Planning Commission

Official Agenda

AGENDA

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City of Greenville
Planning Commission
Regular Meeting
4:00 PM May 21, 2020

Greenville City Hall is currently closed to the public.
Please use the following methods to participate in the meeting.

Virtual Meeting Viewing
HTTPS://WWW.GREENVILLESC.GOV/MEETING
Password: meetnow

Telephone: 1-415-655-0002
WebEx Event Number: 717 266 846

Remote Viewing Location
Greenville Convention Center, 1 Exposition Drive – Room 102
The city of Greenville seeks input from citizens while adhering to public health and safety guidelines. All attendees at the remote viewing location will be subject to a temperature screening with a touch-less forehead thermometer. Anyone with a temperature reading above 100 degrees Fahrenheit will not be admitted. Attendees will be required to wear a covering over their mouth and nose, unless it violates a religious tenant or belief or causes difficulty breathing.

Agenda

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1. Call to Order

2. Welcome and Opening Remarks from the Chair

3. Roll Call

4. Approval of Minutes

   a. March 19, 2020 Public Hearing

5. Call for Public Notice Affidavit from Applicants

6. Acceptance of Agenda

7. Call for Public Comment

8. Conflict of Interest Statement

9. Old Business

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A. Z-18-2019
Application by City of Greenville for a REZONE of approximately 79.74 acres located along ASBURY AVE, BIRNIE ST, BROAD ST, DELANO DR, GIBBS ST, HUDSON ST, HYDE ST, N MARKLEY ST, MARTIN ST, MAYBERRY ST, MAYFIELD St, RILEY ST, WASHINGTON ST, and WESTFIELD ST to UPND, Unity Park Neighborhood District (see project documents for TM#s)

Documents:

Z-18-2019_AGENDAPACKET_MAY.PDF

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B. SN 20-027
Application by Drew Parker for a STREET NAME CHANGE and NEW STREET NAME located near ECHOLS ST and PETE HOLLIS BLVD for a previously approved subdivision

Documents:

SN 20-027_AGENDAPACKET.PDF

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10. New Business

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A. Z-2-2020
Application by Arbor Engineering Inc. for a STORMWATER MANAGEMENT VARIANCE on 1.32 acres located at 317 WILKINS ST from Sec. 19-7.7.3 and Sec. 19-7.7.4. (TM#s 0095000800500; 0106000200300)

Documents:

Z-2-2020_AGENDAPACKET.PDF

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B. AX-4-2020
Application by Jerry Blassingame for an ANNEXATION of total 0.896 acre located at D ST and SHAW ST and REZONE from R-M20, Multifamily residential district, S-1, Services district, and R-7.5, Single-family residential district, in Greenville County to RM-2, Single and multifamily residential district and RDV, Redevelopment district, in the City of Greenville (TM# 0150001301200; 0150000901100; 0150000901000; 0150000900900)

Documents:

AX-4-2020_AGENDAPACKET.PDF

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C. MFD 14-257M
Application by Base 360 General Contractors for Phase 2 of a MULTI-FAMILY DEVELOPMENT on 2.85 acres located at 350 MOHAWK DR to include 5 condominium

units (TM# 0189010100801)

Documents:

MFD 14-257M_AGENDAPACKET.PDF

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D. SD 19-021
Application by Robert Julian for a SUBDIVISION on 0.65 acre located at KEITH DRIVE from 1 LOT to 2 LOTS (TM#s 0193030101004)

Documents:

SD 19-021_AGENDAPACKET.PDF

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E. SD 20-003
Application by Davis & Floyd for Bridgeport Estates Phase 2-5 SUBDIVISION on 81.9 acres located at DALLAS RD from 1 LOT to 153 LOTS (TM# M010020101500)

Documents:

SD 20-003_AGENDAPACKET.PDF

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11. Other Business

A. Monthly Comp Plan Update

B. Upcoming Dates:

1. 4:00 PM Thursday, June 18, 2020 - PC Public Hearing

12. Adjournment

*Agenda And Meeting Instructions

Documents:

PC AGENDA_05.21.20 PUBLIC HEARING.PDF

Planning Staff Report to
Greenville Planning Commission
May 13, 2020
for the May 21, 2020 Public Hearing

Docket Number:	**Z-18-2019**
Applicant:	City of Greenville
Property Location:	ASBURY AVE, BIRNIE ST, BROAD ST, DELANO DR, GIBBS ST, HUDSON ST, HYDE ST, N MARKLEY ST, MARTIN ST, MAYBERRY ST, MAYFIELD St, RILEY ST, WASHINGTON ST, and WESTFIELD ST
Acreage:	Approximately 79.74 acres
Zoning:	Various (see list in packet)
Proposal:	Rezone to UPND: Unity Park Neighborhood District

Staff Recommendation: Recommend Approval of Rezone to City Council

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 *Function, Powers, and Duties of the Planning Commission*
Sec.19-2.1.2 (A) (2) (b) *Zoning District Map Amendments (Rezoning)*
Sec.19-2.3.2 (E) (2) *Amendments to Zoning District Map*
Sec.19-3.2 *District Descriptions*

Project Background:

The initial application request under Z-18-2019 included approximately 260 acres in and around the new Unity Park, which is currently under construction. The Planning Commission took action on the initial request on November 21, 2019. After commission discussions, the Planning Commission moved to recommend denial to City Council for the initial request under Z-18-2019, with the understanding that the Planning Commission is in agreement with Unity Park and the park principles, but felt the Planning Commission inadvertently made a decision at a prior meeting regarding the UP-F context zone. In addition, the Planning Commission recommended to revisit some of the areas around Hudson Street, Welborn Street and Mayberry Street.

City Council acted on the request, per Planning Commission recommendation, but moved to approve, on January 13, 2020, the requested zoning designations for approximately 180.26 acres within the Unity Park area and remand the remaining 79.74 acres back to Planning Commission for further review and study on the proposed zoning designations.

Staff Analysis:

The request before the Planning Commission at its May 21, 2020 meeting is to review and recommend to City Council the rezoning of the remnant 79.74 acres in and around the new Unity Park. The new zoning classification, for the subject properties is proposed as *shown in the highlighted area of the attached map*, and will replace the previously recommended zoning sub-disctircts of the UPND. The UPND zoning district will appear on the official Zoning Map, while the sub-districts contained in the accompanying Unity Park Neighborhood District Code (UPNDC) will determine the applicable use and dimensional standards for properties within the new *UPND* district.

Public Involvement

Staff conducted numerous public involvement workshops and neighborhood meetings to obtain public input and feedback about the UPNDC, which includes the limits and sub-districts of the new UPND zoning district. Public meetings were held on January 7 and 8, September 16 and 17, and October 8, 2019, with mailed notice sent to affected property owners. The subsequent change to the Context Zone map, noted above, was made in response to public comments expressed at the October 17, 2019, Planning Commission Public Hearing.

Criteria for Rezoning

Responses prepared by staff for the application submittal address the criteria for rezoning of the subject property. Staff believes that the proposed rezoning meets the criteria set forth in the Land Management Ordinance and therefore recommends approval to City Council.

city of greenville

Office Use Only: Z-18-2019	
Application # PZ 19-729	Fees Paid $0
Date Received 9/16/19	Accepted By MDF
Date Complete_____	App Deny Conditions

APPLICATION FOR REZONE - BASIC

Contact Planning & Development (864) 467-4476

UPDATED APPLICATION FOR MAY 2020 PC MEETING

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	City of Greenville	
*Title:	John McDonough, City Manager	
*Address:	206 S Main St	
*State:	Greenville, SC 29601	
*Zip:	29601	
*Phone:	864-467-4570	
*Email:	jmcdonough@greenvillesc.gov	

PROPERTY INFORMATION

*STREET ADDRESS Please see attached

*TAX MAP #(S) See Attached

*DEED BOOK/PAGE

*CURRENT ZONING DESIGNATION See attached map of current zoning

*PROPOSED ZONING DESIGNATION See proposed Unity Park District Map

*TOTAL ACREAGE Approx 260 AC

Approximately 180.26 acres were previously approved to be rezoned by City Council. The remaining 79.74 acres are to be considered for rezone at the May 21, 2020 PC meeting

INSTRUCTIONS

1. The applicant is encouraged to schedule a pre-application conference Call (864) 467-4476 to schedule an appointment.

   PREAPPLICATION MEETING DATE Public Input meetings held 1/7/19, 1/8/19, 9/16/19, 9/17/19

2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the tax parcel numbers and owner signatures.
3. If the application is to designate a portion of a property within this Zoning Map Amendment request, otherwise described by deed, a survey and legal description of the parcel reflecting the requested designation(s) by courses and distances must be included in the submittal package.
4. In addition to the Zoning Map Amendment required documents, as set forth in ***Sections 19-2.3.2, Amendments to Text and Zoning District Map***, the applicant/owner must respond to the "Standards" questions on page 3 of this application. A separate sheet may be attached to address these questions.
5. All applications and fees (made payable to the City of Greenville) for designation as a Zoning Map Amendment must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

   A. Zoning Map Amendment $550.00 – *public hearing required*

city of greenville

6. Staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.

7. Please refer to ***Section 19-2.3.2, Amendments to Text and Zoning District Map*** for additional information.

8. **Public Notice Requirements.** Zoning Map Amendment applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled hearing date.

   Zoning Map Amendment applications also require a developer-led neighborhood meeting, which is to be held at least eight (8) days prior to the scheduled planning commission hearing (Sec. 19-2.2.4, Neighborhood meetings). See *Instructions for Organizing a Developer-Led Neighborhood Meeting* for more information.

   Upon planning commission recommendation, the application item will be scheduled for city council hearing.

   (*To be filled out at time of application submittal*)

   _____Public Hearing signs are acknowledged as received by the applicant

   _____Instructions for Organizing a Developer-Led Neighborhood Meeting are acknowledged as received by the applicant

   *APPLICANT SIGNATURE John McGee

9. **Please verify that all required information is reflected on the plan(s), and submit one (1) paper copy and one (1) electronic version of the application submittal package.**

10. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

    In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

    If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

    Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

    John McGee _____ *APPLICANT SIGNATURE

    9/25/19 _____ DATE

city of greenville

11. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** ___ or **is not** ___ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	John Wise
Date	9/25/19
Property Owner/Authorized Agent	John Wise
Date	9/25/19

SUPPORTING INFORMATION – STANDARDS QUESTIONS

Applicant response to Section 19-2.3.2 (E)(2), Amendments to Zoning District Map

(Please attach separate sheet if additional space is need)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED ZONING DESIGNATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

   See attached.

2. DESCRIBE THE CONDITIONS THAT HAVE CHANGED FROM CONDITIONS PREVAILING AT THE TIME THAT THE ORIGINAL DESIGNATION WAS ADOPTED.

   See attached

3. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT ADDRESSES A DEMONSTRATED COMMUNITY NEED.

   See attached

4. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT IS COMPATIBLE WITH EXISTING AND PROPOSED USES SURROUNDING THE SUBJECT LAND AND IS THE APPROPRIATE ZONING DISTRICT FOR THE LAND.

   See attached

city of greenville

5. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT PROMOTES A LOGICAL AND ORDERLY DEVELOPMENT PATTERN.

See attached

6. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL NOT RESULT IN UNDESIRABLE STRIP OR RIBBON COMMERCIAL DEVELOPMENT.

See attached

7. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL NOT RESULT IN THE CREATION OF AN INAPPROPRIATELY ISOLATED ZONING DISTRICT UNRELATED TO ADJACENT AND SURROUNDING ZONING DISTRICTS.

See attached

8. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL NOT RESULT IN SIGNIFICANT ADVERSE IMPACTS ON THE PROPERTY VALUES OF SURROUNDING LANDS.

See attached

9. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL NOT RESULT IN DETRIMENTAL IMPACTS ON THE NATURAL ENVIRONMENT AND ITS ECOLOGY, INCLUDING BUT NOT LIMITED TO: WATER; AIR; NOISE; STORMWATER MANAGEMENT; WILDLIFE; VEGETATION; AND, WETLANDS.

See attached

10. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL RESULT IN DEVELOPMENT THAT IS ADEQUATELY SERVED BY PUBLIC FACILITIES AND SERVICES (ROADS, POTABLE WATER, SEWERAGE, SCHOOLS, PARKS, POLICE, FIRE, AND EMERGENCY FACILITIES).

See attached

Responses to Application Questions

1. Describe the ways in which the proposed amendment is consistent with the comprehensive plan.

   Rezoning the subject properties around Unity Part to the new UPND, *Unity Park Neighborhood District*, advances expands access to recreation facilities, increases the provision of affordable housing, provides for a mix of uses, and allows for new investment and development opportunities near downtown Greenville. The new Unity Park Neighborhood District Code (UPNDC) was developed after an extended planning effort that included significant engagement with affected property owners, business owners, affordable housing advocates, Unity Park stakeholders, and the community at large.

2. Describe the conditions that have changes from the conditions prevailing at the time that the original text was adopted.

   The new Unity Park is under construction, and a new zoning code that appropriately places the park at the center of this new district is necessary in order to achieve the vision and objectives of the Unity Park project. Rezoning to UPND will replace the mismatch of zoning districts that currently comprise the subject area and replace them with a new form-based zoning code that provides significant, yet sensible and appropriate, commercial and residential development opportunities around Unity Park. The code also provides for increased density, particularly on property that are currently owned by the City of Greenville, which will allow for additional units at affordable price points for low-income and working-class households.

3. Describe the ways in which the plan addresses a demonstrated community need.

   As mentioned above, the UPNDC provides for an updated zoning code around Unity Park and provides significant opportunities to develop affordable housing near downtown Greenville.

4. Describe the ways in which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.

   The UPNDC includes many elements of a form-based code and includes various sub-districts that have been carefully crafted for the new Unity Park and surrounding neighborhoods, taking into account proximity to transportation corridors, impacts to adjacent neighborhoods, transition to downtown, increased density, and appropriateness of land uses. In addition to the provisions contained within the UPNDC, the code includes references to the standard Land Management Ordinance requirements, as appropriate.

5. Describe the ways in which the proposal promotes a logical and orderly development pattern.

   See previous response.

6. Describe the ways in which the proposed amendment will not result in undesirable strip or ribbon commercial development.

   The proposed zoning map amendment consists of approximately 260 parcels and is the result of comprehensive, neighborhood-wide planning effort. The new district includes various sub-

districts with defined and carefully considered use provisions and standards that are not anticipated to result in strip or ribbon development. Rather, the new zoning district and accompanying Neighborhood Code is expected to create a vibrant mixed-use community centered around the new Unity Park.

7. Describe the ways in which the proposed amendment will not result in the creation of an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts.

   See previous response.

8. Describe the ways in which the proposed amendment will not result in significant adverse impacts on the property values of surrounding lands.

   The proposed zoning district includes provisions within the accompanying code and various sub-districts that consider the impacts on adjacent properties and attempt to provide appropriate transitions not only with respect to adjacent neighborhoods, but also from the downtown C-4 district heading towards the new Unity Park.

9. Describe the ways in which the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including but not limited to: water; air; noise; stormwater management; wildlife; vegetation; and wetlands.

   The Unity Park Master Plan, which is separate from the UPNDC, provides significant greenspace and a new urban park at the heart of the property proposed for rezoning that will provide ample ecological benefits, while also limiting new impervious surface coverage and development in the floodplain and stream buffers around the Reedy River. In terms of stormwater management, including water quantity and quality. Development must also comply with the standard site development and stormwater standards in the Land Management Ordinance, which are not impacted by this amendment or the new Code.

10. Describe the ways in which the proposed amendment will result in development that is adequately served by public facilities and services.

    The Code calls for increases in density and mixed-use developments beyond what is currently permitted under the existing zoning districts in the area. Major investments in utility and infrastructure improvements will be included as part of the Unity Park construction. Sewer improvements along Mayberry Street are required in order for development of the city-owned properties to proceed. Utilities and services meeting the minimum standards of the Land Management Ordinance and City of Greenville must be provided as various sites and developments are implemented within the Unity Park Neighborhood District.

city of
greenville

September 3, 2019

Community Development

Dear Property Owner and/or Southernside Neighborhood Resident,

The City of Greenville, in partnership with the Greenville Housing Fund, will host a drop-in style Open House for property owners and residents on Monday, September 16 and Tuesday, September 17 from 5:30 p.m. to 7:30 p.m. at Greenville Water's Community Room, located at 517 W. Washington Street.

The same information will be shared at each Open House. Please attend the one that is most convenient for you and feel free to stop by any time between 5:30 and 7:30 p.m. At the Open House, you will have an opportunity to:

- **Review the latest draft of the Unity Park Neighborhood District Code (UPNDC).** The first draft of the UPNDC was shared with the community at an Open House held at Mountain View Baptist Church in January. The updated version reflects the public input that was received at that event.

- **Provide input and comments on a strategy for affordable housing near Unity Park.** More than eight acres of City-owned property near Unity Park have been reserved for affordable housing. At the Open House, representatives from the Greenville Housing Fund will seek your guidance on a number of key issues, including the type, style and cost of the housing.

We have included a map of the planning area and the proposed zoning districts so that you can locate your property. The draft Unity Park Neighborhood District Code can be found on the City's website at http://www.greenvillesc.gov/UnityParkCode.

We look forward to seeing you at the Open House. In the meantime, please call the City's Community Development Division at 467-4570 with any questions you may have.

Sincerely,

Virginia B. Stroud
Administrator
Community Development Division

Bryan Brown
President and CEO
Greenville Housing Fund

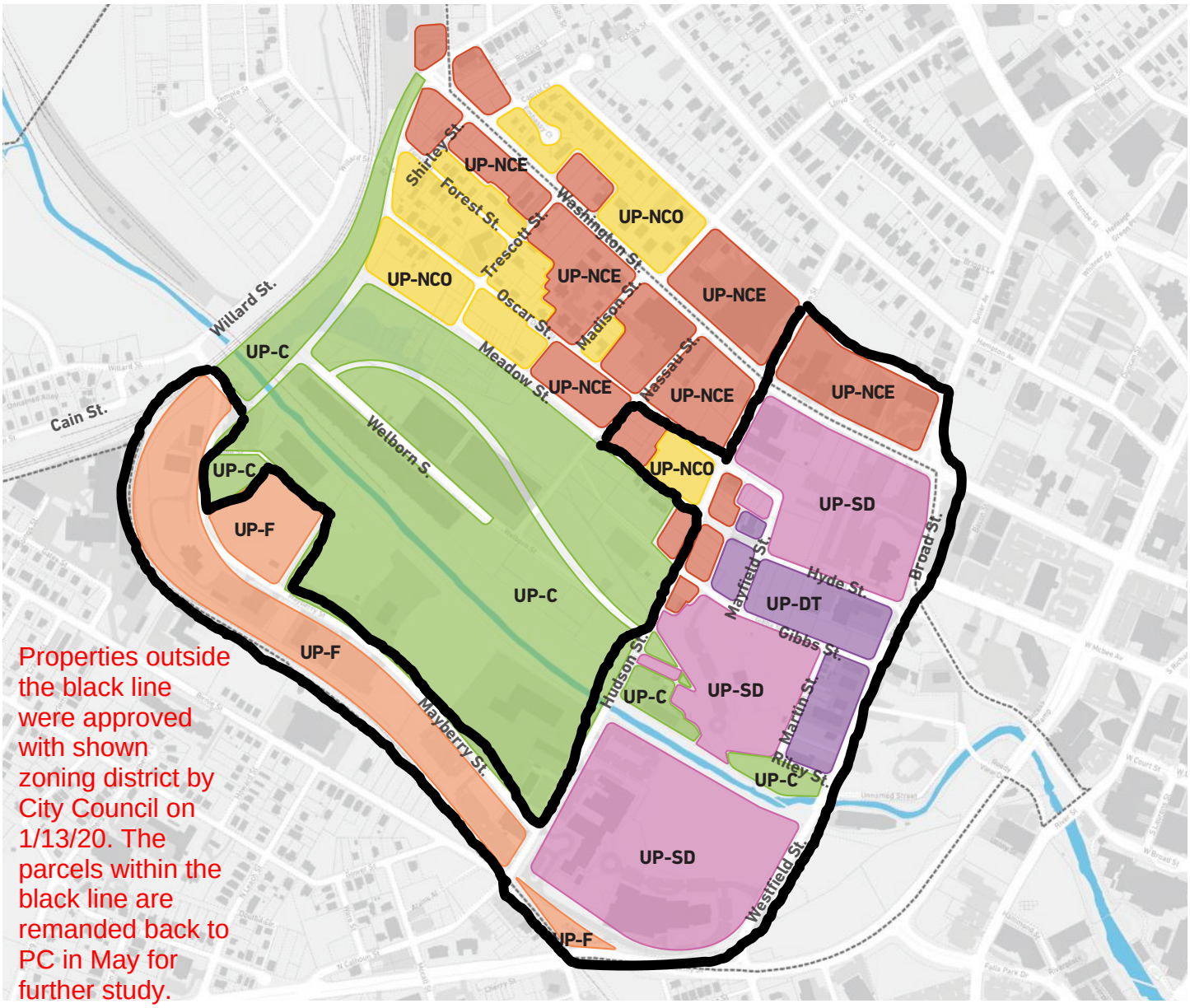
Enclosures: Community Character Code Regulating Plan Map

PIN (Tax Map #)	GIS ACRES	Current Zoning	Proposed Zoning
0016000200100	1.34	RDV	UP-NCE
0016000200300	0.45	RDV	UP-NCE
0016000200400	0.18	RDV	UP-NCE
0016000200401	0.16	RDV	UP-NCE
0016000200500	0.39	RDV	UP-NCE
0016000200600	0.32	RDV	UP-NCE
0016000200601	0.09	RDV	UP-NCE
0016000200602	0.09	RDV	UP-NCE
0016000200700	0.5	RDV	UP-NCE
0016000200800	1.38	RDV	UP-NCE
0051000101000	2.53	RDV	UP-SD
0051000101900	9.91	PD	UP-SD
0051000102600	0.05	PD	UP-SD
0051000201000	0.17	RDV	UP-NCE
0051000201100	0.16	RDV	UP-NCE
0051000201200	0.15	RDV	UP-NCE
0051000201300	0.14	RDV	UP-NCE
0051000201400	0.14	RDV	UP-NCE
0051000201700	0.42	RDV	UP-DT
0051000201701	0.26	RDV	UP-DT
0051000201702	0.04	RDV	UP-DT
0051000201703	0.03	RDV	UP-DT
0051000201704	0.03	RDV	UP-DT
0051000201705	0.03	RDV	UP-DT
0051000201706	0.03	RDV	UP-DT
0051000201707	0.03	RDV	UP-DT
0051000201708	0.04	RDV	UP-DT
0051000201709	0.39	RDV	UP-DT
0051000200500	0.51	RDV	UP-NCE
0051000200900	0.15	RDV	UP-NCE
0051000300100	1	RDV	UP-DT
0051000301500	0.33	RDV	UP-DT
0051000301600	0.17	RDV	UP-DT
0052000500100	0.62	RDV	UP-NCO
0052000500101	0.05	RDV	UP-NCO
0052000500110	0.04	RDV	UP-NCO
0052000500111	0.03	RDV	UP-NCO
0052000500112	0.04	RDV	UP-NCO
0052000500113	0.03	RDV	UP-NCO
0052000500114	0.04	RDV	UP-NCO
0052000500115	0.03	RDV	UP-NCO

0052000500116	0.04	RDV	UP-NCO
0052000500117	0.05	RDV	UP-NCO
0052000500118	0.03	RDV	UP-NCO
0052000500119	0.05	RDV	UP-NCO
0052000500102	0.03	RDV	UP-NCO
0052000500120	0.03	RDV	UP-NCO
0052000500121	0.05	RDV	UP-NCO
0052000500122	0.03	RDV	UP-NCO
0052000500123	0.05	RDV	UP-NCO
0052000500103	0.05	RDV	UP-NCO
0052000500104	0.03	RDV	UP-NCO
0052000500105	0.05	RDV	UP-NCO
0052000500106	0.03	RDV	UP-NCO
0052000500107	0.05	RDV	UP-NCO
0052000500108	0.03	RDV	UP-NCO
0052000500109	0.05	RDV	UP-NCO
0052000500600	0.12	RM-2	UP-NCE
0052000500700	0.15	RM-2	UP-NCE
0052000500800	0.12	RM-2	UP-NCE
0052000500900	0.27	RM-2	UP-NCE
0052000501000	0.07	RM-2	UP-NCE
0052000501001	0.06	RM-2	UP-NCE
0052000501100	0.1	RM-2	UP-NCE
0052000501200	0.1	RM-2	UP-NCE
0052000501300	0.03	RM-2	UP-NCE
0055000200113	1.16	RDV	UP-C
0055000200102	3.05	RDV	UP-F
0055000200104	0.41	RDV	UP-F
0055000200105	5.72	C-2	UP-F
0055000200109	3.9	RDV	UP-F
0055000200300	1.1	RDV	UP-F
0055000200500	2.3	OD	UP-F
0056000100100	0.24	RDV	UP-DT
0056000100101	0.1	RDV	UP-DT
0056000100102	0.45	RDV	UP-DT
0056000100103	0.09	RDV	UP-DT
0056000100300	0.37	RDV	UP-DT
0056000100400	0.42	RDV	UP-DT
0056000100500	0.47	RDV	UP-DT
0056000200100	8.61	OD	UP-SD
0056000200200	0.23	RDV	UP-NCE
0056000200201	0.11	RDV	UP-NCE

0056000200300	0.29	RDV	UP-SD
0056000200302	0.4	OD	UP-C
0056000200601	0.83	OD	UP-C
0056000200602	0.52	OD	UP-C
0056000200800	1.2	OD	UP-C
0056000200900	0.4	RDV	UP-DT
0056000200901	0.13	RDV	UP-DT
0056000300100	14.55	OD	UP-SD
0056000300102	5.38	OD	UP-SD
0056000300200	0.06	OD	UP-SD
0056000401800	0.01	OD	UP-SD
0056000700500	0.03	C-2	UP-F
0056000700501	0.52	C-2	UP-F
0056000700502	0.07	C-2	UP-F
0051000301000	0.11	RM-2	UP-DT
0051000301100	0.1	RM-2	UP-DT
0051000301200	0.17	RM-2	UP-DT
0051000301300	0.27	RM-2	UP-DT
0051000301400	0.39	RM-2	UP-DT
0051000300400	0.23	RM-2	UP-DT
0051000300401	0.23	RM-2	UP-DT
0051000300500	0.23	RM-2	UP-DT
0051000300600	0.3	RM-2	UP-DT
0051000300700	0.16	RM-2	UP-DT
0051000300800	0.11	RM-2	UP-DT
0051000300900	0.16	RM-2	UP-DT

UPCD CONTEXT ZONES REGULATING PLAN



Properties outside the black line were approved with shown zoning district by City Council on 1/13/20. The parcels within the black line are remanded back to PC in May for further study.

UP-C	Unity Park Core	UP-NCO	Unity Park Neighborhood Core
UP-F	Unity Park Frontage	UP-DT	Unity Park Downtown Transitional
UP-NCE	Unity Park Neighborhood Center	UP-SD	Unity Park Special District

TABLE 2.20-A UNITY PARK CONTEXT ZONE DIMENSIONAL STANDARDS

	UP-C	UP-F	UP-NCE	UP-NCO	UP-SD	UP-DT
BUILDING PLACEMENT (MINIMUM/MAXIMUM)						
Setbacks (FT) Main Building	-	-	-	-	-	-
Front		0' min.*	0' min.*	5' min/15' max	10' min.	0' min.*
Internal Side		0' min.	0' min.	3' min./9' max.	10' min.	0' min.
External Side		10' min.	5' min.	3' min./15' max.	10' min.	15' min.
Rear		0' min.*	5' min.	5' min.	5' min.	5' min.
Setbacks (FT) Accessory Building	-	-	-	-	-	-
Front		5' min.	5' min.	5' min.	20' min.	5' min.
Side		5' min.	5' min.	5' min.	5' min.	5' min.
Rear		0' min.*	5' min.	5' min.	5' min.	5' min.
Building Height (FT)	-	-	-	-	-	-
Main Building	~~30'~~ 40' max.	100' max./ 2 stories min.	50' max./ 2 stories min.	45' max.	75' max.	100' max./ 2 stories min.
Accessory Building	25' max.	25' max.	25' max.	25' max.	25' max.	25' max.
LOT STANDARDS (MINIMUM/MAXIMUM)						
Area (SQ FT)	N/A					
Density (units/acre)	N/A	73 units per acre	46 units per acre	15 units per acre	N/A	73 units per acre
Width (FT)	N/A	60' min.	30' min.	40' min.	250' min.	N/A
Depth (FT)	N/A	80' min.	100' min.	75' min.	100' min.	80' min.
Street Frontage (FT)	N/A	20' min.	25' min.	20' min.	250' min.	20' min.
Lot Coverage (%)	N/A	80% max.	85% max.	60% max.	80% max.	90% max.

* Buildings and structures must still meet applicable building and fire code requirements, which may require more than a zero-foot setback.

TABLE 2.20-B. UNITY PARK USE TABLE

USE CATEGORY	USE TYPE	UP-C	UP-F	UP-NCE	UP-NCO	UP-SD	UP-DT	ADDITIONAL REGULATIONS
Key: "P" = Permitted Use; "S" = Special Exception Use; "C" = Conditional Use; Blank Cell = Prohibited Use								
RESIDENTIAL USES								
Household Living	Multiple-family dwelling [1]		P	P	P		P	19-6.8
	High-rise multiple-family dwelling [1]		P				P	19-4.3.1(A)(2)
	Single-family dwelling, attached [1]			P	P			
	Single-family dwelling, detached			P	P			19-6.9
	Duplex dwelling			P	P			19-6.9
	Cottage subdivision [1]			P	P			19-4.3.1(A)(4)
	Upper-story dwelling		P	P	P		P	
Group Living	Boardinghouse			C			C	19-4.3.1(B)
	All other uses			C	P			
PUBLIC AND INSTITUTIONAL USES								
Community Service	All uses			P	P	P		
Day Care	Day care center (13+ people)		C	C		P	C	19-4.3.2(C)
	Preschool		C	C		P	C	19-4.3.2(C)
Educational Facilities	Business school		C			P	C	19-4.3.2(D)(1)
	College or university		C	C		P	C	
	School, public or private		C	C		P	C	19-4.3.2(D)(2)
	Trade school					P	C	19-4.3.2(D)(3)
Government Facilities	Emergency response facility	C	C	C	C	P	C	
	Police substation	C	C	C	C	P	C	
	Post office		C	C		C	C	
Health Care Facilities	Hospital					P	C	
	Medical facility, other than hospital	C	C	C		P	P	19-4.3.2(E)
Institutions	Greenhouse	P				P		
	Library					P	P	
	Museum	C				P	P	
	Religious institution			P		P		19-4.3.2(F)
	All other uses			C		C		
Parks and Open Areas	Greenway	P						
	Park, community	P				P	P	
	Park, neighborhood			P	P			
	Dog Park	P						
Utilities	Utility, major	P				P		
	Utility, minor	C				P		
	Wireless Facilities (communication towers not permitted)	C		P		P		

TABLE 2.20-B. UNITY PARK USE TABLE - CONTINUED

USE CATEGORY	USE TYPE	UP-C	UP-F	UP-NCE	UP-NCO	UP-SD	UP-DT	ADDITIONAL REGULATIONS
Key: "P" = Permitted Use; "S" = Special Exception Use; "C" = Conditional Use; Blank Cell = Prohibited Use								
COMMERCIAL USES [2, 3, 4]								
Eating Establishments	Restaurant, with indoor and outdoor seating and/ or food service areas	P	P	~~C~~ S		P	P	19-4.3.3(C)
	Restaurant, with indoor seating only	P	P	C		P	P	19-4.3.3(C)
	Restaurant with no seating	P	C	C		P	P	19-4.3.3(C)
	Nightclub or bar	S	S	S			S	19-4.3.3(F)(10)
Offices	Professional, medical, personal service and other types of office uses	P	P	P		P	P	19-4.3.3(D)
Outdoor Entertainment	All uses	C	C	C		C	C	
Parking, Commercial	Parking lot	C	C	C	C	C	C	19-4.3.3(E)
	Parking structure	C	P	C		P	P	19-4.3.3(E)
Retail Sales and Services	Bank, financial institution, or ATM		P	P			P	19-4.3.3(F)(2)
	Barbershop, beauty shop		P	P	C		P	
	Body piercing/tattoo establishment						P	
	Civic club		P	P			P	
	Convenience store							19-4.3.3(F)(5)
	Event venue	C	P	C		C	P	19-4.3.3(F)(7)
	Grocery store	P	P	C			P	19-4.3.3(F)(8)
	Farmer's Market	~~C~~ P	P	P	C	P	P	
	Health club or spa	C	P	C			P	
	Indoor entertainment facility, general	C	P	C			P	
	Kennel , veterinary clinic, indoor only		C	C				
	Personal services, all other		P	C	C		P	19-4.3.3(F)(11)
	Photography, art, dance studio or gallery	C	P	C	C		P	
	Retail sales and services similar to the above in terms of impacts and activity may be permitted as determined by Planning Administrator.	C	C	C			C	19-4.3.3.(F)(12)
Visitor accommodations	Bed and breakfast inn		C	C			~~P~~ S	19-4.3.3(H)
	Hostel	~~P~~ S	C					
	Hotel or motel		C	C			~~P~~ S	

TABLE 2.20-B. UNITY PARK USE TABLE - CONTINUED

USE CATEGORY	USE TYPE	UP-C	UP-F	UP-NCE	UP-NCO	UP-SD	UP-DT	ADDITIONAL REGULATIONS
Key: "P" = Permitted Use; "S" = Special Exception Use; "C" = Conditional Use; Blank Cell = Prohibited Use								
SERVICE AND INDUSTRIAL USES [4]								
Manufacturing and Production	Artisan production establishment	C	C	~~C~~ S			C	
	Laboratory		C					
	Light manufacturing, general						C	
Waste-related Services	Recycling drop-off center					C		

NOTES FOR TABLE 2.20-B:

[1] Multiple-family dwellings, high-rise multiple-family dwellings, single-family attached dwellings, and cottage subdivisions require a land development permit to be reviewed by the Planning Commission, according to subsection 19-2.1.2(A).

[2] Commercial uses located within the Unity Park context zone districts open to the public between the hours of 12:00 midnight and 5:00 a.m. require a special exception permit, except when a conditional use permit is required, and shall, at a minimum, comply with subsection 19-4.3.3(A).

[3] Service and industrial uses located within the Unity Park context zone districts open to the public between the hours of 12:00 midnight and 5:00 a.m. require a special exception permit, except when a conditional use permit is required, and shall, at a minimum, comply with subsection 19-4.3.4(A).

[4] Nonresidential development, as applicable, shall be subject to the standards in subsection 19-6.5, design standards for nonresidential development.

Planning Staff Report to
Greenville Planning Commission
April 15, 2020
for the May 21, 2020 Public Hearing

Docket Number:	**SN 20-027**
Proposal:	**Assign Street Names in SD #19-002 "The Hub Subdivision"**
Applicant:	Drew Parker
Property Owner:	Echols Street LLC
Property Location:	Echols Street
	TM#s 0021000101201; 0021000101200
Staff Recommendation:	**Approve with Staff Conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 *Function, Powers and Duties of the Planning Commission*
Sec. 19-2.3.13 (C) *Land Development, Street naming or name change.*

Staff Analysis:
Planning Commission approved on February 20, 2020 the new street name request for Hub Street and deferred action on Hincapie Lane to the March Regular Meeting in order for staff to investigate the possibility of a rename to Winn Street. The previous request before Planning Commission, at the March 19, 2020 meeting, was to assign Hincapie Lane as a new street name for a previously approved subdivision under SD 19-002, The Hub.

Staff moved forward with the directive to explore the option of a rename to Winn Street. Historically, Winn Street provided thru-access, from Pinckney Street to Echols Street. However, staff discovered that a portion of the right-of-way of Winn Street was abandoned from Echols Street to Allison Street. Although the parcels, on which the new development, The Hub, is constructed, will re-establish a portion of the previously abandoned right-of-way, it is not proposed, at this time, to connect to the existing right-of-way of the remainder of Winn Street. Addressing policies do not permit the extension of a road name, when the street rights-of-ways are not connected.

Based on these findings, the applicant further deferred the application to the May Regular Meeting in order to coordinate with the neighborhood on a revised street name proposal. The applicant now proposes to rename the portion of the street to Kevan Page Lane.

The proposed name of Kevan Page Lane is approved by Greenville County E-911 and is in compliance with the city's street name requirements and the city's traffic engineering division, with comments noted below.

Due to the lack of connected rights-of-ways at this time, staff recommends the portion of the re-established right-of-way be named Kevan Page Lane until the right-of-way is connected to the remainder of Winn Street. Once those rights-of-ways are connected through the re-establishment of right-of-way in adjacent parcels, then Kevan Page Lane shall be renamed to Winn Street in order to re-establish the historical connection for Winn Street to provide thru-access between Pinckney Street and Echols Street.

<u>Traffic Engineer Comments</u>

Comments:

Kevan Page Lane is a private road that is located within the right of way of way of a portion of Winn Street that was abandoned in 2011. Should future development along Kevan Page Lane result in the private road being reconnected to Winn Street, then the road shall be renamed to Winn Street.

Application #_____	Fees Paid _____
Date Received:_____	Accepted by _____
Date deemed complete _____	App Deny Conditions

REVISED APPLICATION 4/28/2020

APPLICATION FOR A STREET NAME CHANGE
CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT INFORMATION

Drew Parker	**864-326-5047**
APPLICANT NAME	PHONE
147 Welborn Street, Suite A2	
ADDRESS	FAX
Greenville, SC 29601	**dparker@parkergroupservices.com**
	EMAIL

STREET NAME INFORMATION

CURRENT NAME: **Winn Street alley - currently an abandoned street**

MAP BOOK:_____ PAGE:_____

PROPOSED NAME: **Abandoned alley - Kevan Page Lane**

***See attached preliminary plat**

INSTRUCTIONS

1. THE APPLICATION AND FEE, **MADE PAYABLE TO THE CITY OF GREENVILLE**, MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 5:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.

2. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: $550.00.

3. THE APPLICANT MUST RESPOND TO THE "STANDARDS" QUESTIONS ON PAGE 2 OF THIS APPLICATION (YOU MUST VERIFY THAT THE PROPOSED STREET NAME COMPLIES WITH THE REQUIREMENTS FOR STREET NAMES). SEE ALSO ***SECTION 19-2.3.13, STREET NAMING OR NAME CHANGE***, AND **THE DESIGN AND SPECIFICATIONS MANUAL** FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.

4. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO ***SECTION 19-2.2.6, DETERMINATION OF SUFFICIENCY***, PRIOR TO PLACING THE APPLICATION ON THE PLANNING COMMISSION AGENDA. IF THE APPLICATION IS DETERMINED TO BE "INSUFFICIENT", THE ADMINISTRATOR WILL CONTACT THE APPLICANT TO REQUEST THAT THE APPLICANT RESOLVE THE DEFICIENCIES. ***YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A PLANNER, WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4476 TO SCHEDULE AN APPOINTMENT.***

5. YOU MUST POST THE SUBJECT PROPERTY AT LEAST 15 DAYS (BUT NOT MORE THAN 18 DAYS) PRIOR TO THE SCHEDULED HEARING DATE.

_____SIGNS ARE ACKNOWLEDGED AS RECEIVED BY THE APPLICANT

_____

6. THE APPLICANT AND PROPERTY OWNER AFFIRM THAT ALL INFORMATION SUBMITTED WITH THIS APPLICATION; INCLUDING ANY/ALL SUPPLEMENTAL INFORMATION IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE AND THEY HAVE PROVIDED FULL DISCLOSURE OF THE RELEVANT FACTS.

IN ADDITION, THE APPLICANT AND PROPERTY OWNER AFFIRM THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THIS APPLICATION IS, OR IS NOT, RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS, THE REQUESTED ACTIVITY.

IF THE PLANNING OFFICE HAS ACTUAL NOTICE* THAT A RESTRICTIVE COVENANT* IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY, THE OFFICE MUST NOT ISSUE THE PERMIT UNLESS THE OFFICE RECEIVES CONFIRMATION FROM THE APPLICANT THAT THE RESTRICTIVE COVENANT HAS BEEN RELEASED BY ACTION OF THE APPROPRIATE AUTHORITY, PROPERTY HOLDERS, OR BY COURT ORDER.

TO THAT END, THE APPLICANT HEREBY AFFIRMS THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THE ATTACHED APPLICATION IS _____ OR IS NOT _____ RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY.

Drew Parker APPLICANT

4/28/20 DATE

312 Echols, LLC PROPERTY OWNER

4/28/20 DATE

APPLICANT RESPONSE TO
SECTION 19-2.3.13, STREET NAMING OR NAME CHANGE

(YOU MAY ATTACH A SEPARATE SHEET)

THE APPLICANT MUST VERIFY THAT THE PROPOSED STREET NAME COMPLIES WITH THE FOLLOWING REQUIREMENTS AS ENUMERATED IN THE **DESIGN AND SPECIFICATIONS MANUAL**:

___ THE PROPOSED STREET NAME DOES NOT DUPLICATE ANOTHER STREET NAME WITHIN THE CITY.

___ THE PROPOSED STREET NAME IS NOT PHONETICALLY SIMILAR TO ANOTHER STREET NAME WITHIN THE CITY (E.G., GAYLE VS GAIL VS GALE).

___ THE PROPOSED STREET NAME DOES NOT INCLUDE PREFIXES SUCH AS: NORTH, SOUTH, EAST, WEST, NEW, OLD, ETC.

___ THE PROPOSED STREET NAME DOES NOT SIMPLY ALTER A CURRENT STREET NAME SUFFIX (ROAD, STREET, LANE, COURT, CIRCLE, ETC.).

___ THE PROPOSED STREET NAME DOES NOT COMBINE OR SEPARATE TWO OR MORE WORDS OF A CURRENT STREET NAME (E.G., OAKLAND AVE. VS OAK LAND AVE., PINECREST AVE. VS PINE CREST AVE, ETC.).

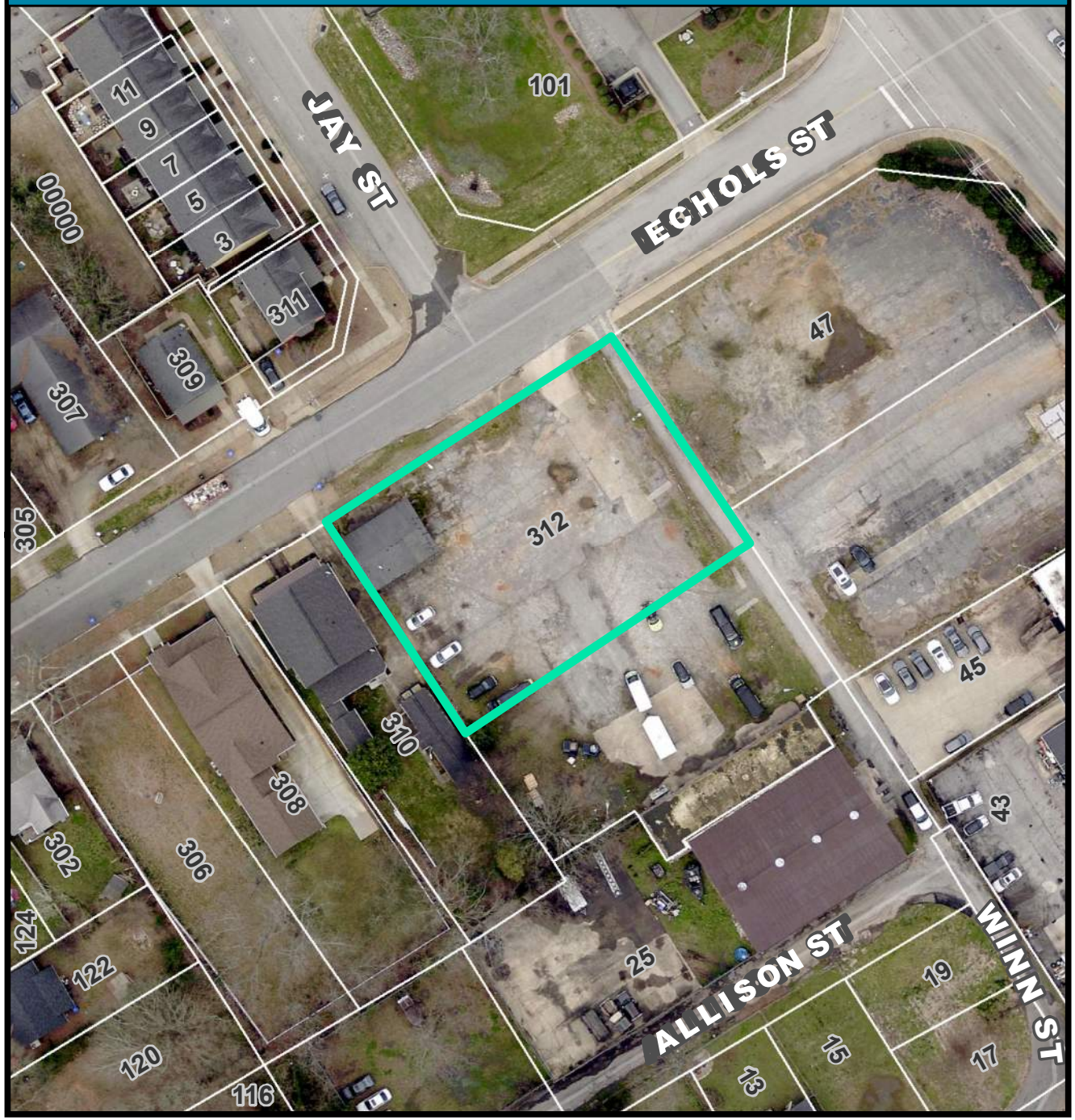
___ THE PROPOSED STREET NAME DOES NOT “SPELL-OUT” A CURRENT NUMBERED STREET NAME (E.G., FIRST VS 1ST, ETC.). IF THE PROPOSED STREET NAME CONTAINS A NUMBER, IT MUST BE “SPELLED-OUT”.

___ THE PROPOSED STREET NAME DOES NOT EXCEED FIFTEEN (15) CHARACTERS.

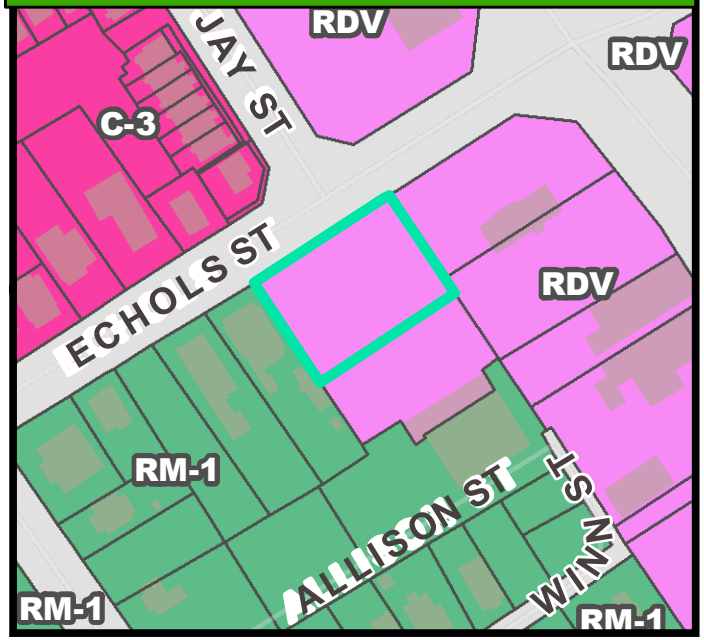
THE PLANNING COMMISSION WILL ASSIGN THE APPROPRIATE SUFFIX PURSUANT TO THE STANDARDS ENUMERATED IN THE **DESIGN AND SPECIFICATIONS MANUAL**.

SN 20-027 • HINCAPIE LN & HUB ST

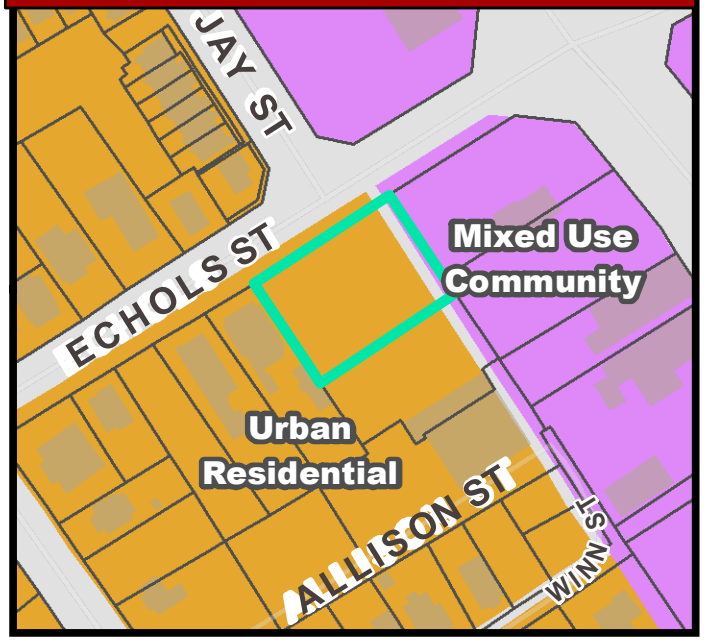
AERIAL VIEW



CURRENT ZONING

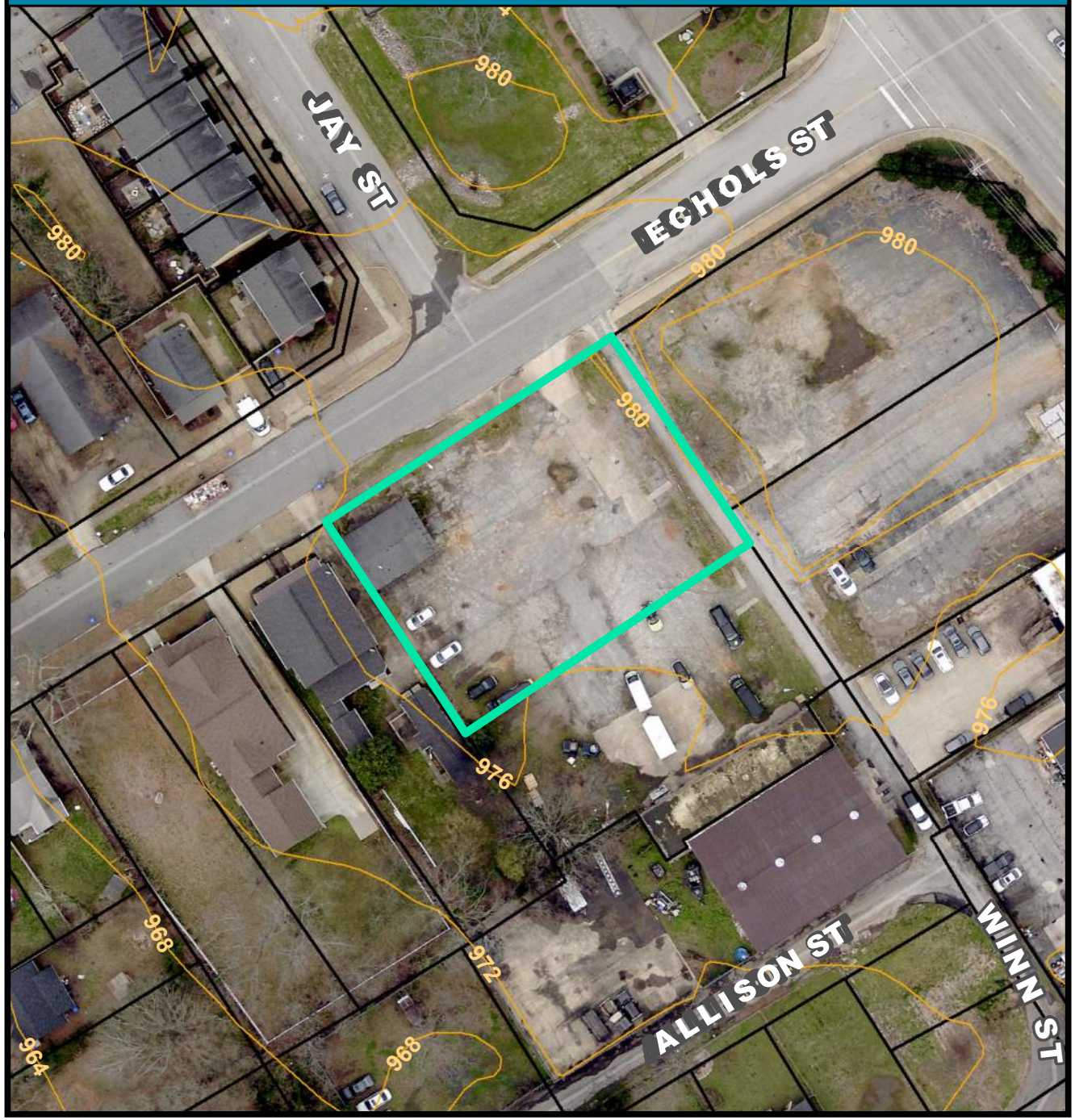


FUTURE LAND USE

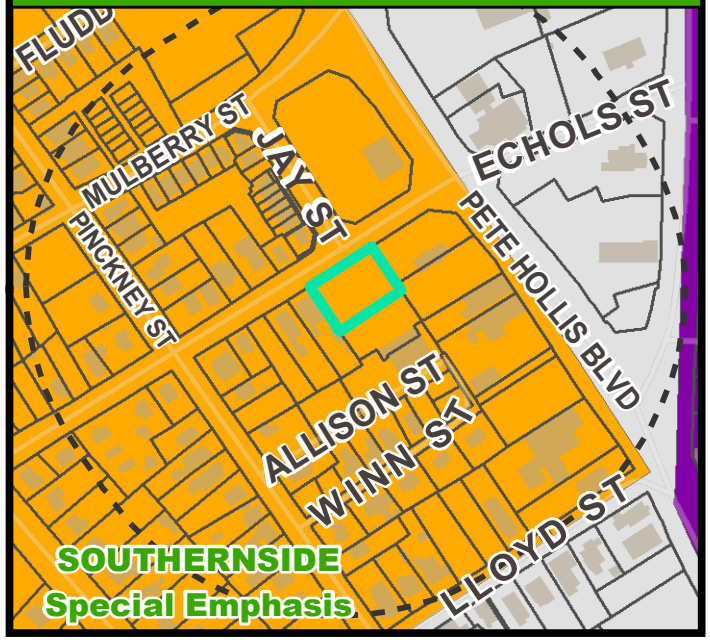


SN 20-027 • HINCAPIE LN & HUB ST

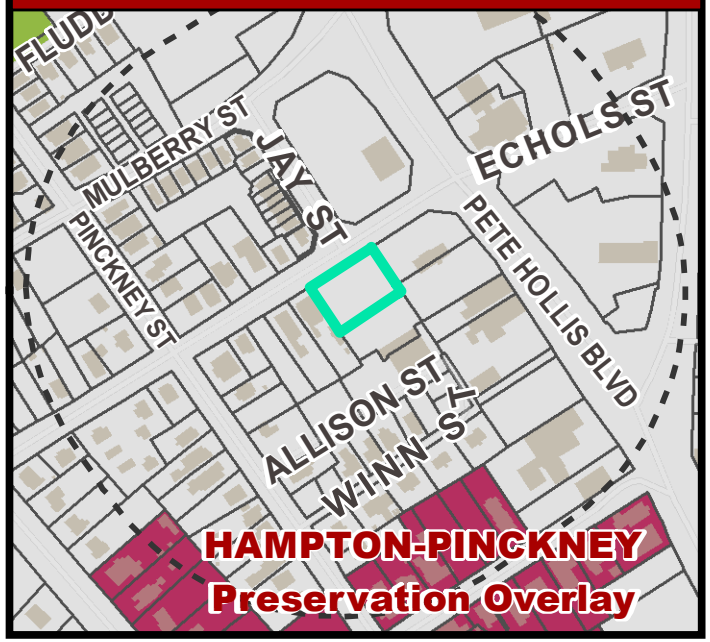
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

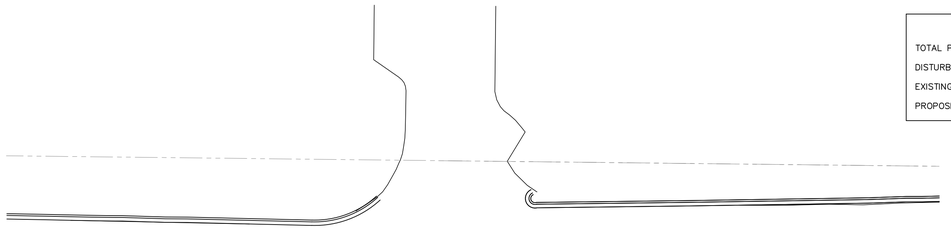


PETE HOLLIS TOWNHOMES

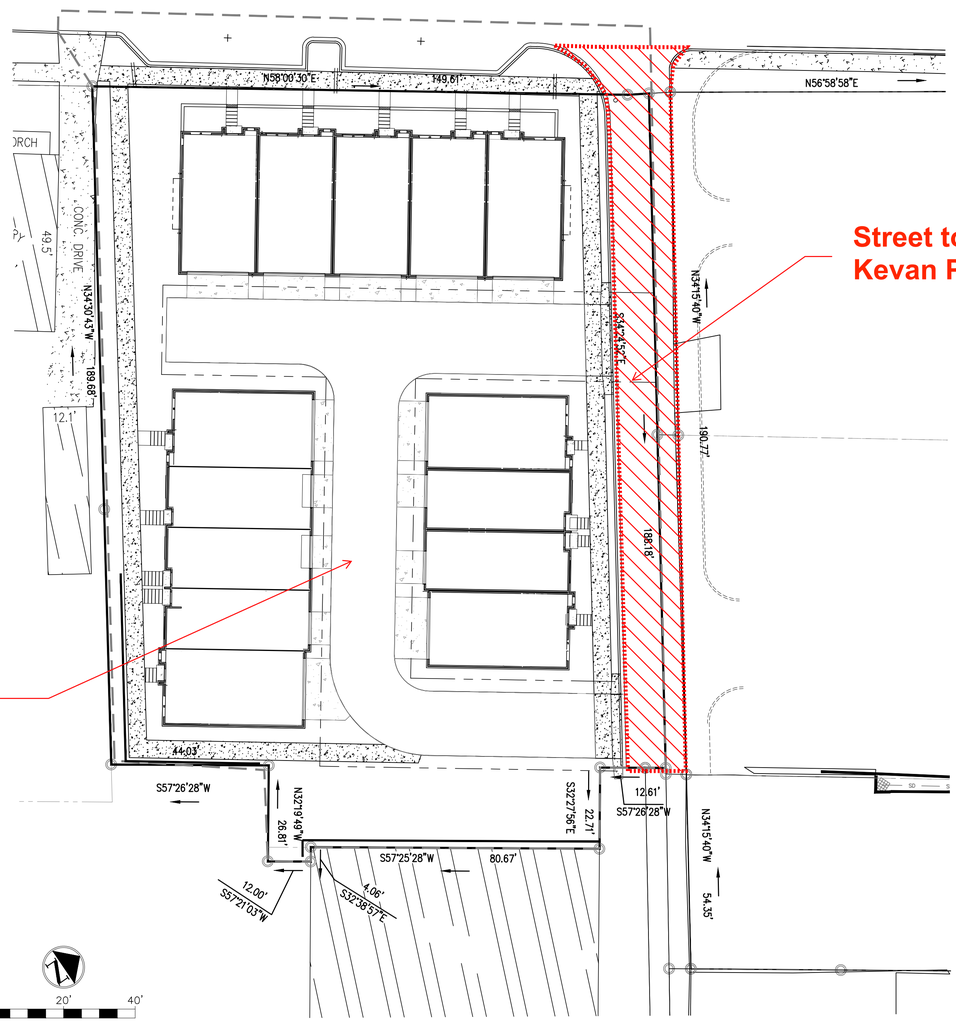
SINGLE FAMILY RESIDENTIAL DEVELOPMENT

REVISED APPLICATION 4/28/2020

(LAND DISTURBANCE SUBMITTAL)



SITE AND PROJECT AREAS	
TOTAL PARCEL AREA	0.71 ACRES
DISTURBED AREA	0.80 ACRES
EXISTING IMPERVIOUS AREA	0.63 ACRES
PROPOSED IMPERVIOUS AREA	0.53 ACRES



Street to be named: Kevan Page Lane

NEW STREET: **HUB STREET**

LOCATION/CONTEXT MAP

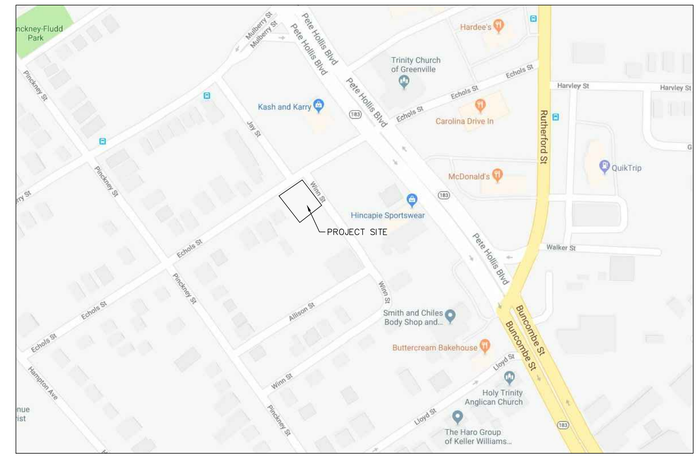


FIGURE IS APPROXIMATE

DRAWING LIST

C0 COVER SHEET
C1 DEMOLITION PLAN
C2 EROSION & SEDIMENT CONTROL PLAN
C3 GEOMETRY PLAN
C4 GRADING & DRAINAGE PLAN
C5 ROADWAY PLAN & PROFILE
C6 UTILITY PLAN
C7 WATER NOTES & DETAILS
C8 SANITARY SEWER PLAN & PROFILE (NOT INCLUDED IN SUBMISSION)
C9 SANITARY SEWER NOTES & DETAILS (NOT INCLUDED IN SUBMISSION)
C10 NOTES & DETAILS (1 OF 2)
C11 NOTES & DETAILS (2 OF 2)
C12 ADS DETAILS (1 OF 4)
C13 ADS DETAILS (2 OF 4)
C14 ADS DETAILS (3 OF 4)
C15 ADS DETAILS (4 OF 4)

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.

John C. Darrohn, PE DATE: 5-21-2019

OWNER

DREW PARKER
PARKER GROUP REAL ESTATE
123 WELBORN ST STE 201
(864) 326-5047
DPARKER@PARKERGROUPSERVICES.COM

ARCHITECT

ROSS KISTLER
PROJECT PLUS SC
123 WELBORN ST STE 201
GREENVILLE SC 29601
(803) 360-4701
ROSSKISTLER@PROJECTPLUSSC.COM

CIVIL ENGINEER

JOHN C. DARROHN, PE, LEED AP
DARROHN ENGINEERING, LLC
PO BOX 504
GREENVILLE, SC 29602
(864) 603-1988
JOHN@DARROHNENGINEERING.COM

GENERAL NOTES

1. ALL RETAINING WALLS FOUR (4) FEET AND GREATER IN HEIGHT, WHEN MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL AT ANY POINT, AND ALL RETAINING WALLS SUPPORTING A SURCHARGE OR IMPOUNDING CLASS I, II, OR IIIA LIQUIDS MUST BE ENGINEERED BY A REGISTERED SOUTH CAROLINA PROFESSIONAL ENGINEER AND SUBMITTED TO THE CITY OF GREENVILLE'S BUILDING CODES DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

2. ANY REVIEW/ACCEPTANCE BY THE CITY OF GREENVILLE DOES NOT RELIEVE THE CONTRACTOR OR SUBCONTRACTORS FROM MEETING CODE/ORDINANCE REQUIREMENTS (SOUTH CAROLINA CODE OF LAWS SECTIONS 40-11-110 AND 40-59-90).

3. THE CONTRACTOR MUST NOTIFY THE CITY OF GREENVILLE'S CONSTRUCTION INSPECTION BUREAU (864) 467-8890 A MINIMUM OF 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CONSTRUCTION.

4. AN ENCROACHMENT PERMIT FROM THE SCDOT FOR STATE ROADS OR THE CITY OF GREENVILLE FOR CITY ROADS (CONTACT THE CONSTRUCTION INSPECTION BUREAU, *(864) 467-8890) IS REQUIRED FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY."

5. SEE SHEETS C1-C11 FOR OTHER NOTES AND DETAILS APPLICABLE TO THE PROJECT.

VERTICAL ELEVATION DATUM BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)

HORIZONTAL DATUM SURVEY CONTROL IS SOUTH CAROLINA STATE PLANE NAD83 HARN INTERNATIONAL FEET COORDINATES

CONTRACTOR SHALL COORDINATE W/ ENGINEER OF RECORD FOR A DIGITAL STAKING PLAN TO ESTABLISH COMPLETE HORIZONTAL & VERTICAL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR SURVEY STAKEOUT OF ALL IMPROVEMENTS. DISCREPANCIES BETWEEN THE THE PLANS, CONSTRUCTION STAKES, AND FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY FOR RESOLUTION PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS.

SURVEY BY SITE DESIGN SURVEYING DATED 3-5-19

CAUTION

PALMETTO UTILITY 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.

DARROHN ENGINEERING
RESOURCEFUL + INNOVATIVE + SUSTAINABLE
PO BOX 504
GREENVILLE, SC
29602-0504
(864) 603-1988
INFO@DARROHNENGINEERING.COM
WWW.DARROHNENGINEERING.COM

SOUTH CAROLINA
DARROHN ENGINEERING, LLC
No. 4134
CERTIFICATE OF AUTHORIZATION

PETE HOLLIS TOWNHOMES
FOR
PARKER GROUP
GREENVILLE, SC

PROJECT: 18081
DRAWN/CHECKED BY: MES/JCD

NO.	DATE	REVISIONS	BY
1	5/21/19	SUBMIT TO CITY FIRE FOR REVIEW	MES
2			MES
3			MES
4			MES
5			

NOT FOR CONSTRUCTION

COVER SHEET

SHEET C0

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION
COPYRIGHT © DARROHN ENGINEERING, LLC/PLLC

Application # SN 20-027	Fees Paid $550
Date Received: 1/16/20	Accepted by MDF
Date deemed complete _____	App Deny Conditions

ORIGINAL APPLICATION

APPLICATION FOR A STREET NAME CHANGE
CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT INFORMATION

Drew Parker APPLICANT NAME	864-326-5047 PHONE
147 Welborn Street, Suite A2 ADDRESS	_____ FAX
Greenville, SC 29601	dparker@parkergroupservices.com EMAIL

STREET NAME INFORMATION

CURRENT NAME: New interior street at The Hub and upgrade of old Winn Street alley.

MAP BOOK: _____ PAGE: _____

PROPOSED NAME: Hincapie Lane HUB Street

Hub Street approved by PC in March 2020

INSTRUCTIONS

1. THE APPLICATION AND FEE, **MADE PAYABLE TO THE CITY OF GREENVILLE**, MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 5:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.

2. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: $550.00.

3. THE APPLICANT MUST RESPOND TO THE "STANDARDS" QUESTIONS ON PAGE 2 OF THIS APPLICATION (YOU MUST VERIFY THAT THE PROPOSED STREET NAME COMPLIES WITH THE REQUIREMENTS FOR STREET NAMES). SEE ALSO ***SECTION 19-2.3.13, STREET NAMING OR NAME CHANGE***, AND **THE DESIGN AND SPECIFICATIONS MANUAL** FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.

4. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO ***SECTION 19-2.2.6, DETERMINATION OF SUFFICIENCY***, PRIOR TO PLACING THE APPLICATION ON THE PLANNING COMMISSION AGENDA. IF THE APPLICATION IS DETERMINED TO BE "INSUFFICIENT", THE ADMINISTRATOR WILL CONTACT THE APPLICANT TO REQUEST THAT THE APPLICANT RESOLVE THE DEFICIENCIES. ***YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A PLANNER, WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4476 TO SCHEDULE AN APPOINTMENT.***

5. YOU MUST POST THE SUBJECT PROPERTY AT LEAST 15 DAYS (BUT NOT MORE THAN 18 DAYS) PRIOR TO THE SCHEDULED HEARING DATE.

_____SIGNS ARE ACKNOWLEDGED AS RECEIVED BY THE APPLICANT

_____

ORIGINAL APPLICATION

6. THE APPLICANT AND PROPERTY OWNER AFFIRM THAT ALL INFORMATION SUBMITTED WITH THIS APPLICATION; INCLUDING ANY/ALL SUPPLEMENTAL INFORMATION IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE AND THEY HAVE PROVIDED FULL DISCLOSURE OF THE RELEVANT FACTS.

IN ADDITION, THE APPLICANT AND PROPERTY OWNER AFFIRM THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THIS APPLICATION IS, OR IS NOT, RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS, THE REQUESTED ACTIVITY.

IF THE PLANNING OFFICE HAS ACTUAL NOTICE* THAT A RESTRICTIVE COVENANT* IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY, THE OFFICE MUST NOT ISSUE THE PERMIT UNLESS THE OFFICE RECEIVES CONFIRMATION FROM THE APPLICANT THAT THE RESTRICTIVE COVENANT HAS BEEN RELEASED BY ACTION OF THE APPROPRIATE AUTHORITY, PROPERTY HOLDERS, OR BY COURT ORDER.

TO THAT END, THE APPLICANT HEREBY AFFIRMS THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THE ATTACHED APPLICATION IS _____ OR IS NOT ✓ RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY.

_____ APPLICANT

1/16/2020 DATE

_____ PROPERTY OWNER

1/16/2020 DATE

APPLICANT RESPONSE TO
SECTION 19-2.3.13, STREET NAMING OR NAME CHANGE

(YOU MAY ATTACH A SEPARATE SHEET)

THE APPLICANT MUST VERIFY THAT THE PROPOSED STREET NAME COMPLIES WITH THE FOLLOWING REQUIREMENTS AS ENUMERATED IN THE **DESIGN AND SPECIFICATIONS MANUAL**:

✓ THE PROPOSED STREET NAME DOES NOT DUPLICATE ANOTHER STREET NAME WITHIN THE CITY.

✓ THE PROPOSED STREET NAME IS NOT PHONETICALLY SIMILAR TO ANOTHER STREET NAME WITHIN THE CITY (E.G., GAYLE VS GAIL VS GALE).

✓ THE PROPOSED STREET NAME DOES NOT INCLUDE PREFIXES SUCH AS: NORTH, SOUTH, EAST, WEST, NEW, OLD, ETC.

✓ THE PROPOSED STREET NAME DOES NOT SIMPLY ALTER A CURRENT STREET NAME SUFFIX (ROAD, STREET, LANE, COURT, CIRCLE, ETC.).

✓ THE PROPOSED STREET NAME DOES NOT COMBINE OR SEPARATE TWO OR MORE WORDS OF A CURRENT STREET NAME (E.G., OAKLAND AVE. VS OAK LAND AVE., PINECREST AVE. VS PINE CREST AVE, ETC.).

✓ THE PROPOSED STREET NAME DOES NOT "SPELL-OUT" A CURRENT NUMBERED STREET NAME (E.G., FIRST VS 1ST, ETC.). IF THE PROPOSED STREET NAME CONTAINS A NUMBER, IT MUST BE "SPELLED-OUT".

✓ THE PROPOSED STREET NAME DOES NOT EXCEED FIFTEEN (15) CHARACTERS.

THE PLANNING COMMISSION WILL ASSIGN THE APPROPRIATE SUFFIX PURSUANT TO THE STANDARDS ENUMERATED IN THE **DESIGN AND SPECIFICATIONS MANUAL**.

PETE HOLLIS TOWNHOMES

SINGLE FAMILY RESIDENTIAL DEVELOPMENT

(LAND DISTURBANCE SUBMITTAL)

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

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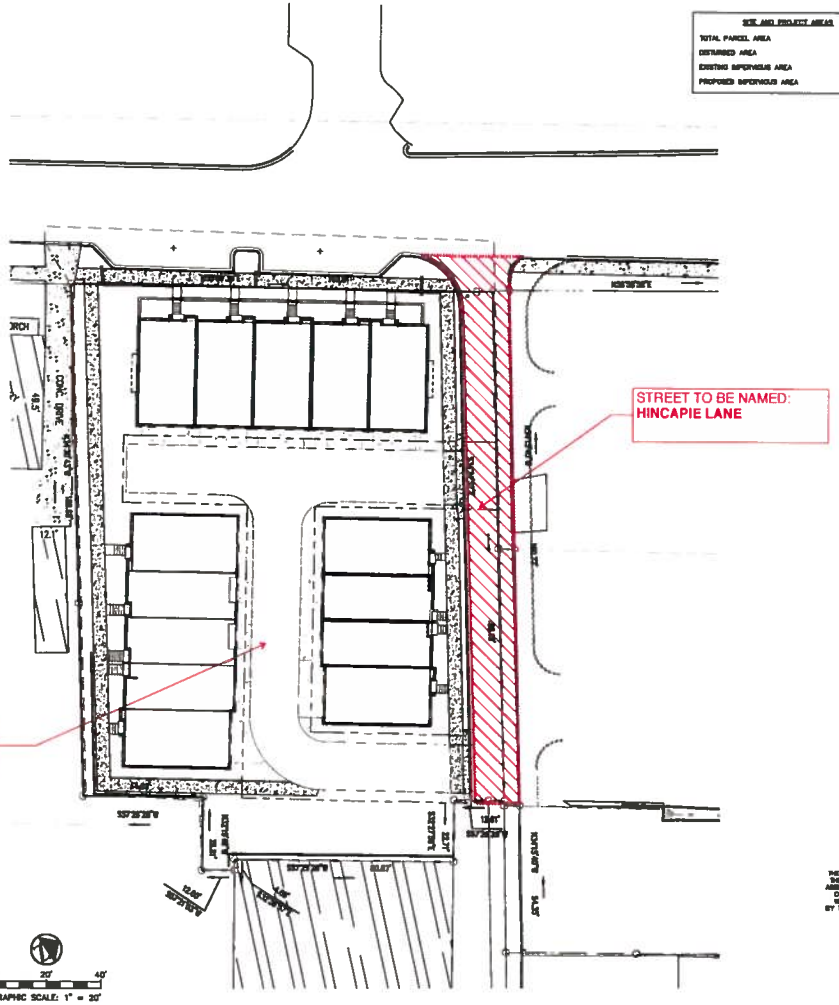
SITE AND PROJECT AREAS	
TOTAL PARCEL AREA	0.71 ACRES
DISTURBED AREA	0.50 ACRES
EXISTING IMPERVIOUS AREA	0.53 ACRES
PROPOSED IMPERVIOUS AREA	0.53 ACRES



LOCATION/CONTEXT MAP

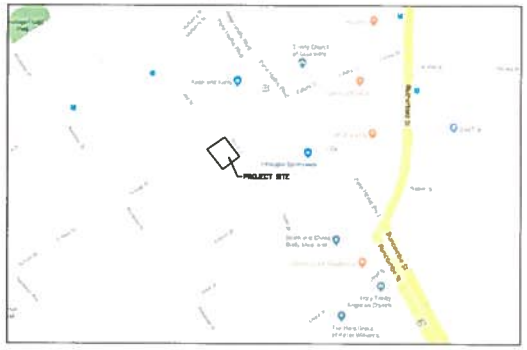


FIGURE IS APPROXIMATE

DRAWING LIST

CO COVER SHEET
C1 DEMOLITION PLAN
C2 EROSION & SEDIMENT CONTROL PLAN
C3 GEOMETRY PLAN
C4 GRADING & DRAINAGE PLAN
C5 ROADWAY PLAN & PROFILE
C6 UTILITY PLAN
C7 WATER NOTES & DETAILS
C8 SANITARY SEWER PLAN & PROFILE (NOT INCLUDED IN SUBMISSION)
C9 SANITARY SEWER NOTES & DETAILS (NOT INCLUDED IN SUBMISSION)
C10 NOTES & DETAILS (1 OF 2)
C11 NOTES & DETAILS (2 OF 2)
C12 ADS DETAILS (1 OF 4)
C13 ADS DETAILS (2 OF 4)
C14 ADS DETAILS (3 OF 4)
C15 ADS DETAILS (4 OF 4)

I HAVE PLACED BY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED BEARING 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. OF APPLICABLE, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF REGISTRATION.

John C. Darrohn, PE DATE: 9-21-2018

OWNER

DREW PARKER
PARKER GROUP REAL ESTATE
123 WELBORN ST STE 201
(864) 326-5047
DPARKER@PARKERGROUPSERVICES.COM

ARCHITECT

ROSS KISTLER
PROJECT PLUS SC
123 WELBORN ST STE 201
GREENVILLE SC 29601
(803) 360-4701
ROSSKISTLER@PROJECTPLUSSC.COM

CIVIL ENGINEER

JOHN C. DARROHN, PE, LEED AP
DARROHN ENGINEERING, LLC
PO BOX 504
GREENVILLE, SC 29602
(864) 603-1988
JOHN@DARROHNENGINEERING.COM

GENERAL NOTES

1. ALL RETAINING WALLS FOUR (4) FEET AND GREATER IN HEIGHT, WHEN MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL AT ANY POINT, AND ALL RETAINING WALLS SUPPORTING A SURCHARGE OR IMPOUNDING CLASS I, II, OR III-A LIQUIDS MUST BE ENGINEERED BY A REGISTERED SOUTH CAROLINA PROFESSIONAL ENGINEER AND SUBMITTED TO THE CITY OF GREENVILLE'S BUILDING CODES DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

2. ANY REVIEW/ACCEPTANCE BY THE CITY OF GREENVILLE DOES NOT RELIEVE THE CONTRACTOR OR SUBCONTRACTORS FROM MEETING CODE/ORDINANCE REQUIREMENTS (SOUTH CAROLINA CODE OF LAWS SECTIONS 40-11-110 AND 40-59-50).

3. THE CONTRACTOR MUST NOTIFY THE CITY OF GREENVILLE'S CONSTRUCTION INSPECTION BUREAU (864) 467-4460 A MINIMUM OF 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CONSTRUCTION.

4. AN ENCROACHMENT PERMIT FROM THE SCDOT FOR STATE ROADS OR THE CITY OF GREENVILLE FOR CITY ROADS (CONTACT THE CONSTRUCTION INSPECTION BUREAU, "(864) 467-4460") IS REQUIRED FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY."

5. SEE SHEETS C1-C14 FOR OTHER NOTES AND DETAILS APPLICABLE TO THE PROJECT.

VERTICAL ELEVATION DATUM BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

HORIZONTAL DATUM SURVEY CONTROL IS SOUTH CAROLINA STATE PLANE NAD83 NAVD INTERNATIONAL FEET COORDINATES

CONTRACTOR SHALL COORDINATE W/ ENGINEER OF RECORD FOR A DIGITAL STAKING PLAN TO ESTABLISH COMPLETE HORIZONTAL & VERTICAL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR SURVEY STAKEOUT OF ALL IMPROVEMENTS. DISCREPANCIES BETWEEN THE THE PLANS, CONSTRUCTION STAKES, AND FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY FOR RESOLUTION PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS.

SURVEY BY SITE DESIGN SURVEYING DATED 3-9-18

CAUTION

PALMETTO UTILITY LOCATION SERVICE
2 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 OR THOSE PLANE. 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.

DARROHN ENGINEERING
RESOURCEFUL + INNOVATIVE + SUSTAINABLE
PO BOX 504
GREENVILLE, SC
29602-0504
(864) 603-1988
INFO@DARROHNENGINEERING.COM
WWW.DARROHNENGINEERING.COM

SOUTH CAROLINA DARROHN ENGINEERING, LLC No. 4134 CERTIFICATE OF AUTHORIZATION

PETE HOLLIS TOWNHOMES
FOR
PARKER GROUP
GREENVILLE, SC

PROJECT: 18081
DRAWN/CHECKED BY: HCL/JCD

NO.	DATE	REVISIONS	BY					
1	9/21/18	SUBMIT TO CITY FOR REVIEW	HCL					

NOT FOR CONSTRUCTION

COVER SHEET

SHEET CO

ORIGINAL APPLICATION

STATE OF SOUTH CAROLINA)
) **RECIPROCAL EASEMENT AGREEMENT**
COUNTY OF GREENVILLE)

This Reciprocal Easement Agreement (this "Agreement") is made and entered into as of the 31st day of July, 2019 by and between S & H OF S.C., LLC, a South Carolina limited liability company ("SH LLC"), NANCY S. HOLOWESKO ("NSH"), 47 PETE HOLLIS BLVD, LLC, a South Carolina limited liability company ("47 PHB LLC"), RICHARD HINCAPIE ("RH"), ECHOLS STREET, LLC, a South Carolina limited liability company (hereinafter "ES LLC"), JOSEPH PAUL CAMPBELL (hereinafter "JPC"), PETE HOLLIS 47, LLC, a South Carolina limited liability company (hereinafter "PH 47 LLC") and 312 Echols, LLC, a South Carolina limited liability company (hereinafter "312 Echols Parker LLC").

RECITALS:

WHEREAS, SH LLC and NSH, as tenants in common, are currently the fee simple owners of that certain real property located in Greenville County, South Carolina, situate, lying and abutting Pete Hollis Boulevard, containing a total of approximately 0.254 ± acres (the "45 Pete Hollis Parcel"), a legal description of which is attached hereto as **Exhibit A**.

WHEREAS, 47 PHB LLC and RH are currently the fee simple owner of that certain real property adjacent to the 45 Pete Hollis Parcel located in Greenville County, South Carolina, situate, lying and abutting both Pete Hollis Boulevard and Echols Street, containing a total of approximately 1.0 ± acres (the "47 Pete Hollis Parcel"), a legal description of which is attached hereto as **Exhibit B**.

WHEREAS, ES LLC is currently the fee simple owner of that certain real property adjacent to the 47 Pete Hollis Parcel located in Greenville County, South Carolina, situate, lying and abutting Echols Street, containing a total of approximately 0.648 ± acres (the "312 Echols Parcel"), a legal description of which is attached hereto as **Exhibit C**.

WHEREAS, JPC is currently the fee simple owner of that certain real property adjacent to the 312 Echols Parcel and the 45 Pete Hollis Parcel located in Greenville County, South Carolina, containing a total of approximately 1.267 ± acres (the "JPC Parcel"), a legal description of which is attached hereto as **Exhibit D**.

WHEREAS, the 45 Pete Hollis Parcel, the 47 Pete Hollis Parcel, the 312 Echols Parcel and the JPC Parcel are hereinafter collectively referred to as the "Properties" and individually as a "Property".

WHEREAS, 47 PHB LLC and RH have contracted to sell and convey the 47 Pete Hollis Parcel to PH 47, LLC.

WHEREAS, ES LLC has contracted to sell and convey the 312 Echols Parcel to 312 Echols Parker, LLC.

WHEREAS, NSH has contracted to sell and convey all of her right, title and interest (being a one-half undivided interest) in and to the 45 Pete Hollis Parcel to ES LLC.

WHEREAS, the SH LLC, NSH, 47 PHB LLC, RH, ES LLC, JPC, PH 47 LLC, 312 Echols and Parker LLC are hereinafter sometimes referred to collectively as the "Parties" and individually as a "Party."

WHEREAS, the parties hereto desire to create perpetual reciprocal transferrable easements for ingress/egress access between the 45 Pete Hollis Parcel, the 47 Pete Hollis Parcel, the 312 Echols Parcel and the JPC Parcel.

NOW THEREFORE, the parties hereby agree upon the terms and conditions as are hereinafter set forth.

TERMS AND CONDITIONS:

In consideration of the sum of Ten and No/100ths Dollars ($10.00), the receipt of which is hereby acknowledged, the parties hereto hereby create, declare, establish, grant, and convey unto each other the following easements, according to the terms and conditions contained in this Agreement:

1. **Recitals.** The Recitals are incorporated into the Terms and Conditions of this Agreement.

2. **Reciprocal Ingress/Egress Easements.**

   a. **24' Echols Street Access Easement**. SH LLC, NSH, 47 PHB LLC, RH, ES LLC and JPC each hereby declare, grant and convey unto one another for the use and benefit of the Properties and the Parties hereto, their respective successors, assigns, mortgagees, tenants, customers, employees, agents, invitees and any other persons whomsoever claiming under or through said parties (the "Grantee Parties"), a perpetual non-exclusivc transferrable easement with a width of 24 feet for vehicular and pedestrian passage, ingress and egress over, across and upon the areas depicted as "24' Echols Street Ingress and Egress Easement" on the attached **Exhibit E** (hereinafter the "Echols Street Ingress and Egress Easement").

   b. **24' Pete Hollis Blvd. Access Easement**. 47 PHB LLC and RH further hereby declare, grant and convey unto the Grantee Parties a perpetual non-exclusive transferrable easement with a width of 24 feet for vehicular and pedestrian passage, ingress and egress over, across and upon the areas located exclusively on the 47 Pete Hollis Parcel depicted as "24' Pete Hollis Blvd Ingress and Egress Easement" on the attached **Exhibit E** (hereinafter the "24' Pete Hollis Blvd Ingress and Egress Easement").

   c. **12' Pete Hollis Blvd. Access Easement**. SH LLC and NSH further hereby declare, grant and conveys unto the Grantee Parties a perpetual non-exclusive transferrable easement with a width of 12 feet for vehicular and pedestrian passage, ingress and egress over, across and upon the areas depicted as "12' Pete Hollis Blvd Ingress and Egress Easement" on the attached **Exhibit E** (hereinafter the "12' Pete Hollis Blvd Ingress and Egress Easement").

d. **Cross Access Easement Defined**. The Echols Street Ingress and Egress Easement, the 24' Pete Hollis Blvd Ingress and Egress Easement and the 12' Pete Hollis Blvd Ingress and Egress Easement being hereinafter referred to collectively as the "Cross Access Easement."

e. **Temporary Construction Easement**. As provided hereinbelow, PH 47 LLC and 312 Echols Parker LLC shall be jointly responsible for contracting for the completion of the installation of the new paved access drive within the Echols Street Ingress and Egress Easement (the "Site Work"). For purposes of the foregoing, the Parties hereby declare, create, grant, and convey to PH 47 LLC and 312 Echols Parker LLC, together with their successors and assigns, a temporary, non-exclusive easement over, upon, through and across the Properties as is reasonably necessary for the purpose of constructing and completing the Site Work. This temporary, non-exclusive easement shall terminate upon the completion of the Site Work. The Parties acknowledge that SH LLC and NSH have already installed the access drive within the 12' Pete Hollis Blvd Ingress and Egress Easement.

3. **Restrictions, Development and Use of the Cross-Access Easement.** Each Party hereto covenants and agrees that, from and after the date of this Agreement, it shall not grant any easement for the benefit of any other property over or across the Echols Street Ingress and Egress Easement without the express written consent of the then owners of the Properties; provided however, that the foregoing shall not prohibit the granting or dedicating of utility easements by a Party to governmental or quasi-governmental authorities or to public utilities or granting use of the Echols Street Ingress and Egress Easement to a Party's lender, tenants, customers, licensees and invitees. Each Party covenants and agrees that no part of the Cross-Access Easement shall be used, constructed, or maintained for the erection of vertical improvements and that no barricades will be erected so as the disrupt the free flow of traffic over across and along the Cross-Access Easement.

4. **Construction and Funding of PH 47 LLC's Work.** PH 47 LLC agrees to contract for and oversee the design and construction of the Site Work. PH 47 LLC shall bid the Site Work and shall oversee its completion. All Site Work to be performed hereunder shall be done in a first-class, good, and workmanlike manner, free and clear of all liens and encumbrances for labor and materials and in compliance with all plans and specifications prepared at the direction of PH 47 LLC and the permits issued by the County of Greenville or City of Greenville for the completion of the Site Work to be performed hereunder. PH 47 LLC shall endeavor in good faith to complete the Site Work in an orderly and timely fashion; provided all of the Site Work shall be completed simultaneously with the completion of PH 47 LLC's development of the 47 Pete Hollis Parcel. PH 47 LLC shall be responsible to pay for 50% of the cost of the Site Work and the future titleholder of the 312 Echols Parcel by transfer from ES LLC (the "Future 312 Echols Parcel Owner"), shall be responsible to pay for 50% of the cost of the Site Work. The contract for the Site Work shall provide that the contractor will submit monthly applications for payment to PH 47 LLC describing the Site Work which has been performed, certified as correct by a licensed civil engineer, together with mechanics' lien waivers for all labor, suppliers, materialmen, contractors and subcontractors to the extent included in the application for payment. The term "transfer" as used herein shall mean the transfer of any part of the Property or an interest therein by deed, contract, bond for title,

lease or otherwise.

a. **Site Work After 312 Echols Parcel Transferred.** If the 312 Echols Parcel has been transferred by ES LLC prior to the time that PH 47 LLC begins the Site Work, PH 47 LLC and the Future 312 Echols Parcel Owner shall each have five (5) days after receipt of the application to notify the other in writing of any objections they have to the application submitted. If no objections are made, PH 47 LLC and the Future 312 Echols Parcel Owner shall thereafter each pay, or cause to be paid, one-half each of the application for payment directly to the contractor. If an objection is made to an application for payment, PH 47 LLC and the Future 312 Echols Parcel Owner shall work together in good faith to quickly resolve the objection with the contractor and thereafter each shall promptly pay, or cause to be paid, one-half each of the application for payment directly to the contractor. Neither PH 47 LLC nor the Future 312 Echols Parcel Owner shall be required to advance any of its own funds for the payment of any costs and expenses incurred under the construction contract(s) by or on behalf of the other in connection with the completion of the Site Work, but if such Party does actually advance any of its own funds in payment of any of such costs and expenses, then the nonpaying Party agrees to promptly reimburse the paying Party for such costs and expenses. PH 47 LLC and the Future 312 Echols Parcel Owner shall be under no obligation to make final payment of their share of the cost of the Site Work until the contractor has provided the final lien waivers for all labor, suppliers, materialmen, contractors and subcontractors and the Site Work has been completed to the mutual satisfaction of the PH 47 LLC and the Future 312 Echols Parcel Owner; provided, however, PH 47 LLC and the Future 312 Echols Parcel Owner shall have the option to either escrow or bond off any amounts in dispute with a supplier, materialman, subcontractor or contractor who will not issue a release of lien in lieu of supplying a final lien waiver. Prior to the time the Site Work begins, PH 47 LLC and Future 312 Echols Parcel Owner (if applicable) shall each provide the other with evidence satisfactory to the other that each have obtained construction loan financing sufficient to fund their share of the cost of the Site Work.

b. **Site Work Before 312 Echols Parcel Transferred/Lien.** If the 312 Echols Parcel has not been transferred by ES LLC prior to the time that PH 47 LLC begins the Site Work, PH 47 LLC shall complete the Site Work at its cost and expense and shall have a lien against the 312 Echols Parcel to secure reimbursement of one-half (½) of the costs of the Site Work from the Future 312 Echols Parcel Owner to be due and payable at the time when ES transfers the 312 Echols Parcel to a Future 312 Echols Parcel Owner.

5. **Use and Maintenance of the Cross Easement.**

a. **24' Pete Hollis Blvd Ingress and Egress Easement Maintenance**. Except as expressly set forth otherwise herein, the owner of the 47 Pete Hollis Parcel shall be responsible, at its sole costs and expense, for the regular maintenance and repair of the paved improvements located within the 24' Pete Hollis Blvd

Ingress and Egress Easement (including, without limitation, pothole repair, repaving, repainting, resealing, restriping and drainage repairs).

b. **12' Pete Hollis Blvd Ingress and Egress Easement Maintenance**. Except as expressly set forth otherwise herein, the owner of the 45 Pete Hollis Parcel shall be responsible, at its sole costs and expense, for the regular maintenance and repair of that portion of the paved improvements located within the 12' Pete Hollis Blvd Ingress and Egress Easement (including, without limitation, pothole repair, repaving, repainting, resealing, restriping and drainage repairs).

c. **24' Echols Street Ingress and Egress Easement Maintenance**. The owner of the PH 47 LLC Parcel shall be the Party responsible for carrying out the regular maintenance of the Echols Street Ingress and Egress Easement, with the cost thereof shall be shared by the owners of the 45 Pete Hollis Parcel, the 47 Pete Hollis Parcel, the 312 Echols Parcel and the JPC on a pro rata square foot basis, the numerator of which shall be the square feet owned by each Party located within the Echols Street Ingress and Egress Easement, and the denominator of which shall be the total square feet of Echols Street Ingress and Egress Easement. The owner of the 312 Echols Parcel, the owner of the 45 Pete Hollis Parcel and the owner of the JPC Parcel shall each reimburse the Owner of the 47 Pete Hollis Parcel for each Party's share of maintenance costs within thirty (30) business days of receiving a detailed invoice from the Owner of the 47 Pete Hollis Parcel showing each Party's pro-rata share of the total cost for which they are responsible The owner of the 47 Pete Hollis Parcel shall consult with the owners of other Properties, before undertaking any maintenance and/or major repair of the improvements within the Echols Street Ingress and Egress Easement, the costs of which will exceed $5,000.00 in any calendar year, and the Parties shall attempt in good faith to mutually agree upon a reasonable cost and schedule of such maintenance and repair. Notwithstanding the provisions above, to the contrary, the Parties may (but they are not obligated to) enter into a separate agreement appointing a third party (such appointed person is hereinafter the "Operator") to perform all or portions of the maintenance and repair of the improvements within the Echols Street Ingress and Egress Easement.

d. **Exclusions**. The actual and reasonable cost of maintaining the improvements within the Echols Street Ingress and Egress Easement, the 24' Pete Hollis Blvd Ingress and Egress Easement or the 12' Pete Hollis Blvd Ingress and Egress Easement shall not include any maintenance and repair that is required as a result of damage caused to the improvements through the negligent or willful acts of Party in use of the same. Notwithstanding the provisions above to the contrary, any maintenance and repair that is required as a result of the negligent or willful acts of a Party in use of the Echols Street Ingress and Egress Easement, the 24' Pete Hollis Blvd Ingress and Egress Easement or the 12' Pete Hollis Blvd Ingress and Egress Easement shall be paid for solely by the Party responsible for the negligent or willful acts causing damage to the improvements within such easement.

6. **Reservation of Rights/Utility Easements.** Each Party hereto on behalf of itself and its successor, assigns and successor in title hereby reserves the right to install and maintain, at its sole cost and expense, landscaping, curb and gutter, lighting, underground storm sewer lines, utility lines necessary for the operation of their Property within and under those portion of the easements granted hereunder, and to modify or relocate such utility lines, fittings and other appurtenances as may now or hereafter be located under, across or beneath those portion of the Properties owned by them as long as it does not materially and adversely affect the easement rights granted hereunder.

7. **Plan Approval.** In connection with the exercise of any rights granted under this Agreement, prior to any construction of improvements or other activities within the Echols Street Ingress and Egress Easement subsequent to the completion of the Site Work hereunder ("Alterations"), the Party intending to perform the Alterations shall first obtain the other Parties' prior written approval of plans or specifications for such Alterations, which approval shall not be unreasonably withheld, conditioned or delayed. The Party who is being asked to approve the plans and specifications shall have ten (10) days from the date on which it receives a written request for approval within which to review the proposed plans and specifications. If the Party does not issue a written approval or disapproval of the proposed plans and specifications within such 10-day period, then such approval shall be deemed to have been given. If the plans and specifications are not approved, the approval process for the plans and specifications shall thereafter continue as provided hereinabove until such time as the Parties have agreed upon or are deemed to have agreed upon the plans and specifications. All such construction or other activity in connections with approved Alterations shall be performed in accordance with all applicable recorded covenants, easements and restrictions and the laws and regulations of all governmental entities having jurisdiction over the Alterations to be performed.

8. **Indemnities.** Notwithstanding anything herein to the contrary, by acceptance and use of the easements and/or rights-of-way created herein, each Party hereto (each, an "Indemnifying Party") agrees to defend, indemnify, and hold harmless the other Party, its officers, members, managers, invitees, customers, tenants, licensees, patrons, guests, agents, servants and employees (collectively, the "Indemnified Parties") from and against any and all costs (including reasonable attorneys' fees), expenses, damages, liabilities, claims, suits, and judgments for injury or death to persons or damage to property arising out of or in any way resulting from (a) the Indemnifying Party or its agents, employees', invitees', or contractors' activities within or about the Cross Access Easement or (b) the Indemnifying Party's breach of this Agreement.

9. **Insurance.** Each Party shall maintain or cause to be maintained with respect to its Property commercial general liability insurance insuring against losses on account of loss of life, bodily injury or property damage that may arise from, or be occasioned by, the condition, use or occupancy of, the Property by the Party and the tenants, agents, contractors, employees, licensees, customers, and invitees of such Party. Said insurance shall be carried by a reputable insurance company or companies qualified to do business in the State in which the Properties are located and having limits for loss of life or bodily injury in the amounts of not less than One Million Dollars ($1,000,000) for each person, One Million Dollars ($1,000,000) for each occurrence and One Million Dollars ($1,000,000) for property damage for each occurrence. All such policies required above shall bear endorsements to the effect that the owner of a Property so requesting shall be an additional insured and notified not less than ten (10) days in advance of any modification or

cancellation thereof. Certificates evidencing the existence thereof shall be promptly delivered to each other Party upon written request therefore.

10. **Remedies for Breach.** In the event of a breach or threatened breach by any Party to this Agreement or their respective agents, employees, representatives and invitees of any of the terms, covenants, restrictions or conditions hereof, the other Party shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach. In addition to the foregoing, if any Party bound by this Agreement shall default in the performance of an obligation of such Party (such party being herein called a "Defaulting Owner"), any other party to this Agreement (the "Non-defaulting Owner"), in addition to all other remedies it may have at law or in equity, after twenty (20) business days' prior written notice to the Defaulting Owner (or in the event of an emergency, after such notice as is practical under the circumstances), shall have the right of "self-help" to perform such obligation on behalf of the Defaulting Owner. In such event, the Defaulting Owner shall promptly reimburse the Non-defaulting Owner the cost thereof, together with interest thereon from the date of outlay at a rate equal to the highest rate permitted by applicable law (the "Interest Rate"). Any such claim for reimbursement, together with interest thereon as aforesaid, shall be secured by a lien on the Defaulting Owner's parcel and improvements thereon owned by the Defaulting Owner, which lien shall be effective upon the recording of a notice thereof in the Office of the Register of Deeds of Greenville County, South Carolina. The lien shall be subordinate to any first mortgage or deed of trust now or hereafter affecting the subject parcel (a "Mortgage") and any purchaser at any foreclosure sale (as well as any purchaser by deed in lieu of foreclosure) under any such Mortgage shall take title subject only to liens thereafter accruing pursuant to this Section.

11. **Easement are Binding.** The easements granted herein are transferable, are for commercial purpose, shall run with the land and shall be binding and inure to the benefit of the owner of each Property, as applicable, their successors, heirs, assigns in the Properties and shall be used by the beneficiary of the same and their successors, heirs, assigns, tenants, subtenants, customers, vendors, invitees and employees. The use of the term "SH LLC", NSH", "47 PHB", "RH", "PH 47 LLC", "ES LLC", "312 Echols Parker LLC" and "JPC" herein shall include each such parties heirs, successors and assigns, as applicable, in fee ownership of the Properties"); provided, that at such time as the 312 Echols Parkers LLC creates a property owner's association to own, maintain and operate the common areas and common facilities of the townhome development to be erected on the 312 Echols Parcel (the "POA"), the term "312 Echols Parker LLC" shall mean and include the POA, and such entity's successors and assigns.

12. **Attorney's Fees and Costs.** In the event a party institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party after a final adjudication shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

13. **Amendment.** This Agreement may not be amended or modified in any respect except with the prior written consent of the parties hereto, and then only by a written instrument executed and acknowledged by all required entities and duly recorded in the Office of the Register of Deeds of Greenville County, South Carolina. This Agreement constitutes the entire agreement between the Parties hereto. The Parties have not relied upon any statement, promise or representation not herein expressly set forth.

14. **Notices.** All notices, requests, demands and other communications hereunder shall be in writing and shall be delivered by hand, sent prepaid by Federal Express (or a comparable overnight delivery service) or sent by the United States mail, certified, postage prepaid, return receipt requested, at the address and with such copies as designed below. Any notice, request demand or other communication delivered or sent in the manner aforesaid shall be deemed given or made (as the case may be) when actually received by the intended recipient. The addresses for notice shall be the address on filc with respect to each Party that are maintained by the Real Property Services Department of Greenville County for the mailing of real estate tax bills. Upon development of the 312 Echols Parcel as a townhome development, notice to the owners of the 312 Echols Parcels need only be given to the POA and not to the individual owners of townhomes.

15. **Authority.** Each party hereto hereby represents and warrants that: (a) it has full power, right and authority to enter into and to perform this Agreement, (b) all requisite action has been taken in connection with executing and delivering this Agreement, (c) the individual executing this Agreement on behalf of each party has the legal power, right and authority to bind the undersigned entity to the terms and conditions hereof, (d) neither the execution and delivery of this Agreement nor the consummation of the transactions contemplated herein, nor the compliance with the terms of the Agreement conflict with or will result in the breach of any law, rule, regulation, ordinance, license or contract to which the undersigned is a party or by which it is bound, and (e) the execution, delivery and performance of this Agreement does not require the consent, waiver, approval, license or authorization of, or any notice to or filling with, any person or governmental authority.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the date set forth above.

Witnesses:

S & H OF S.C., LLC

By: _____
Name: Richard Hincapie
Title: Managing Member

STATE OF South Carolina)
) PROBATE
COUNTY OF Greenville)

Personally appeared the undersigned witness and made oath that (s)he saw the within named S & H of S.C., LLC, by and through its Manager/ Member, Richard Hincapie, sign, seal and as his act and deed, deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

_____
Witness

SWORN TO and subscribed before me
this 24th day of June, 2019.

_____(SEAL)
Notary Public for Greenville County

My Commission expires: 11/19/2019

[SIGNATURES CONTINUED ON NEXT PAGE]

Witnesses:

_____

_____

_____
Nancy S. Holowesko

CITY OF
~~STATE OF~~ NASSAU)
COUNTRY OF)
~~COUNTY OF~~ BAHAMAS) PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Nancy S. Holowesko, sign, seal and as her act and deed, deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

_____
Witness

SWORN TO and subscribed before me
this 19 day of JUNE, 2019.

_____ (SEAL)
Notary Public for NASSAU, BAHAMAS

My Commission expires: 30TH DECEMBER 2019

CHRISTOPHER B. LARSON
NOTARY
PUBLIC
NASSAU, BAHAMAS

[SIGNATURES CONTINUED ON NEXT PAGE]

Witnesses:

47 PETE HOLLIS BLVD, LLC

By: _____
Name: Jennifer Horstmann
Its: Manager

STATE OF South Carolina)
) PROBATE
COUNTY OF Greenville)

Personally appeared the undersigned witness and made oath that (s)he saw the within named 47 Pete Hollis Blvd, LLC, by and through its Manager/ Member, Jennifer Horstmann sign, seal and as his act and deed, deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Witness

SWORN TO and subscribed before me
this 24th day of June, 2019.

_____(SEAL)
Notary Public for Greenville Co.

My Commission expires: 11/19/2019

Witnesses:

_____

_____

_____
Richard Hincapie

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF GREENVILLE)

Personally appeared the undersigned witness and made oath that (s)he saw the within named Richard Hincapie, sign, seal and as her act and deed, deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

_____
Witness

SWORN TO and subscribed before me
this 24th day of June, 2019.

_____(SEAL)
Notary Public for Greenville County

My Commission expires: 11/19/2019

[SIGNATURES CONTINUED ON NEXT PAGE]

Witnesses:

ECHOLS STREET, LLC

By: _____
Name: Richard Hincapie
Its: Managing Member

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF GREENVILLE)

Personally appeared the undersigned witness and made oath that (s)he saw the within named Echols Street, LLC, by and through its Manager/ Member, Richard Hincapie, sign, seal and as his act and deed, deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

_____
Witness

SWORN TO and subscribed before me
this 24th day of June, 2019.

_____(SEAL)
Notary Public for Greenville County

My Commission expires: 11/19/2019

[SIGNATURES CONTINUED ON NEXT PAGE]

Witnesses:

Robert C Wilson

X

Joseph P. Campbell

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF GREENVILLE)

Personally appeared the undersigned witness and made oath that (s)he saw the within named Joseph P. Campbell, sign, seal and as his act and deed, deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

X
Witness

SWORN TO and subscribed before me
this 31st day of May, 2019.

Robert C. Wilson (SEAL)
Notary Public for South Carolina

My Commission expires: 2/20/25

ROBERT C. WILSON, JR.

[SIGNATURES CONTINUED ON NEXT PAGE]

Witnesses:

PETE HOLLIS 47, LLC

By: _____

Name: WILLIAM T RUNKE

Its: President of CGW Holdings, Inc., the Sole Member of Pete Hollis 47, LLC.

STATE OF SOUTH CAROLINA)

) PROBATE

COUNTY OF GREENVILLE)

Personally appeared the undersigned witness and made oath that (s)he saw the within named Pete Hollis 47, LLC, by and through its Manager/ Member, CGW Holdings, Inc., sign, seal and as his act and deed, deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

_____
Witness

SWORN TO and subscribed before me
this 31 day of JULY, 2019.

_____(SEAL)
Notary Public for SC

My Commission expires: 4-15-25

[SIGNATURES CONTINUED ON NEXT PAGE]

Witnesses:

312 ECHOLS, LLC

By: _____
Name: Andrew Parker
Its: Managing Member

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF GREENVILLE)

Personally appeared the undersigned witness and made oath that (s)he saw the within named 312 Echols, LLC, by and through its Manager/ Member, Andrew Parker, sign, seal and as his act and deed, deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

_____
Witness

SWORN TO and subscribed before me
this 30 day of July, 2019.

_____(SEAL)
Notary Public for South Carolina

My Commission expires: 12/06/2020

EXHIBIT A

The 45 Pete Hollis Parcel

All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the City of Greenville, Greenville County, South Carolina, located on the southern side of buncombe street, and being more particularly shown and described on a plat entitled "Survey Michael E. Hawkins" prepared by Plumblee Surveying, dated January 20, 2003, and recorded in the Office of the Register of Deeds For Greenville County, South Carolina, in Plat Book 47-P at Page 97. For a more detailed description, reference may be made to said plat of record.

Also, all of our interest in and to all that certain portion of abandoned public right-of-way known as a portion of Winn Street, shown as Parcel C, 549 sq. ft. on a plat entitled "Right of Way Abandonment Plat of a Portion Of Winn Street", dated May 11, 2011, and recorded in the Office of the Register of Deeds for Greenville County, South Carolina, in Plat Book 1129 at Page 95. For a more detailed description, reference may be made to said plat of record.

EXHIBIT B

The 47 Pete Hollis Parcel

ALL that certain piece, parcel or lot of land, with all improvements thereon, containing 0.81 acres, more or less, lying and being at the corner of Pete Hollis Boulevard (formerly Buncombe Street) and Echols Street in the City and County of Greenville, State of South Carolina, and being that property, less the new right of way, shown on that certain plat entitled "Survey for Nicholas George Skenteris" prepared by Landrith Surveying, Inc., on October 31, 2000, and recorded in the Office of the Register of Deeds for Greenville County on November 17, 2000 m Plat Book 43-F at Page 62, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at a PK nail found on the new 52' right of way for Pete Hollis Boulevard (formerly Buncombc Street) and running along said new right of way S 41-19-15 E 130.28 feet to a nail placed; thence S 33-41-00 E 29.04 feet to a nail placed; thence S 57-03-25 W 193.65 feet to a railroad spike at Winn's Alley; thence N 35-24-13 W 190.91 feet to an open top iron pin in at Echols Street; thence running along Echols Street N 55-51-22 E 135.53 feet to a nail placed; thence along the new right of way S 85-45-47 E 58.98 feet to the point of beginning.

ALSO, ALL that certain portion of abandoned public right of way known as a portion of Winn Street, being shown as "Parcel A, 565 Sq. Ft., and Parcel B, 549 Sq. Ft.," on a plat entitled "Right of Way Abandonment Plat of a Portion of Winn Street," dated May 11, 2011, and recorded in the Register of Deeds Office for Greenville County in Plat Book 1129, at Page 95. Reference to said plat is hereby made for a metes and bounds description thereof.

EXHIBIT C

The 312 Echols Street Parcel

ALL that piece, parcel, or lot of land situate, lying, and being in the County of Greenville, State of South Carolina, on Winn Street (formerly Winn's Alley), and being shown on the Greenville County tax map as Parcel No. 21-1-12, and being further shown as property now or formerly of B. Jack Foster on a plat entitled "Survey for B. Jack Foster," prepared by Wooten Surveying Co., on February 5, 1991, said plat being recorded in Plat Book 19-W, at Page 99, in the Register of Deeds Office for Greenville County, SC, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Winn Street, which iron pin is 113.22 feet in a southeasterly direction from the intersection of Winn Street and Echols Street, thence along Winn Street S. 35-00-00 E. 74.76 feet to an iron pin; thence S. 56-11-21 W. 54.32 feet to an iron pin; thence S. 57-00-00 W. 94.99 feet to an iron pin; thence N. 35-00- 00 W. 71.34 feet to an iron pin; thence along the joint line of the property conveyed herein and other property shown on said plat having previously been conveyed to Keefe C. King, N. 55-23-34 E. 149.24 feet to an iron pin, the point of beginning.

ALSO, ALL that certain piece, parcel or lot of land situate, lying, and being in the County of Greenville, State of South Carolina, being shown and designated as shaded Building on plat prepared by C.O. Riddle Surveying Co., Inc., dated April 26, 1995, entitled "Survey for Keefe C. King," and recorded in the Register of Deeds Office for Greenville County, SC, in Plat Book 36-Y, at Page 76. Reference to said plat is hereby craved for a more complete metes and bounds description hereof.

ALSO, ALL that piece, parcel, or lot of land situate, lying, and being in the County of Greenville, State of South Carolina, on Echols Street, being shown and designated as a portion of the property shown on that survey entitled, "Survey for B. Jack Foster," prepared by Richard D. Wooten, Jr., on February 5, 1991, which plat is recorded in the Register of Deeds Office for Greenville County, South Carolina, in Plat Book 19-W, at Page 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the intersection of Echols Street and Winn Street (also known as Winn's Alley), which point is the northern most point of the property conveyed herein, thence along Winn Street S. 35-00-00 E. 113.22 feet to a point on Winn Street which is the joint corner of the property conveyed herein and property shown on said plat as being now or formerly owned by B. Jack Foster; thence S. 55-23-34 W 149.24 feet to a point; thence N 35-00-00 W. 117.41 feet to a point on Echols Street; thence along Echols Street N 57-00-00 E. 149.33 feet to the point of beginning.

EXHIBIT D

The JPC Parcel

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the southwest side of Buncombe Street, containing approximately 0.7 acre, more or less, and shown on Greenville County Tax Map 21 as parcels 3 and 4.1 and a portion of parcel 10.2, block no. 1, and being more particularly described as follows:

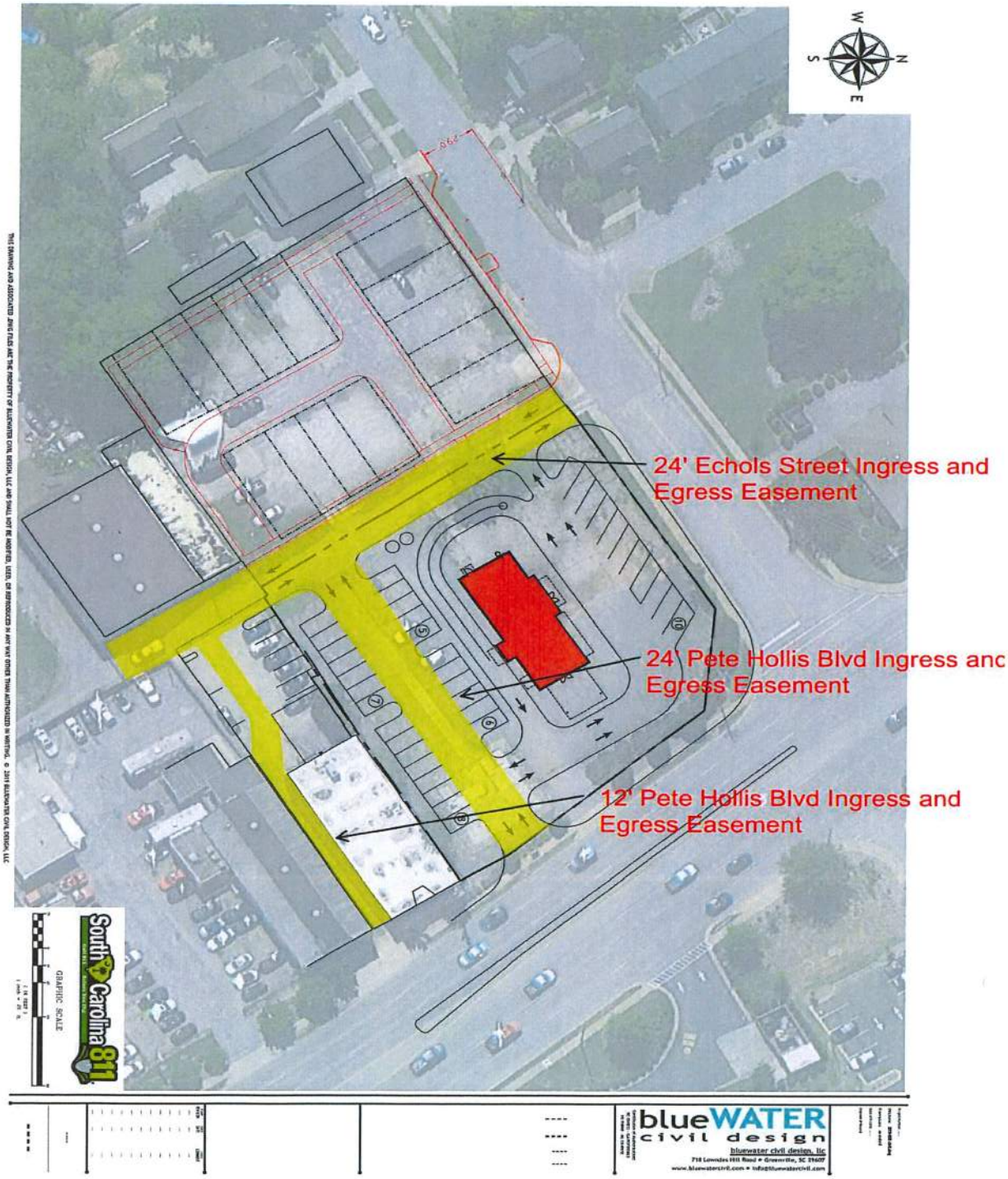
BEGINNING at a point on the southwest side of Buncombe Street, said point being approximately 247 feet from the intersection of Echols and Buncombe Streets; thence in a southwesterly direction for 194 feet, more or less, to a point on Winn's Alley; thence running along Winn's Alley in a southeasterly direction for 158 feet, more or less, to a point; thence in a northeasterly direction for 193 feet, more or less, to a point on Buncombe Street; thence running along Buncombe Street in a northwesterly direction for 155 feet, more or less, to the point of BEGINNING.

ALSO, ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the southwest side of Winn's Alley, being shown on Greenville County Tax Map #21-1-19, being more particularly described as follows, to-wit:

BEGINNING at an iron pin on the southeast side of Winn's Alley, said pin being S 33- 07 E 188.8 feet from the east side of Echols Street and running thence along the southwest side of Winn's Alley S 33-07 E 103.4 feet to an iron pin; thence S 58-18 W 208.3 feet to an iron pin; thence N 31-50 W 103.4 feet to an iron pin; thence N 58-18 E 206 feet to the point of BEGINNING.

ALSO, ALL that certain portion of abandoned public right-of-way known as shown as "Parcel D, 155 Sq. Ft. and Parcel E, 464 Sq. Ft.," on Abandonment Plat of a Portion of Winn Street," dated May 11, 2011 Deeds Office for Greenville County in Plat Book 1129 at page 95. Reference to said plat is hereby made for a metes and bounds description thereof.

EXHIBIT E


24' Echols Street Ingress and Egress Easement
24' Pete Hollis Blvd Ingress and Egress Easement
12' Pete Hollis Blvd Ingress and Egress Easement
N
E
S
W
GRAPHIC SCALE
South Carolina 811
blueWATER civil design
bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

CONSENT AND JOINDER AGREEMENT
Mortgage Book 5375 at Page 3802

The undersigned, as the owner and holder of that certain mortgage executed by Echols Street LLC in favor of South State Bank in the original amount of $432,599.47, dated January 19, 2017, recorded January 19, 2017, in Mortgage Book 5375 at Page 3802 in the Greenville County ROD Office, which mortgage secures a Promissory Note of even date and like amount between the mortgagor and mortgagee, hereby consents to the foregoing described easements over the property described in Exhibits A, B, C and D and more fully described in Exhibit E, agrees that the same shall run with the land described therein, shall inure to the benefit of the parties thereto, their successors and assigns, shall burden the land described therein and shall be binding upon the undersigned, its successors and assigns, and further agrees that the aforementioned mortgage lien shall be subordinate to the rights and privileges conveyed by the easement agreement to which this Consent and Joinder Agreement is attached.

SOUTH STATE BANK

By: Michelle Allison Williams
Its: SVP

Witness 1

Debra Adams Myers
Witness 2/Notary Public

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF Greenville)

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named lender(s), by its duly authorized officer(s), sign, seal and as the lender's(s') act and deed, deliver the within instrument and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to me this 18th
day of July, 2019.

Debra Adams Myers (SEAL)
Notary Public for South Carolina
My commission expires: 9/9/2025

Witness 1

CONSENT AND JOINDER AGREEMENT
Mortgage Book 5375 at Page 3811

The undersigned, as the owner and holder of that certain mortgage executed by S & H of S.C., LLC and Nancy C. Holowesko in favor of South State Bank in the original amount of $329,998.10, dated January 19, 2017, recorded January 19, 2017, in Mortgage Book 5375 at Page 3811 in the Greenville County ROD Office, which mortgage secures a Promissory Note of even date and like amount between the mortgagor and mortgagee, hereby consents to the foregoing described easements over the property described in Exhibits A, B, C and D and more fully described in Exhibit E, agrees that the same shall run with the land described therein, shall inure to the benefit of the parties thereto, their successors and assigns, shall burden the land described therein and shall be binding upon the undersigned, its successors and assigns, and further agrees that the aforementioned mortgage lien shall be subordinate to the rights and privileges conveyed by the easement agreement to which this Consent and Joinder Agreement is attached.

SOUTH STATE BANK

Witness 1

By: Michelle Allison Williams
Its: SVP

Witness 2/Notary Public

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF Greenville)

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named lender(s), by its duly authorized officer(s), sign, seal and as the lender's(s') act and deed, deliver the within instrument and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to me this 19th
day of July, 2019.

(SEAL)
Notary Public for South Carolina
My commission expires: 9/9/2025

Witness 1

Planning Staff Report to
Greenville Planning Commission
May 13, 2020
for the May 21, 2020 Public Hearing

Docket Number:	**Z-2-2020**
Proposal:	**Variance from Section 19-7, Stormwater Management**
Applicant:	Arbor Engineering, INC.
Property Owner:	Honeybee Investments, LLC
Property Location:	317 Wilkins St
Tax Map Number:	0095000800500 and 0106000200300
Acreage:	1.32
Future Land Use:	Urban Residential
Zoning:	RM-1, Single- & Multi-Family Residential District
Special Emphasis District:	Greater Sullivan
Staff Recommendation:	**Approve with Conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Section 19-2.2.8(C), Public hearings
Article 19-7, Stormwater Management
Section 19-7.6.2(B)(1), Stormwater permits
Section 19-7.9, Variances, waivers, and appeals

Planning Commission Authority to Approve Stormwater Variances

Per Section 19-7.9.1(B), the Planning Commission has the authority to grant variances for stormwater permits and special management areas outside regulatory floodplain and regulatory floodway areas after proper conduction of a public hearing and upon finding that the request meets the applicable standards of the Land Management Ordinance.

The Planning Commission may, subject to the process and standards in Section 19-7.9.1, grant variances to the provisions of Article 19-7, Stormwater Management, provided such variances will not cause detriment to the public good, safety, or welfare, nor be contrary to the spirit, purpose, and intent of the Land Management Ordinance. Variances may be grated in situations where unique and exceptional physical circumstances or conditions of a particular property would result in an unreasonable hardship, if the literal requirements of the stormwater provisions were enforced.

Additional specific standards for variances are listed in Section 19-7.9.1(C).

1. Showing of good and sufficient cause; and
2. A determination that the variance is the minimum necessary to afford relief; and
3. A finding that failure to grant the variance would result in exceptional hardship to the applicant; and
4. A finding that the granting of a variance would not result in increased flood heights, additional threats to public safety, or any public expense, nor create nuisances, cause fraud or victimization of the public, nor conflict with existing local laws or ordinances and that all buildings will be protected by methods that minimize flood damage during the base flood elevation; and

5. A finding that the development activity cannot be located outside the regulatory floodplain; and
6. A determination that the activity is not in a regulatory floodway, or if the activity is located within a regulatory floodway, a determination that: (i) the property associated with the development activity contained either a primary structure used for commercial purposes which was damaged or destroyed as a result of a casualty, or a secondary structure integral to the business operated on the property which was damaged or destroyed as a result of a casualty; (ii) no portion of the property was located within a regulatory floodway at the time the owner acquired the property; (iii) no portion of the property was located within a regulatory floodway when the structure was originally constructed; (iv) the structure was in use as an active business being operated as a going concern at such time that any portion of the property was placed in the regulatory floodway by virtue of regulatory action; (v) said use was continuously in operation until such time as the structure was damaged or destroyed as a result of a casualty; (vi) it would be inequitable to deny the property owner of the opportunity to rebuild a structure of the same footprint or less such that the business activity occurring prior to the casualty may be resumed; and (vii) the development activity would not result in any increase in flood levels during the base flood discharge. For development located within a regulatory floodway, no variance shall be granted where the variance was requested more than five years after the damage or destruction of the structure as a result of a casualty. Otherwise, no variances shall be granted to any development located in a regulatory floodway; and
7. The applicant's circumstances are unique and do not represent a general problem; and
8. The granting of the variance will not alter the essential character of the area involved including existing stream uses.

Additional Variance Criteria

9. Section 19-7.9.1(H) states: “Variances requested in connection with the redevelopment of previously developed sites that will further the public policy goals of downtown redevelopment and neighborhood revitalization and meet the requirements of subsection 19-7.9.1(C) may be granted provided the variance would not result in an increase in the pre-redevelopment runoff rate for the 25-year, ten-year and two-year storm events and existing adequate downstream stormwater capacity exists.”

Applicant Request

The applicant seeks a stormwater variance from 19-7.7.3 and 19-7.7.4 Buffer Requirements, which requires a 30-foot stream buffer with no development activity to occur within that area. The applicant requests a variance to permit site development within the required 30-foot stream buffer area and proposes a stream remediation plan, NWP 27 Aquatic Restoration, to mitigate the requested variance.

Site Details

The subject site is located near the intersection of Guess Street and Wilkins Street and is zoned RM-1, Single- & Multi-Family Residential District. The property is also located within Greater Sullivan Special Emphasis Neighborhood and Neighborhood Revitalization Overlay.

The western portion of the site contains ditched waters of the United States that are the only non-hardened section of the tributary to Brushy Creek. Upstream of this site are waters piped by the City of Greenville, and downstream of the site are waters routed through a concrete channel by Greenville County.

The site received multifamily approval from Planning Commission to develop a multifamily-type project, known as Wilkins Street Townhomes. The project includes access points with units that front a common green space.

Staff Analysis

Engineering staff reviewed and evaluated the applicant’s proposal to seek a variance from the stream buffer requirements and determined that the proposed development plan does not comply with the required buffer areas for streams. The purpose of the buffer area allows for long term benefits to counter impacts of development. Staff concludes that the proposed stream improvements are beneficial and provide an immediate improvement to the stream. Whereas, a permit to allow encroachment for development in a required stream buffer area cannot easily be reversed to address or mitigate long term impacts of development.

Therefore, based on this assessment, and additional comments and conditions provided below, staff recommends approval of the stormwater variance request with conditions.

Staff Comments and Conditions

Civil Engineer Comments

No comment

Environmental Engineer Comments – APPROVE WITH CONDITIONS

Proposed conditions do not provide a buffer to be maintained as in-situ vegetation per Section 19-7.7.4 of the Stormwater Management Ordinance. In lieu of complying with the stormwater provisions of a thirty foot buffer, the applicant has requested a variance to perform a stream restoration. Conditions of approval include the following:

1) The owner shall sign a stormwater maintenance agreement specific to the stream restoration work.
2) Prior to site approval, an easement shall be given and recorded by the adjacent property owner for the installation and maintenance of stream restoration improvements.
3) Stream improvements shall be substantially the same or better as submitted. All improvements shall be submitted as part of the site plan for approval.
4) Floodplain requirements shall be met as part of the site permit.

Traffic Engineer Comments

No comments.

Parks & Recreation Conditions

Parks and Recreation should be involved in review of acceptable plant material and planting location.

Fire Department Comments

No opposition to variance. Site plan will not meet approval in current format, provided turn-around does not meet the requirements for fire access.

Neighborhood Meeting

The applicant held a neighborhood meeting on March 10, 2020 at the Juanita Butler Center. The applicant provided a copy of the sign-in sheet listing 12 residents in attendance and a letter summarizing topics of discussion. Below is a full copy of the meeting discussion.

The following questions were posed by the residents in attendance:

1. Some work appears to have begun along the creek bank prior to approval of the project. Please explain.
2. How will the new types of vegetation be better than what currently exists?
3. There is some flooding of properties further downstream along Guess St. Concern was raised about this issue remaining unresolved or being exacerbated.
4. Will stormwater raise up to street level at Wilkins St?
5. Will this project provide truly affordable housing?
6. What is the square footage size of the dwelling units?
7. What are the intended price points for the units? The developer's proforma was requested by Lillian Brock Fleming.
8. Concern was raised about traffic volume being increased, due to two driveways instead of the previously existing single site entry, and increased number of residents with automobiles.
9. Why does the project place the green space on the interior of the site and the driveways on the perimeter, instead of the inverse - as was the case previously?
10. Concern was raised about the existing public infrastructure under Wilkins St being able to handle the increased post-development sewer discharge from the project.
11. Grass/rock strips exist in the centers of many driveways in the neighborhood. Why hasn't this approach been utilized to increase drainage capabilities of this project?
12. Will water flow onto this property from the Sullivan Center parking lot, which is next door?

The following responses were provided by ARBOR Engineering:

1. This is landscape cleanup of the trash/debris which has been dumped on the site, as well as invasive vegetation. The site has been stabilized with straw.
2. Invasive plant species which currently exists will be removed and native plant material that is suited to this type of environment will be planted, in order to create a natural amenity.
3. Storm event calculations have been performed so that flooding during storm events will not increase, and will actually slightly decrease. The design of the pools, riffles, and runs will help to receive the water from the pipes which outlet into the initial pool, and the regrading of the banks will provide sufficient area for floodwaters to rise without negatively impacting neighboring properties. There is also underground storage planned underneath the lower driveway in order to receive floodwaters temporarily, so that the 100-year floodplain remains unchanged.
4. No, the water will not rise to meet Wilkins St.
5. Some discussions have been made with the Greenville Housing Authority. These units will be as affordable as possible.
6. Uncertain as to exact sizes, but approximately from 1,200 Square Feet - 2,000 Square Feet.
7. Unsure of the intended price points for the units. We will provide what information can be provided by March 13, 2020 end of day.
8. When compared to the previous use of the property, there will likely be an increase in vehicles entering and leaving this site, but there is no concern that the neighborhood street network cannot support this increase.
9. Design concepts of central community greenspace and safety have driven this design.
10. Civil design calculations have been made for the project and been approved with the public infrastructure authorities. Those authorities are responsible for the maintenance and upgrading of the public systems as required.
11. These solutions often create greater maintenance issues and can become less effective over time as pore spaces become clogged. An underground stormwater cleaning system is planned to remove hydrocarbons and debris from stormwater collected onsite.
12. This currently is not an issue and we do not expect that it will become a post-development issue.

Application # #(20-119) 3-2-2020	Fees Paid 250
Date Received: 2/18/20	Accepted by BTW
Date deemed complete _____	App Deny Conditions

APPLICATION FOR VARIANCE
GREENVILLE CITY CODE
SEC 19-7, *STORMWATER MANAGEMENT*

APPLICANT/OWNER INFORMATION

	APPLICANT	PROPERTY OWNER
NAME:	ARBOR ENGINEERING, INC.	HONEYBEE INVESTMENTS, LLC
ADDRESS:	10 WILLIAMS ST	121 BLOCK HOUSE ROAD
	GVL, SC 29601	GVL, SC 29615
PHONE:	864. 235. 3589	864. 350. 3976
FAX:	864. 233. 6274	N/A
EMAIL:	david@arborengineering.com	raymondlevy.zw@gmail.com

PROPERTY INFORMATION

STREET ADDRESS: 317 WILKINS ST, GVL, SC 29605

DEED BOOK/PAGE 2529/2376 RECORDED DATE 1/5/2018

TAX PARCEL #: 0095000800500 & 0106000200300 ACREAGE 1.32 AC

PROPOSED USE: MULTI-FAMILY

REQUEST

CODE SECTION FROM WHICH VARIANCE IS REQUESTED: 19-7.9(1)

DESCRIPTION OF REQUEST: PURSUE NWP 27 AQUATIC HABITAT RESTORATION in lieu of 30 foot stream buffer, allowing site development to occur inside 30 foot buffer

INSTRUCTIONS

1. THE APPLICATION AND FEE, **MADE PAYABLE TO THE CITY OF GREENVILLE**, MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 4:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.

2. THE APPLICANT/OWNER MUST RESPOND TO THE QUESTIONS ON PAGE 3 OF THIS APPLICATION (YOU MUST ANSWER "WHY" YOU BELIEVE THE APPLICATION MEETS THE TESTS FOR THE GRANTING OF A VARIANCE). SEE ALSO ***SECTION 19-7.9, VARIANCES, WAIVERS, AND APPEALS***, FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.

3. YOU MUST ATTACH A SCALED DRAWING OF THE PROPERTY THAT REFLECTS, AT A MINIMUM, THE FOLLOWING: (a) PROPERTY LINES, EXISTING BUILDINGS, AND OTHER RELEVANT SITE IMPROVEMENTS; (b) THE NATURE (AND DIMENSIONS) OF THE REQUESTED VARIANCE; (c) EXISTING BUILDINGS AND OTHER RELEVANT SITE IMPROVEMENTS ON ADJACENT PROPERTIES; AND, (d) TOPOGRAPHIC,NATURAL FEATURES, ETC. RELEVANT TO THE REQUESTED VARIANCE.

4. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: $250.00

5. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO ***SECTION 19-2.2.6, DETERMINATION OF SUFFICIENCY***, PRIOR TO PLACING THE APPLICATION ON THE PLANNING COMMISSION AND CITY COUNCIL AGENDAE. IF THE APPLICATION IS DETERMINED TO BE "INSUFFICIENT", THE ADMINISTRATOR WILL CONTACT THE APPLICANT TO REQUEST THAT THE APPLICANT RESOLVE THE DEFICIENCIES. ***YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A REPRESENTATIVE OF THE ENVIRONMENTAL ENGINEERING BUREAU WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4400 TO SCHEDULE AN APPOINTMENT.***

6. YOU MUST POST THE SUBJECT PROPERTY AT LEAST 15 DAYS PRIOR TO THE SCHEDULED PLANNING COMMISSION HEARING DATE AND AT LEAST 30 DAYS PRIOR TO THE CITY COUNCIL HEARING DATE.

__1__ SIGNS ARE ACKNOWLEDGED AS RECEIVED BY THE APPLICANT

David J. Vanderwater Jr.
APPLICANT'S SIGNATURE

7. THE APPLICANT AND PROPERTY OWNER AFFIRM THAT ALL INFORMATION SUBMITTED WITH THIS APPLICATION, INCLUDING ANY/ALL SUPPLEMENTAL INFORMATION, IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE AND THEY HAVE PROVIDED FULL DISCLOSURE OF THE RELEVANT FACTS.

IN ADDITION, THE APPLICANT AND PROPERTY OWNER AFFIRM THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THIS APPLICATION IS, OR IS NOT, RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS, THE REQUESTED ACTIVITY.

IF THE PLANNING OFFICE HAS ACTUAL NOTICE* THAT A RESTRICTIVE COVENANT* IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY, THE OFFICE MUST NOT ISSUE THE PERMIT UNLESS THE OFFICE RECEIVES CONFIRMATION FROM THE APPLICANT THAT THE RESTRICTIVE COVENANT HAS BEEN RELEASED BY ACTION OF THE APPROPRIATE AUTHORITY, PROPERTY HOLDERS, OR BY COURT ORDER.

TO THAT END, THE APPLICANT HEREBY AFFIRMS THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THE ATTACHED APPLICATION IS _____ OR IS NOT _X_ RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY.

ARBOR ENGINEERING	APPLICANT
1/23/20	DATE
Raymond Eley	PROPERTY OWNER
1/29/20	DATE

Applicant Response to Section 19-7.9.1
Wilkins Street Townhomes

1. Wilkins Street Townhomes is situated on an infill plot of land that is the result of the combination of two parcels. The western portion of the site contains a ditched Waters of the United States that is the only non-hardened section of this tributary to Brushy Creek. Upstream of this site all of the waters have been piped by the City of Greenville. Downstream of this site all of the waters have been routed through a concrete channel by Greenville County. The portion that remains on this site is highly modified, has vertical and eroding banks, is a dumping ground for trash and debris and is dominated by invasive species of plants.

   The proposed development provides moderately priced residential homes constructed around a community commons area. To accomplish this, it is necessary to provide two entrances into the site in order that the homes front on an internal landscaped common area and are accessed from the perimeter. The plan proposed is as compact as practical if a community space is to be created and structure separation per the IBC are provided.

   This project proposes a stream remediation plan as mitigation for the requested variance from 19-7-7.3 and 19-7.7.4 Buffer Requirements. This restoration plan has been submitted to both the USACOE and SCDHEC and has received approval from both agencies.

2. The requested variance provides for the minimum affected area that permits access to the property and the homes. The resultant stream and buffer area will be cleared of invasive vegetation and replanted with native (or naturalized) species to provide ground cover for wildlife, erosion control and shade for the restored stream. In conjunction with the proposed development and the treatment elements within the project stormwater system, Brushy Creek will see a net improvement in influent water quality from this tributary.

3. The literal interpretation of the Stormwater Ordinance Buffer requirements would remove 0.19 acres of land from development activity and in the case at point would make the project unviable. Under these circumstances it would not be possible to have the dual entrances and open community area desired and recommended by the City of Greenville Planning Department. The efforts offered by the developer to restore the stream in both aesthetics for the community and function will reduce the area restricted to 0.09 acres, but provide enhancement and protections not previously available.

4. The proposed project will neither cause nor contribute to any flooding along this tributary for any storm event through the 100-year storm event.

   Based on the detailed flood analysis information provided with the updated FIRM of August 2014, the peak flood elevation at Wilkins Street is 925.2. Analyses by Arbor Engineering, Inc. confirms this elevation based on using the Guess Street BFE as a control for all calculations and project survey data. Further analyses of the post-construction / stream remediation work indicate that the BFE will remain within 0.1 feet of the current determination. Specifically, the BFE of this tributary will reach 925.1 at Wilkins Street.

Applicant Response to Section 19-7.9.1
Wilkins Street Townhomes

5. The proposed development cannot be located outside the regulatory floodplain due to the greater setback and spatial requirements of Multifamily Development standards, as well as fire safety building spacing requirements. The current RM-1 zoning allows a maximum density of 10 dwelling units/acre, which for this project totals to 13 units. Collaboration with The City of Greenville Planning Department served to classify these 13 units as 'single-family attached' dwellings in a condominium ownership structure, allowing attachment of a range of 2-6 units. In working with the City Engineering Department, vehicular access requirements dictated that two separate driveways (privately owned and maintained by the HOA) would be built to City street standards of 20' wide pavement plus curb and gutter on each side. The architecture has been designed to meet the requirements of both the City of Greenville Multifamily Design Standards, as well as The Greater Sullivan Design Guidelines, while providing an affordable and viable housing product for the current market. All of these factors have, in effect, dictated that the lower access driveway be partially located within the regulatory floodplain, and that underground storage of floodwaters be provided (refer to plans and details prepared by ARBOR Engineering, Inc.)

6. The proposed development plan is in keeping with the Greater Sullivan Community Design Guidelines prepared by Clemson University and relied upon by the City of Greenville Planning Department. This development provides residential homesites clustered around a common open space with the open space visible to Wilkins Street. This arrangement prevents the "walled clusters" that break up and isolate people within an area.

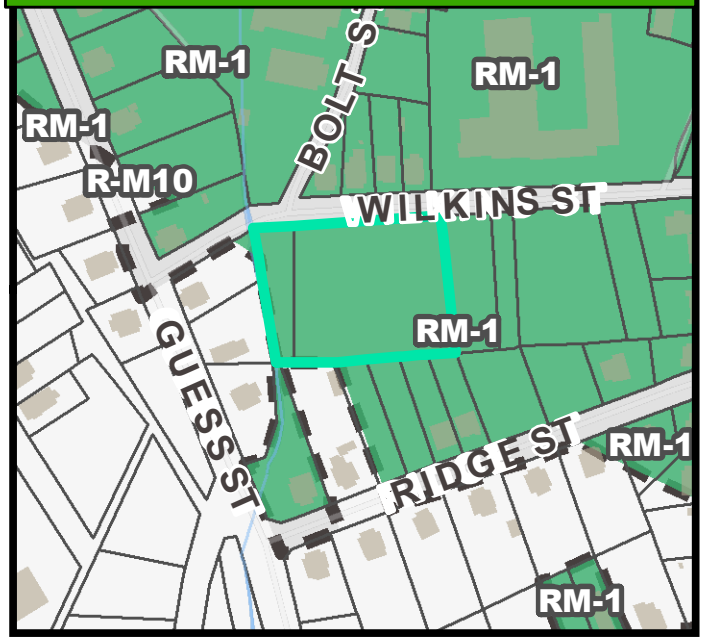
   All of the homes face the open common area with vehicular access on the perimeter. This arrangement necessitates two (2) access points to the site. This combination of features requires some utilization of the buffer area of the adjoining Brushy Creek tributary.

   The project does not expect to utilize the buffer area without mitigation compensation. Accordingly, it is proposed to perform stream remediation for the length of the tributary adjoining the site. This work (reviewed and approved by the USACOE and SCDHEC) will restore the natural habitat to the stream, eliminate steep banks, eradicate invasive plants and open the area for the general security of the community and provide a sanctuary area for wildlife.

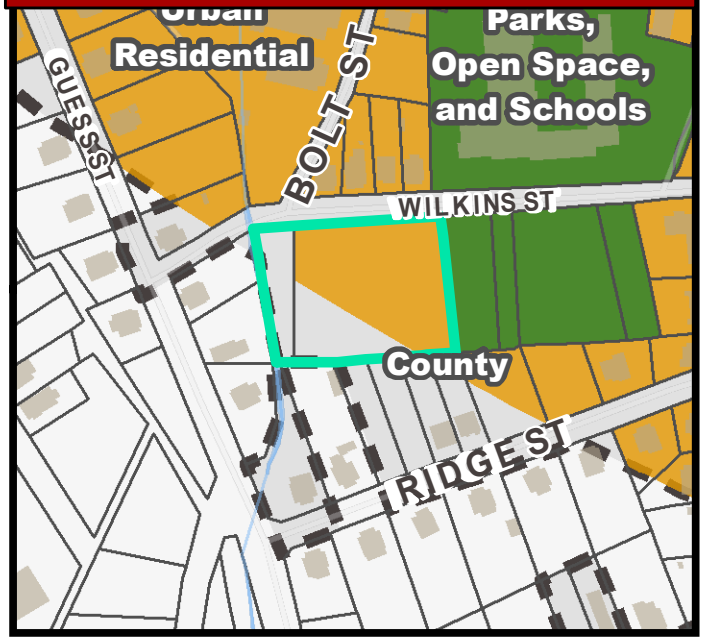
Z-2-2020 • 317 WILKINS ST

AERIAL VIEW

CURRENT ZONING

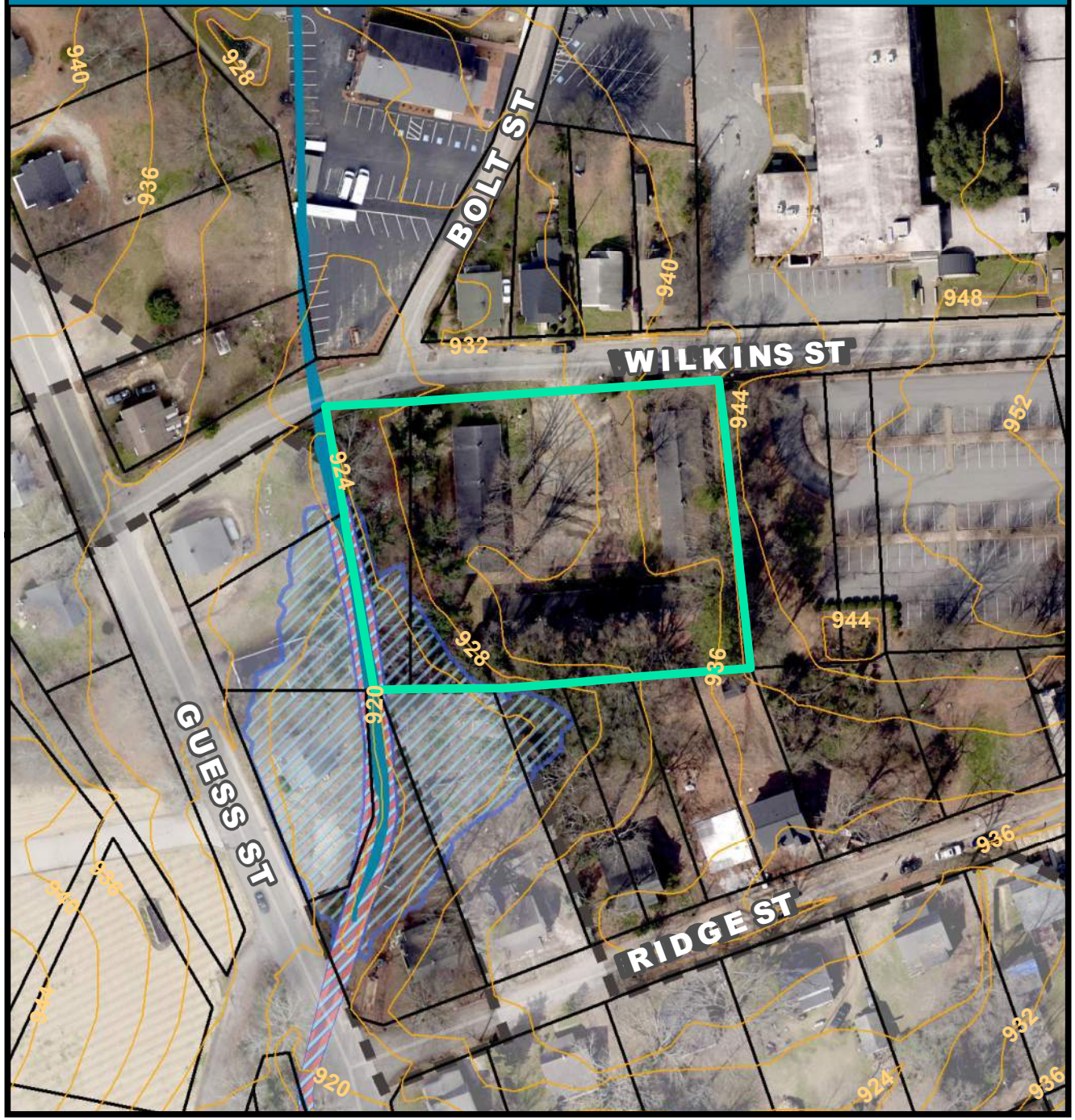


FUTURE LAND USE

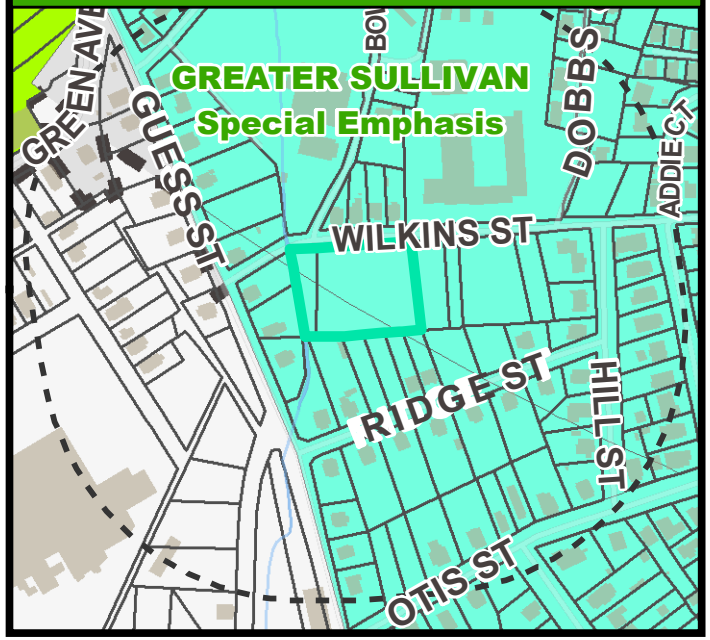


Z-2-2020 • 317 WILKINS ST

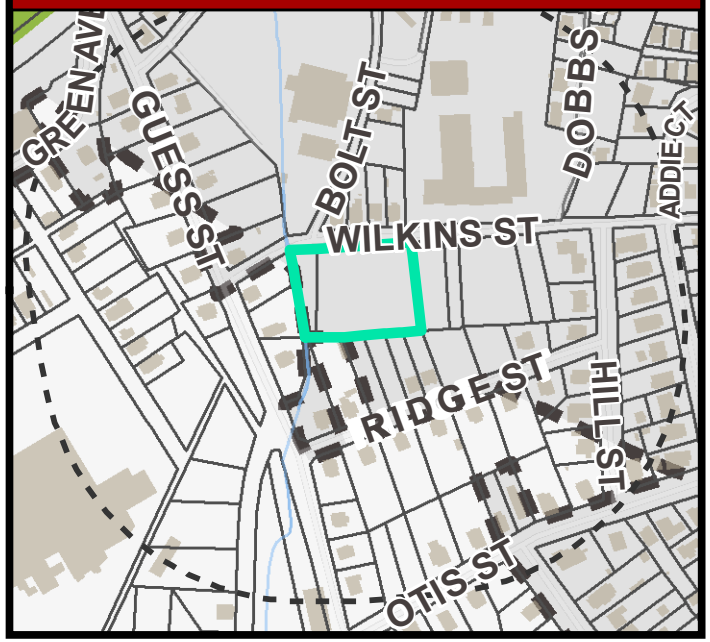
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



ARBOR

Wilkins Street Townhomes

Overview and Justification for Variance
City of Greenville Ordinance 19-7.7 & 9- 7.9

As the City of Greenville struggles with the growth experienced in recent years, one of the key elements to be addressed is the availability of affordable housing. Providing this housing within the existing limits of the city requires innovative ideas as well as the commitment to redevelopment of existing sites that are either past their life expectancy or underutilizing the property.

Innovation in development requires the willingness of development community and government staff and officials to work together to apply the broad ideals to site specific conditions. This applies to site access, homesite availability, separation of dwellings, interaction with the overall community and adjoining neighbors, quality of life and affect on natural resources (both immediate and long term). To this end, general and generic objectives are codified for guidance with the inclusion of a variance process whereby site-specific conditions can be accommodated.

The Wilkins Street Townhomes is a prime example where this process has been carried forward with the interaction and cooperation of all levels of private and public involvement. The project as designed is the culmination of ideas and direction from the Greenville Planning staff, public meetings and discussions with the Sullivan Community, concurrence with immediate neighbors allowing utilization of their property to carry out the improvements envisioned and review and approval by the USACOE. The result proposed achieves all of the above through the removal of run-down rental housing units and replacing them with a townhome community of moderately priced homes. Internal open space, walks and patio provide quality of life benefits for the residents. Internal drainage collection and treatment provide immediate and long-term water quality enhancements over current conditions in all measurable criteria (sediment, nitrogen, phosphorus and bacteria).

The final area that must be addressed is the application of Ordinance 19-7.7.4 which provides for a buffer area thirty feet wide along all waters of the state as measured from the top of bank. As applied, this restriction removes 14.4% of the total site without any clearly defined benefit to the public or water quality. The requested variance reduces the buffer to a variable width encompassing 7.6% of the site (averaging 23 feet in width measured along the westerly property line) and providing both stream bed and buffer area improvements.

Stream Bed Improvements

The area targeted for stream restoration is the confluence of the piped City of Greenville storm system and the Greenville County concrete lined ditches that drain to Brushy Creek. The existing stream bed consists of sand and gravel bottom with vertically incised banks and eroding cutbacks. The flow channel is devoid of any stilling or pooling features that would provide habitat for aquatic life. Further, vegetation within the stream is non-existent further limiting the establishment of macroinvertebrates as well as providing no removal of nutrients within this section.

ARBOR ENGINEERING
[box 263 greenville sc 29602 * telephone 864 235 3589 * facsimile 864 233 6274 * arborengineering.com]

To rectify the issues with the existing stream, the proposed plan is to construct the following elements, each designed as enhancements for long term benefits.

1. Flow into the stream section is to a plunge pool. This will provide a continuous pool of water for aquatic life between storm events and a zone to slow the initial velocity of the water entering the open water course during storm events.
2. The stream bed is widened throughout its length to reduce linear velocity during all storm events. This feature both reduces erosive action during storms and provides additional small eddy areas as safe harbors for aquatic species as the flow rates peak.
3. The modified alignment and configuration of the stream will include numerous shoals, pools and riffle areas to increase the reaeration of the water, raising ambient dissolved oxygen in the waters and enhancing aquatic life.

Buffer Area Improvements

1. Consistent with the proposed stream alignment and features, vegetation is proposed along the banks and in shelf areas within the stream bed to provide shade within the bed area and some nutrient capture.
2. The banks and buffer area are currently inundated with invasive and non-native or naturalized species of plants. The revegetation of the bed, banks and buffer will be with native and/or naturalized plants providing cover and a food source for wildlife.
3. The existing buffer area and banks are subject to erosive flows from the lands up-gradient without any mechanism or feature limiting the negative results. The proposed development plan captures all of the upgradient flows, removes greater than 85% of the sediment within those flows and then releases them in a non-erosive manner.
4. Over the history of this stretch of stream there has been no entity with a specific interest in the maintenance, cleanup or aesthetics of the area. With the creation of the Wilkins Townhomes Homeowners Association, this is changing. No longer will this stream be considered a "dumping ground" but a feature of the community.

The following eight pages provide itemized justifications to those specific issues raised in Ordinances 19-7.7.3, 19-7.7.4 and 19-7.9.1. The responses provide both general information and technical support data for the current and proposed conditions which will result with the approval of this variance request. Importantly, the granting of this request will permit a stream restoration project that is demonstrably beneficial to the community as a whole and the water quality of the tributary of Brushy Creek while having no identifiable negative impacts. It is requested that this Commission acknowledge the value of the proposed efforts, exercise their authority, and grant the requested variance.

Respectfully,

Arbor Engineering, Inc.

Alan W. Potter, Jr., PE

Wilkins Street Townhomes

Variance Request Justification
Ordinances 19-7.7.3 & 19-7.7.4

General Overview and History

This filing is being made to request and support a variance from City of Greenville Ordinance Section 19-7.7.4 Buffer Areas to allow for the modification to the stream bed and buffer areas in accordance with Nationwide Permit SAC 2019-00546. In making this application the intent as spelled out in Section 19-7.7.3, Riparian environment and stream provisions, will be achieved.

The riparian area in question lies at what was the boundary between the City of Greenville and Greenville County. This area is the only open and unhardened or piped section of this tributary to Brushy Creek north of Seth Street. North of the proposed Wilkins Street Townhomes location (in the City of Greenville), all of the historic waters have been piped while south of the Wilkins Street Townhomes location the historic waters are conveyed in open concrete channels. The length of this section is roughly 191 feet.

The ordinance calls for a buffer width of 30 feet from the top of the bank which results in a total area of 6143 square feet. It is proposed to adjust the buffer area to 1906 square feet, modify the stream bed, and in the process accomplish the following:

1. Clean the stream and adjoining buffer of debris and deleterious materials,
2. Regrade the stream to provide a more natural low flow route with pools, cascades, riffles and meanders,
3. Adjust the stream banks to eliminate the vertical grades making them more gradual and stable,
4. Limit pedestrian cross traffic through the enhanced stream and
5. Replant the bed and banks with native or naturalized species.

Analyses performed comparing just the buffer areas (existing and proposed) indicates improvements to the following aspects of water quality: a) Sediment generated and transported, b) Nitrogen released, and c) Phosphorus released. If the totality of the proposed development is taken into consideration, all of the improvements noted are extended. Further, stream dissolved oxygen levels can be expected to rise due to the cascading effects of riffles and the turnover of the water generated by the circuitous flow path.

The proposed work provides a clear benefit to the water quality entering Brushy Creek through this tributary and creates an enhanced environment for aquatic species that call this water home.

19-7-7.3 Riparian Environment and Stream Provisions

The following discussions of the specific functions identified under 19-7.7.3 provide documentation that the proposed work not only does not cause or contribute to a degradation to the stream but, in fact, measurably improves on the water quality and habitat.

a) The area impacted by this variance is located within the 100-year flood plain as delineated on FEMA Panel 45045C0neated on FEMA Panel 45045C083E with an effective date of August 18, 2014. The Base Flood Elevation determined under detail study is 925.2. Under the design submitted, the storage volume within the flood plain is increased by 4,968 cubic feet with an additional 4,212 cubic feet within the stone sub-base of the entry drive.

   The resultant effect on the Base Flood Elevation is zero as the flood elevation is controlled by downstream conditions. Nevertheless, this additional volume will provide a minor reduction in peak flow reaching Guess Street.

b) The current cross-section of this tributary has near vertical banks earthen and is subject to erosive action during major storm events. The proposed modifications will reduce this erosion through the following
   a. Entry into the reach is via a plunge pool that serves to reduce directed velocity towards the westerly bank.
   b. Through the introduction of the meander lines (created by introducing a new low flow path and strategic placement of large rocks) the banks are reinforced and impacts are limited to major storm events only.
   c. Intermediate pooling areas are created.
   d. Because the average cross section area is increased, the flow velocity is decreased. This reduction in flow velocity reduces the energy available to initiate erosive actions.

c) The project removes virtually 100% of direct runoff from the upstream adjoining lands. Specifically, the current estimated yearly sediment entering this section of stream is 31,650 pounds. With the development of Wilkins Street Townhomes, the expected yearly release of sediment is reduced to only 1620 pounds, a reduction of 95%. This is achieved in a two-step approach. First, the areas within the site are graded to nearly flat (2% or less) with all open areas fully sodded or landscaped. Second, all paved areas are routed through a stormwater treatment device to capture particulate materials.

d) The entire stream bank is to be planted with plants providing both stabilizing and shading properties. Flowering shrubs, ferns and mallow are to be planted around the stream bed. Additionally, 8 trees (bald cypress, weeping willow and shadblow serviceberry) will be planted providing both shade and habitat. Please refer to the landscape plans for detailed plantings proposed.

e) It is unlikely that denitrification will take place in this stretch of waters. Due to the shallow depth and the efforts to provide aeration for aquatic life, the potential for reaching the conditions for denitrification is small.

f) Surface runoff from Wilkins Street Townhomes is split between the residential and community portion and the roads and parking. The residential and community portion is routed overland and through grassed areas to filter sediment prior to capture, conveyance and ultimately discharge to the existing storm system of the City of Greenville. This storm system enters the stream at its connection with Wilkins Street. Runoff from roads and parking is routed separately to a single stormwater treatment feature where sediment is captured and petroleum contaminants removed. The Contech CDS-2015-4-C is third party tested and achieves the requirements of the City of Greenville's stormwater ordinance for sediment and petroleum capture.

g) The stream (both existing and as modified) is a single, open and unobstructed corridor running down the western limits of the project. The corridor will contain extensive tree, bush and ground cover vegetation for wildlife cover with sufficient diversity to remain interesting for public viewing. In addition to providing cover for habitat, several of the species also are berry producers, providing a natural food source for birds.

h) The riparian zone is to be considered an aesthetic sanctuary for wildlife and is not intended for frequent access by the public. This does not mean that observation of activities within the corridor cannot be achieved from the adjoining drive (as it has limited traffic and can be safely used as an observation trail). It is hoped that the community will take the opportunity to install bird feeders in this area to draw in even more wildlife.

(2) The boundary of the riparian zone is identified as the top of bank of the identified waters of the state. All of the riparian zone will be altered as a result of the stream restoration project approved by the USACOE and SCDHEC.

(3) In order to restore the stream bed to a "natural" condition, significant alteration of the bed and banks will be required. This will provide more stream bed area due to meanders created, additional aquatic habitat with the pools and an elimination of the preponderance of invasive species found within the stream and buffer area.

(4) The modification to the stream reach adjoining the western side of the project is being undertaken as the only possible design option to achieve the neighborhood concept of this project and remain in compliance with the development ordinances of the City of Greenville. This portion of the design was undertaken with extreme deference to the community, water quality and general environmental stewardship.

a) The hydrology and hydraulics of the design is as close to neutral as can be determined. Based on a NRCS Type II storm distribution, the peak elevations of the water levels remain unchanged for the 100-year Base Flood event. Further, the duration of any given flood stage also is within one and two minutes (due to the increased storage previously identified in this submittal). Nothing in the scope of this project will modify the areal limits of any given rainfall event beyond that which exists at this time.

b) All of the vegetation within the existing buffer area will be eradicated through the construction process. Much of the plant life are invasive species with English Ivy being the dominant ground cover and is negatively effecting trees through the area.

A listing of the invasive plant species identified within the site are as follows: Hedera helix (English Ivy – rampant throughout), Liriope spicata, Ligustrum japonicum, Ligustrum sinense, Wild cherry, Sumac, Ilex cornuta, Bamboo, Wisteria sinensis and Eleagnus.

c) The proposed construction activities will have no discernable effect on the ground water levels or ground water recharge. Due to the leveling of the remainder of the site above the buffer area, the amount of direct runoff is reduced with a corresponding increase in infiltration rates.

There is virtually no ground water infiltration within the buffer area.

The total length of the traversing stream bed is not altered as a result of the project. This length extends from the southern right of way of Wilkins Street south to the southern limits of the site.

All of the work proposed within the waters of the state have been approved by the USACOE and have received SCDHEC 401 certification.

Stream Channel Conveyance Requirements

1. In order to meet the requirements of the stream restoration proposed under this project, all of the existing vegetation will be removed. As noted in previous statements, much of this material consists of invasive plants that should be controlled and replaced with native or naturalized plants.

2. All of the work proposed in and around the stream has been permitted by the USACOE (SAC 2019-00546) and has been certified by SCDHEC.

3. All of the areas in and around the stream (i.e. the stream bed and banks) are to be armored and vegetated to provide the reasonable assurance that erosion will be controlled and return the riparian zone to a natural condition.

4. Erosion control and sediment conveyance features will be maintained through out the construction process and the establishment of the vegetative cover. First, prior to the modifications proposed are initiated, the materials necessary for the armoring of the bed and banks will be stockpiled on site. This will eliminate any delays caused by materials delivery. Second, erosion control BMPs will be deployed through the disturbed areas of the lands above the site. Finally, rock placement within the stream bed (to create meanders and add aquatic habitat) will serve to reduce bed velocity and shear thereby limiting erosion.

5. The stream bed will have a continuous slope to assure that drainage will be maintained and upstream zones yet to be reworked will remain "dry". This statement does not extend to the pool areas being constructed for habitat enhancement. However, bed slopes into and out of these pool areas will run without impediment.

6. The stream area effected by this project is flow controlled by the existing road crossing at Guess Street. For the 100-year storm event, the BFE at Guess Street is 924.8 that pushes the high water at Wilkins Street to 925.2. Under these conditions the maximum velocity within this stretch of waters is 1.4 feet per second, significantly less than erosive velocities. This condition in conjunction with the new plunge pool at Wilkins Street and the bank armoring will limit any erosive conditions likely to exist.

7. No construction vehicles will be permitted to cross the stream at any point.

19-7.7.4 Buffer Areas

For determining the limits of buffer areas, the contributing drainage basin was analyzed and determined to contain a total of 85.9 acres. The buffer area was established as 30 feet from the top of the slope of the stream. This area is slightly larger than utilizing the ordinance standard as 30 feet from the ordinary high-water mark of the stream.

The buffer within the property is linear both prior to this variance request and post. The post development conditions shall be in accordance with 19-7-7.4 G . This area is intended as a protected habitat. To that end, the following shall apply:

1. This area may be used for passive recreation and observation. It is not intended that any trails be constructed within the buffer, only wildlife observation from the paved access adjoining the buffer zone. This intent does not preclude the installation or maintenance of bird feeders or other upfits that contribute to the enhancement of the area.

2. There are no impervious areas proposed within the buffer area.

3. There currently exists a sanitary sewer main owned and operated by Parker Sewer and Fire District. There are no changes proposed to this operation.

4. There are no boat docks or piers proposed within the buffer area.

5. All areas disturbed in the stream restoration project shall be vegetated in accordance with the plans included with this application. All proposed vegetation is native or naturalized. Invasive species currently within the area are to be eradicated.

6. Invasive species of vegetation will be eradicated from within the buffer area.

As the entire stream is to be affected by the proposed project, a temporary construction buffer will not be established.

The requested variance is to waive the Buffer Standards as written and accept the proposed alternative as a replacement that achieves the stated goals of Section 19-7.7.3. It is believed that the proposed is an alternative that provides the protections and benefits intended and resolves the conflicts that invariably will exist with infield development within the City of Greenville.

The buffer proposed is to be covered by a deed restriction limiting any future development and establishing the area as a sanctuary for wildlife.

Joint Federal and State Application Form
For Activities Affecting Waters of the United States
Or Critical Areas of the State of South Carolina

This Space for Official Use Only
Application No._____
Date Received_____
Project Manager_____
Watershed #_____

Authorities: 33 USC 401, 33 USC 403, 33 USC 407, 33 USC 408, 33 USC 1341, 33 USC 1344, 33 USC 1413 and Section 48-39-10 et. Seq of the South Carolina Code of Laws. These laws require permits for activities in, or affecting, navigable waters of the United States, the discharge of dredged or fill material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. The Corps of Engineers and the State of South Carolina have established a joint application process for activities requiring both Federal and State review or approval. Under this joint process, you may use this form, together with the required drawings and supporting information, to apply for both the Federal and/or State permit(s).

Drawings and Supplemental Information Requirements: In addition to the information on this form, you must submit a set of drawings and, in some cases, additional information. A completed application form together with all required drawings and supplemental information is required before an application can be considered complete. See the attached instruction sheets for details regarding these requirements. You may attach additional sheets if necessary to provide complete information.

1. Applicant Last Name: Levy	11. Agent Last Name (agent is not required): Rogers
2. Applicant First Name: Raymond	12. Agent First Name: Tommy
3. Applicant Company Name: Honey Bee Investments	13. Agent Company Name: Rogers Environmental
4. Applicant Mailing Address: 121 Block Horse Rd	14. Agent Mailing Address: PO Box 51344
5. Applicant City: Greenville	15. Agent City: Piedmont
6. Applicant State: SC / 7. Applicant Zip: 29415	16. Agent State: SC / 17. Agent Zip: 29673
8. Applicant Area Code and Phone No.:	18. Agent Area Code and Phone No.: 864-631-6431
9. Applicant Fax No.:	19. Agent Fax No.:
10. Applicant E-mail:	20. Agent E-mail: tommy@stormwaterconsulting.net
21. Project Name: Wilkins Street Townhomes	22. Project Street Address: 317 Wilkins St
23. Project City: Greenville / 24. Project County: Greenville	25. Project Zip Code: 29415 / 26. Nearest Waterbody: trib Brushy Creek
27. Tax Parcel ID: 0106 000 200 300	28. Property Size (acres): 2.5 ac
29. Latitude: 34.83308611	30. Longitude: -82.41138889

31. Directions to Project Site (Include Street Numbers, Street Names, and Landmarks and attach additional sheet if necessary):
take Wilkins St west off of Augusta Street. Approx 0.35 miles the proposed site is on left

32. Description of the Overall Project and of Each Activity in or Affecting U.S. Waters or State Critical Areas (attach additional sheets if needed) Use NWP 27 to enhance stream features

33. Overall Project Purpose and the Basic Purpose of Each Activity In or Affecting U.S. Waters (attach additional sheets if needed):
Boulders and flat rocks placed to create pools and riffles in the stream. Purpose is for aquatic enhancement

34. Type and quantity of Materials to Be Discharged

Dirt or Topsoil:	____	☐ cubic yards
Clean Sand:	____	☐ cubic yards
Mud:	____	☐ cubic yards
Clay:	____	☐ cubic yards
Gravel, Rock, or Stone:	15	☑ cubic yards
Concrete:	____	☐ cubic yards
Other (describe):	____	☐ cubic yards
TOTAL:	15	cubic yards

35. Type and Quantity of Impacts to U.S. Waters (including wetlands).

Filling:	____	☐ acres	☐ sq.ft. 15	☑ cubic yards
Backfill & Bedding:	____	☐ acres	☐ sq.ft ____	☐ cubic yards
Landclearing:	____	☐ acres	☐ sq.ft ____	☐ cubic yards
Dredging:	____	☐ acres	☐ sq.ft. ____	☐ cubic yards
Flooding:	____	☐ acres	☐ sq.ft. ____	☐ cubic yards
Draining/Excavation:	____	☐ acres	☐ sq.ft. ____	☐ cubic yards
Shading:	____	☐ acres	☐ sq.ft. ____	☐ cubic yards
TOTALS:	____	acres	sq.ft. 15	cubic yards

36. Individually list wetland impacts including mechanized clearing, fill, excavation, flooding, draining, shading, etc. and attach a site map with location of each impact (attach additional sheets if needed).

Impact No.	Wetland Type	Distance to Receiving Water body (LF)	Purpose of Impact (road crossing, impoundment, flooding, etc)	Impact Size (acres)
			Total Wetland Impacts (acres)	

37. Individually list all seasonal and perennial stream impacts and attach a site map with location of each impact (attach additional sheets)

Impact No.	Seasonal or Perennial Flow	Average Stream Width (LF)	Impact Type (road crossing, impoundment, flooding, etc)	Impact Length (LF)
1	Perennial	5	filling of creek	100
			Total Stream Impacts (Linear Feet)	

38. Have you commenced work on the project site? ☐ YES ☒ NO If yes, describe all work that has occurred and provide dates.

39. Describe measures taken to avoid and minimize impacts to Waters of the United States:

40. Provide a brief description of the proposed mitigation plan to compensate for impacts to aquatic resources or provide justification as to why mitigation should not be required (Attach a copy of the proposed mitigation plan for review).

41. See the attached sheet to list the names and addresses of adjacent property owners.

42. List all Corps Permit Authorizations and other Federal , State, or Local Certifications, Approvals, Denials received for work described in this application. City of Greenville will use Corp Nwp to issue permission for site planning

43. Authorization of Agent. I hereby authorize the agent whose name is given on page one of this application to act in my behalf in the processing of this application and to furnish supplemental information in support of this application. [1]

Applicant's Signature Date 11-1-19

44. Certification. Application is hereby made for a permit or permits to authorize the work and uses of the work as described in this application. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent for the applicant. [1]

Applicant's Signature Date Agent's Signature Date 11-4-19

[1]**The application must be signed by the person who desires to undertake the proposed activity or it may be signed by a duly authorized agent if the authorization statement in blocks 11 and 43 have been completed and signed. 18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than $10,000 or imprisoned not more than five years or both.**

#41- Adjacent Property Owner Mailing List

NOTE: A depiction of the adjacent properties with identifying corresponding property owner names must accompany this mailing list.
(Attach additional sheets if necessary)

Applicant Name: Raymond Levy

Project Name: Wilkins Street Townhomes

Property Owner Name	Mailing Address
Mopsey, LLC	101 E Washington St Suite 400 Greenville SC 29601 010 600 020 0600
Maddox Marea	7 Kondros Cir Greenville SC 29611 010 600 020 0200

DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
150 EXECUTIVE CENTER DRIVE, SUITE 205
GREENVILLE, SOUTH CAROLINA 29615

January 17, 2020

Regulatory Division

Mr. Raymond Levy
Honey Bee Investments, LLC
121 Block House Road
Greenville, South Carolina 29615
Raymondlevy.zw@gmail.com

Dear Mr. Levy:

This is in response to a Pre-Construction Notification (PCN) (SAC-2019-00546) received on July 11, 2019, and considered complete on December 17, 2019. In submitting the PCN, you requested verification the proposed project is authorized by a Department of the Army (DA) Nationwide Permit (NWP).

The work affecting waters of the United States is part of an overall project known as Wilkins Street, to enhance stream features and aquatic habitat in a heavily impaired urban tributary. The activities in waters of the United States include the placement of gravel, rocks, and small boulders in the stream channel to create pools and riffle complexes to enhance 150 linear feet of stream. The project involves impacts to not more than 7.4 linear feet of waters of the United States. Specifically, this letter authorizes impacts to 7.4 linear feet of tributaries. The project is located along an unnamed tributary to Brushy Creek, south of the intersection of Bolt Street and Wilkins Street in Greenville, Greenville County, South Carolina (Latitude: 34.83291°N, Longitude: 82.41088°W). The PCN also includes the following supplemental information:

a. Drawing sheets 1-5 of 5 titled “SAC-2019-00546 Wilkins Street, Greenville County, South Carolina" and dated January 15, 2020.

b. A mitigation plan/statement that consist of avoidance and minimization measures.

c. A delineation of wetlands, other special aquatic sites, and other waters.

Based on a review of the PCN, including the supplemental information indicated above, the Corps has determined the proposed activity will result in minimal individual and cumulative adverse environmental effects and is not contrary to the public interest. Furthermore, the activity meets the terms and conditions of NWP 27 Aquatic Habitat Restoration, Establishment & Enhancement Activities.

For this authorization to remain valid, the project must comply with the enclosed NWP General Conditions, Charleston District Regional Conditions, and the following special conditions:

a. **That impacts to aquatic areas do not exceed those specified in the above mentioned PCN, including any supplemental information or revised permit drawings that were submitted to the Corps by the permittee.**

b. **That the construction, use, and maintenance of the authorized activity is in accordance with the information given in the PCN, including the supplemental information listed above, and is subject to any conditions or restrictions imposed by this letter.**

c. **That the permittee shall submit the attached signed compliance certification to the Corps within 30 days following completion of the authorized work.**

This verification is valid until March 18, 2022, unless the district engineer modifies, suspends, or revokes the NWP authorization in accordance with 33 CFR 330.5(d). If prior to this date, the NWP authorization is reissued without modification or the activity complies with any subsequent modification of the NWP authorization, the verification continues to remain valid until March 18, 2022. If you commence, or are under contract to commence this activity before the NWP expires, or the NWP is modified, suspended, or revoked by the Chief of Engineers or division engineer in accordance with 33 CFR 330.5(b) or (c), respectively, in such a way that the activity would no longer comply with the terms and conditions of the NWP, you will have 12 months after the date the NWP expires or is modified, suspended, or revoked, to complete the activity under the present terms and conditions of this NWP.

This NWP is verified based on information you provided. It is your responsibility to read the attached NWP(s) along with the General, Regional, and Special Conditions before you begin work. If you determine your project will not be able to meet the NWP and the conditions, you must contact the Corps before you proceed.

In all future correspondence, please refer to file number SAC-2019-00546. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact Adrianna E. Krzywicka, Project Manager, at (864) 609-4325, or by email at Adrianna.E.Krzywicka@usace.army.mil.

Sincerely,

Digitally signed by ANDRADE.KRISTIN.BLAIR.1289378231
Date: 2020.01.17 14:02:32 -05'00'

Kristin Andrade
Team Leader

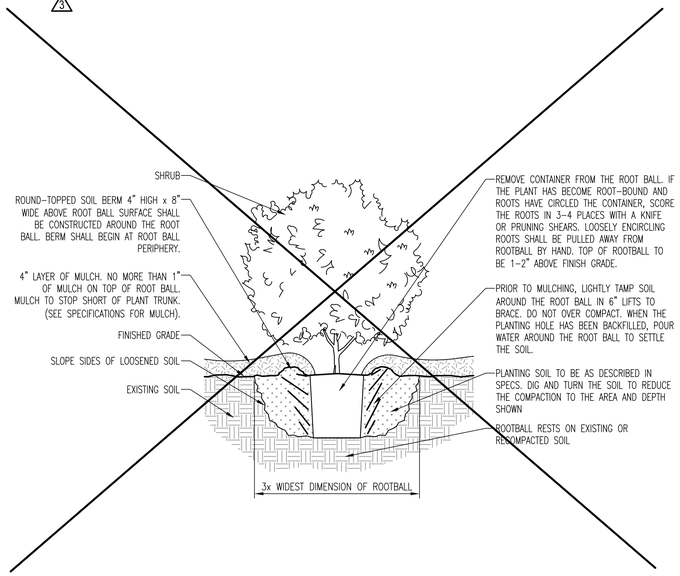
Attachments
Permit Drawings
NWP 27 Aquatic Habitat Restoration, Establishment & Enhancement Activities
Nationwide Permit General Conditions
Nationwide Permit Regional Conditions
Compliance Certification Form

Copies Furnished:

Mr. Tommy Rogers
Rogers Environmental
P.O. Box 51344
Piedmont, South Carolina 29673
tommy@stormwaterconsulting.net

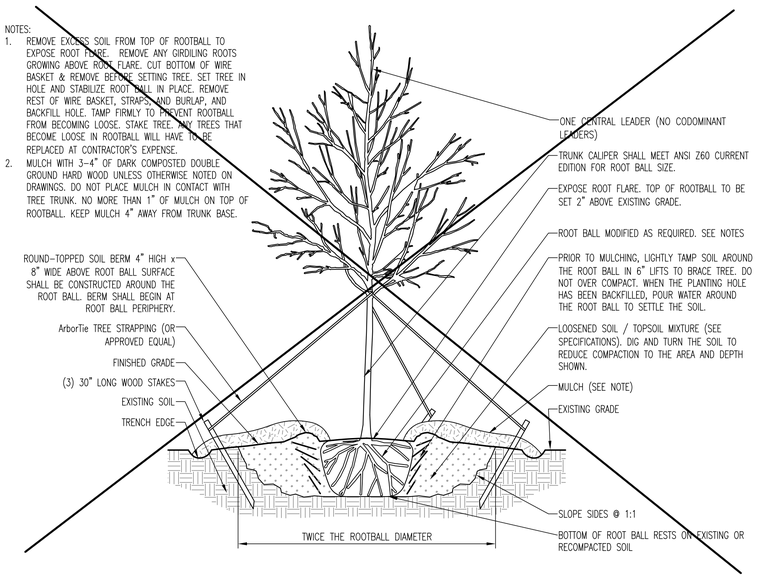
SC DHEC - Bureau of Water
2600 Bull Street
Columbia, South Carolina 29201
WQCWetlands@dhec.sc.gov

VOID 10.02.2019 PER CITY PARKS & REC DEPT COMMENTS DATED 08.21.2019

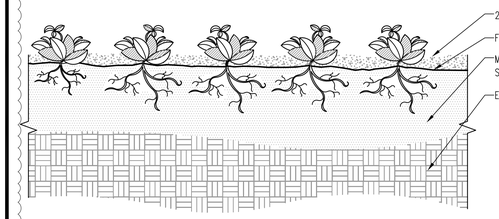


1 CONTAINER PLANTING DETAIL
NOT TO SCALE

NOTES:
1. REMOVE EXCESS SOIL FROM TOP OF ROOTBALL TO EXPOSE ROOT FLARE. REMOVE ANY GIRDILING ROOTS GROWING ABOVE ROOT FLARE. CUT BOTTOM OF WIRE BASKET & REMOVE BEFORE SETTING TREE. SET TREE IN HOLE AND STABILIZE ROOT BALL IN PLACE. REMOVE REST OF WIRE BASKET, STRAPS, AND BURLAP, AND BACKFILL HOLE. TAMP FIRMLY TO PREVENT ROOTBALL FROM BECOMING LOOSE. STAKE TREE. ANY TREES THAT BECOME LOOSE IN ROOTBALL WILL HAVE TO BE REPLACED AT CONTRACTOR'S EXPENSE.
2. MULCH WITH 3-4" OF DARK COMPOSTED DOUBLE GROUND HARD WOOD UNLESS OTHERWISE NOTED ON DRAWINGS. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. NO MORE THAN 1" OF MULCH ON TOP OF ROOTBALL. KEEP MULCH 4" AWAY FROM TRUNK BASE.

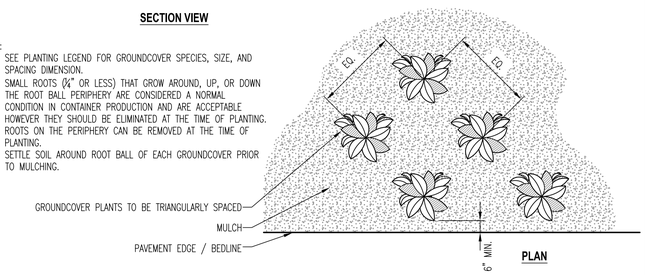


2 TREE PLANTING DETAIL
NOT TO SCALE



SECTION VIEW

NOTES:
1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SMALL ROOTS (¼" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.



PLAN

3 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
IP	1	Weeping Yaupon Holly	Ilex vomitoria 'Pendula'	24"box	

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
AB	6	American Beautyberry	Callicarpa americana	3 gal	
AK	27	Glossy Abelia	Abelia x grandiflora 'Kaleidoscope'	3 gal	
BCJ	15	Bonanza Camellia	Camellia japonica 'Bonanza'	3'	
BSG	22	Burgundy Switch Grass	Panicum virgatum 'Shenendoah'	3 gal	
CJ	1	Camellia	Camellia japonica	6'	
CS	6	Sweet Shrub	Calycanthus floridus	3 gal	
DAG	5	Daisy Gardenia	Gardenia jasminoides 'Daisy'	3 gal	
DF	9	Dwarf Fothergilla	Fothergilla gardenii	3 gal	
DGPY	30	Duke's Garden Plum Yew	Cephalotaxus harringtonia 'Duke's Garden'	3 gal	
DWF	8	Hameln Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	3 gal	
GGA	6	GG Gerbing Azalea	Rhododendron x GG Gerbing	7 gal	
GTA	20	George Tabor Azalea	Rhododendron x George Tabor	7 gal	
HQ	3	Hydrangea	Hydrangea paniculata 'Quick Fire'	7 gal	
IBH	15	Inkberry	Ilex glabra 'Shamrock'	3 gal	
IV	5	Virginia Sweetspire	Itea virginica	3 gal	
JAN	12	Japanese Anise	Illicium anisatum	7 gal	
JF	3	Japanese Fatsia	Fatsia japonica	7 gal	
NRS	2	Nellie Stevens Holly	Ilex x 'Nellie R Stevens'	6'	
RL	17	Ruby Loropetalum	Loropetalum chinense rubrum 'Ruby'	3 gal	
SY	20	Spreading Yew	Cephalotaxus harringtonia prostrata	3 gal	
VS	1	Spring Bouquet Viburnum	Viburnum tinus 'Compactum'	7 gal	
WGB	68	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	3 gal	
WLL	36	Wax Leaf Ligustrum	Ligustrum japonicum 'Recurvifolium'	7 gal	Min. 3' height

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CF	16	Yellow Canna	Canna flaccida	1 gal	
EL2	18	Dwarf Joe-Pye Weed	Eupatorium purpureum 'Little Joe'	1 gal	
HM	14	Rose Mallow	Hibiscus moscheutos	1 gal	

SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	REMARKS
BA	4	Blue Wild Indigo	Baptisia australis	1 gal	36" o.c.	
CR2	7	Red Twig Dogwood	Cornus sericea	3 gal	60" o.c.	

GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	REMARKS
AF	115	Autumn Fern	Dryopteris erythrosora	1 gal	24" o.c.	
ANN	91		Annual Color	4"pot	6" o.c.	To be determined
BBL	106	Big Blue Lilyturf	Liriope muscari 'Big Blue'	1 qt	12" o.c.	
CL	11	Wood Oats	Chasmanthium latifolium	1 gal	30" o.c.	
HG	61	Coral Bells	Heuchera x 'Georgia Plum'	1 gal	18" o.c.	
LB	172	Little Bluestem	Schizachyrium scoparium 'Blaze'	1 gal	18" o.c.	
LC	801	Creeping Lily Turf	Liriope spicata	4"pot	18" o.c.	
LR	64	Lenten Rose	Helleborus orientalis	1 gal	18" o.c.	
MOG	381	Mondo Grass	Ophiopogon japonicus	4"pot	18" o.c.	
OC	13	Cinnamon Fern	Osmunda cinnamomea	1 gal	30" o.c.	
PO2	19	Variegated Solomon's-Seal	Polygonatum odoratumvar. plurifolium 'Variegatum'	1 gal	18" o.c.	
SH2	9	Dwarf Sweetbox	Sarcococca hookeriana var humilis	1 gal	18" o.c.	

GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	REMARKS
SL2	21	Little Bluestem Grass	Schizachyrium scoparium	1 gal	24" o.c.	

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	REMARKS
AJS	44	Autumn Joy Sedum	Sedum x 'Autumn Joy'	1 gal	18" o.c.	
AT	12	Butterfly Milkweed	Asclepias tuberosa	1 gal	36" o.c.	
DCL	41	Dwarf Canna Lily	Canna x generalis	1 qt	18" o.c.	
EH	25	Horsetail Reed Grass	Equisetum hyemale	1 qt	18" o.c.	
HRD	15	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	1 gal	18" o.c.	
JE	25	Soft Rush	Juncus effusus	1 gal	36" o.c.	
LS	19	Shasta Daisy	Leucanthemum x superbum	1 gal	24" o.c.	
PC	13	Purple Coneflower	Echinacea purpurea	1 gal	18" o.c.	
PC2	17	Pickerel Weed	Pontederia cordata	1 gal	36" o.c.	
SW	43	Wrinkleleaf Goldenrod	Solidago rugosa	1 gal	24" o.c.	
XY	102	Yellowroot	Xanthorhiza simplicissima	1 gal	30" o.c.	

SOD/SEED	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	REMARKS
TS	7,182 sf	Fescue Sod	Turf Sod	sod		

IRRIGATION NOTES:

1. GUARANTEE– ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR. ALL WORK SHALL COMPLY WITH THE LOCAL WATER SYSTEM STANDARDS AND SPECIFICATIONS.
2. IRRIGATION PLAN– THE IRRIGATION CONTRACTOR WILL BE RESPONSIBLE FOR DESIGNING THE SYSTEM TO MEET THE PERFORMANCE SPECIFICATIONS DESCRIBED BELOW. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS CONNECTED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM. LAWN AREAS SHALL BE WATERED SEPARATELY FROM SHRUB AREAS UNLESS APPROVED BY OWNER. WALKS AND BUILDINGS SHALL NOT BE SPRAYED BY SYSTEM. AN AS-BUILT DRAWING SHALL BE PROVIDED AT THE END OF THE PROJECT. THE SYSTEM SHALL PROVIDE A MINIMUM OF 1" WATER PER WEEK OVER THE LANDSCAPE.
3. SETTING OF METER– THE IRRIGATION CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING TAP AND PROVIDING THE APPROPRIATE SIZE METER. ALL WORK IS TO BE COORDINATED WITH THE LOCAL WATER SYSTEM.
4. SETTING OF BACK FLOW PREVENTER– A NIBCO BRASS GATE MASTER CONTROL VALVE AND A WATTS DOUBLE CHECK VALVE ASSEMBLY SHALL BE INSTALLED.
5. EXISTING PRESSURE– THE RESIDUAL PRESSURE SHALL BE DETERMINED BY THE IRRIGATION CONTRACTOR. THE IRRIGATION CONTRACTOR WILL BE RESPONSIBLE FOR THE IRRIGATION SYSTEM; AND PRIOR TO STARTING ANY WORK, HE SHALL CHECK THE PRESSURE TO INSURE THAT A MINIMUM OF 55 PSI IS AVAILABLE AFTER THE BACK FLOW PREVENTER.
6. PIPING– ALL PIPE SHALL BE PR 200 SOLVENT WELD PVC PIPE EXCEPT FOR SCHEDULE 40 PIPE USED FOR RISERS AND THE MAIN SUPPLY LINE. THE PIPE SHALL BE BURIED A MINIMUM OF 12". THE IRRIGATION CONTRACTOR SHALL COORDINATE THE PLACEMENT OF PIPING WITH THE LANDSCAPING, PARTICULARLY CONCERNING TREES AND LARGE SHRUBBERY. THE CONTRACTOR SHALL NOT CUT ANY TREE ROOTS OVER 1" DIAMETER AND SHALL TAKE EXTRA CARE AROUND EXISTING TREES. ALL GATE VALVES ARE TO BE OF BRONZE CONSTRUCTION. SETTLEMENT OF TRENCHES SHALL BE CORRECTED BY THE IRRIGATION CONTRACTOR.
7. INSTALLATION OF HEADS– HEADS SHALL BE PROPERLY ALIGNED IN RELATIONSHIP TO THE BUILDING AND WALKS. THE RADIUS OF THE HEADS SHALL BE ADJUSTED AS NECESSARY. ALL HEADS OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER.
8. AUTOMATIC DRAIN VALVES– AUTOMATIC DRAIN VALVES SHALL BE INSTALLED AT ALL LOW POINTS.
9. FLEX RISERS– HEADS THAT ARE 3" OR LESS ABOVE GRADE WILL BE INSTALLED WITH KING BROTHERS FLEX RISER OR TORO FUNNY PIPE
10. CONTROLLER AND WIRE– THE CONTROLLER SHALL BE RECOMMENDED BY THE CONTRACTOR TO THE OWNER. ALL CONTROL WIRING SHALL BE A MINIMUM OF 14 GAUGE "UF" WIRE WITH PE INSULATION AS MANUFACTURED BY PAGE ELECTRIC. THE CONTRACTOR SHALL MOUNT THE CONTROLLER AS DIRECTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL SUPPLY 110V CURRENT TO THE CONTROLLER LOCATION AND A CONDUIT FOR CONTROL WIRE LEADING OUTSIDE.
11. AUTOMATIC VALVES– VALVES SHALL BE ELECTRIC 24 V.A.C. REMOTE CONTROL VALVES. THE CONTRACTOR SHALL PLACE ALL VALVES IN "AMTEK" 10"X16" BOXES 10-170-001 (COVER 10-173-134) OR IN ROUND 10" AMTEK BOXES. ALL ELECTRICAL CONNECTIONS SHALL BE COATED WITH 3M SCOTCHKOTE ELECTRICAL COATING OR EQUAL. BOXES ARE TO BE SET ON 3" GRAVEL FOR DRAINAGE.
12. SETTING A WATER SCHEDULE– THE CONTRACTOR SHALL TAPE A WATERING SCHEDULE AND A SCHEMATIC SITE PLAN SHOWING THE LOCATION OF EACH ZONE OT THE CONTROLLER. UNLESS APPROVED OTHERWISE BY THE LANDSCAPE ARCHITECT, THE SCHEDULE SHALL PROVIDE ONE (1) INCH OF WATER PER WEEK UNTIL PLANTING BECOMES ESTABLISHED.
13. PERIODIC VISITS– DURING THE FIRST WATERING SEASON, THE CONTRACTOR SHALL PERIODICALLY VISIT THE SITE TO INSURE THE SYSTEM IS OPERATING PROPERLY. DURING SUCH VISITS, OT ACCOMMODATE UNFORESEEN SHADY, MOIST, OR DRY AREAS, THE IRRIGATION CONTRACTOR WILL ADJUST NOZZLES AS NECESSARY AS DIRECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER.
14. SLEEVES– THE GENERAL CONTRACTOR WILL INSTALL AND MARK SCHEDULE 40 PVC SLEEVES IN THE FIELD.
15. LOCATION OF UTILITIES– THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES WITHIN THE CONSTRUCTION AREA AS NECESSARY.
16. AN AS-BUILT IRRIGATION PLAN SHALL BE PROVIDED FOR OWNER.

GENERAL LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR AND IRRIGATION CONTRACTOR SHALL PROVIDE THREE REFERENCES ON PROJECTS FIVE YEARS OLD OR OLDER. THE JOB SIZE SHOULD BE A MINIMUM OF $100,000 (LANDSCAPE) AND $50,000 (IRRIGATION).
2. ALL PLANT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING.
3. LANDSCAPE CONTRACTOR SHALL FLAG OUT ALL TREE PLANTINGS AND SHRUB AREAS (TYPICAL LAYOUT WILL SUFFICE), AND NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING. ALLOW FOR 2 DAYS NOTICE.
4. PLANTING SHALL BE PER DETAILS AND ARBOR LANDSCAPE SPECIFICATIONS. AT COMPLETION OF THE JOB, THE LANDSCAPE ARCHITECT WILL CHECK THE PLANTING PROCEDURE FOR ONE PLANT IN EACH BED. IF PLANTED IMPROPERLY ALL PLANTS IN BED WILL HAVE TO BE REPLANTED. THE SAME PROCESS WILL APPLY TO ALL TREES. SO PLEASE SUPERVISE ALL PLANTINGS CAREFULLY.
5. LANDSCAPE CONTRACTOR SHALL DEEP PLOW AND RAKE-OUT ALL HARD PAN AREAS TO A DEPTH OF 12" AND SOIL AMENDMENTS ADDED BEFORE DIGGING INDIVIDUAL HOLES. 4" TOPSOIL TO BE PROVIDED BY LANDSCAPE CONTRACTOR IN ALL SOD AND SEEDED AREAS. BREAK OUT AS A SEPARATE PRICE.
6. LANDSCAPE CONTRACTOR SHALL PROVIDE 1 YEAR MAINTENANCE (SEE SPECIFICATIONS) FOR ALL NEW PLANTINGS, SOD, AND SEEDED AREAS. ALL TREES WILL REQUIRE HAND WATERING IN ADDITION TO THE IRRIGATION SYSTEM.
7. MULCH – ALL PLANT BEDS TO BE MULCHED WITH 4" OF DOUBLE GROUND HARDWOOD MULCH.
8. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE THE WORK.
9. FINAL CLEANUP OF SITE AS A RESULT OF LANDSCAPE OPERATIONS AND ALL FINE GRADING SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
10. ALL PLANT MATERIAL AND WORKMANSHIP TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. PLANT REPLACEMENT TO OCCUR ONLY ONCE.
11. PAYMENT DUE UPON SATISFACTORY COMPLETION OF THE WORK.
12. IN ORDER TO KEEP ALL BIDS STANDARD, ESTIMATED UNIT PRICES MUST BE GIVEN ON PLANT TYPE AND SIZE LISTED IN PLANT LISTS. THESE ESTIMATED UNIT PRICES SHOULD BE WITHIN NORMAL NURSERY INDUSTRY PRICING RANGE.
13. THESE PLANT LISTS GIVE THE PLANT AND SIZE THE MOST DESIRED FOR THIS PROJECT. ALTERNATE PLANTS AND/OR SIZES WILL BE NEGOTIATED AFTER THE SUCCESSFUL BID IS TAKEN.
14. ALL PLANT MATERIAL WILL BE INSPECTED. PLANTS NOT CONFORMING PRECISELY TO PLANT LIST WILL NOT BE ACCEPTED AND SHALL BE REPLACED.
15. THE OWNER HAS THE OPTION TO DELETE ANY PART OF THE CONTRACT PRIOR TO THE SIGNING OF THE CONTRACT. PLEASE LIST ALL ITEMS INDIVIDUALLY.
16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ARBOR ENGINEERING, INC. LANDSCAPE SPECIFICATIONS (02930). THE LANDSCAPE CONTRACTOR SHALL ADHERE TO THESE SPECS THROUGH OUT THE DURATION OF THE JOB. SPECIFICATIONS ARE AVAILABLE AT ARBOR ENGINEERING, INC. 10 WILLIAMS STREET, GREENVILLE SOUTH CAROLINA, 29601, TELEPHONE (864) 235-3589.
17. SOD AREAS TO BE BERMUDA.

ARBOR ENGINEERING
Box 263 Greenville, S.C. 29602
Telephone: (864) 235-3589 Fax: 233-6274
Email: arbor@arborengineering.com
LANDSCAPE ARCHITECTS - CIVIL ENGINEERS
RECREATIONAL PLANNERS - LAND PLANNERS - URBAN PLANNERS

C.O.A. CERTIFICATE OF AUTHORITY NUMBER C00533 SOUTH CAROLINA ARBOR ENGINEERING, INC.

SEAL: STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 684 JAMES DURHAM MARTIN III

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12.20.2018	REVISIONS AND RESUBMITTAL TO CITY	DJV
2	01.25.2019	REVISION TO PLANT LIST	DJV
3	02.10.2020	VOID DETAILS 1 & 2 PER CITY COMMENTS	DJV

LEGEND

811 Know what's below. Call before you dig.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES

WILKINS ST TOWNHOMES
317 WILKINS ST
GREENVILLE SOUTH CAROLINA

PLANT LIST LANDSCAPE DETAILS & NOTES

DRAWN:	DJV	DATE:	OCTOBER 15, 2018
DESIGN:	DJV	HORIZONTAL SCALE:	AS SHOWN
APPROVED:	JM3	VERTICAL SCALE:	-
GRAPHIC SCALE			

JOB NO. 18035

DRAWING NO. L-103

SHEET NO. 23 OF 25

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SAC-2019-00546
Wilkins Street
Location Map
Legend
Action Area
Permitted Plans
SAC-2019-00546
Wilkins Street
Greenville County, South Carolina
January 15, 2020
Figure 1 of 5
Action Area
Wilkins St
Greater Sullivan
Green Avenue
Sterling
Haynie-Sirrine
S-23-490
Ansel St
Mallard St
Harris St
Howe St
Claussen Ave
Thruston St
Wakefield St
Springer St
McHan St
Haynie St
Jenkins St
Matthews St
Young St
Gill St
Conwell St
Anderson St
Casey St
Genesis Ct
Sullivan St
Trotter St
Dean St
Burns St
Chicora Ave
Urban St
S Church St
Rose Ave
Watts Ave
Houston St
Chapin St
Tindal Ave
McKay St
Woodfin Ave
Bolt St
Dobbs St
Cleo St
Martin Row
Middleton St
Maloy St
Sterling Tiger Trail
Andrews St
6th St
Odessa St
Blackwood St
Parris Ave
Green Ave
Tremont Ave
Lady St
Gallon St
Bagwell Cir
Cardwell St
Werts St
Beacon St
Orr St
Seth St
Guess St
Otis St
Mission St
Hill St
Park St
Ladson St
Elm St
Augusta St
Crescent Ave
Eagle Ave
Park Ave
Cherry Ave
W Prentiss Ave
Arthur Ave
Kim St
Aberdeen Dr
W Lewis Plaza
River Valley Ln
Lake Cir Dr
Blake St
Brock Dr
Reeves St
Ligon St
Service
Brookway
Google Earth
© 2019 Google
2000 ft
N

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LOCATION MAP

NOTES:

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2. ALL DWELLING UNITS SHALL BE NUMBERED. INDIVIDUAL OWNERSHIP OF EACH NUMBERED UNIT SHALL EXIST ON A CONDOMINIUM REGIME BASIS.
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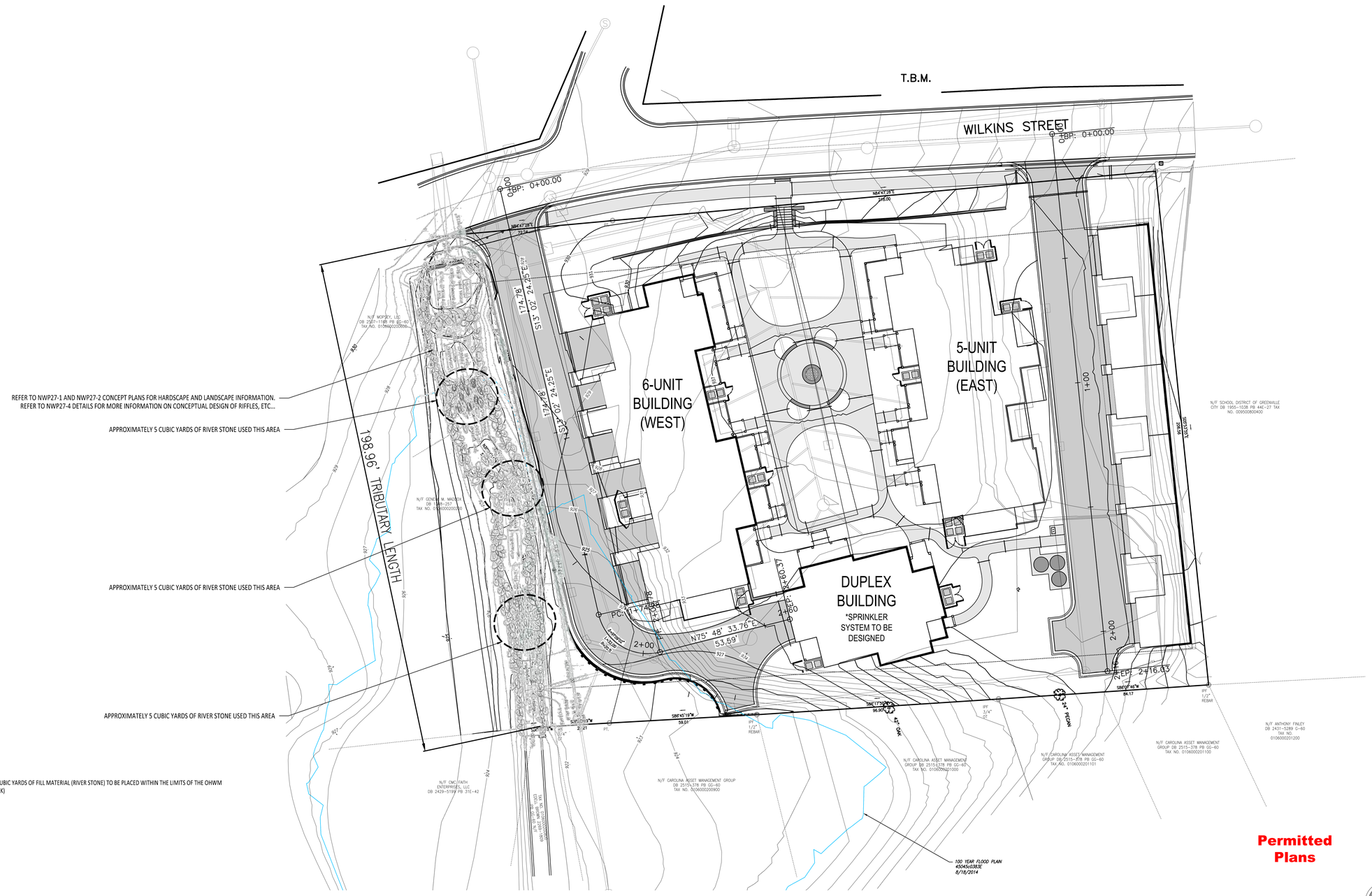

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1. APPROXIMATE TOTAL OF 15 CUBIC YARDS OF FILL MATERIAL (RIVER STONE) TO BE PLACED WITHIN THE LIMITS OF THE OHWM (ORDINARY HIGH WATER MARK)

Permitted Plans

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SEAL

REVISIONS

NO.	DATE	DESCRIPTION	BY

LEGEND

PROPOSED PIPES & MHs
EXISTING PIPES & MHs
PROPOSED PIPES & INLETS
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SILT FENCE OR BAFFELS
STONE SEDIMENT DIKE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE

- PRELIMINARY - NOT FOR CONSTRUCTION -

WILKINS STREET TOWNHOMES

GREENVILLE SOUTH CAROLINA

NWP 27 RIPARIAN ENHANCEMENT PROJECT CONTEXT

DRAWN:	DJV	DATE:	12.04.2019
DESIGN:	DJV	HORIZONTAL SCALE:	1:20
APPROVED:	DJV	VERTICAL SCALE:	-

GRAPHIC SCALE 20' 0' 20' 40' SCALE: 1"=20'

JOB NO. 18035

DRAWING NO. NW SAC-2019-00546
Wilkins Street
Greenville County, South Carolina
January 15, 2020
Figure 2 of 5

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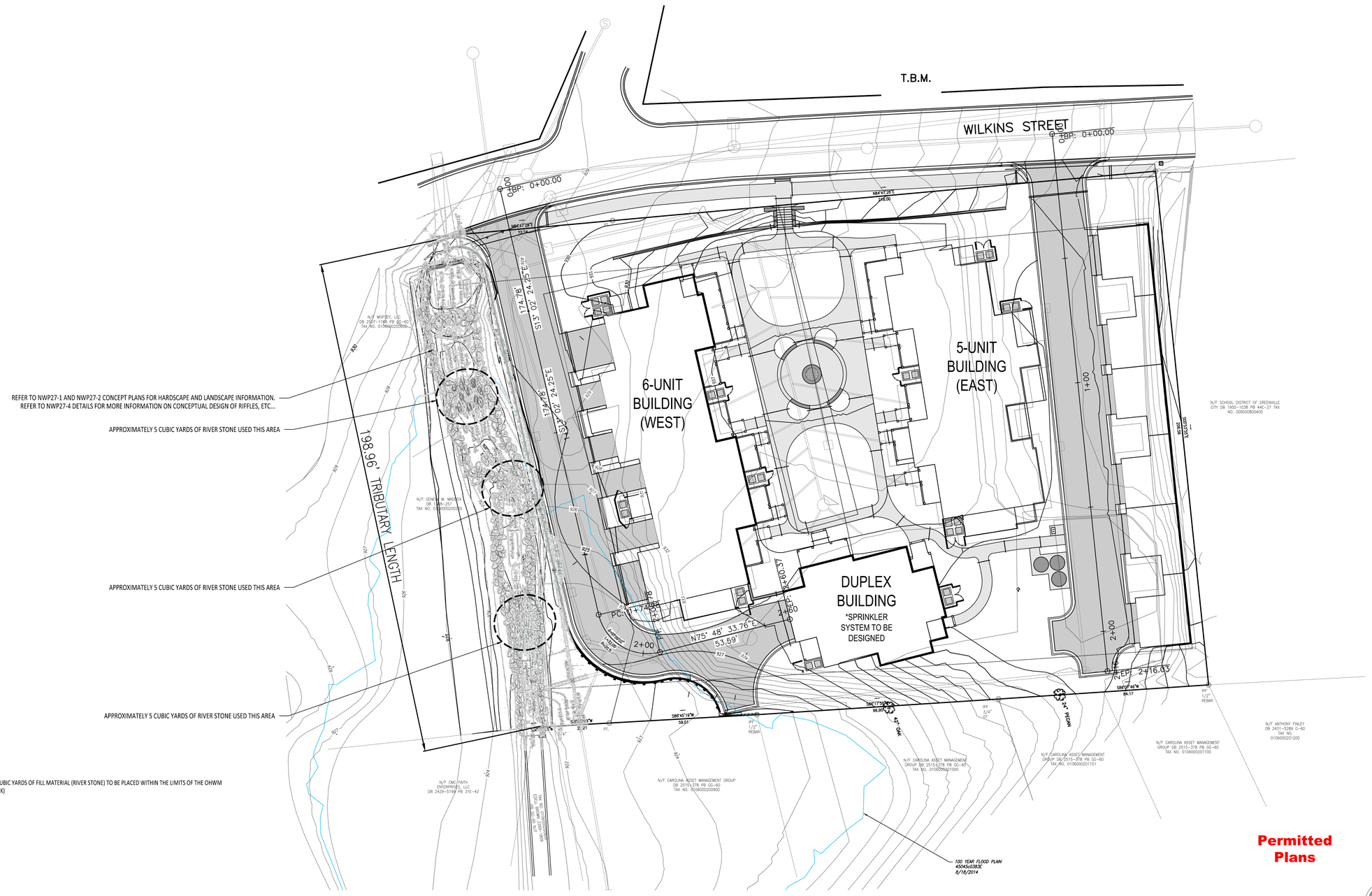

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C.O.A. SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION NUMBER C00533 ARBOR ENGINEERING, INC.

SEAL

REVISIONS

NO.	DATE	DESCRIPTION	BY

LEGEND

PROPOSED PIPES & MHs
EXISTING PIPES & MHs
PROPOSED PIPES & INLETS
EXISTING PIPES & INLETS
EXISTING GRADES - MINOR
EXISTING GRADES - MAJOR
PROPOSED GRADES - MINOR
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EXISTING PAVED ROADS
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SILT FENCE OR BAFFELS
STONE SEDIMENT DIKE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE

- PRELIMINARY - NOT FOR CONSTRUCTION -

South Carolina 811 Call 811 Before You Dig

WILKINS STREET TOWNHOMES

GREENVILLE SOUTH CAROLINA

NWP 27 RIPARIAN ENHANCEMENT PROJECT CONTEXT

DRAWN:	DJV	DATE:	12.04.2019
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APPROVED:	DJV	VERTICAL SCALE:	-

GRAPHIC SCALE 20' 0' 20' 40' SCALE: 1"=20'

JOB NO. 18035

DRAWING NO. NW SAC-2019-00546
Wilkins Street
Greenville County, South Carolina
January 15, 2020
Figure 2 of 5

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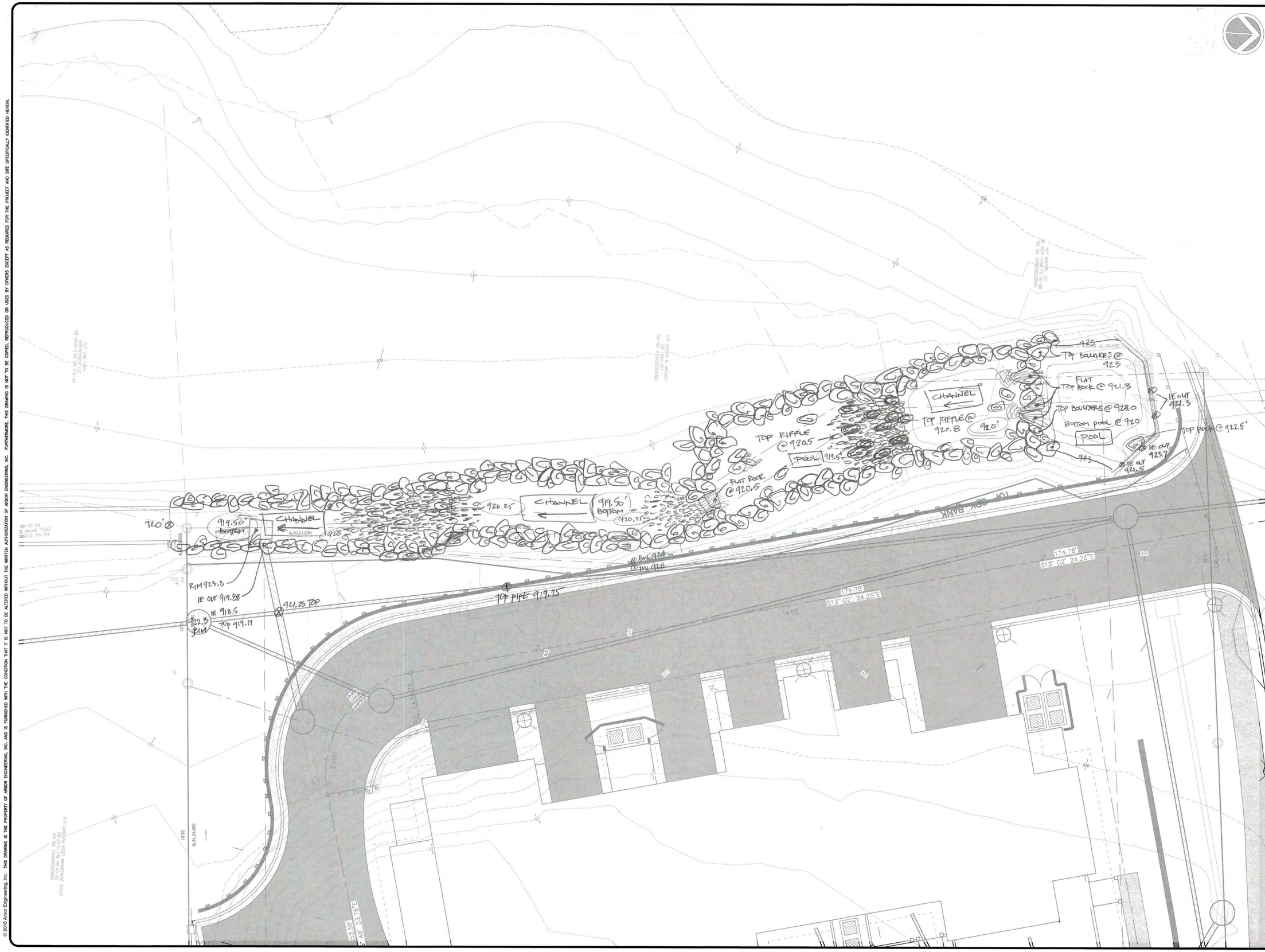

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- PROPOSED WATER VALVE

PRELIMINARY - NOT FOR CONSTRUCTION

Permitted Plans

WILKINS ST MULTIFAMILY

317 WILKINS ST

GREENVILLE SOUTH CAROLINA

LONG BRANCH CREEK RIPARIAN ENHANCEMENT CONCEPT PLAN

DRAWN:	DJV	DATE:	-
DESIGN:	DJV	HORIZONTAL SCALE:	1/8"=1'-0"
APPROVED:	DJV	VERTICAL SCALE:	-

GRAPHIC SCALE
8' 0' 8' 16'
SCALE: 1/8"=1'

JOB NO. 18035

DRAWING NO. NV

SAC-2019-00546
Wilkins Street
Greenville County, South Carolina
January 15, 2020
Figure 3 of 5

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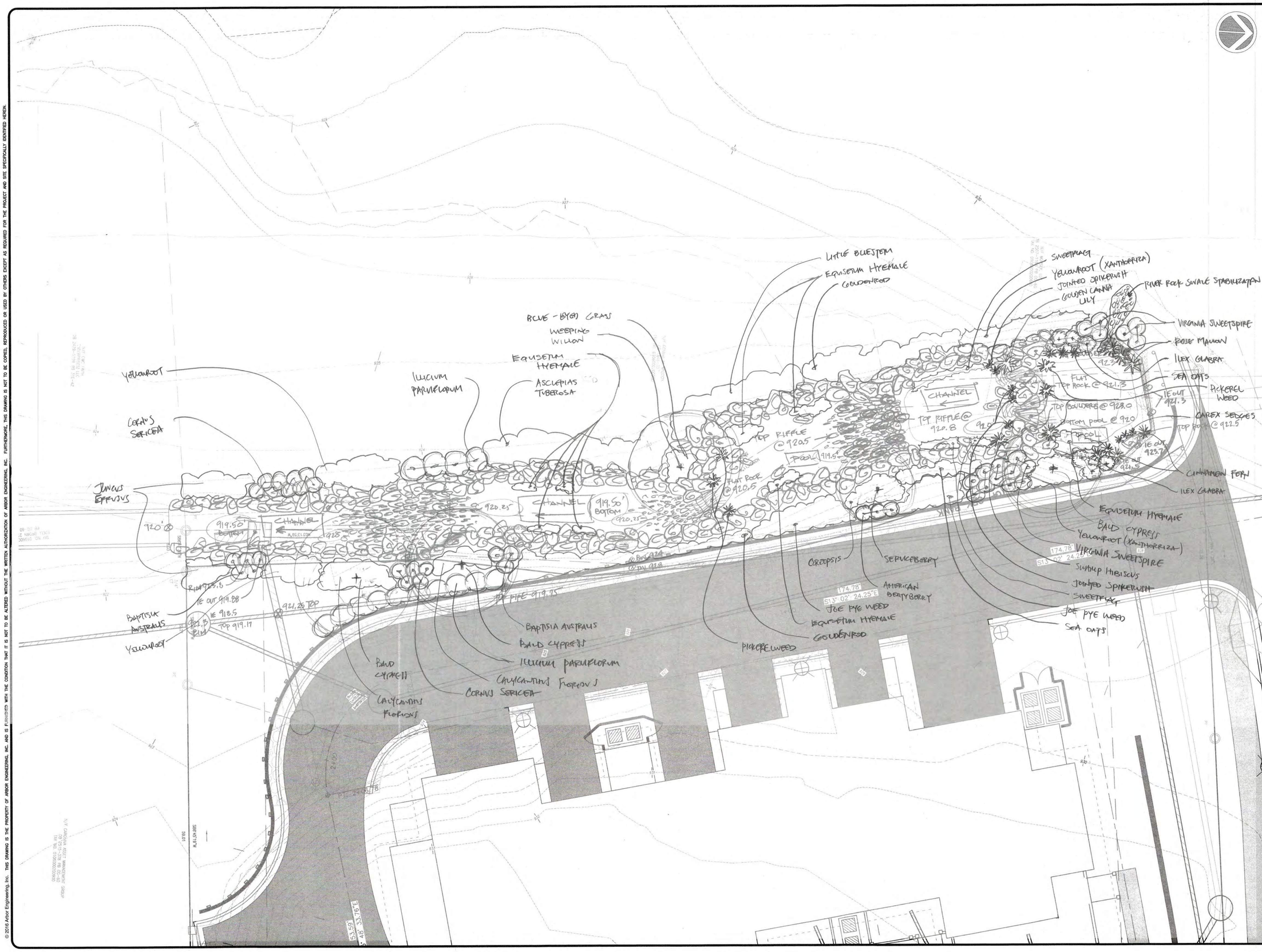

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Permitted Plans

WILKINS ST MULTIFAMILY

317 WILKINS ST

GREENVILLE SOUTH CAROLINA

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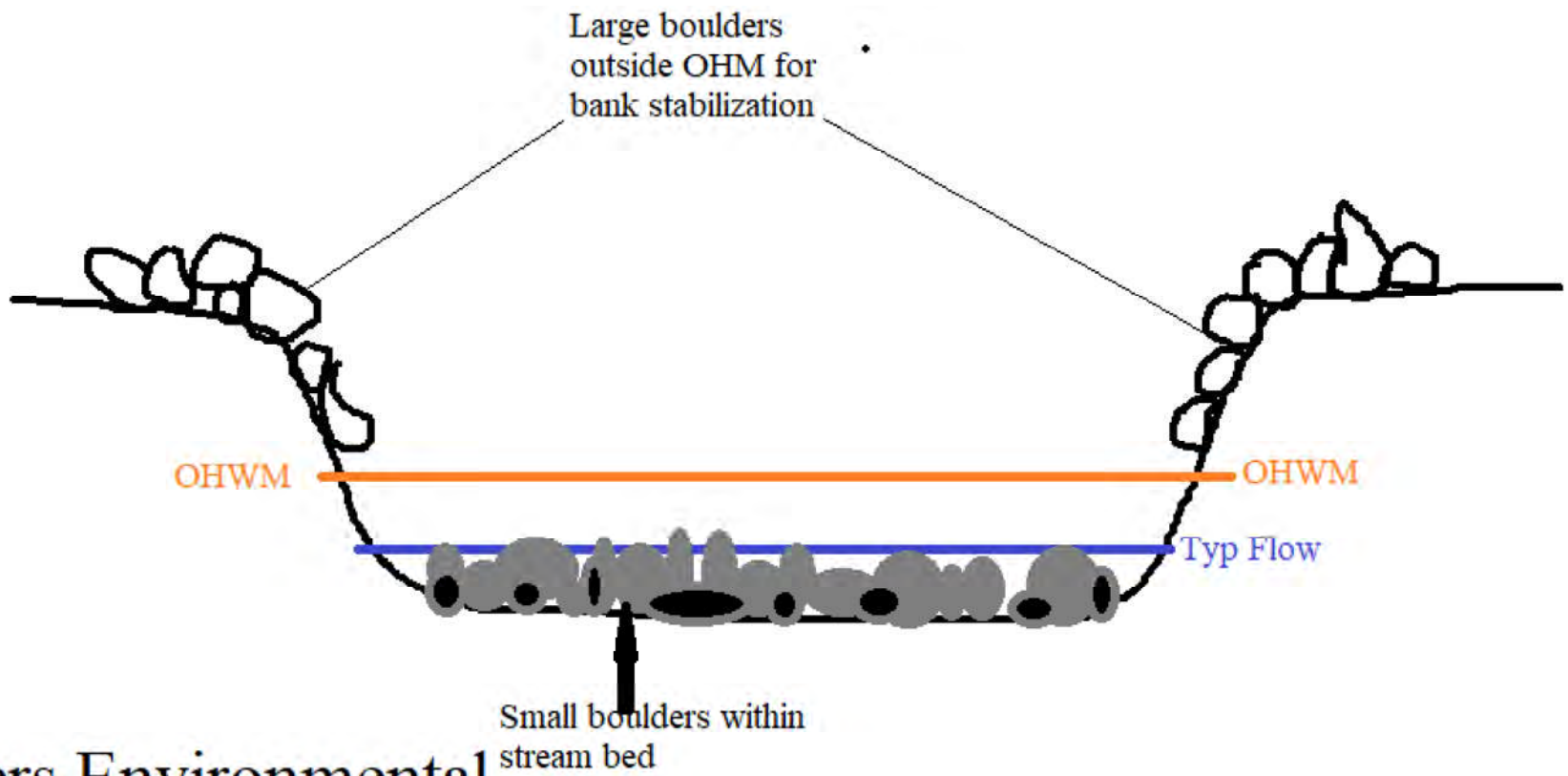
DRAWN:	DJV	DATE:	-
DESIGN:	DJV	HORIZONTAL SCALE:	1/8"=1'-0"
APPROVED:	DJV	VERTICAL SCALE:	-

GRAPHIC SCALE 8' 0' 8' 16' SCALE: 1/8"=1'

JOB NO. 18035

DRAWING NO. NW

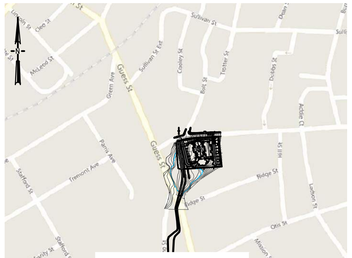
SAC-2019-00546
Wilkins Street
Greenville County, South Carolina
January 15, 2020
Figure 4 of 5



Rogers Environmental
Wilkins Street
SAC 2019-00546

Permitted Plans

SAC-2019-00546
Wilkins Street
Greenville County, South Carolina
January 15, 2020
Figure 5 of 5



WILKINS STREET TOWNHOMES
PROJECT SUMMARY

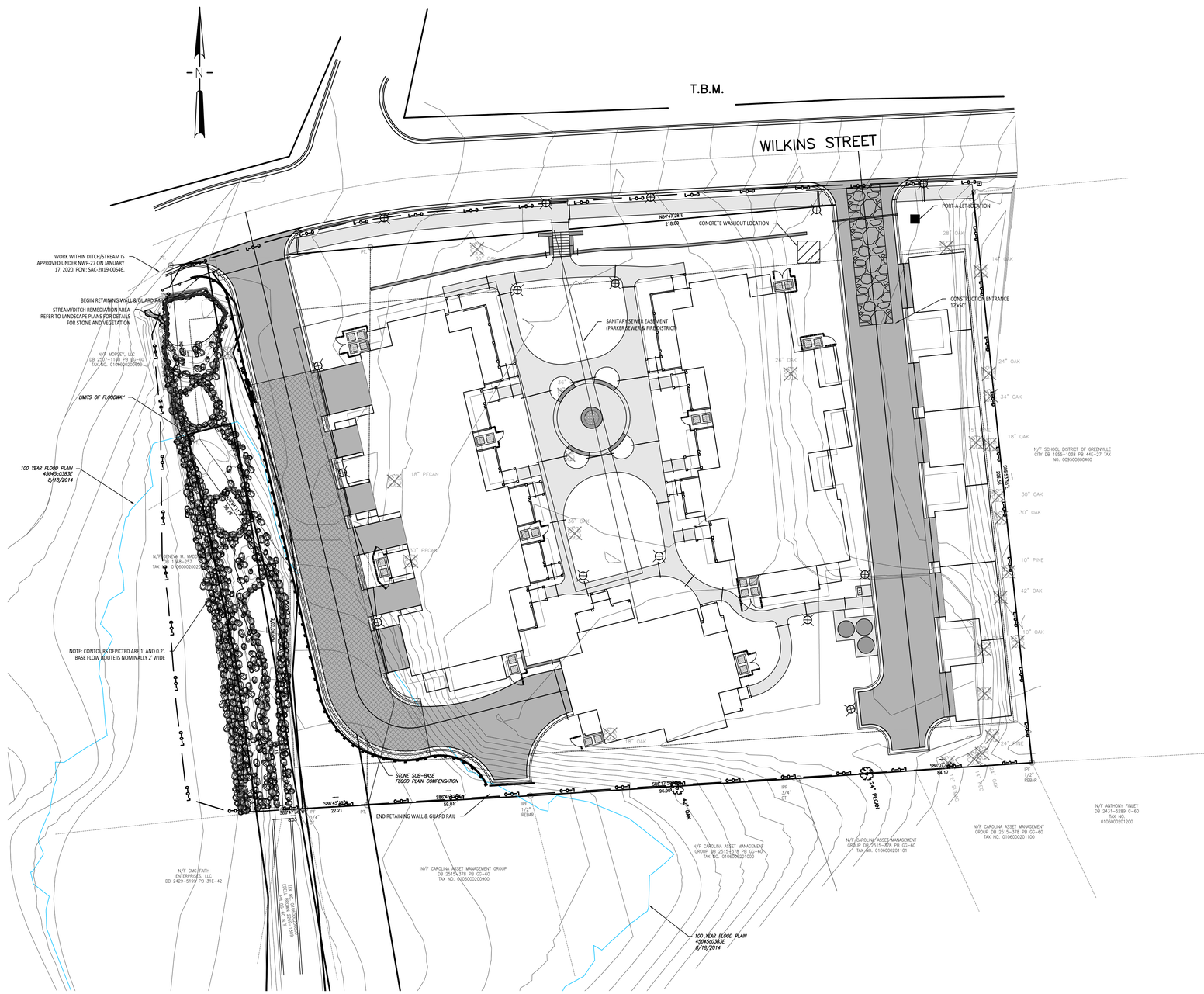
LOCATION:	WILKINS STREET TOWNHOMES 317 Wilkins Street Greenville, SC 29605
TMS #:	0095000800500 0106000200300
UNITS:	13 Townhomes 17,360 Square Feet in Building Footprints
OPEN SPACE:	Required: Minimum 2,600 Square Feet Provided: Roughly 19,000 Square Feet
PARKING:	6-Bay Detached Parking Garage Building 7 Garages under Dwelling Units Required: 1.5 spaces per unit x 13 = 20 spaces Provided: 2.0 spaces per unit x 13 = 26 spaces
OWNER:	HONEY BEE INVESTMENTS, LLC Raymond Levy 121 Block House Road Greenville, SC 29615
ARCHITECT:	R. JUSTIN PATTERSON Johnston Design Group 411 University Ridge, Suite D Greenville, SC 29601
ENGINEER:	ALAN POTTER, Arbor Engineering, Inc. 10 Williams St. Greenville, SC 29601
SURVEYOR:	JAMES CREIGHTON Benchmark Surveying, Inc. PO Box 25455 Greenville, SC 29616
POTABLE WATER:	GREENVILLE WATER SYSTEM
SANITARY SEWER:	PARKER SEWER DISTRICT
ELECTRIC POWER:	DUKE ENERGY

SURVEY DATE: JULY 6, 2018

Project Area	1.32 acres
Disturbed Area	1.46 acres
Existing Impervious:	19,923 square feet
Proposed Impervious:	27,918 square feet
Flood Plain Increase in Storage	4212 cubic feet

DRAWING INDEX

Drawing #	Description	Sheet #
1	Cover & General Info	C-001
2	General Notes	C-002
3	Details	C-003
4	Details	C-004
5	Details	C-005
6	Water Quality Detail	C-006
7	Demolition	C-010
8	Project Control	C-100
9	Plan & Profile	C-110
10	Grading & Drainage	C-300
11	Utilities	C-400
12	Utility Specifications	C-410
13	Utility Specifications	C-411
14	Erosion Control	C-500
15	Erosion Control Boundaries	C-510
16	Pre-Development Drainage	C-600
17	Post-Development Drainage	C-601
18	Existing Conditions	EX-1
19	Site Plan	S-100
20	Tree Protection Plan	L-100
21	Landscape Plan	L-101
22	Sight Lighting	L-102
23	Plant List, Details & Notes	L-103
24	City of Greenville Details	L-104
25	Site Photometrics	E-401



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RECREATIONAL PLANNERS - LAND PLANNERS - URBAN PLANNERS

C.O.A. SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION NUMBER C00533 ARBOR ENGINEERING, INC.

SEAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
A	12.20.2018	REIVEW/COMMENTS	AWP
B	01.24.2019	REVIEW / COMMENTS	AWP
C	07.24.2019	PERMITTING	AWP
D	10.31.2019	UPDATE FILE FOR CLIENT	AWP
E	01.21.2020	PERMITTING	AWP
F	02.10.2020	PROVIDE BUFFER AT BACKUP PAD	AWP

LEGEND

PROPOSED PIPES & MHs
EXISTING PIPES & MHs
PROPOSED PIPES & INLETS
EXISTING PIPES & INLETS
EXISTING GRADES – MINOR
EXISTING GRADES – MAJOR
PROPOSED GRADES – MINOR
PROPOSED GRADES – MAJOR
EXISTING PAVED ROADS
PROPOSED PAVED ROADS
L-O-D LIMITS OF DISTURBANCE
S-F SILT FENCE OR BAFFELS
STONE SEDIMENT DIKE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE

WILKINS STREET TOWNHOMES

GREENVILLE SOUTH CAROLINA

COVER GENERAL INFORMATION

DRAWN:	AWP	DATE:	-
DESIGN:	AWP	HORIZONTAL SCALE:	1:20
APPROVED:	AWP	VERTICAL SCALE:	-

GRAPHIC SCALE 20' 0' 20' 40'
SCALE: 1"=20'

JOB NO. 18035

DRAWING NO. C-001

SHEET NO. 1 OF 25

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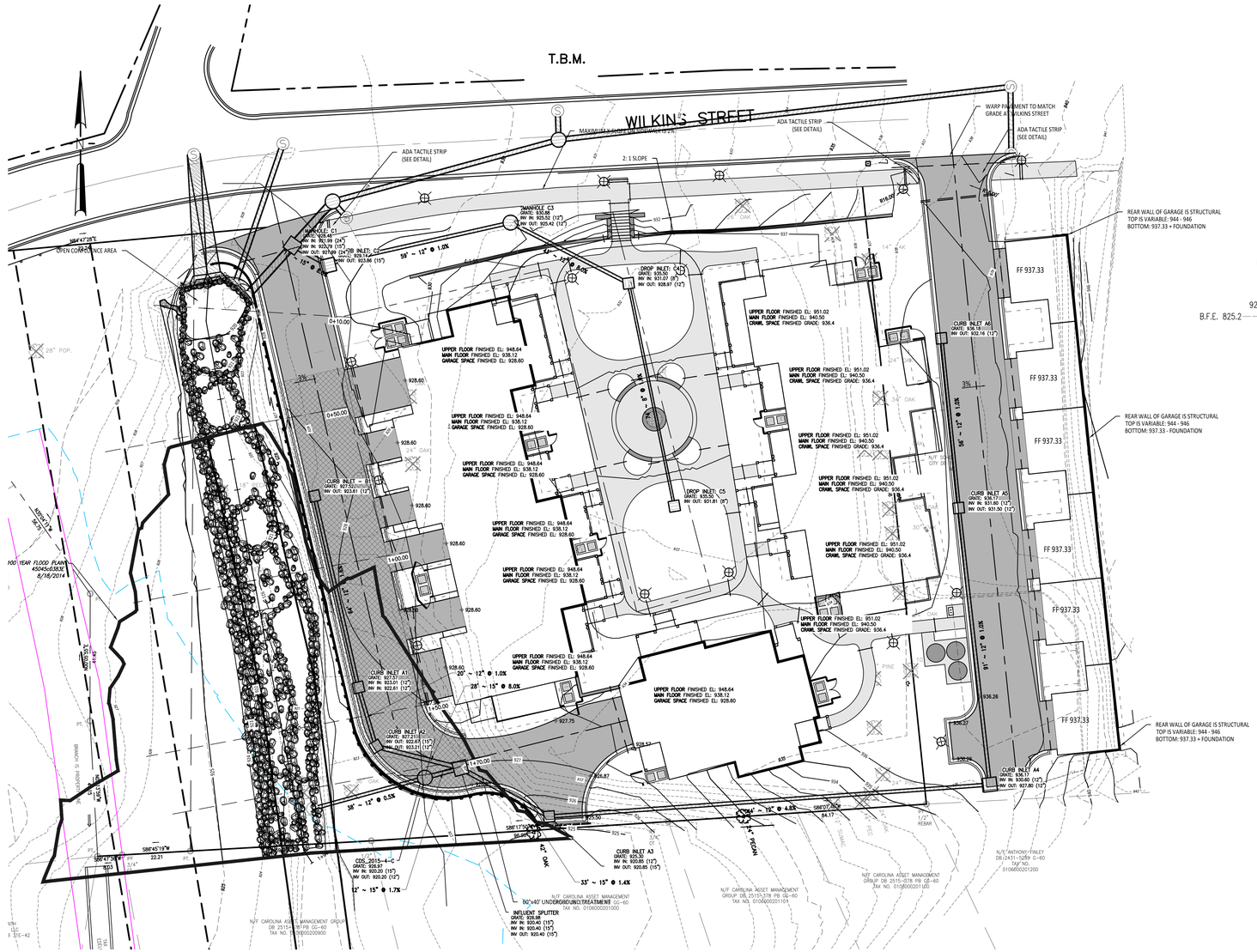
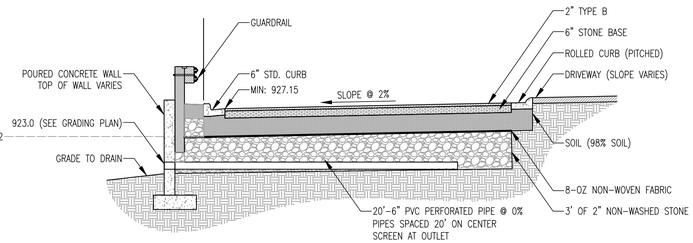




EXISTING CONDITION

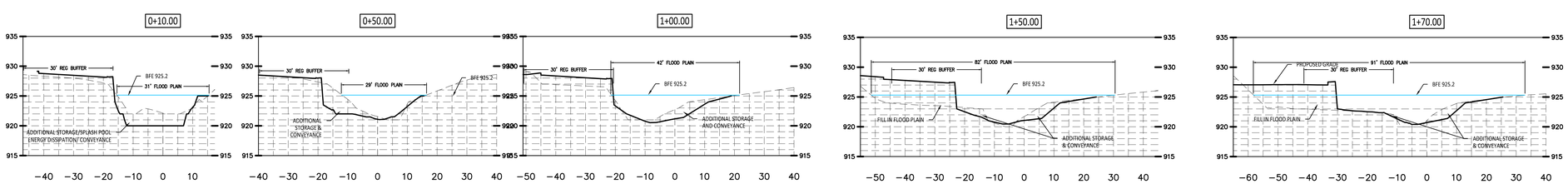
BFE:	925.2
VOL to BFE	679 CY

PROPOSED

VOL PROVIDED	863 CY
OPEN	707 CY
DEFICITE	-184 CY
Comp Storage	0 CY
Storage Req.	-184 CY

STONE STORAGE

PROJECTED AREA	3500 SF
GROSS VOL @ 3' THICK	389 CY
NET VOLUME	156 CY



ARBOR ENGINEERING
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Telephone: (864) 235-3589 Fax: 233-6274
Email: arbor@arborengineering.com
LANDSCAPE ARCHITECTS - CIVIL ENGINEERS
RECREATIONAL PLANNERS - LAND PLANNERS - URBAN PLANNERS

C.O.A. SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION NUMBER C005533 ARBOR ENGINEERING, INC.

SEAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
A	07.24.2019	PERMITS	AWP
B	10.31.2019	ISSUED FOR OWNER USE	AWP
C	01.21.2020	PERMITS	AWP
D	02.10.2020	PROVIDE BUFFER AT BACKOUT	AWP

LEGEND

PROPOSED PIPES & MHs
EXISTING PIPES & MHs
PROPOSED PIPES & INLETS
EXISTING PIPES & INLETS
EXISTING GRADES - MINOR
EXISTING GRADES - MAJOR
PROPOSED GRADES - MINOR
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L-O-D LIMITS OF DISTURBANCE
S-F SILT FENCE OR BAFFELS
STONE SEDIMENT DIKE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE

WILKINS STREET TOWNHOMES

GREENVILLE SOUTH CAROLINA

GRADING

DRAWN:	AWP	DATE:	-
DESIGN:	AWP	HORIZONTAL SCALE:	1:20
APPROVED:	AWP	VERTICAL SCALE:	-

GRAPHIC SCALE 20' 0' 20' 40' SCALE: 1"=20'

JOB NO. 18017

DRAWING NO. C-300

SHEET NO. 10 OF 25

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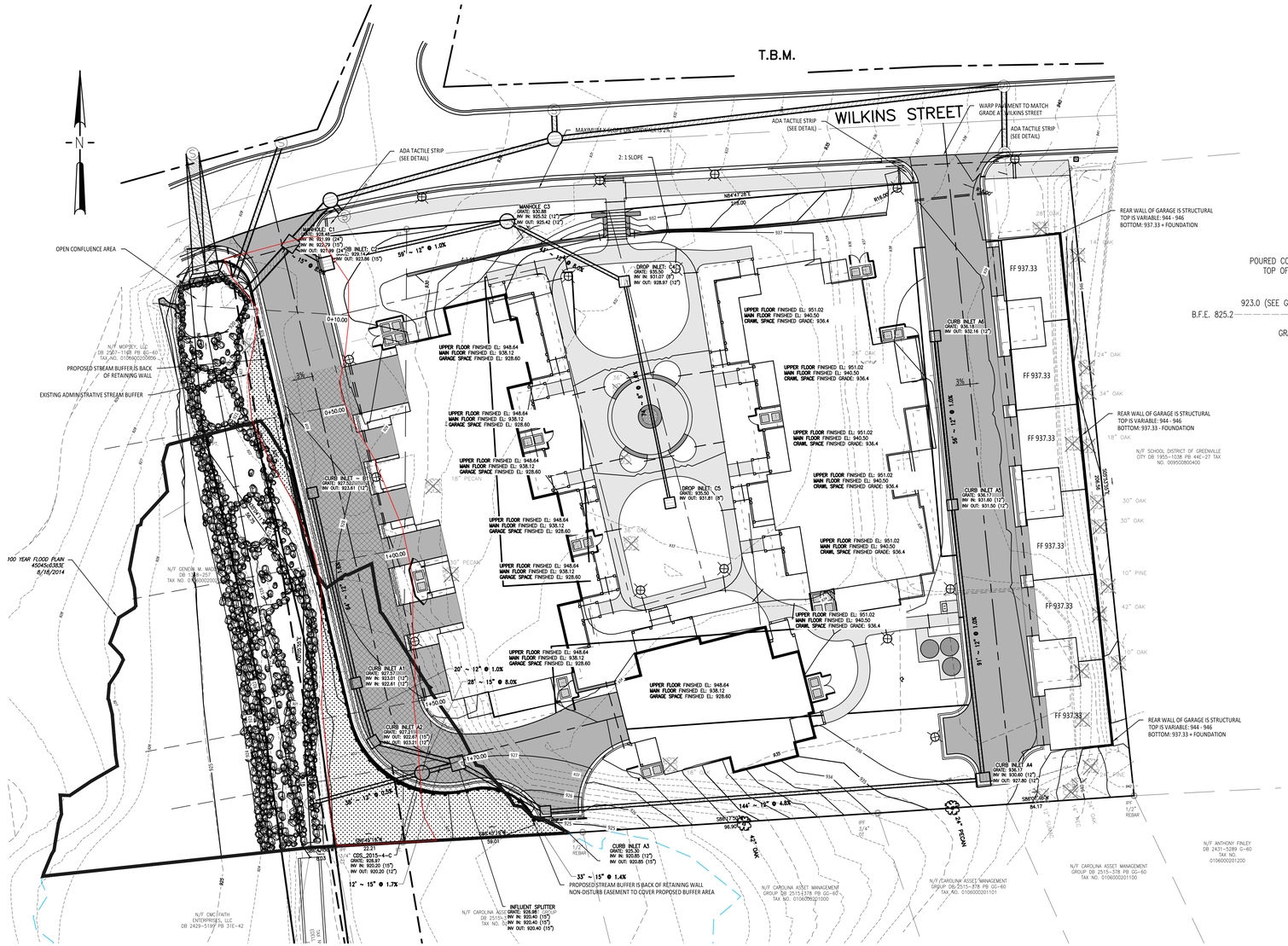

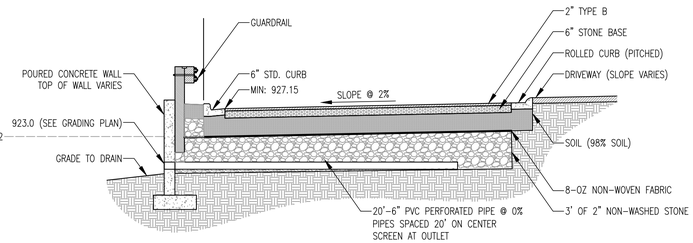

EXISTING CONDITION

BFE:	925.2
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PROPOSED

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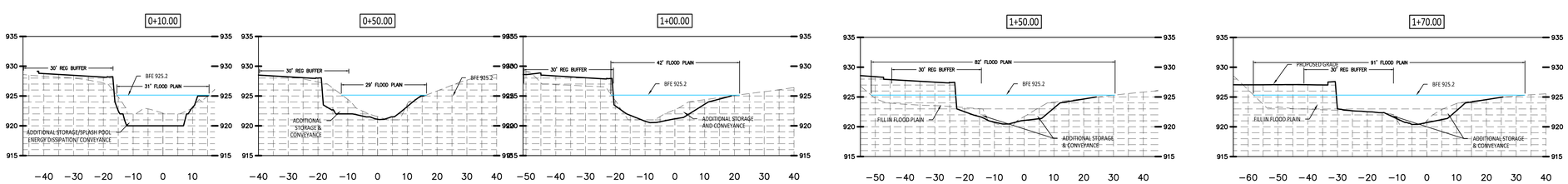
DEFICITE	-184 CY
Comp Storage	0 CY
Storage Req.	-184 CY

STONE STORAGE

PROJECTED AREA	3500 SF
GROSS VOL @ 3' THICK	389 CY
NET VOLUME	156 CY



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C.O.A. SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION NUMBER C005533 ARBOR ENGINEERING, INC.

SEAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
A	07.24.2019	PERMITS	AWP
B	10.31.2019	ISSUED FOR OWNER USE	AWP
C	01.21.2020	PERMITS	AWP
D	02.10.2020	PERMITS	AWP

LEGEND

PROPOSED PIPES & MHs
EXISTING PIPES & MHs
PROPOSED PIPES & INLETS
EXISTING PIPES & INLETS
EXISTING GRADES - MINOR
EXISTING GRADES - MAJOR
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PROPOSED PAVED ROADS
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SILT FENCE OR BAFFELS
STONE SEDIMENT DIKE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE

WILKINS STREET TOWNHOMES

GREENVILLE SOUTH CAROLINA

BUFFER & FLOOD PLAIN ANALYSIS

DRAWN:	AWP	DATE:	-
DESIGN:	AWP	HORIZONTAL SCALE:	1:20
APPROVED:	AWP	VERTICAL SCALE:	-

GRAPHIC SCALE 20' 0' 20' 40' SCALE: 1"=20'

JOB NO. 18017

DRAWING NO. C-301

SHEET NO. 10 OF 25

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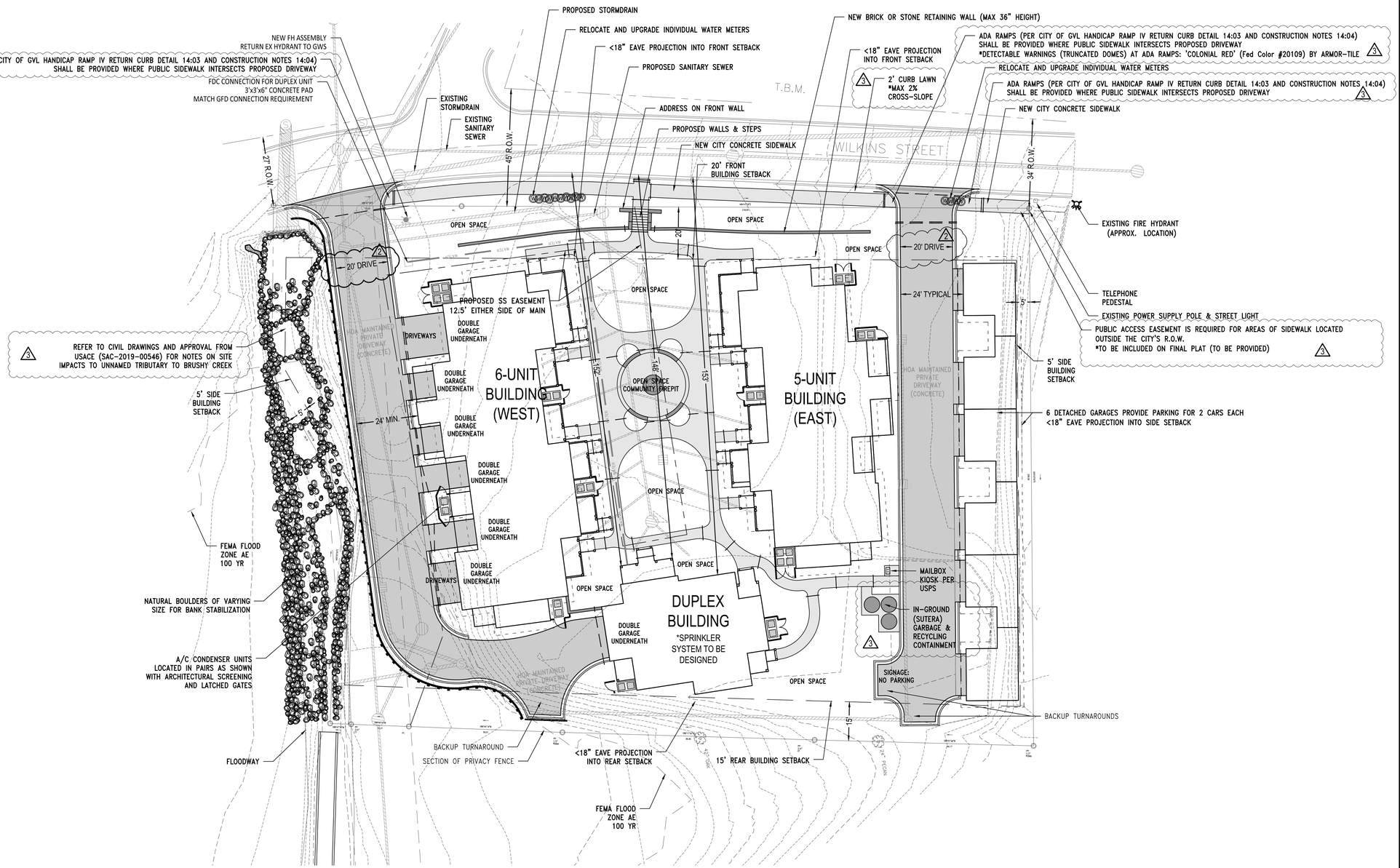
NOTES:

1. DENSITY ALLOWS FOR 10 UNITS PER ACRE. TOTAL ACREAGE OF BOTH PROPERTIES IS 1.32 ACRES. PROPOSED DENSITY IS 13 UNITS.
2. ALL DWELLING UNITS SHALL BE NUMBERED. INDIVIDUAL OWNERSHIP OF EACH NUMBERED UNIT SHALL EXIST ON A CONDOMINIUM REGIME BASIS.
3. DETACHED GARAGE UNIT OWNERSHIP SHALL NOT BE SEPARATED FROM OWNERSHIP OF THE ASSOCIATED DWELLING UNIT.
4. SETBACKS: 5 FOOT SIDE BUILDING SETBACKS, 15 FOOT REAR BUILDING SETBACK, AND 20' FRONT BUILDING SETBACK ARE PROVIDED.
5. OPEN SPACE REQUIRED IS 200 SQUARE FEET PER DWELLING UNIT, TOTALING 2,600 SQUARE FEET. APPROXIMATELY 19,000 SQUARE FEET OF OPEN SPACE HAS BEEN PROVIDED.
6. BUFFERS: 5 FOOT & 10 FOOT BUFFER YARDS ARE PROVIDED ALONG REAR PROPERTY LINE WHERE ADJACENT ZONING CLASSIFICATIONS VARY FROM PROPOSED ZONING OF THIS PROPERTY.
7. 6 FOOT HEIGHT SOLID FENCE TO BE PROVIDED IN 5 FOOT BUFFER YARD AS REQUIRED. DOUBLE ROW EVERGREEN SCREENING TO BE PLANTED IN 10 FOOT BUFFER YARD AS REQUIRED.
8. POTABLE WATER BY GREENVILLE WATER SYSTEM. (WILKINS ST)
9. ELECTRICAL POWER BY DUKE ENERGY. (WILKINS ST)
10. NATURAL GAS BY PIEDMONT NATURAL GAS. (WILKINS ST)
11. PROPERTY IS WITHIN PARKER FIRE AND SEWER DISTRICT. SPRINKLER FIRE PROTECTION TO BE PROVIDED FOR THE DUPLEX BUILDING DUE TO DISTANCE TO WILKINS ST.
12. FIRE TRUCK PARKING SHALL OCCUR ALONG WILKINS ST. FDC AND HYDRANT PROVIDED AT NORTHWEST PORTION OF SITE, ADJACENT TO WESTERN ALLEYWAY ENTRANCE (SEE CIVIL ENGINEERING PLANS).
13. SANITATION SERVICES PROVIDED BY PRIVATE COMPANY (SUTERA) VIA IN-GROUND GARBAGE AND RECYCLING CONTAINMENT SYSTEM.
14. ALL STORM WATER SYSTEMS ON-SITE WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
15. A STORMWATER AND EROSION CONTROL PLAN WILL BE SUBMITTED AND APPROVED BY CITY OF GREENVILLE ENGINEERING DEPT PRIOR TO CONSTRUCTION.
16. REFER TO CIVIL ENGINEERING DRAWINGS FOR NOTES ON SITE IMPACTS TO LONG BRANCH CREEK ALONG PROPERTY LINE OF THIS PROJECT.
17. DESIGN AND SPECIFICATION OF ALL FIRE PROTECTION SYSTEMS AND SUPPLY LINES SHALL BE PROVIDED AS A PART OF REQUIRED BUILDING PERMIT APPLICATIONS.
18. FEMA FLOOD ZONE EXISTS ON SITE AS SHOWN.
19. TWO 20 FOOT WIDE (EOP TO EOP) PRIVATE DRIVEWAYS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION, AND SHALL BE BUILT TO CITY OF GREENVILLE PUBLIC ALLEYWAY DESIGN CRITERIA.
20. USPS-APPROVED CLUSTER MAILBOX UNIT TO BE PROVIDED FOR ALL POSTAL AND PARCEL SERVICES AT THE SOUTHERN END OF THE 5-UNIT BUILDING (EAST), ALONG THE PRIVATE ALLEYWAY.
21. SIDEWALKS WILL BE A MINIMUM OF 4 FEET WIDE.
22. ALL EXTERIOR SURFACES OF BUILDINGS, OPEN SPACE, PAVEMENTS, LANDSCAPING, ETC... SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
23. ALL DRIVEWAYS ASSOCIATED WITH INDIVIDUAL UNITS/GARAGES SHALL BE DELINEATED AS 'LIMITED COMMON SPACE' FOR USE ONLY BY OWNER OF ASSOCIATED DWELLING UNIT OR DETACHED GARAGE UNIT.
24. 20 PARKING SPACES REQUIRED, 26 PARKING SPACES PROVIDED VIA GARAGES.

WILKINS STREET TOWNHOMES
PROJECT SUMMARY

LOCATION:	WILKINS STREET TOWNHOMES 317 Wilkins Street Greenville, SC 29605
TMS #:	009500800500 010600200300
UNITS:	13 Townhomes 17,360 Square Feet in Building Footprints
OPEN SPACE:	Required: Minimum 2,600 Square Feet Provided: Roughly 19,000 Square Feet
PARKING:	6-Bay Detached Parking Garage Building 7 Garages under Dwelling Units Required: 1.5 spaces per unit x 13 = 20 spaces Provided: 2.0 spaces per unit x 13 = 26 spaces
OWNER:	HONEY BEE INVESTMENTS, LLC Raymond Levy 121 Block House Road Greenville, SC 29615
ARCHITECT:	R. JUSTIN PATTERSON Johnston Design Group 411 University Ridge, Suite D Greenville, SC 29601
ENGINEER:	ALAN POTTER, Arbor Engineering, Inc. 10 Williams St. Greenville, SC 29601
SURVEYOR:	JAMES CREIGHTON Benchmark Surveying, Inc. PO Box 25455 Greenville, SC 29616
POTABLE WATER:	GREENVILLE WATER SYSTEM
SANITARY SEWER:	PARKER SEWER DISTRICT
ELECTRIC POWER:	DUKE ENERGY



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C.O.A. CERTIFICATE OF AUTHORIZATION NUMBER C00533 ARBOR ENGINEERING, INC. SOUTH CAROLINA

SEAL: STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 564 JAMES DURHAM MARTIN

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12.20.2018	REVISIONS AND RESUBMITTAL TO CITY	DJV
2	01.25.2019	INCREASE PAVEMENT WIDTH ON PRIVATE DRIVEWAYS	DJV
3	02.10.2020	REVISIONS PER CITY COMMENTS	DJV

LEGEND

PROPOSED PIPES & MHs
EXISTING PIPES & MHs
PROPOSED PIPES & INLETS
EXISTING PIPES & INLETS
EXISTING GRADES - MINOR
EXISTING GRADES - MAJOR
PROPOSED GRADES - MINOR
PROPOSED GRADES - MAJOR
EXISTING PAVED ROADS
PROPOSED PAVED ROADS
L-O-D LIMITS OF DISTURBANCE
S-F SILT FENCE OR BAFFELS
STONE SEDIMENT DIKE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE

811 Know what's below. Call before you dig.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES

WILKINS ST TOWNHOMES

317 WILKINS ST

GREENVILLE SOUTH CAROLINA

SITE PLAN

DRAWN:	DJV	DATE:	OCTOBER 15, 2018
DESIGN:	DJV	HORIZONTAL SCALE:	1:20
APPROVED:	JM3	VERTICAL SCALE:	-

GRAPHIC SCALE 20' 0' 20' 40' SCALE: 1"=20'

JOB NO. 18035

DRAWING NO. S-100

SHEET NO. 19 OF 25

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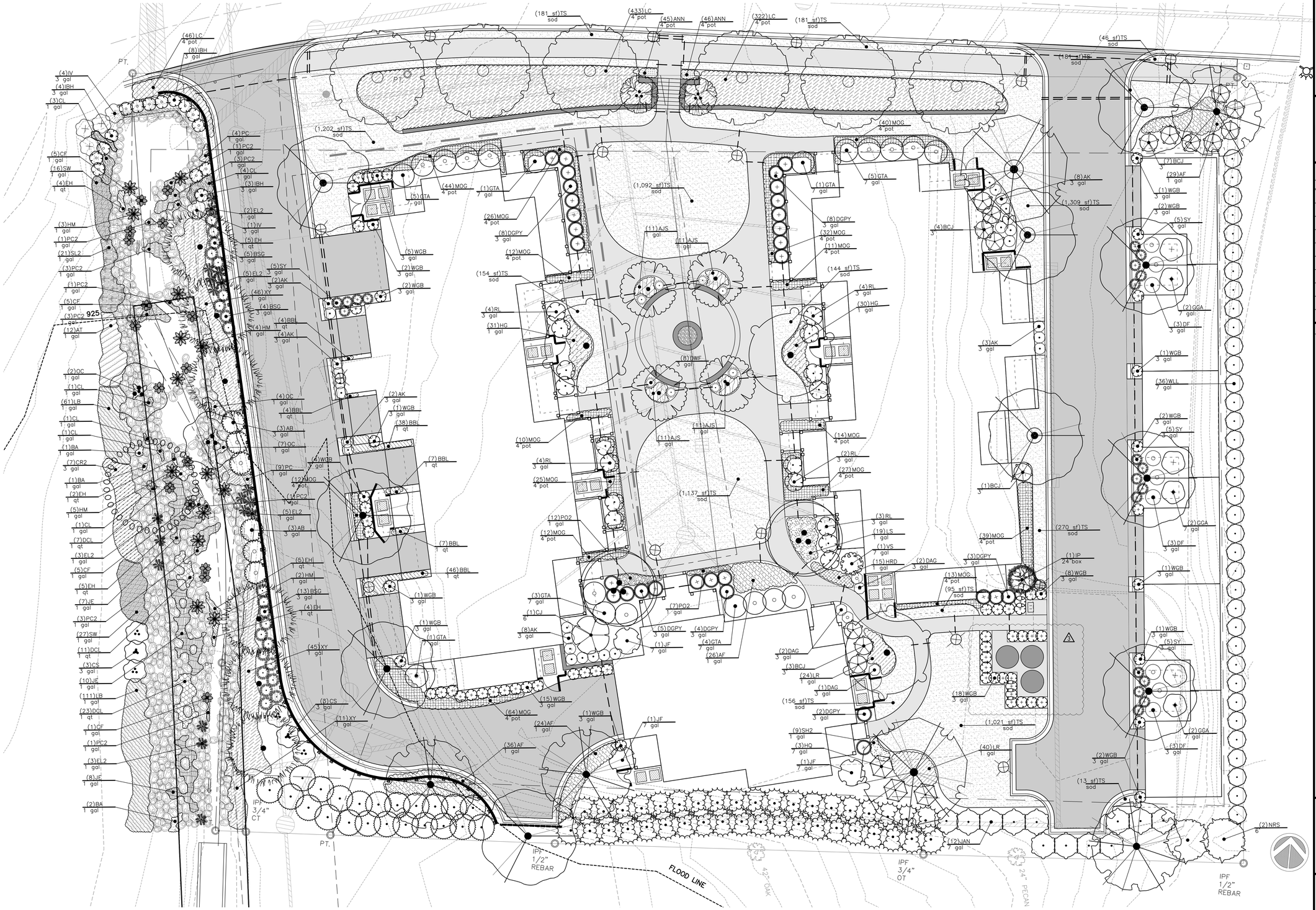

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LANDSCAPE ARCHITECTS - CIVIL ENGINEERS
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C.O.A. SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION NUMBER C00533 ARBOR ENGINEERING, INC.

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 1641 JAMES M. DURHAM MARTIN

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12.20.2018	REVISIONS AND RESUBMITTAL TO CITY	DJV
2	01.25.2019	SLIGHT REVISIONS TO PLANTS RESUBMITTAL TO CITY	DJV
3	02.10.2020	REVISIONS PER CITY COMMENTS	DJV

LEGEND

811 Know what's below. Call before you dig.

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WILKINS ST TOWNHOMES

317 WILKINS ST

GREENVILLE SOUTH CAROLINA

LANDSCAPE PLAN

DRAWN:	DJV	DATE:	OCTOBER 15, 2018
DESIGN:	DJV	HORIZONTAL SCALE:	1:10
APPROVED:	JM3	VERTICAL SCALE:	-

GRAPHIC SCALE 10' 0' 10' 20' SCALE: 1"=10'

JOB NO. 18035

DRAWING NO. L-101

SHEET NO. 21 OF 25

Planning Staff Report to
Greenville Planning Commission
May 13, 2020
for the May 21, 2020 Public Hearing

Docket Number:	**AX-4-2020**
Applicant:	Jerry Blassingame
Property Owners:	Soteria Community Development
Property Location:	D Street and Shaw Street
Tax Map Number:	0150001301200; 0150000901100; 0150000901000; 0150000900900
Acreage:	0.896 acre total (0.719 acre real property and 0.177 acre right-of-way)
Future Land Use:	Greenville County
Existing Zoning:	R-M20 Multi-family Residential District (portion of) (Greenville County) S-1 Services District (portion of) (Greenville County) R-7.5 Single-family Residential District (portion of) (Greenville County)
Proposed Zoning:	RM-2 Single- and Multi-family Residential District (portion of) (City of Greenville) RDV Redevelopment District (portion of) (City of Greenville)
Adjacent Zoning:	N: R-7.5 Single-family Residential District (Greenville County) E: RM-2 Single- and Multi-family Residential District (City of Greenville) S: RM-2 Single- and Multi-family Residential District (City of Greenville) W: R-7.5 Single-family Residential District (Greenville County) R-M20 Multi-family Residential District (Greenville County)
Special Emphasis District:	Not Located within Designated Special Emphasis Boundary
District:	Council District 2
Staff Recommendation:	**Recommend Approval of Annexation to City Council of Real Property and Right-of-Way under this Request and Recommend Approval for Rezone to City Council of Real Property with a City RM-2 Single- and Multi-family Residential District and RDV Redevelopment District and Future Land Use Designation of Urban Residential**

Applicable Sections of the City of Greenville Code of Ordinances:
Sec. 2-372 *Function, Powers, and Duties of the Planning Commission*
Sec 19-1.3 *Purpose and Intent*
Sec.19-2.1.2 (A) (2) (b) *Zoning District Map Amendments (Rezoning)*
Sec.19-2.3.2 (E) (2) *Amendments to Zoning District Map*
Sec.19-3.2 *District Descriptions*

Staff Analysis:

The subject properties, located at the intersection of Shaw Street and D Street, are currently located within Greenville County limits. A portion of the property abuts City of Greenville limits. The applicant petitions the City of Greenville to annex three parcels, totaling 0.719 acre of real property, and the adjacent right-of-way,

totaling 0.177 acre, currently located within county limits, into Greenville city limits and requests a city zoning designation of RM-2 Single- and Multi-family Residential District and RDV Redevelopment District.

The RM-2 Single- and Multi-family Residential District is intended to encourage a mix of medium-density housing types, including multi-family units, townhouses, single-family detached, and single-family attached dwellings. Complementary uses found in residential districts can also include community recreation facilities, places of worship and schools.

The RDV Redevelopment District is intended to enhance and support adjacent communities by providing housing and job opportunities as well as convenient access to necessary goods and services. This district also promotes mixed-use developments.

In addition, staff recommends the real properties be designated a City of Greenville Future Land Use designation of Urban Residential as the adjacent surrounding city properties have the same classification. Urban Residential is a classification that allows a range of housing, including single-family detached houses, single-family attached homes and multi-family units, and other non-residential uses found to be compatible with the area based on other zoning requirements. This land use is intended to serve as a transition between compact development and residential neighborhoods.

Required by Section 19-2.2.4, *Neighborhood Meetings* of the Land Management Ordinance, the applicant held a virtual neighborhood meeting on May 13, 2020.

Staff offers the following responses to the standards for rezoning found at Section 19-2.3.2(E)(2), *Amendments to the Zoning District Map*, based on the information submitted by the applicant and the information provided previously in this report.

1. Consistent with the Comprehensive Plan: Staff believes the proposed RM-2 and RDV zoning designations are consistent with the 'Urban Residential' Future Land Use designation shared by the closest surrounding City properties.

2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation. Staff also recommends that the property be assigned the Future Land Use designation of 'Urban Residential'.

3. Addresses a demonstrated community need: The RM-2 and RDV zoning designations will allow for the preservation integration of mixed uses suitable to a neighborhood area.

4. Compatible with surrounding uses: Surrounding uses include residential and commercial uses. The proposed RM-2 and RDV zoning classifications will allow for development that is compatible with the surrounding properties.

5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical and maintains existing residential and neighborhood commercial character to the future development pattern of the area.

6. Will not result in "strip" or ribbon commercial development: Any development at the subject location must comply with the applicable use and design standards of the Land Management Ordinance, of which "strip" or ribbon commercial development type uses are not anticipated with this annexation.

7. Will not create an isolated zoning district: Surrounding properties in the City are zoned RM-2 and the properties requesting to be zoned RDV are currently zoned S-1 in the County. The proposed zoning designations are in keeping with the predominant zoning district of properties within the City limits.

8. Surrounding property values: It does not appear that the proposed amendment will result in significant adverse impacts on the property values of surrounding lands. The proposed zoning designations are compatible with other properties in the area based on the district descriptions listed previously in this report.

9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.

10. Public facilities and services: Public facilities and services are available for this site.

city of greenville

APPLICATION FOR ANNEXATION

Economic Development (864) 467-5723

AX-4-2020 (20-178)
Tax: N/A

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Jerry Blassingame	Soteria Community Development
*Title:	Executive Director	
*Address:	210 Shaw Street	
*State:	SC	
*Zip:	29609	
*Phone:	864-449-6684	
*Email:	jblassingame@soteriacdc.org	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 0150001301200; 0150000901100, 0150000901000, 0150000900900

*TOTAL ACREAGE 0.896 acre (0.719 acre real property, 0.177 acre ROW) *COUNCIL DISTRICT 2

*CURRENT ZONING DESIGNATION (County) RM-20; S-1, R-7.5

*PROPOSED ZONING DESIGNATION (City) RM-2; RDV

*DEED RESTRICTIONS

*FRONTAGE ON PUBLIC ROAD (feet)

*WATER DISTRICT GREENVILLE WATER *SEWER DISTRICT PARKER

*FIRE DISTRICT PARKER *SANIATION DISTRICT GREATER GREENVILLE

TYPE OF ANNEXATION

***Please select one (1) type:** X 100% ____75% ____25%

*For 100% and 75% Annexations, please Include the corresponding **Annexation Petition** with the application submittal.*

INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with Economic Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-5723 to schedule an appointment.

2. Submit an electronic copy of the **draft plat** signed by a registered surveyor **and legal description** (see requirements below) **2 weeks prior to the application filing deadline**. Failure to do so may result in delay of the application. The daft plat can be sent to khoward@greenvillesc.gov.

3. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.

4. If the application is to annex a portion of a property as otherwise described by deed, a survey of the parcel reflecting the requested annexation by courses and distances must be included in the submittal package.

5. All applications and fees (made payable to the City of Greenville) for Annexation must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

   A. Annexation $550.00 – *public hearing required*

6. Staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.

7. Please refer to ***Sections 19-1.9, Annexations*** for additional information.

8. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

   Annexation applications also require a neighborhood meeting, which is to be held at least eight (8) days prior to the scheduled planning commission hearing (Sec. 19-2.2.4, Neighborhood meetings). See *Instructions for Organizing a Developer-Led Neighborhood Meeting* for more information.

   Upon planning commission recommendation, the application item will be scheduled for city council hearing.

   (*To be filled out at time of application submittal*)

   _____Public Hearing signs are acknowledged as received by the applicant

   _____Instructions for Organizing a Developer-Led Neighborhood Meeting are acknowledged as received by the applicant

   *APPLICANT SIGNATURE_____

9. **Please verify that all required information is reflected on the application, and submit one (1) paper copy and one (1) electronic version of the application submittal package.**

10. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

    In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

    If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

    Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning

Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

_____ *APPLICANT SIGNATURE

3-10-2020 DATE

11. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** ___ or **is not** ___ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	3-10-2020
Property Owner/Authorized Agent	
Date	3-10-2020

APPLICATION REQUIREMENTS CHECKLIST

Draft plat signed by a registered surveyor **and legal description** (see requirements below) submitted **2 weeks prior to the application filing deadline**. Failure to do so may result in delay of the application. The daft plat can be sent to **khoward@greenvillesc.gov**.

- A **draft plat** of the area to be annexed showing the following (Please see ANNEXATION PLAT REQUIREMENTS for more details):
  - Metes and bounds of the entire proposed annexation, showing the POB (Point of Beginning for annexation)
  - Any adjacent contiguous right-of-way not already within the corporate limits of the City. (The City reserves the right to exclude certain right-of-ways)
  - Label and show all contiguous corporate limit lines, including existing and new City Limit lines.
  - Acreage of Real Property, right-of-ways, and total acreage in a table format.
  - Easements
  - Private roads and drives (clearly marked as such)
  - Tax map numbers and owners for all lots to be annexed and adjacent lots
- A **legal description** including metes and bounds of the property to be annexed and a separate description of the metes and bounds of any right-of-way to be annexed. The legal description must be included in a document separate from the annexation plat.

A completed application form.

Annexation petition signed by the required number of freeholders (owners of real property) or a representative with clear authority to sign such a petition for annexation. If the owner is a corporation, the petition must be signed by a duly authorized officer of the corporation. Corporate minutes of a resolution of the Board of Directors should accompany the petition. The signature of a real estate agent, broker or developer without specific authority to sign as to annexation Is not acceptable. A petition with less than all freeholders signing is not acceptable for filing without a written statement from the City Attorney that the petition appears on its face to comply with state law regulating such petitions.

A **letter of intent** (reason for annexation).

The **fee** for the requested zoning classification as set by the City's fee schedule. (These fees are used to pay for administrative and advertising expenses incurred as a result of the petition).

Three (3) copies of a recordable Final Plat and a true to scale electronic copy of the Final plat signed by the registered surveyor must be provided with all requested revisions with the application submittal.

ANNEXATION PLAT REQUIREMENTS

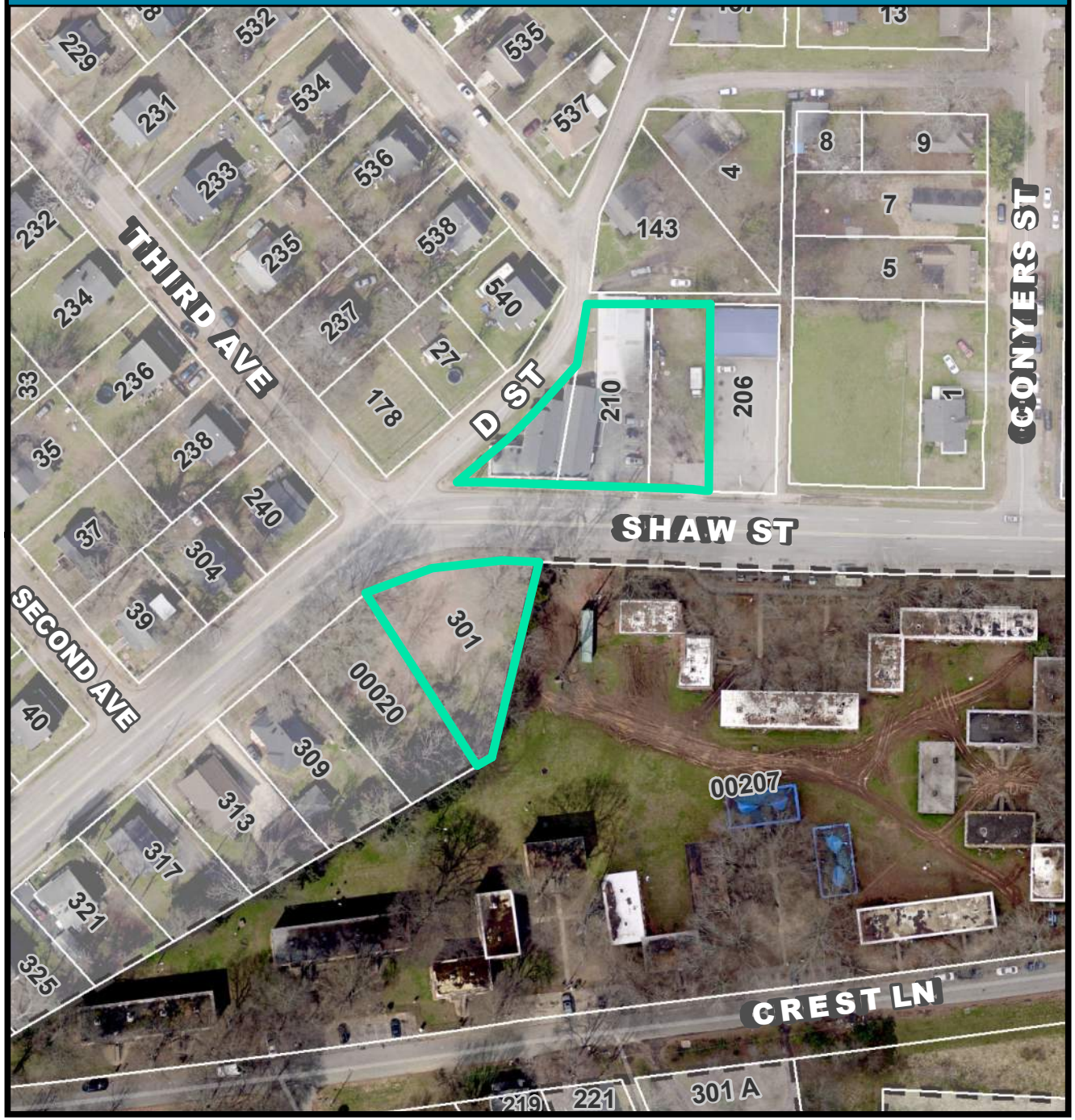
1. Drawing size shall be no smaller than "C" size (17" x 22") and no larger than "E" size (34" x 44").
2. The entire boundary of the proposed annexation shall be contained on "I" (one) drawing.
3. The title of the Annexation shall be noted in the title block as "Annexation Plat for (Show the Owner of Record) and (Project Site Name, if known).

4. A location map shall be shown in the upper right hand side of the drawing that shows the location of the proposed annexation and the surrounding streets.
5. Drawing shall show the dates of the survey, scale in feet, and stamped by the engineer or surveyor with registration number.
6. The "Existing City Limit Line" shall be shown on the drawing in a distinguishable line symbol that is easily recognized and in a different line symbol than the "Existing City Limit Line". This line shall be noted on the drawing as "New City Limit Line".
7. The "New City Limit Line" shall be shown on the drawing in a distinguishable line symbol that is easily recognized and in a different line symbol than the "Existing City Limit Line." This line shall be noted as "New City Limit Line".
8. The proposed annexation shall be contiguous to the "Existing City Limit Line".
9. When directed by City staff, you may be required to include/capture adjacent street Right-of-Way as part of the annexation. When you are required to annex certain street right-of-ways that are adjacent to or contained within the proposed annexation, these areas, in square feet and acres, shall be noted on the drawing within these boundaries.
10. The area, in square feet and acres, of the real property that is to be annexed shall be noted on the drawing within these boundaries.
11. The Tax Parcels contained within the boundary of the proposed annexation shall be shown and their Tax Parcel ID numbers noted on the drawing. Also, all adjacent parcels shall be shown and labeled with their Tax Parcel ID.
12. The bearings and distances around the outer boundary of the proposed annexation shall be shown on the drawing. The linear dimensions shall be expressed in feet and decimals of a foot. All angular measurements shall be expressed in bearings to the nearest minute. Curves, that have been surveyed, shall be defined on the drawing by a radius, central angle, tangent, arc and chord bearings and chord distances. Areas of the annexation that have not been surveyed, such as adjacent street right-of-way, may be noted as "more or less" or "+-". The "total area" of the annexation will consist of the area of real property and any street right-of-way contained in the annexation. These areas shall be noted in a "text box" on the drawing titled "Area of Annexation". The area of real property shall be noted and the area of any street right-of-ways shall be noted and then the "total area" noted.
13. Do not "traverse" the "New City Limit Line" along the center of a street.
14. A Legal Description of the annexation shall be written that traverses the outer boundary of the annexation. The "POB" (Point of Beginning) shall be noted on the drawing. When preparing the Legal Description, note any time that the traverse goes "along the Existing City Limit Line".
15. If the annexation contains any existing structures, the present street address for these structures shall be noted within the corresponding parcel/structure.
16. The proposed annexation will be reviewed by City Staff and any corrections that are needed to the annexation plat will be noted and relayed to the Engineer, Surveyor, and/or owner,

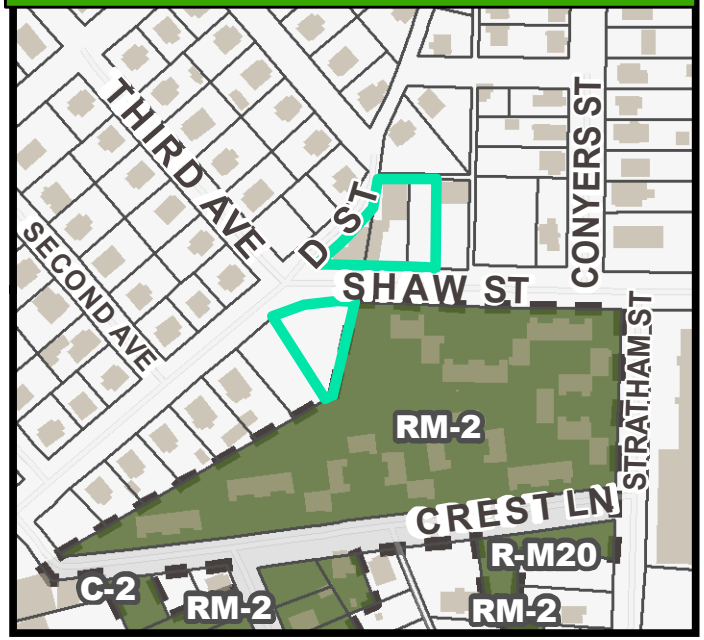
IMPORTANT NOTE:
Prior to applying for annexation, contact the City of Greenville's Engineering Department to verify the "availability" of utilities such as sanitary sewer and water.

AX-4-2020 • SHAW STREET

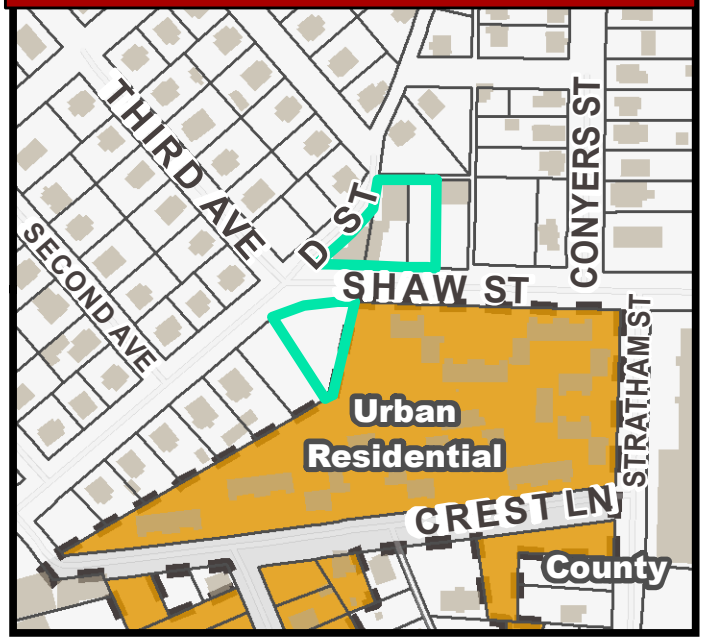
AERIAL VIEW



CURRENT ZONING

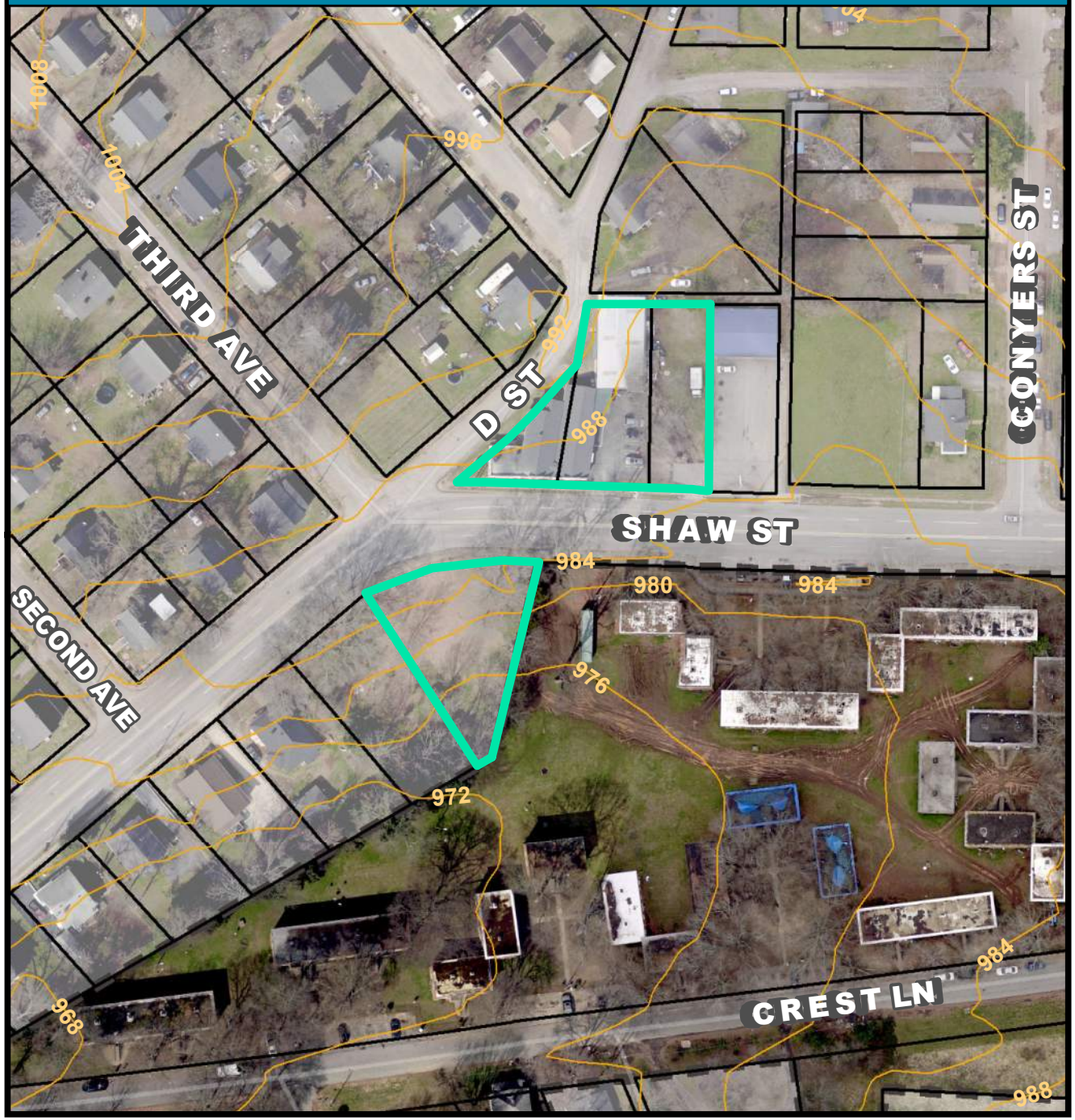


FUTURE LAND USE

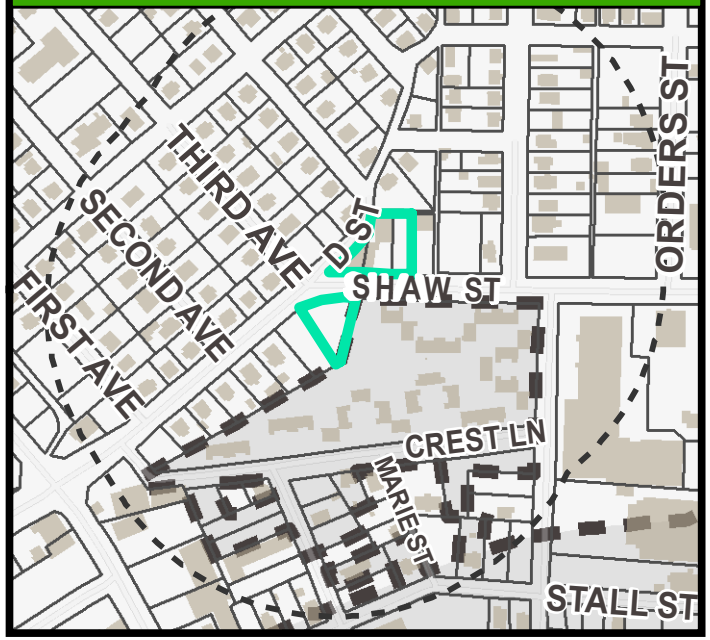


AX-4-2020 • SHAW STREET

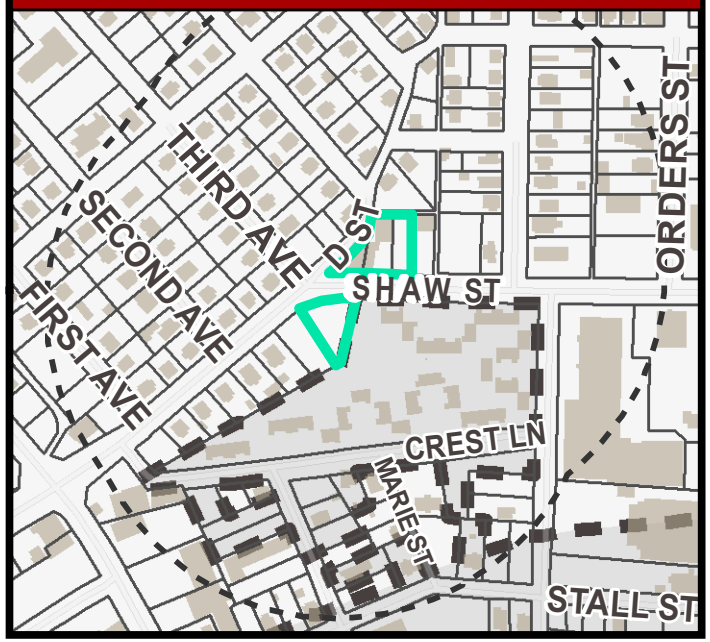
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



city of greenville
South Carolina

CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as 301 Shaw Street; 210 Shaw Street (address) and consisting of approximately 0.27 acre; 0.43 acre located on 0150001301200; 0150000901100, 0150000901000, 0150000900900 (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

This petition is submitted under the provisions of S.C. Code ' 5-3-150, authorizing the City Council to annex an area when presented with a petition signed by all persons owning real property in the area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. All zoning processes will be in accordance with state statutes and city ordinance otherwise existing.

Property Owner(s)	Address/ Tax Map Number	Signature	Date
Soteria Community Development	**0150001301200**		3-10-2020
Soteria Community Development	**0150000901100, 0150000901000, 0150000900900**		3-10-2020

CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

CERTIFICATION OF PETITION SIGNATURE

I, Jerry Blassingame, have this 10th day of March , 2020, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

0150001301200
0150000901100
0150000901000
0150000900900

Signature

Legal Description

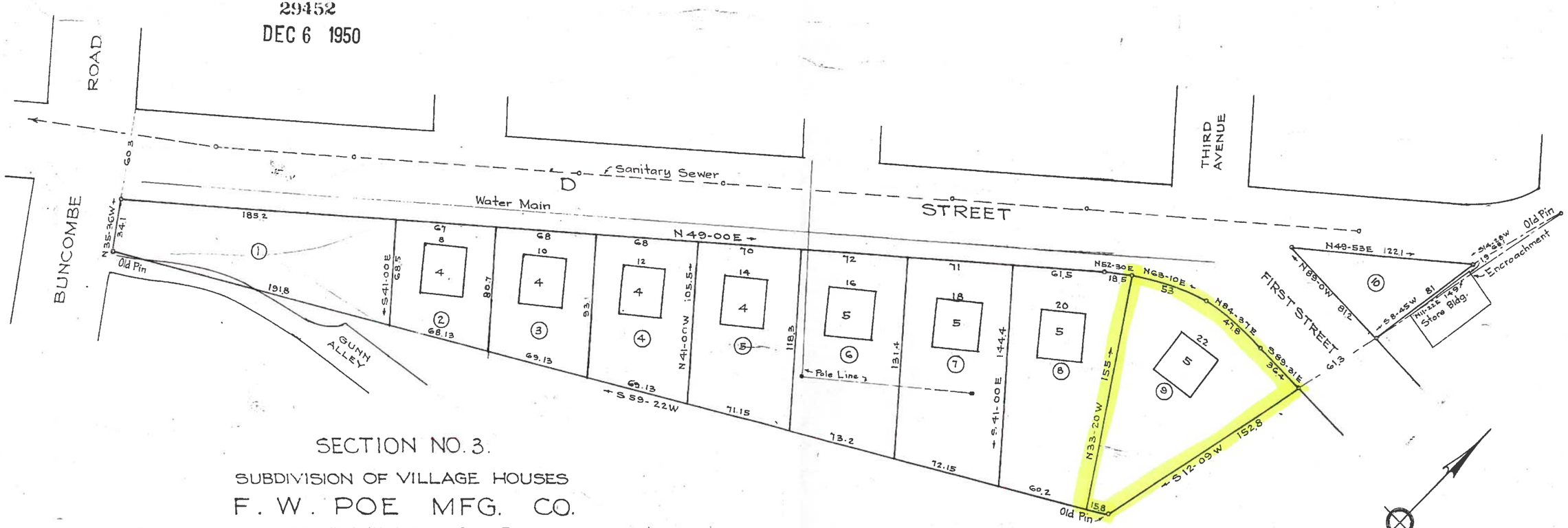
All that certain piece, parcel or lot of land, situate, lying and being in the State of South, County of Greenville, near the City of Greenville, and being more particularly described as Lot 9, Section 3, as shown on plat entitled, "Subdivision of Village Houses, F. W. Poe Mfg. Co.," dated November 1950, recorded in the Register of Deeds Office for Greenville County in Plat Book Y at Page 67, and having the following metes and bounds to-wit:

Beginning at an iron pin on the southern right for way of D Street, corner of Lot 8 and the intersection of D Street and Shaw Street (formerly First Street) and running thence N63-10E 53 feet to a point on the southern right of way for Shaw Street (formerly First Street); thence continuing with the southern right of Shaw Street (formerly First Street) the following courses and distances: N84-37E 47.5 feet to a point; S89-31E 36.4 feet to a point; thence leaving the right of way for Shaw Street (formerly First Street) and running S12-09W 152.8 feet to an old pin; thence S59-22W 15.8 feet to the corner of Lot 8; thence along the common line with Lot 8 N33-20W 155 feet to the point of beginning.

Legal Description to be provided for TMS

0150000901100, 0150000901000, 0150000900900

29452
DEC 6 1950



SECTION NO. 3.

SUBDIVISION OF VILLAGE HOUSES

F. W. POE MFG. CO.

GREENVILLE S. C.

Scale 1" = 50' Nov. 1950

DALTON & NEVES

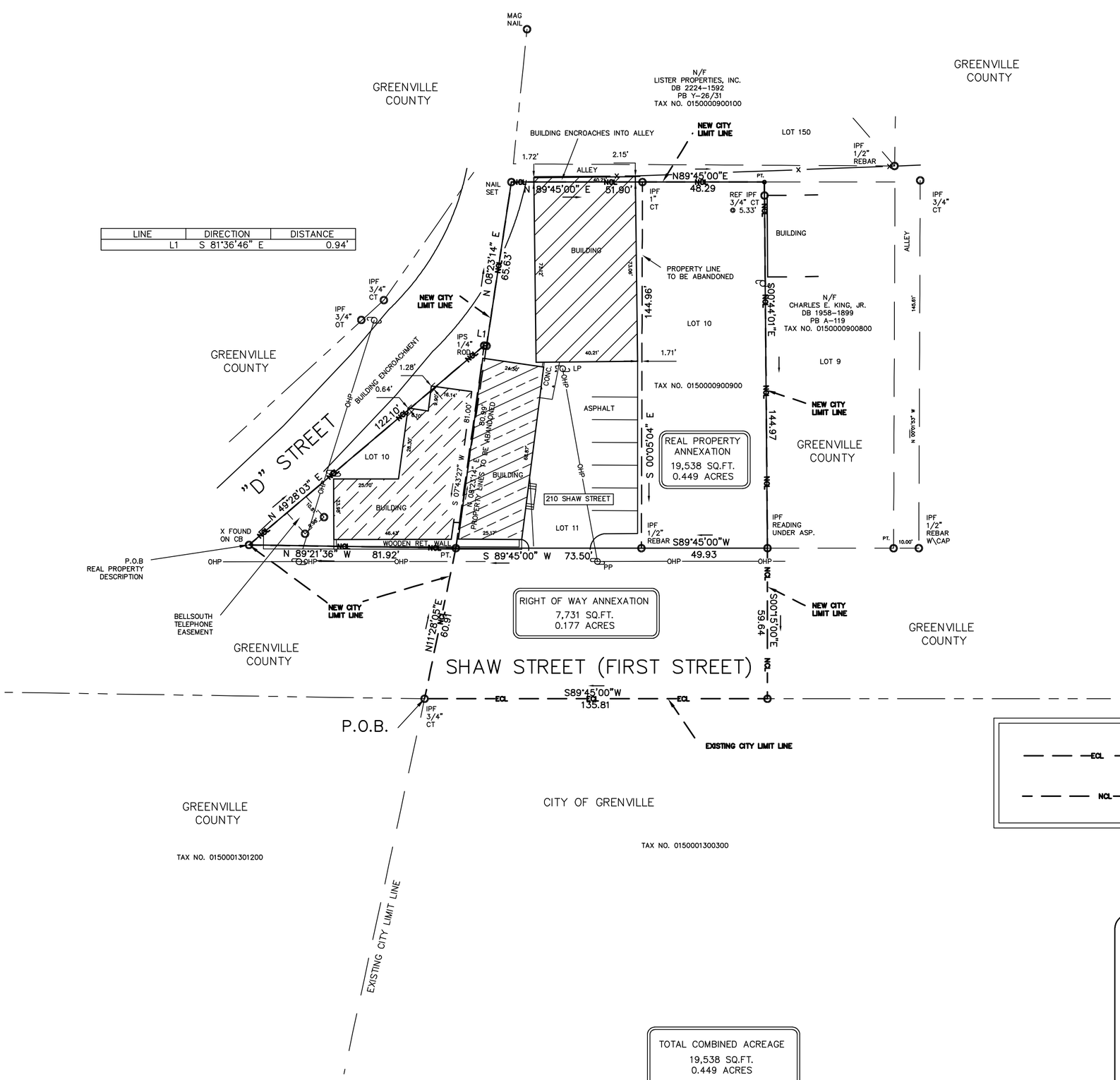
#29452 Filed This 6 day of Dec. 1950
And Recorded In Vol. 4 Page 67 Etc.
Edna Hawkins
Register Mesne Conveyance Greenville County, S. C.

Iron Pins at all Corners.

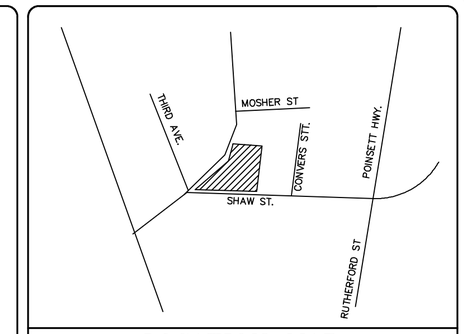
Book 259

4-67

LINE	DIRECTION	DISTANCE
L1	S 81°36'46" E	0.94'



THIS SURVEY IS TO COMBINE TAX PARCELS 0150000901100, 0150000901000 AND 15000900900 INTO ONE TAX PARCEL.



LOCATION MAP

SHAW STREET RIGHT OF WAY ANNEXATION
7,731 SQ. FT. 0.177 ACRES

Beginning at an iron pin on the southern right of way of Shaw Street at the joint corner of tax parcel 0150001301200 and 0150001300300. Said point is also on the existing city limit line. Thence, N 11-28-05 E for 60.91' to a point on the northern right of Shaw Street. Thence, with said right of way N 89-45-00 E for 123.43' to an iron pin. Thence, leaving said right of way, S 00-15-00 E for 59.64 feet to a point on the southern right of way of Shaw Street (also the existing city limit line). Thence, with said right of way and existing city limit line, S 89-45-00 W for 135.81 feet to an iron pin, the point and place of beginning.

REAL PROPERTY ANNEXATION
19,538 SQ.FT. 0.449 ACRES

Beginning at a chiseled "X" on a catch basin at the intersection of the northern right of way of Shaw Street and the southern right of way of "D" Street. Thence, with the southern right of way of "D" Street, N 49-28-03 E for 122.10 feet to an iron pin. Thence, S 81-36-46 E for 0.94 feet to an iron pin. Thence, still with the right of way of "D" Street N 08-23-14 E for 65.63 feet to a nail in asphalt. Thence, leaving said right of with the line of an alley, N 89-45-00 E for 100.19 feet to point. Thence, with the line of lot 9, S 00-44-01 E for 144.97 feet to an iron pin on the northern right of way of Shaw Street. Thence with the right of way of Shaw Street, S 89-45-00 W for 123.43 feet to a point. Thence, N 89-21-36 W for 81.92 feet to an "X" on a catch basin, the point and place of beginning.

TOTAL ANNEXATION AREA
27,269 SQ.FT. 0.626 ACRES

Beginning at an iron pin on the southern right of way of Shaw Street at the joint corner of tax parcel 0150001301200 and 0150001300300. Said point is also on the existing city limit line. Thence, N 11-28-05 E for 60.91' to a point on the northern right of Shaw Street. Thence, with the northern right of way of Shaw Street, N 89-21-36 W for 81.92 feet to an "X" on a catch basin at the intersection of the northern right of way of Shaw Street and the southern right of way of "D" Street. . Thence, with the southern right of way of "D" Street, N 49-28-03 E for 122.10 feet to an iron pin. Thence, S 81-36-46 E for 0.94 feet to an iron pin. Thence, still with the right of way of "D" Street N 08-23-14 E for 65.63 feet to a nail in asphalt. Thence, leaving said right of with the line of an alley, N 89-45-00 E for 100.19 feet to point. Thence, with the line of lot 9, S 00-44-01 E for 144.97 feet to an iron pin on the northern right of way of Shaw Street. Thence, leaving said right of way, S 00-15-00 E for 59.64 feet to a point on the southern right of way of Shaw Street (also the existing city limit line). Thence, with said right of way and existing city limit line, S 89-45-00 W for 135.81 feet to an iron pin, the point and place of beginning.

AREA OF ANNEXATION

SHAW STREET R/W ANNEXATION: 0.177 ACRES
REAL PROPERTY ANNEXATION: 0.449 ACRES
TOTAL ANNEXATION AREA; 0.626 ACRES

ECL — EXISTING CITY LIMIT LINE
NCL — NEW CITY LIMIT LINE

REFERENCE:

DEED BOOK 2400 PAGE 3482
PLAT BOOK 1132 PAGE 45
TAX NO. 0150000901100
TAX NO. 0150000901000

DEED BOOK 2432 PAGE 3856
TAX NO. 0150000900900

PARK PLACE, BLOCK N, LOT 11 – PLAT BOOK A PAGE 119
F.W. POE MFG. CO., SECTION 3, LOT 10 – PLAT BOOK Y PAGE 67

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

BENCHMARK SURVEYING, INC.

0' 30' 60'
SCALE 1"= 30'

DATE: APRIL 8, 2020

P.O. BOX 25455
GREENVILLE, S.C. 29616

TEL. (864) 979-6401
jecreighton@bellsouth.net

STATE OF SOUTH CAROLINA – GREENVILLE COUNTY

SOUTH CAROLINA BENCHMARK SURVEYING No. C01050 CERTIFICATE OF AUTHORIZATION

ANNEXATION AND RECOMBINATION PLAT FOR SOTERIA COMMUNITY DEVELOPMENT CORP.

SOUTH CAROLINA REGISTERED LAND SURVEYOR NO. 11904 JAMES E. CREIGHTON

DWG. NO. # 1406-2

JAMES E. CREIGHTON, PLS # 11904

Planning Staff Report
Greenville Planning Commission
May 13, 2020
for the May 21, 2020 Public Hearing

Docket Number:	**MFD 14-257M**
Applicant:	Base 360 General Contractors
Property Owner:	Hidden Hollow, LLC
Property Location:	350 Mohawk Drive
Tax Map Number:	0189010100801
Acreage:	2.85 acres
Zoning:	RM-2, Single- & Multi-Family Residential District
Proposal:	Phase 2: 5-unit multifamily condo development
Staff Recommendation:	**Approve, with comments and conditions**

Applicable Sections of the City of Greenville Code of Ordinances:
Sec. 2-372, *Function, Powers, and Duties of the Planning Commission*
Sec. 19-2.1.2, *Planning Commission Powers and Duties*
Sec. 19-6, *Development and Design Standards*
Sec. 19-6.8, *Design Standards for Multifamily Residential Development*

Project Overview:
The proposed project request is a multifamily condominium development consisting of 5-units located within a single structure. This phase of the project was originally approved by Planning Commission on September 11, 2014 under MFD 14-257. The applicant requests the same development and design as the original approval that is now expired. This portion of the multifamily development is consistent with the prior approval as well as the existing buildings already developed on the site.

Staff Analysis

- *Acreage* – The subject property is 2.85 acres in size.
- *Zoning* – The property is zoned RM-2, Single- & Multi-Family Residential District.
- *Density* – Phase 2 of the project proposes 5-units in a single multifamily condominium building. The original multifamily under MFD 14-257 was approved and did not exceed the allowable density for the parcel. RM-2 permits 20 units per acre.
- *Height* – The standard maximum height in the RM-2 zoning district is 40 feet for buildings other than single-family detached. The maximum building height is measured from the front average grade to the mean height of a hipped or gabled roof. It appears the maximum building height meets the Land Management Ordinance requirements, but will be further reviewed at the time of building permits.
- *Parking* –The minimum parking requirement of 1.5 spaces per multifamily unit shall be provided at the time of permits. The proposal includes garage parking and surface parking.

Staff reviewed the application for compliance with the Land Management Ordinance (LMO), specifically, Section 19-6.8, Design Principles and Standards for Multifamily Residential Development. The analysis on project compliance is as follows:

19-6.8.9. Multifamily Design Standards

(A) Orientation

- Phase 2 is located at the rear of the site. The existing multifamily buildings are configured in a manner that activates street frontages and enhances pedestrian activity by orientating buildings and entrances towards adjacent streets, sidewalks, and open spaces.

(B) Setbacks

- Setbacks appear to comply with the RM-2 zoning requirements. This will be verified at the time of permit review.

(C) Entrances

- The main entrances of Phase 2 are oriented internal to the site. These entrances must also provide access to the street sidewalk; compliance will be verified at the time of permit approval.

(D) Building Facades

- The architecture features a consistent color pattern and styling across all sides of the building. In addition, the design is consistent with the overall development that is existing on-site.

(E) Service Area

- All service areas and ground-mounted mechanical units must be screened in from public view and meet the landscape and buffer requirements of the Land Management Ordinance. Compliance will be verified at the time of permit approval.

(F) Roof Form

- The roof form consists of pitched roofs with gable roofs over building projections. The proposed roof design is consistent with the overall development that is existing on-site.

(G) Transparency

- Phase 2 is located at the rear of the site. The existing multifamily buildings configured along the street address the transparency requirement.

(H) Materials

- The proposed exteriors include a coordinated color scheme and consistent colors and finishes throughout the development. The primary building materials include painted concrete, painted stucco on wood framing, fiber cement siding, fiber cement siding shingles, asphalt shingles, and stone veneer.

(I) Open Space

- The ordinance requires a minimum of 200 square feet of open space per dwelling unit, one-half of which may be private. Total open space requirements were part of the original overall development approval. No changes are proposed with this request.

(J) Parking Lot Location

- Overall parking lot design is to remain intact with the addition of three surface lot guest spaces to be added in the front of the new condominium building. All surface parking is interior to the overall development.

(K) Access and Circulation

- No changes are proposed to the existing and previously approved site access and circulation.

(L) Landscaping and Screening

- The design seems to meet the planting and buffer requirements; compliance with the landscaping requirements in the zoning ordinance will be verified at the time of site plan and permit approval.

(M) Exterior Lighting

- Exterior lighting appears to meet ordinance requirements. Lighting details will be reviewed at the permitting stage.

(N) Pedestrian Walkways

- Overall, the inclusion of walkways and sidewalks appear to meet the ordinance requirements. The new condominium building shall provide pedestrian connection to the main sidewalk.

(O) Fences and Walls

- Any retaining walls visible to public view should be consistent with the design and aesthetics of the overall development, and shall avoid blank areas with no visual interest.

Neighborhood Meeting

Staff did not receive notification of a Developer Led Neighborhood Meeting. A Developer Led Neighborhood Meeting is not required by the Land Management Ordinance, but rather strongly encouraged.

Design Review Board Comments

The project design was presented to the Design Review Board for informal advice and comment on May 7, 2020. The board provided unanimous support for Phase 2 of the multifamily condo building and felt the existing buildings are representative of quality materials.

DEPARTMENT COMMENTS

Planning Comments and Conditions

1. The development shall comply with the applicable provisions of the Land Management Ordinance, including Sec. 19-6.8, *Design standards for multifamily development*, with compliance to be verified at the time of permit approval.
2. The new condominium building shall provide pedestrian connection to the main sidewalk.
3. Any retaining walls visible to public view shall be consistent with the design and aesthetics of the overall development and shall avoid blank areas with no visual interest.

City Engineer Comments and Conditions

See all comments and conditions by Engineering.

Civil Engineer Comments

1) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
2) All improvements proposed within the City's public right of way shall be subject to the requirements of Articles I and II of Chapter 36 – Streets, Sidewalks and Other Public Places of the City of Greenville Code of Ordinances. As required, all improvements or construction activity performed within the public right of way require an approved encroachment permit.
3) A Site Plan Permit will be required for the development detailing the demolition, grading and stormwater, utility improvements and site access.
4) The improvements shall comply with Chapter 11 of the International Building Code for site accessibility. Per Section 1104, a minimum of one accessible route shall be provided from each site arrival point (public transportation stops, accessible parking, accessible passenger loading zones and public streets or sidewalks) to the accessible building entrance served. Additionally, an accessible route shall be provided within the site to connect accessible buildings, facilities, elements and spaces on the site.

Environmental Engineer Comments and Conditions

The attached plans do not clearly show the FEMA Floodplain boundary, Floodway boundary, the FEMA Base Flood Elevation, and the City of Greenville Floodplain/Floodway boundaries and BFE. This approval is subject to the buildings and retaining walls being located outside of the Floodplain. All Floodplain boundaries, Floodway boundaries, BFE's and Wetland areas must be accurately delineated and shown on the site plans and they will be looked at more thoroughly during the site permit review. More details must be provided with the site permit submittal.

1) Wastewater – Wastewater service for the development will be subject to the following conditions:

a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).

b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.

c. Each building shall have a separate and direct connection to the City's sanitary sewer main.

d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.

e. Each building shall require a new service fee through ReWa.

2) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:

a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.

b. At a minimum, a stormwater plan should include:
   i. Proposed layout.
   ii. Appropriate erosion control best management practice standard details.
   iii. A construction entrance.
   iv. A concrete washout.
   v. Silt fence

c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
   a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
   b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
   c. Water quality treatment is required when either:
      - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
      - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.

3) Floodplain – A portion of the subject property is located in a FEMA floodplain as determined utilizing 2014 Flood Insurance Rate Maps.

4) a. Compensatory storage is required for all storage lost or displaced in a regulatory floodplain. Hydraulically equivalent compensatory storage requirements for fill or structures in a riverine regulatory floodplain shall be at least equal to 1.5 times the volume of regulatory floodplain storage lost or displaced. Such compensation areas shall be designed to drain freely and openly to the channel and shall be located opposite or adjacent to fill areas. A deed or plat restriction is required to prohibit any modification to the compensation area. The regulatory floodplain storage volume lost below the existing ten-year frequency flood elevation must be replaced below the proposed ten-year frequency flood elevation. The regulatory floodplain storage volume lost above the ten-year existing frequency flood elevation must be replaced above the proposed ten-year frequency elevation.

b. If the proposed development would result in a change in the mapped regulatory floodplain, regulatory floodway, or the BFE on a site, the applicant shall submit sufficient data to the city and FEMA to obtain the appropriate letter of map change (LOMC). All adjacent property owners, communities, and the state department of natural resources shall be notified prior to any alteration or relocation of a floodplain, and submit copies of such notifications to the city. A LOMC due to fill does not preclude a development from meeting the compensatory storage requirements.

5) *Wetland provisions:* All impacts to jurisdictional waters of the U.S. and waters of the state must be permitted in compliance with all federal and state standards. This includes any permits from the Army Corp of Engineers and any mitigation requirements.

   a. *Submittal requirements:*
      1. The applicant shall delineate all wetland area boundaries in accordance with the current federal wetland determination methodology on the plans.
      2. All federal and state permitting documents relating to wetlands shall be provided to the city along with all permits issued.
      3. All federal and state wetland monitoring reports shall be provided to the city.

   b. *Restrictions:* Preservation of wetlands shall be provided by deed or plat restrictions.

Traffic Engineer Comments
Approve.

Fire Department Comments
No opposition. Previous questions regarding appropriate fire department access and turn-around have been addressed by the applicant.

Parks and Recreation – No Comments Submitted

city of greenville

APPLICATION FOR MULTIFAMILY DEVELOPMENT

Contact Planning & Development (864) 467-4476

Office Use Only:
Application#_____ Fees Paid_____
Date Received_____ Accepted By_____
Date Complete_____ App Deny Conditions

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Base 360 General Contractors (Nick Gilley)	Hidden Hollow, LLC
*Title:	CEO	
*Address:	512 Augusta St, Ste B, Greenville	350 Mohawk Dr, Greenville
*State:	South Carolina	South Carolina
*Zip:	29605	29609
*Phone:	(864) 412-0585	n/a
*Email:	nick@base-360.com	n/a

PROPERTY INFORMATION

*STREET ADDRESS 350 Mohawk Drive, Greenville, SC 29609

*TAX MAP # 0189010100801

*CURRENT ZONING DESIGNATION R-M2, Single- and Multi-Family Residential

*TOTAL ACREAGE 2.85

PROPOSED DEVELOPMENT INFORMATION

*TYPE OF APPLICATION: X New ____Modification – Major ____Modification – Minor

*ORIGINAL APPLICATION # (put N/A if new application) MFD 14-257 (Previously Approved)

*NUMBER OF UNITS 5

*MULTIFAMILY DEVELOPMENT TYPE CONDOMINIUM

*AGE RESTRICTED HOUSING (Y / N) NO

NUMBER OF UNITS AND/OR PERCENTAGE OF AGE RESTRICTED UNITS (If applicable)_____

INSTRUCTIONS

1. The applicant is **required** to schedule a pre-application meeting according to the dates outlined on the Board calendar. Call (864) 467-4476 to schedule an appointment.

   *PREAPPLICATION MEETING DATE 3/5/2020

2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.
3. All applications and fees (made payable to the City of Greenville) for designation as a Multifamily Development must be received by **no later than 2:00 pm** of the date reflected on the Board schedule.

A. Multifamily development - New $550.00 – *public hearing required*

B. Multifamily development – Major Modification $275.00 – *public hearing required*

C. Multifamily development – Minor Modification $150.00 – *administrative review*

4. Staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will go back into the queue for review. Please refer to ***section 19-2.3.13 (D), Multifamily residential development*** for additional information.

5. **Public Notice Requirements.** Multifamily development applications require a Planning Commission public hearing. There is also an informal review from the Design Review Board required prior to the planning commission hearing.

6. The applicant is responsible for sign posting the subject property. Instructions will be provided at the time of submission.

7. Multifamily development applications also **require** a developer-led neighborhood meeting which is to be held <u>at least eight (8) days prior</u> to the scheduled Planning Commission hearing (Sec. 19-2.2.4, Neighborhood meetings). Information will be emailed within a few days of submittal to the listed applicant email provided on page one of this application.

8. Upon planning commission recommendation, the application item will be scheduled for city council hearing.

<u>To be filled out at time of application submittal</u>

_____ Public Hearing signs are acknowledged as received by the applicant

_____ Posting sign instructions and affidavit are acknowledged as received by the applicant

*APPLICANT SIGNATURE _____

9. Please verify that all required information is reflected on the plan(s), and **<u>submit one (1) paper copy and one (1) electronic version</u>** of the application submittal package.

10. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

_____ *APPLICANT ACKNOWLEDGEMENT SIGNATURE

3.12.20 *DATE

11. Per acknowledgement and understanding of item #8, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** ___ or **is not** <u>X</u> restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

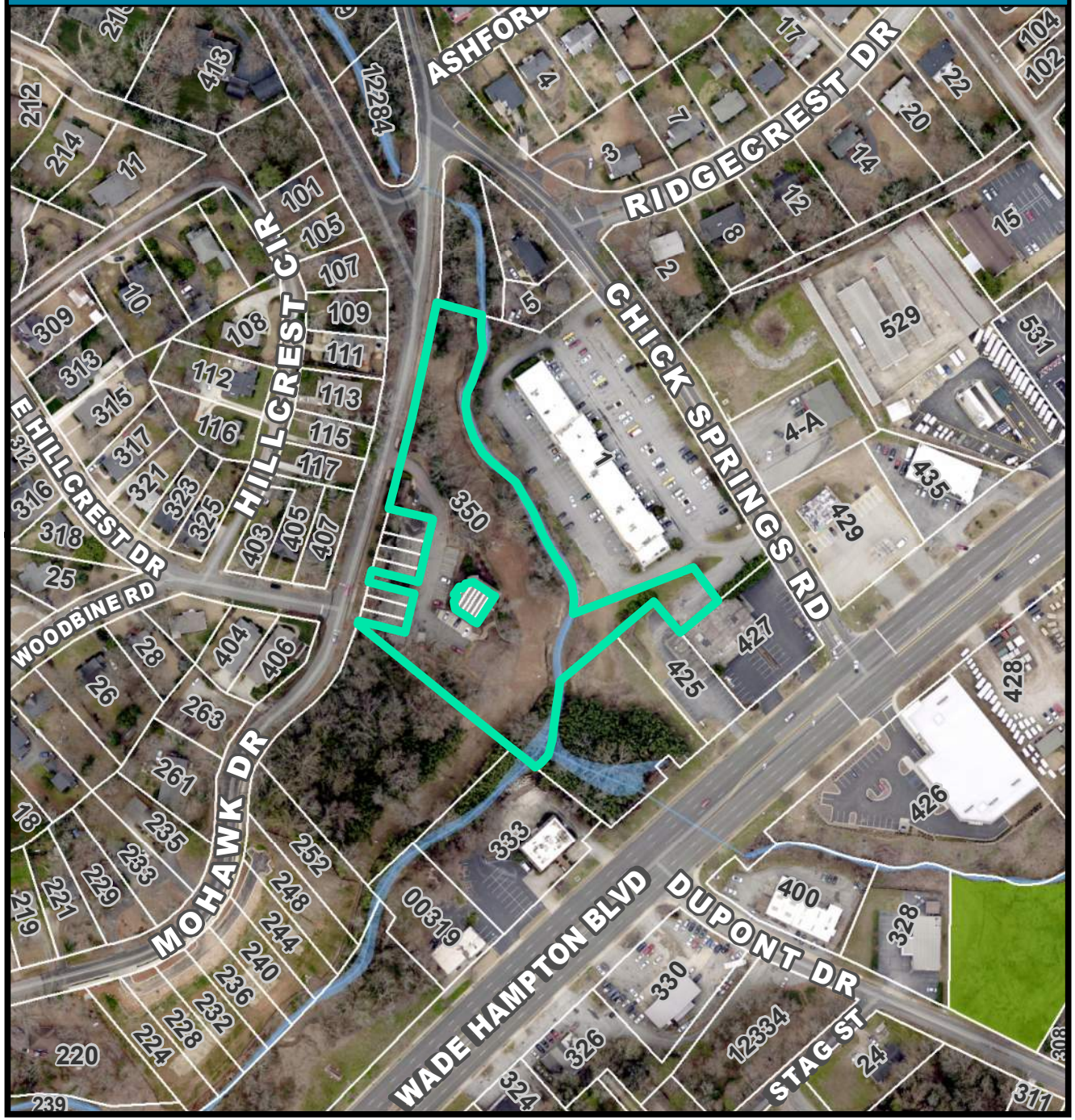
*Signatures	
*Applicant	Nick Gilley
*Date	3.12.20
*Property Owner/Authorized Agent	
*Date	3.12.20

APPLICATION REQUIREMENTS

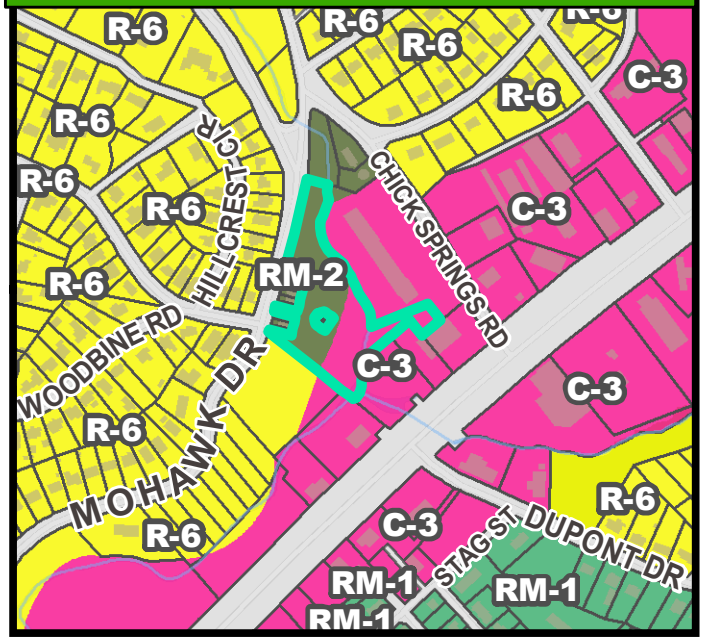
1. Multifamily development format and content requirements are reflected in the City of Greenville Administrative Manual at Appendix 'H'.
2. The submitted information shall include at a minimum:
   - *a.* Completed application for Multifamily development;
   - *b.* Context map, showing relationship of proposed development to the surrounding neighborhood;
   - *c.* Photographs of surrounding area;
   - *d.* Site plan, showing building(s) footprint, parking lot layout, pedestrian and vehicular access, internal walkways, amenities (i.e. pool, playground, picnic area, etc.), and service areas (i.e. dumpster pad/trash collection area, HVAC units, car wash area, etc.);
   - *e.* Grading plan, showing existing and proposed topographic contours, storm drainage collection facilities, existing and proposed retaining walls (with top-of-wall and bottom-of-wall elevations for at least the ends of the walls and the high point of the walls);
   - *f.* Building elevations, of all sides of the building(s), with exterior materials and colors indicated;
   - *g.* Plan showing elevation of proposed buildings in relation to adjoining structures;
   - *h.* Building floor plans;
   - *i.* Landscape plan, showing existing vegetation that will remain and the new plants to be added;
   - *j.* Lighting plan, showing location of light fixtures (on the site and on the building), cut sheets of the proposed light fixtures, and wattage; and
   - *k.* Materials board.
3. Please refer to ***Section 19-6.8, Design standards for multifamily residential development*** for additional information.

MFD 14-257M • 350 MOHAWK DR

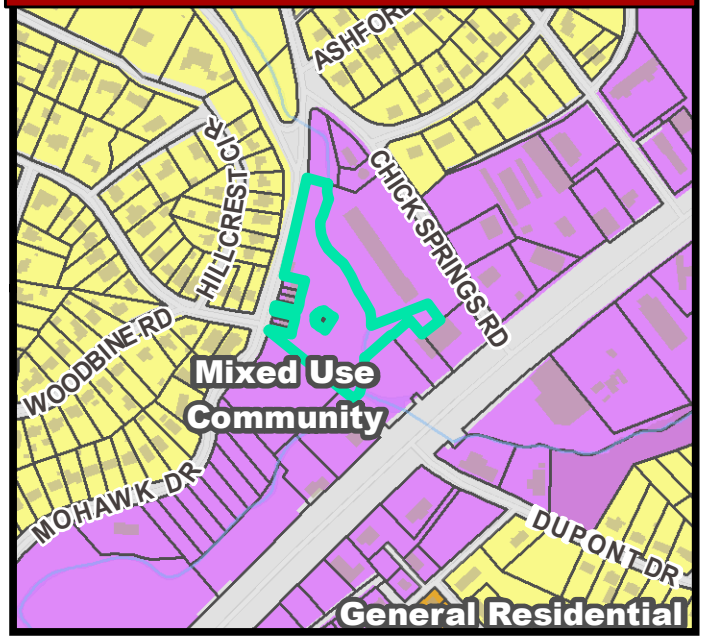
AERIAL VIEW



CURRENT ZONING

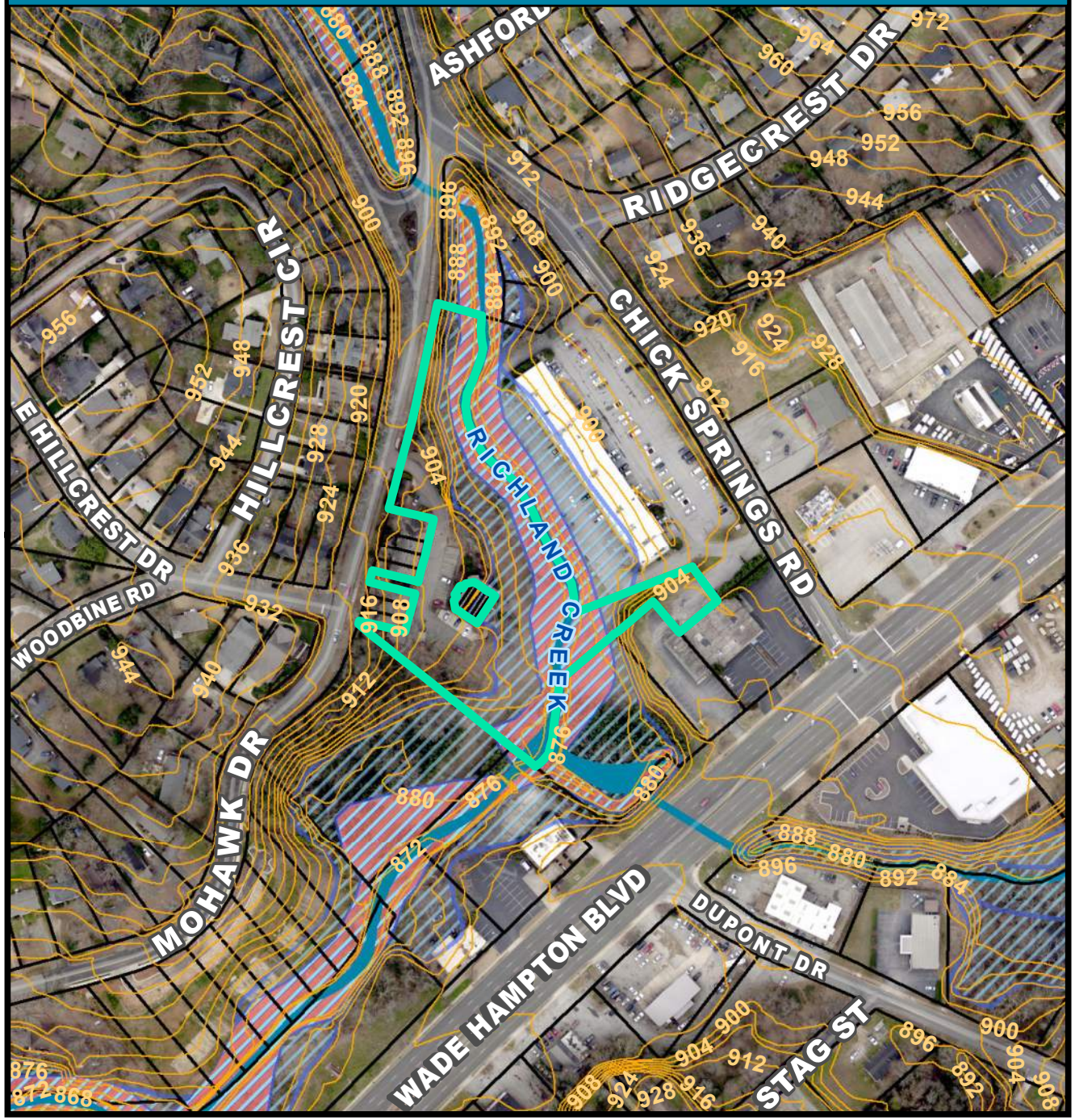


FUTURE LAND USE

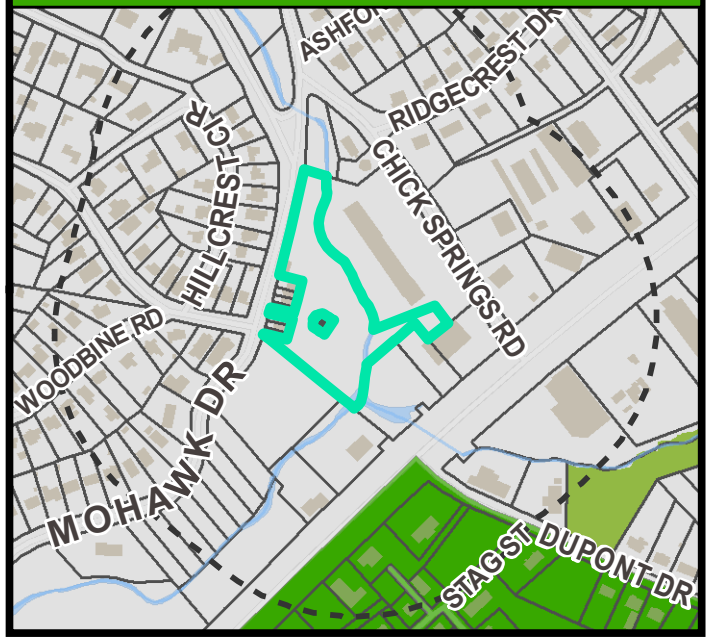


MFD 14-257M • 350 MOHAWK DR

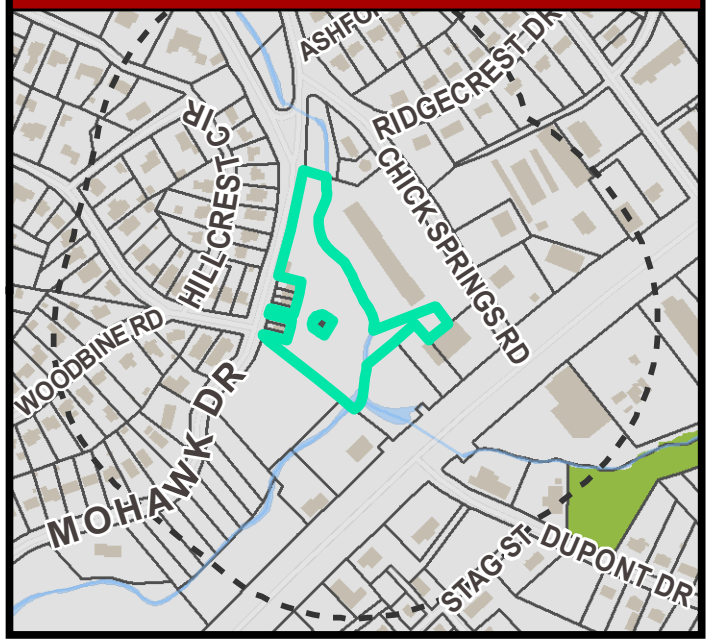
NATURAL / ENVIRONMENTAL FEATURES



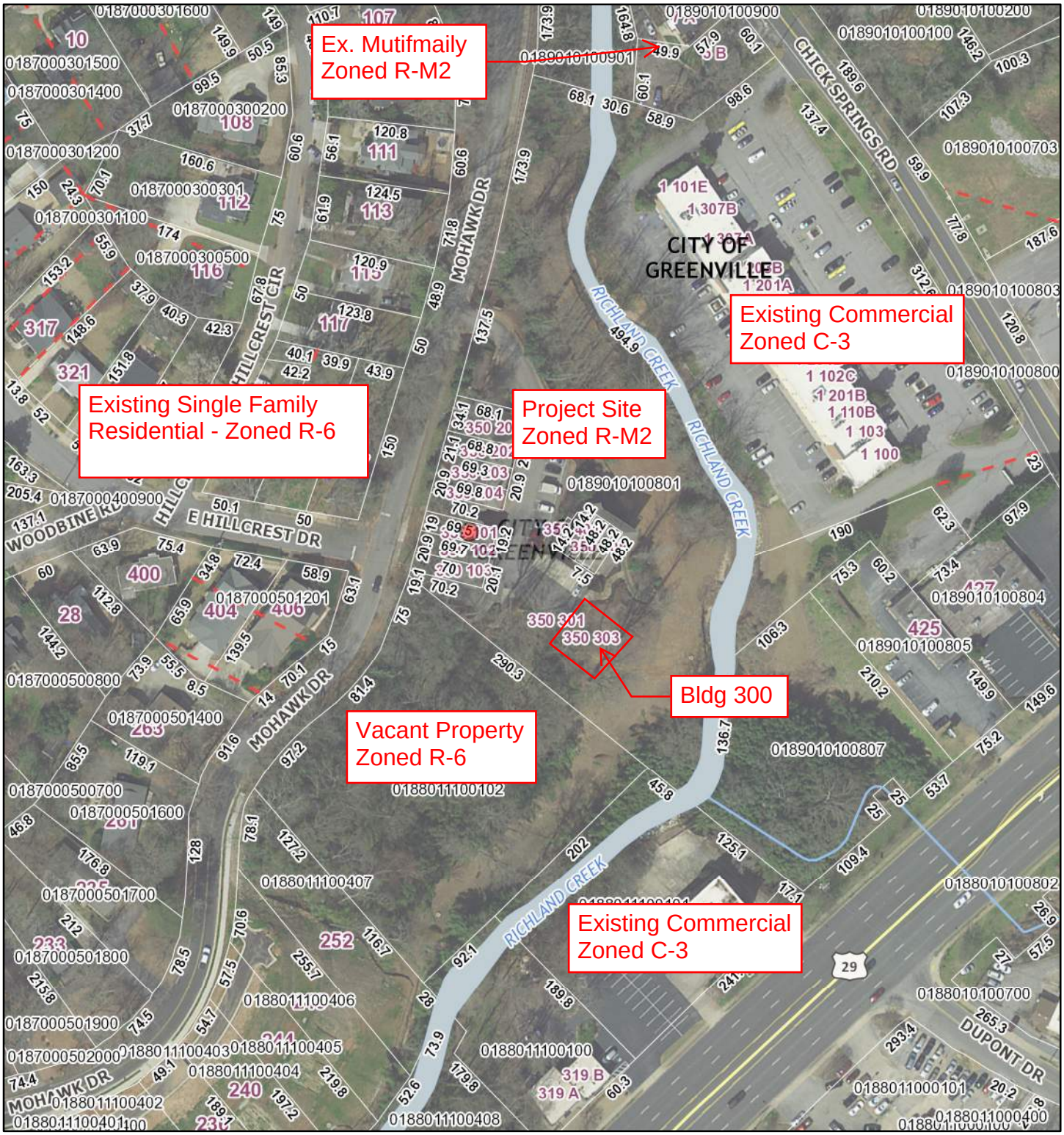
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



350 Mohawk Drive Bldg 300 - Context Map



March 13, 2020

1:1,600

0 75 150 300 ft

0 20 40 80 m

Greenville County GIS
Greenville County GIS Division, Greenville, SC 29601

ned public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no legal responsibility for the information contained in this map.

Photographs of Area Surrounding 350 Mohawk Drive, The Elements.

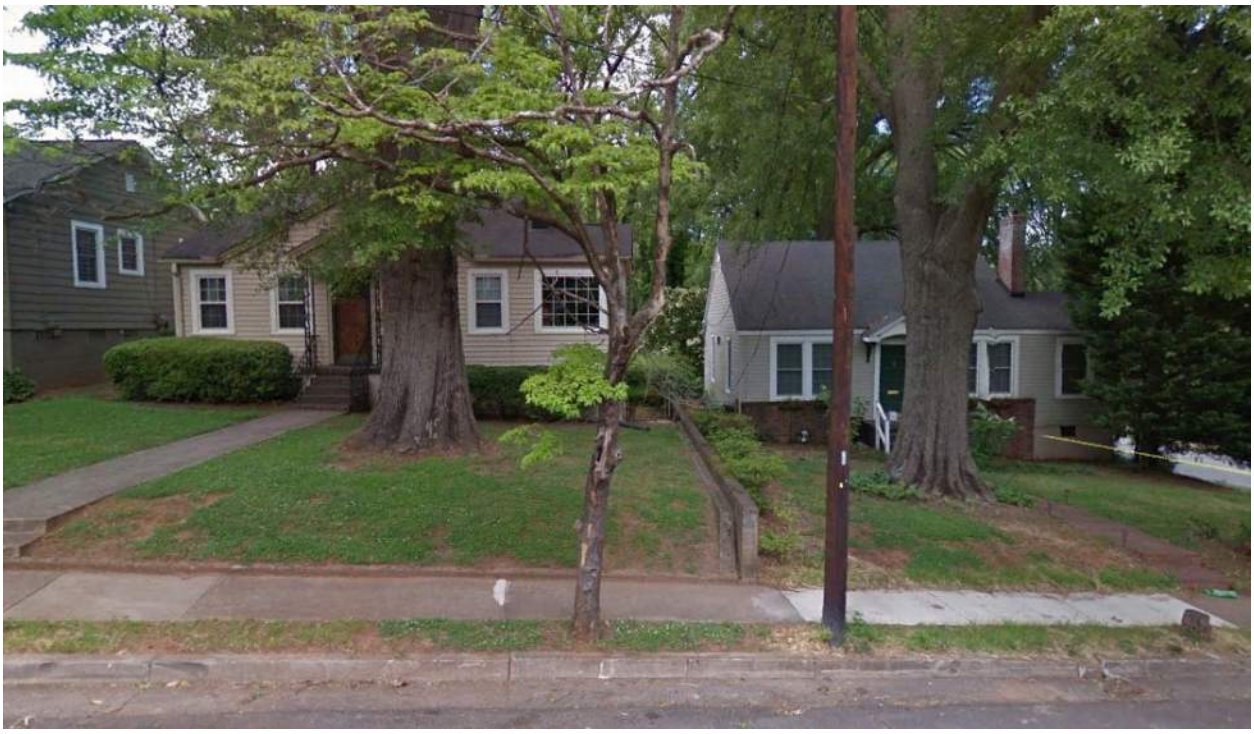
350 Mohawk Drive, Greenville, SC 29609

261 Mohawk Drive, Greenville, SC 29609

368 Mohawk Drive, Greenville, SC 29609

325 East Hillcrest Drive, Greenville, SC 29609

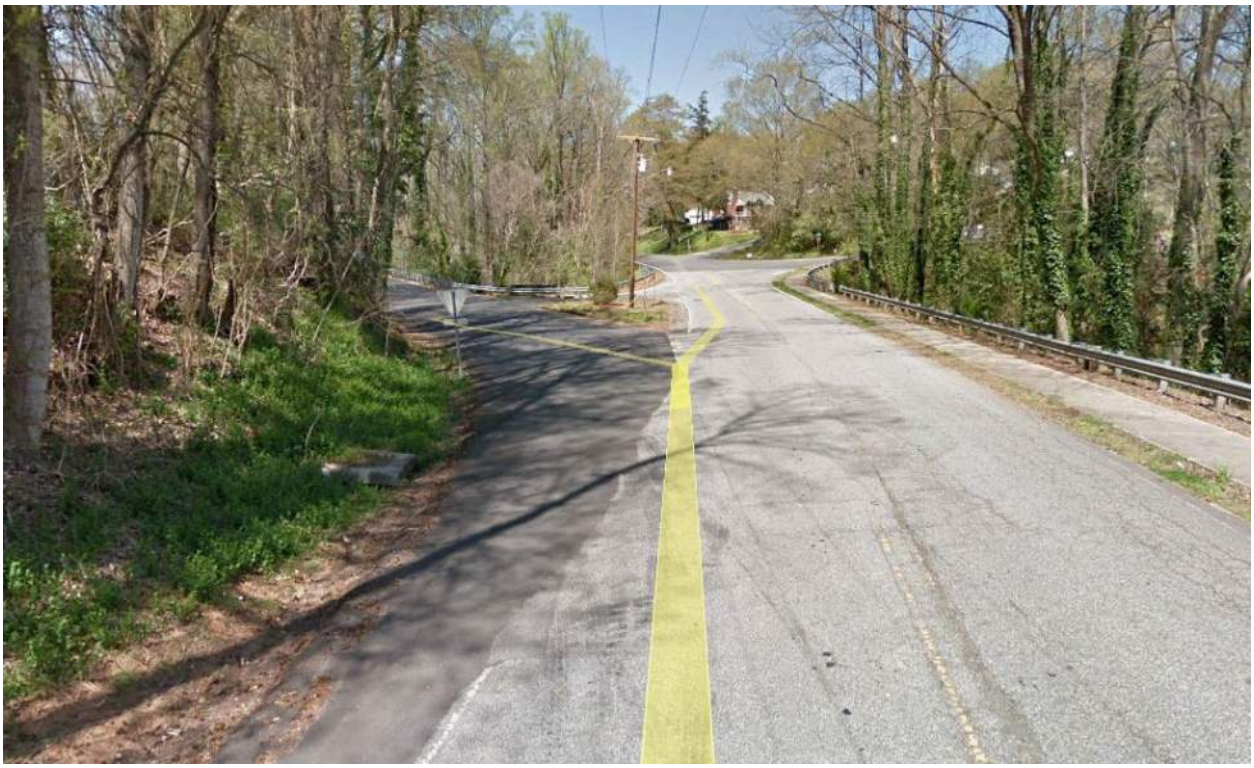
406 E Hillcrest Drive, Greenville, SC 29609



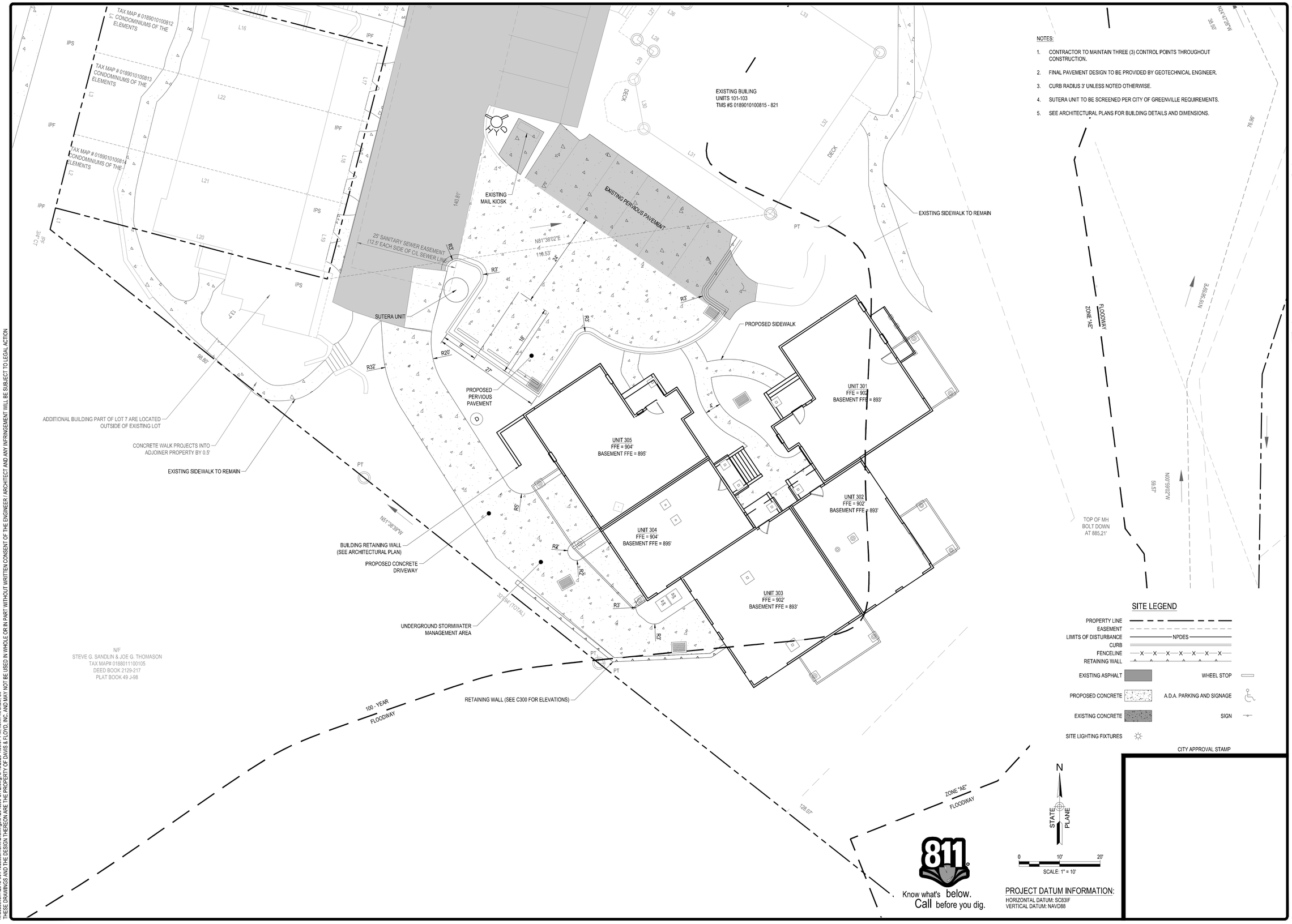
407 E Hillcrest Drive, Greenville, SC 29609

111 & 113 Hillcrest Circle, Greenville, SC 29609

Intersection South of The Elements townhomes



Intersection North of The Elements townhomes



NOTES:

1. CONTRACTOR TO MAINTAIN THREE (3) CONTROL POINTS THROUGHOUT CONSTRUCTION.
2. FINAL PAVEMENT DESIGN TO BE PROVIDED BY GEOTECHNICAL ENGINEER.
3. CURB RADIUS 3' UNLESS NOTED OTHERWISE.
4. SUTERA UNIT TO BE SCREENED PER CITY OF GREENVILLE REQUIREMENTS.
5. SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS AND DIMENSIONS.

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD88

NOT FOR CONSTRUCTION

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
164 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615
(864) 527-9800

OWNER
HIDDEN HOLLOW, LLC
350 MOHAWK DRIVE GREENVILLE, SC 29609
PROJECT TITLE
350 MOHAWK DRIVE BUILDING 300

DRAWING TITLE
SITE PLAN

NO.	REVISION	DATE	CHECKED	DATE APPROVED
1	CITY OF GREENVILLE PLANNING COMMENTS, SUBMITAL		CB	

JOB NO.	042048.00
DATE	MARCH 2020
DESIGNED	KMS
DRAWN	KMS
CHECKED	CB
APPROVED	CB

C201

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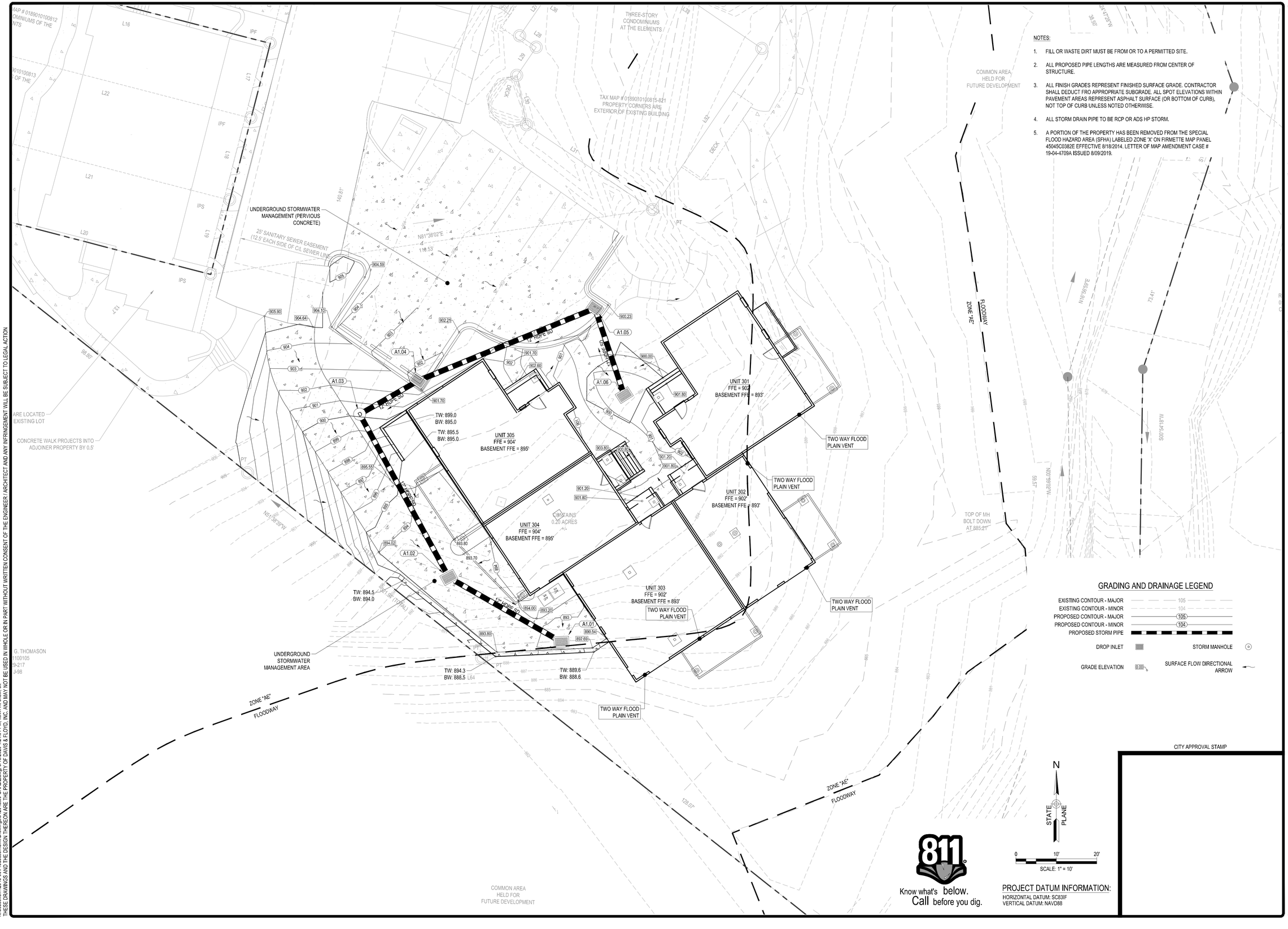
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION



NOTES:

1. FILL OR WASTE DIRT MUST BE FROM OR TO A PERMITTED SITE.
2. ALL PROPOSED PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE.
3. ALL FINISH GRADES REPRESENT FINISHED SURFACE GRADE. CONTRACTOR SHALL DEDUCT FRO APPROPRIATE SUBGRADE. ALL SPOT ELEVATIONS WITHIN PAVEMENT AREAS REPRESENT ASPHALT SURFACE (OR BOTTOM OF CURB), NOT TOP OF CURB UNLESS NOTED OTHERWISE.
4. ALL STORM DRAIN PIPE TO BE RCP OR ADS HP STORM.
5. A PORTION OF THE PROPERTY HAS BEEN REMOVED FROM THE SPECIAL FLOOD HAZARD AREA (SFHA) LABELED ZONE 'X' ON FIRMETTE MAP PANEL 45045C0382E EFFECTIVE 8/18/2014. LETTER OF MAP AMENDMENT CASE # 19-04-4709A ISSUED 8/09/2019.

GRADING AND DRAINAGE LEGEND

EXISTING CONTOUR - MAJOR	105
EXISTING CONTOUR - MINOR	104
PROPOSED CONTOUR - MAJOR	105
PROPOSED CONTOUR - MINOR	104
PROPOSED STORM PIPE	
DROP INLET	
STORM MANHOLE	
GRADE ELEVATION	0.00
SURFACE FLOW DIRECTIONAL ARROW	

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD88

CITY APPROVAL STAMP

NOT FOR CONSTRUCTION

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
164 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615
(864) 527-0600

OWNER
HIDDEN HOLLOW, LLC
350 MOHAWK DRIVE GREENVILLE, SC 29609
PROJECT TITLE
350 MOHAWK DRIVE BUILDING 300

DRAWING TITLE
GRADING PLAN

NO.	REVISION	DATE	CHECKED
A	CITY OF GREENVILLE PLANNING COMMENTS SUBMITTAL	03/20/20	CB

JOB NO. 042048.00
DATE MARCH 2020
DESIGNED KMS
DRAWN KMS
CHECKED CB
APPROVED CB

C300

PAGE 6 OF 11

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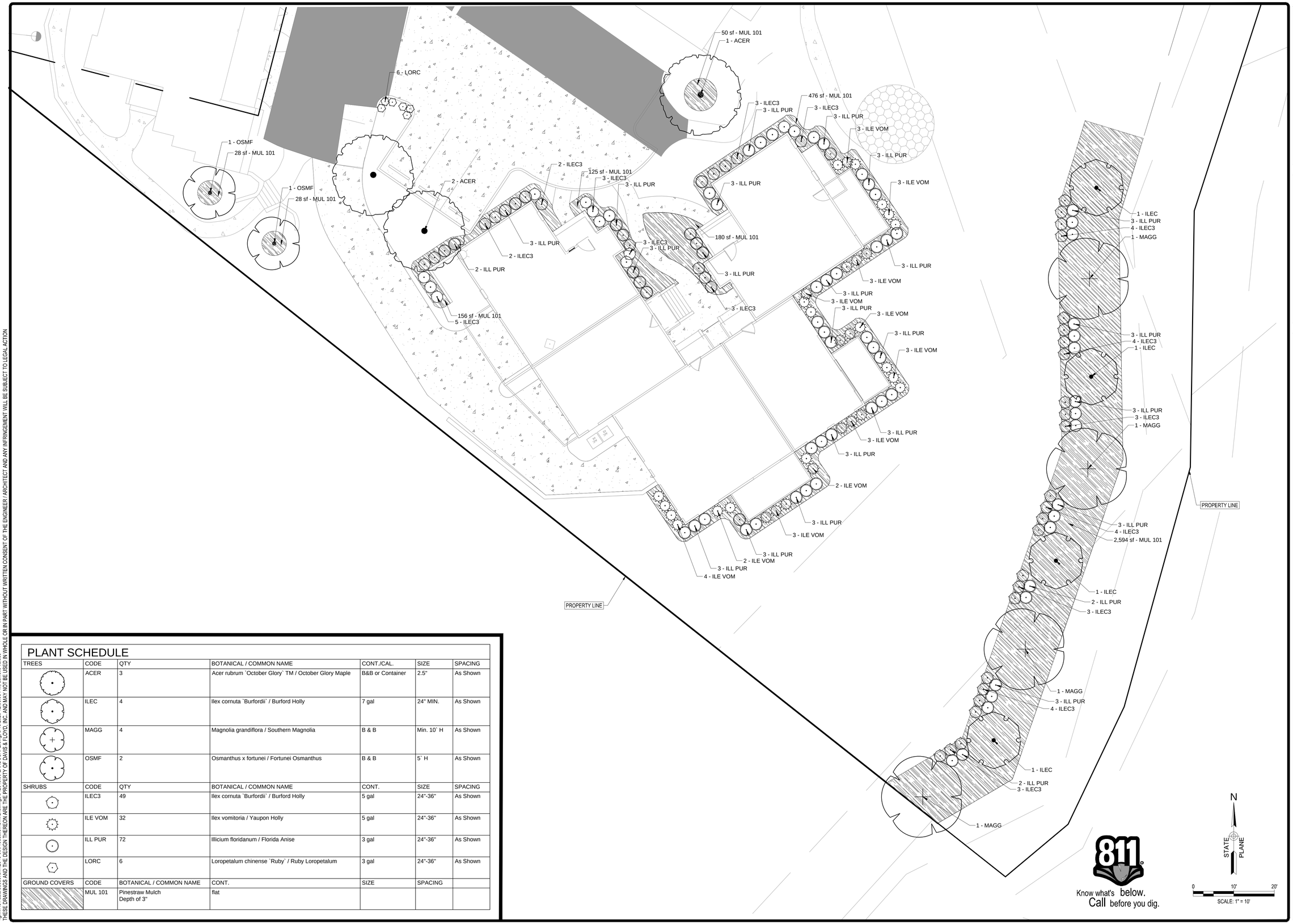

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT./CAL.	SIZE	SPACING
	ACER	3	Acer rubrum `October Glory` TM / October Glory Maple	B&B or Container	2.5"	As Shown
	ILEC	4	Ilex cornuta `Burfordii` / Burford Holly	7 gal	24" MIN.	As Shown
	MAGG	4	Magnolia grandiflora / Southern Magnolia	B & B	Min. 10` H	As Shown
	OSMF	2	Osmanthus x fortunei / Fortunei Osmanthus	B & B	5` H	As Shown
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING
	ILEC3	49	Ilex cornuta `Burfordii` / Burford Holly	5 gal	24"-36"	As Shown
	ILE VOM	32	Ilex vomitoria / Yaupon Holly	5 gal	24"-36"	As Shown
	ILL PUR	72	Illicium floridanum / Florida Anise	3 gal	24"-36"	As Shown
	LORC	6	Loropetalum chinense `Ruby` / Ruby Loropetalum	3 gal	24"-36"	As Shown
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	
	MUL 101	Pinestraw Mulch Depth of 3"	flat			

\\grnvl-fs1\data\Jossewin\42048-00\Production\Civil\Drawings\042048.00-LANDSCAPE.dwg, 3/16/2020 12:03:08 PM, danielle valdes
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NOT FOR CONSTRUCTION

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GREENVILLE, SC 29615
(864) 527-0600

OWNER
HIDDEN HOLLOW, LLC
350 MOHAWK DRIVE GREENVILLE, SC 29609

PROJECT TITLE
350 MOHAWK DRIVE BUILDING 300

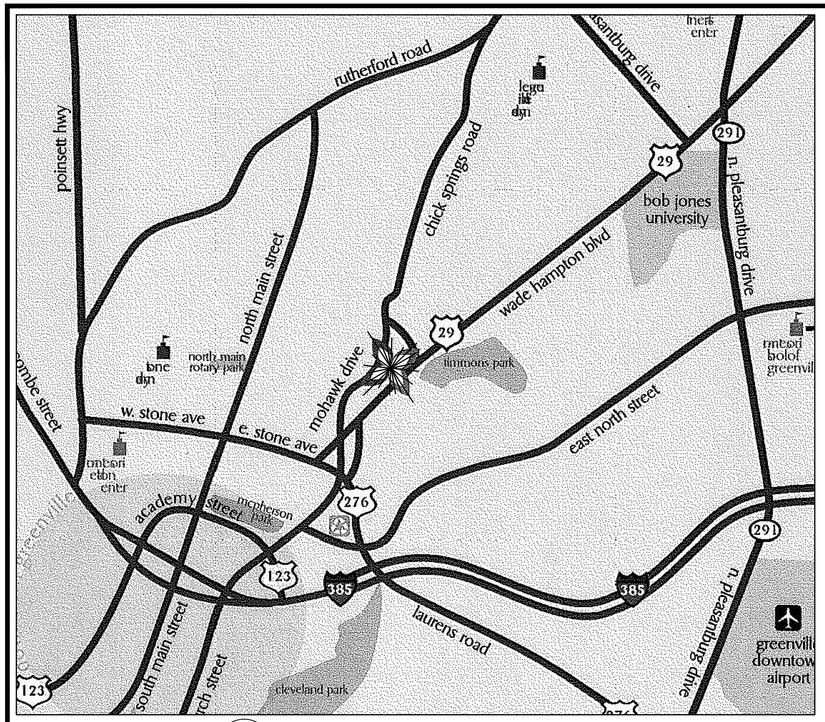
DRAWING TITLE
LANDSCAPE PLAN

NO.	RELEASED	CHECKED	DATE

JOB No. 042048.00
DATE MARCH 2020
DESIGNED DRV
DRAWN DRV
CHECKED RRH
APPROVED RRH

L100

11/14/2019 7:09 PM



1 A0.1 VICINITY MAP
SCALE: NTS

SYMBOLS:

SECTION SYMBOL
SECTION NUMBER
SHEET ON WHICH SECTION APPEARS
LIMIT & DIRECTION OF SECTION
DRAWING SYMBOL
DRAWING NUMBER
SHEET ON WHICH DRAWING APPEARS
INTERIOR ELEVATION SYMBOL
SHEET ON WHICH ELEVATION APPEARS
SHADED ARROW INDICATES DIRECTION
ELEVATION NUMBER
NORTH ARROW
℄ OF TRUSS
DRAWING NOTE
ELEVATION TARGET
TEST BORING LOCATION
DOOR NUMBER
REVISION NUMBER & LOCATION
WINDOW NUMBER
EXTERIOR ELEVATION SYMBOL
ELEVATION NUMBER
SHEET ON WHICH ELEVATION APPEARS
WALL TYPE DESIGNATION

ABBREVIATIONS:

ABV	ABOVE
A.C	ASPHALT CONCRETE
A/C	AIR CONDITIONING
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ALT	ALTERNATE
ARCH	ARCHITECT(URAL)
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BOT	BOTTOM
BSMT	BASEMENT
CI	CAST IRON
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONTR	CONTRACTOR
CW	DOMESTIC COLD WATER
DBL	DOUBLE
D&C	DESIGN & CONSTRUCTION
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
ELEV	ELEVATION(ATOR)
ELECT	ELECTRIC(AL)
EMER	EMERGENCY
EXH	EXHAUST
EXT	EXTERIOR
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FIN	FINISH
FLR	FLOOR(ING)
FLEX	FLEXIBLE
FOM	FACE OF MASONRY
FT	FOOT
FTG	FOOTING
GA	GAGE, GAUGE
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GPM	GALLONS PER MINUTE
GYP. BD	GYPSUM WALLBOARD
HC	HOLLOW CORE
HDW	HARDWARE
HM	HOLLOW METAL
HTG	HEATING
HVAC	HEATING/VENTILATING & AIR CONDITIONING
HW	DOMESTIC HOT WATER
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
ID	INSIDE DIAMETER
INSUL	INSULATE(D)(ION)
INT	INTERIOR
INV	INVERT
IPS	IRON PIPE SIZE
JT	JOINT
KIT	KITCHEN
LAM	LAMINATE(D)(ION)
LAV	LAVATORY
LF	LINEAL FEET
LH	LEFT HAND
LL	LANDLORD
MAX	MAXIMUM
MC	MECHANICAL CONTRACTOR
MECH	MECHANICAL
MIN	MINIMUM
MFR	MANUFACTURER
MO	MASONRY OPENING
MTD	MOUNT(ED)(ING)
MTL	METAL
NO.	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
O.H.	OPPOSITE HAND
OPG	OPENING
`	PHASE OR DIAMETER
PC	PLUMBING CONTRACTOR
PNL	PANEL
PRV	POWER ROOF VENTILATOR
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PLWD	PLYWOOD
PTD	PAINTED
RA	RETURN AIR
RD	ROOF DRAIN
RH	RIGHT HAND
RM	ROOM
RWC	RAINWATER CONDUCTOR
SAN	SANITARY WASTE
SC	SOLID CORE
SF	SQUARE FOOT (FEET)
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
ST	STEEL TUBE
STL	STEEL
STD	STANDARD
TEL	TELEPHONE
TYP	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
V	SANITARY VENT
VCT	VINYL COMPOSITION TILE
VTR	VENT THROUGH ROOF
WD	WOOD
W/	WITH
W/O	WITHOUT
WP	WATERPROOFING
WWF	WELDED WIRE FABRIC

THE ELEMENT TOWNHOUSES

A GREEN REDEVLOPMENT PROJECT BY THREE RIVERS VALLE, LLC

BUILDING 3

CONSTRUCTION DOCUMENTS

NOVEMBER 01, 2011
REVISED JUNE 23, 2014
REVISED JUNE 06, 2018
REVISED NOVEMBER 06, 2019

Architect: ATELIER AEC., INC.
502-A EAST ROSS AVENUE
TAMPA, FLORIDA 33602
813.223.1948

Electrical Spychala and Associates
240 Pine Ave. N.
Oldsmar, FL 34677
813-855-2721

CODE ANALYSIS

INTERNATIONAL RESIDENTIAL CODE 2015

OCCUPANCY: Residential R-3, TOWNHOUSE (DEFINITION SECTION 202)

CONSTRUCTION TYPE: Type V-B

ALLOWABLE AREA: UNLIMITED sf (3 story)

PROPOSED AREA: 4,301 sf All units (Ground Floor)

Unit 301 = 985 sf
Unit 302 = 679 sf
Unit 303 = 1,046 sf
Unit 304 = 679 sf
Unit 305 = 985 sf

Fire Protection Requirements:
-residential unit separation 2hour required

UNIT	1ST FL	2ND FL	TOTAL
301	985 sf	635 sf	1620 sf
302	679 sf	679 sf	1358 sf
303	1,046 sf	616 sf	1662 sf
304	679 sf	696 sf	1375 sf
305	985 sf	634 sf	1619 sf

DRAWING LIST:

A0.1 COVER
A1.1 SITE PLAN
A2.0 FOUNDATION PLAN
A2.1 BASEMENT FLOOR PLAN
A2.2 FIRST FLOOR FRAMING PLAN
A2.3 FIRST FLOOR ARCHITECTURAL PLAN
A2.4 SECOND FLOOR FRAMING PLAN
A2.5 SECOND FLOOR ARCHITECTURAL PLAN
A2.6 ROOF & FRAMING PLAN
A2.7 UNIT 301 - PLANS
A2.8 UNIT 302 - PLANS
A2.9 UNIT 303 - PLANS
A2.10 UNIT 304 - PLANS
A2.11 UNIT 305 - PLANS
A3.1 EXTERIOR ELEVATIONS
A4.1 BUILDING SECTIONS
A4.2 BUILDING SECTIONS
A4.3 WALL SECTIONS
A5.1 DETAILS
A5.2 DETAILS
A6.1 SPECIFICATIONS AND NOTES

M.1 BASEMENT MECHANICAL PLAN
M.2 FIRST FLOOR MECHANICAL PLAN
M.3 SECOND FLOOR MECHANICAL PLAN

P0.1 PLUMBING GENERAL
P3.1 PLUMBING BASEMENT AND GROUND FLOOR PLANS - SANITARY / VENT PIPING
P3.2 PLUMBING SECOND FLOOR PLAN - SANITARY / VENT PIPING
P4.1 PLUMBING BASEMENT AND GROUND FLOOR PLANS - WATER PIPING
P4.2 PLUMBING SECOND FLOOR PLAN - WATER PIPING
P8.1 PLUMBING BASEMENT FLOOR RISER DIAGRAM - SANITARY / VENT PIPING
P8.2 PLUMBING GROUND FLOOR RISER DIAGRAM - SANITARY / VENT PIPING
P8.3 PLUMBING SECOND FLOOR RISER DIAGRAM - SANITARY / VENT PIPING
P9.1 PLUMBING BASEMENT FLOOR RISER DIAGRAM - WATER PIPING
P9.2 PLUMBING GROUND FLOOR RISER DIAGRAM - WATER PIPING
P9.3 PLUMBING SECOND FLOOR RISER DIAGRAM - WATER PIPING

E1.0 RISER DIAGRAMS AND SCHEDULES
E2.0 ELECTRICAL SPECIFICATIONS AND SYMBOL LIST
E3.0 BASEMENT LEVEL LIGHTING, POWER & SYSTEMS PLAN
E3.1 GROUND LEVEL LIGHTING, POWER & SYSTEMS PLAN
E3.2 SECOND LEVEL LIGHTING, POWER & SYSTEMS PLAN

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INCORPORATED
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Tampa, Florida 33602 (813) 223-1948

COVER

ELEMENTS TOWNHOUSES
GREENVILLE, SOUTH CAROLINA

Seal:
John L. Tennison, AIA
REGISTERED ARCHITECT
SOUTH CAROLINA RA7675

STATE OF SOUTH CAROLINA
JOHN LOUIS TENNISON
7675
11/6/19
REGISTERED ARCHITECT

Date:
NOVEMBER 1, 2011
Drawn: MH / DC
Checked: JT

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BASIS OF DESIGN

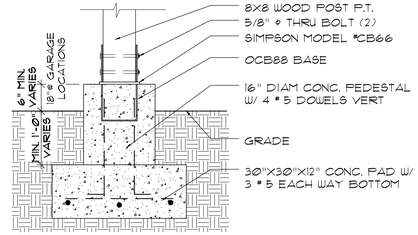
SOILS: GRAVEL / SAND / CLAY MIX
SLOPE: 1.8 :1 TO 1.3 :1
< R : 20" TO 37"
WT : 100 -115 # / CU. FT.

NOTES:

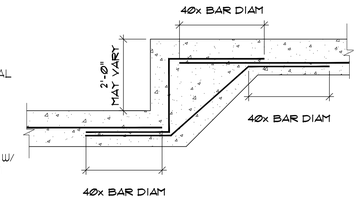
1. ALL STEEL TO BE ASTM A36 OR EQUAL ALL CONNECTION TO BE 3/4" DIA. BOLTS, ASTM A325 UNLESS NOTED OTHERWISE (UNO)

FOOTING SCHEDULE

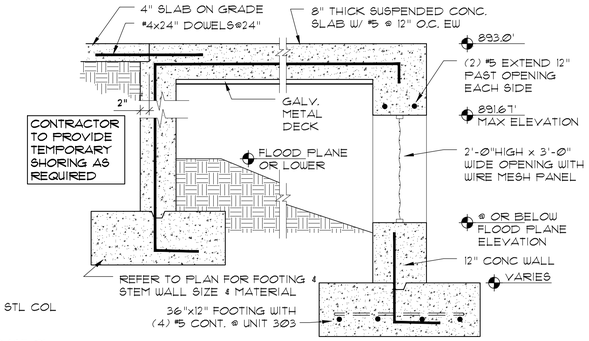
MARK	TYPE	NOTES
F1	2'-6"x1'-0" CONT. FTG. W/ 3 # 5 HORIZ & 8' HT. C.I.P. 8"W. CONC. STEMWALL	
F2	2'-6"x1'-0" CONT. FTG. W/ 3 # 5 HORIZ & VARIED HT. C.I.P. 8"W. CONC. STEMWALL	NOTCH T.O. STEMWALL TO RECEIVE SLAB EDGE - # 1
F3	1'-0"x1'-4" THKND EDGE W/ 2 # 5 HORIZ & 3/4" DOOR RECESS	
F4	2'-0"x2'-0"x1'-0" PAD FTG. W/ 3 # 5 E.W. & 14"# C.I.P. CONC. PIER W/ 4 # 5 VERT	
F5	2'-6"x2'-6"x 1'-0" PAD FTG. W/ 4 # 5 E.W. - POUR AS PAD -TOP @ 4" BELOW SLAB	
F6	2'-0"x2'-0"x 1'-0" PAD FTG. W/ 3 # 5 E.W. - POUR INTEGRAL W/ SLAB	
F7	3'-2"x1'-0" CONT. FTG. W/ 4 # 5 HORIZ & VARIED HT. 16"W. C.I.P. CONC. STEMWALL	
F8	1'-4"x1'-4"x 2'-0" PAD FTG. W/ 2 # 5 E. W. T.& B. - T.O. FTG 6" ABOVE GRADE	
F9	1'-4"x1'-0"x VARIED LENGTH PAD FTG. W/ 2 # 5 HORIZ @ BOT. STEP OF PORCH	
F10	2'-6"x1'-0" CONT. FTG. W/ 3 # 5 HORIZ POUR INTEGRAL W/ SLAB	
F11	3'-0"x3'-0" PAD FTG. W/ 4 # 5 E.W. T.&B.	
ADDITIONAL NOTES		
#1	PROVIDE # 5 HOOK BARS FROM TOP OF WALL 30" INTO SLAB WHEN EXT. GRADE IS 3'-0" OR MORE BELOW T.O. INT. SLAB - SEE 4/A2.0	



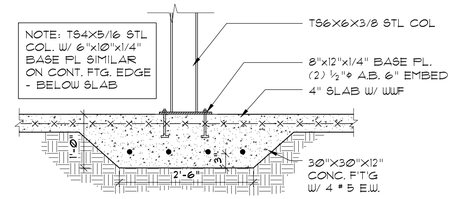
8 A2.0 OUTDOOR DECK COLUMN FTG. F4
SCALE: 3/4" = 1'-0"



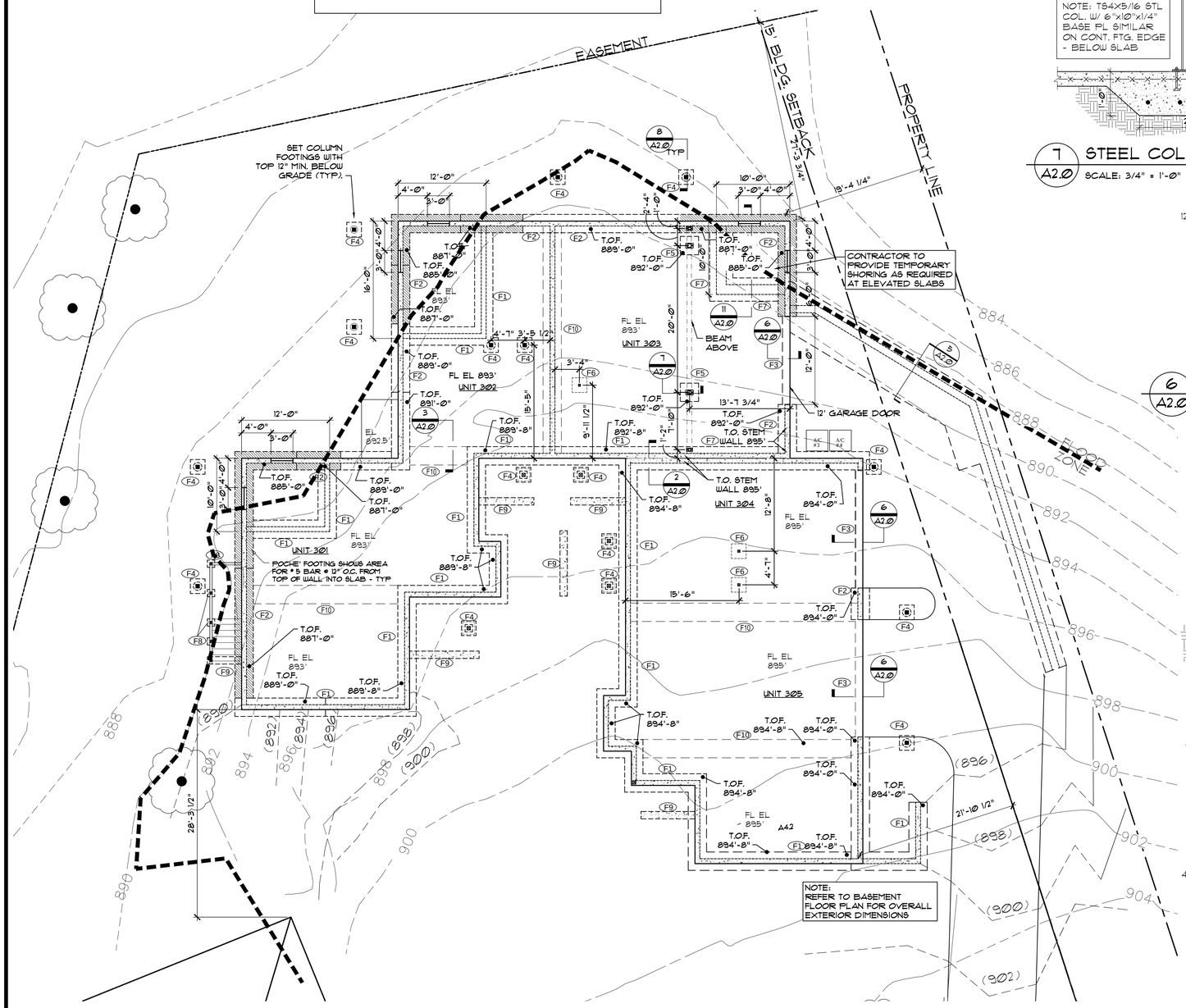
10 A2.0 STEP FOOTING (TYP)
SCALE: 1/2" = 1'-0"



11 A2.0 CONC. STEM WALL @ FLOOD PLANE UNIT 303
SCALE: 3/4" = 1'-0" 301 & 302 SIM.

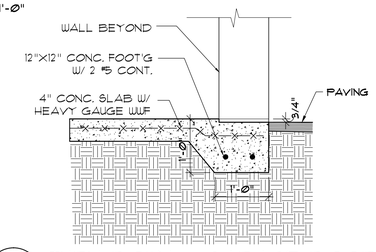


7 A2.0 STEEL COLUMN & FOOTING F5
SCALE: 3/4" = 1'-0"

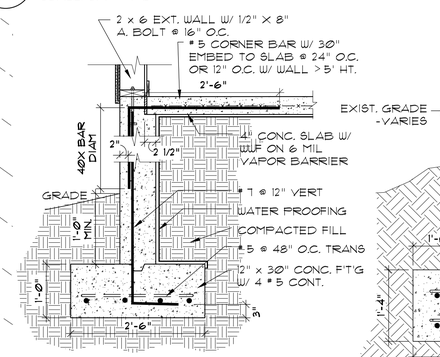


2 A2.0 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

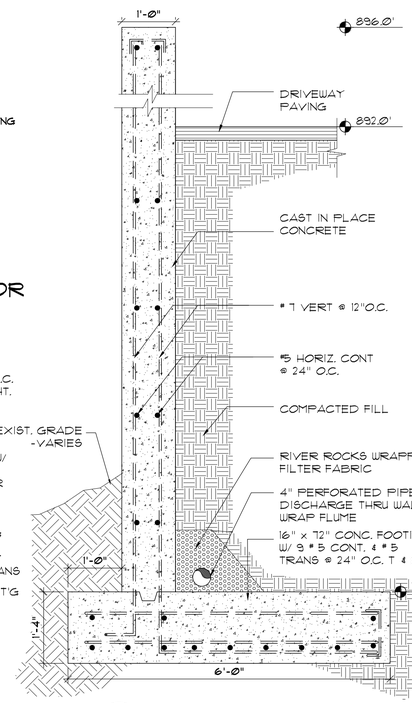
PROJECT NORTH TRUE NORTH



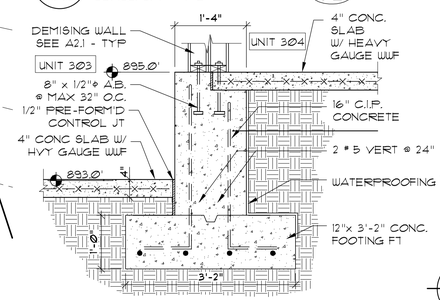
6 A2.0 TURN DOWN @ GARAGE DOOR
SCALE: 3/4" = 1'-0"



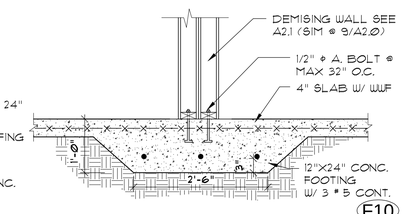
4 A2.0 STEMWALL @ EXT. WALL F2
SCALE: 3/4" = 1'-0"



5 A2.0 RETAINING WALL AT DRIVE
SCALE: 3/4" = 1'-0"



2 A2.0 CONC. STEM WALL @ UNIT 303 / 304 F7
SCALE: 3/4" = 1'-0"



3 A2.0 MONO FTG @ INTERIOR WALL F10
SCALE: 3/4" = 1'-0"
COMPOSITE WOOD & 4" STL TUBE COLUMNS SIMILAR

9 A2.0 SIMILAR W/ MONO / PAD FOOTING - 3 # 5 E.W. - AT LOAD BEARING 2X WD. COMP COLUMN IN INT. WALL

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Tampa, Florida 33602 (813) 223-1948

FOUNDATION PLAN

ELEMENTS TOWNHOUSES
GREENVILLE, SOUTH CAROLINA

Seal:
John L. Tennison, AIA
REGISTERED ARCHITECT
SOUTH CAROLINA 8476TS

Date:
NOVEMBER 1, 2011
Drawn: MH / DC
Checked: JT

Revisions:
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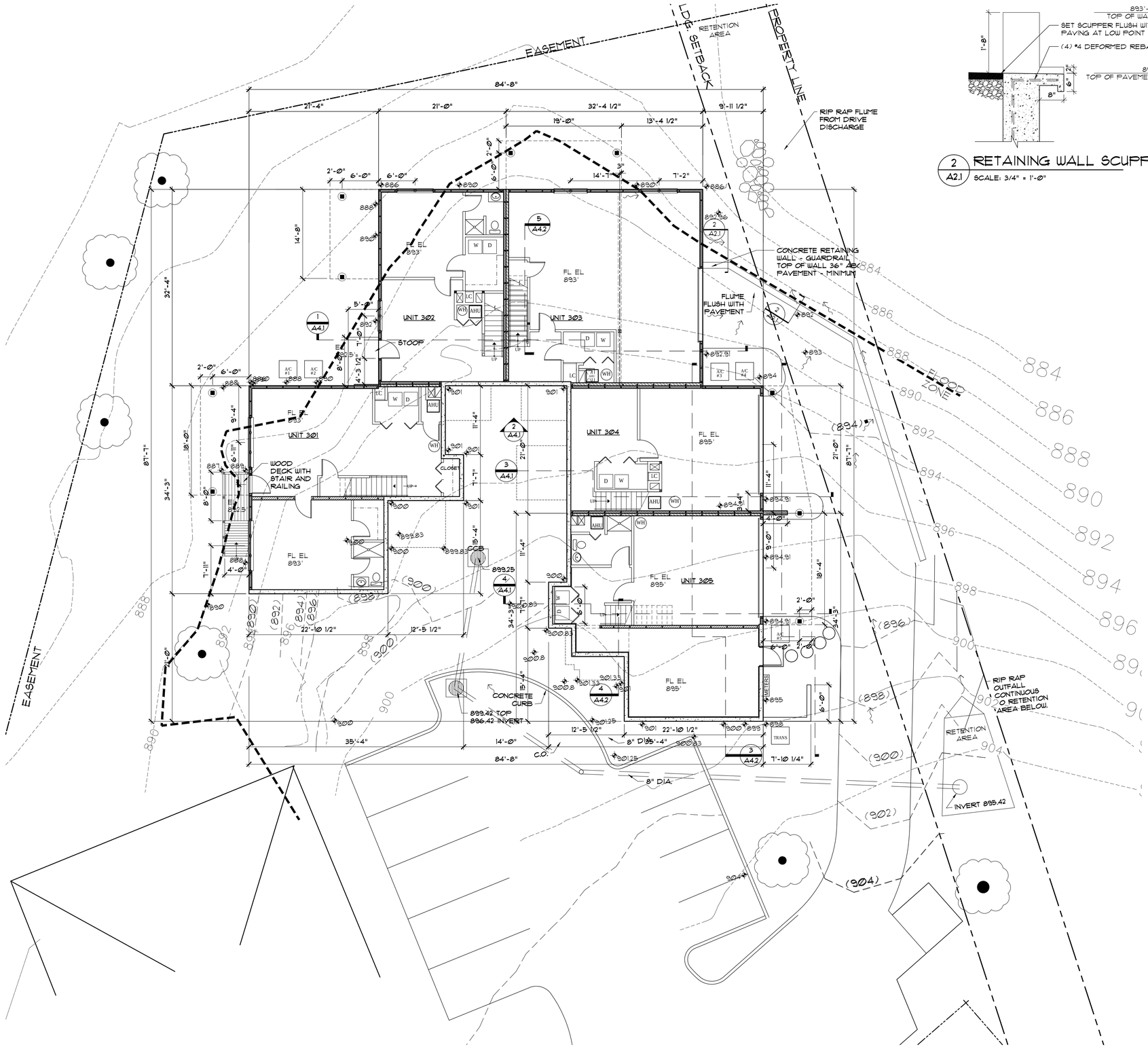
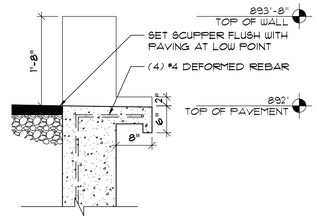


1 A2.1 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 A2.1 RETAINING WALL SCUPPER
SCALE: 3/4" = 1'-0"

WALL TYPE LEGEND

TYPICAL EXTERIOR WALL — TYPE (A)
FLOOR PLAN SYMBOL — 5 1/2"
ASSEMBLY DETAIL — EXTERIOR SIDING (STUCCO ON METAL LATH AT BASEMENT LEVEL); VAPOR BARRIER; 1/2" PLYWOOD SHEATING; 2x6 FRAMING @ 16" O.C. WITH R-15 HD BATT INSULATION; 1/2" GYP. BD.; EXT; BUILDING DIMENSIONS; INTERIOR DIMENSIONS; INT

TYPICAL FRAMED DEMISING WALL — TYPE (B)
FLOOR PLAN SYMBOL — 6"
ASSEMBLY DETAIL — (2) LAYERS OF 5/8" TYPE X GYP. BD. ON EACH SIDE OF 2x4 STUDS @ 16" O.C.; 2 HOUR WALL IN COMPLIANCE WITH UL 301; (1) LAYER OF 5/8" TYPE X GYP. BD. ON 2x4 STUDS @ 16" O.C.; INTERIOR DIMENSIONS

TYPICAL INTERIOR PARTITION — TYPE (C)
FLOOR PLAN SYMBOL — 5"
ASSEMBLY DETAIL — (1) LAYER OF 1/2" GYP. BD. ON EACH SIDE OF 2x4 STUDS @ 16" O.C.; INTERIOR DIMENSIONS
NOTE: PROVIDE 2x6 FRAMING WHERE REQUIRED FOR PLUMBING.

TYPICAL INTERIOR BEARING WALL (NON-DEMISING) — TYPE (D)
FLOOR PLAN SYMBOL — 5 1/2"
ASSEMBLY DETAIL — (1) LAYER OF 1/2" GYP. BD. ON EACH SIDE OF 2x6 STUDS @ 16" O.C.; INTERIOR DIMENSIONS

2 HR RATED EXTERIOR WALL - UL U-308 — TYPE (E)
FLOOR PLAN SYMBOL — 8"
ASSEMBLY DETAIL — (2) LAYER OF 5/8" TYPE X GYP. BD.; (1) LAYER OF 5/8" TYPE X GYP. BD. ON; 2x6 FRAMING @ 16" O.C. WITH R-15 HD BATT INSULATION; U308; (1) LAYER U86 "FIRECODE CORE" GL-486 MAT SHEATHING; WATER SHEILD; 1/2" PLYWOOD SHEATING; FIBER CEMENT SIDING OVER VAPOR BARRIER; INTERIOR; EXTERIOR

PLAN LEGEND

WALL TYPE
- CAST IN PLACE CONCRETE FOUNDATION WALL
- (D) INTERIOR 2x6 WALL
- (C) INTERIOR 2x4 WALL
- (B) 2HR RATED 2x4 DEMISING WALL / 2x4 DEMISING WALL
- (A) 2x6 EXTERIOR WALL
- STORM DRAIN INLET
- A/C #1 — A/C COND. UNIT - LOCATE BY A/C CONTRACTOR
- EXISTING TREE TO REMAIN
- 900 — EXISTING CONTOUR
- (900) — PROPOSED CONTOUR

PROJECT NORTH / TRUE NORTH

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INCORPORATED
502-A East Ross Avenue
Tampa, Florida 33602 (813) 223-1946

BASEMENT FLOOR PLAN
ELEMENTS TOWNHOUSES
GREENVILLE, SOUTH CAROLINA

Seal:
John L. Tennison, AIA
REGISTERED ARCHITECT
SOUTH CAROLINA RA7673

Date: NOVEMBER 1, 2011
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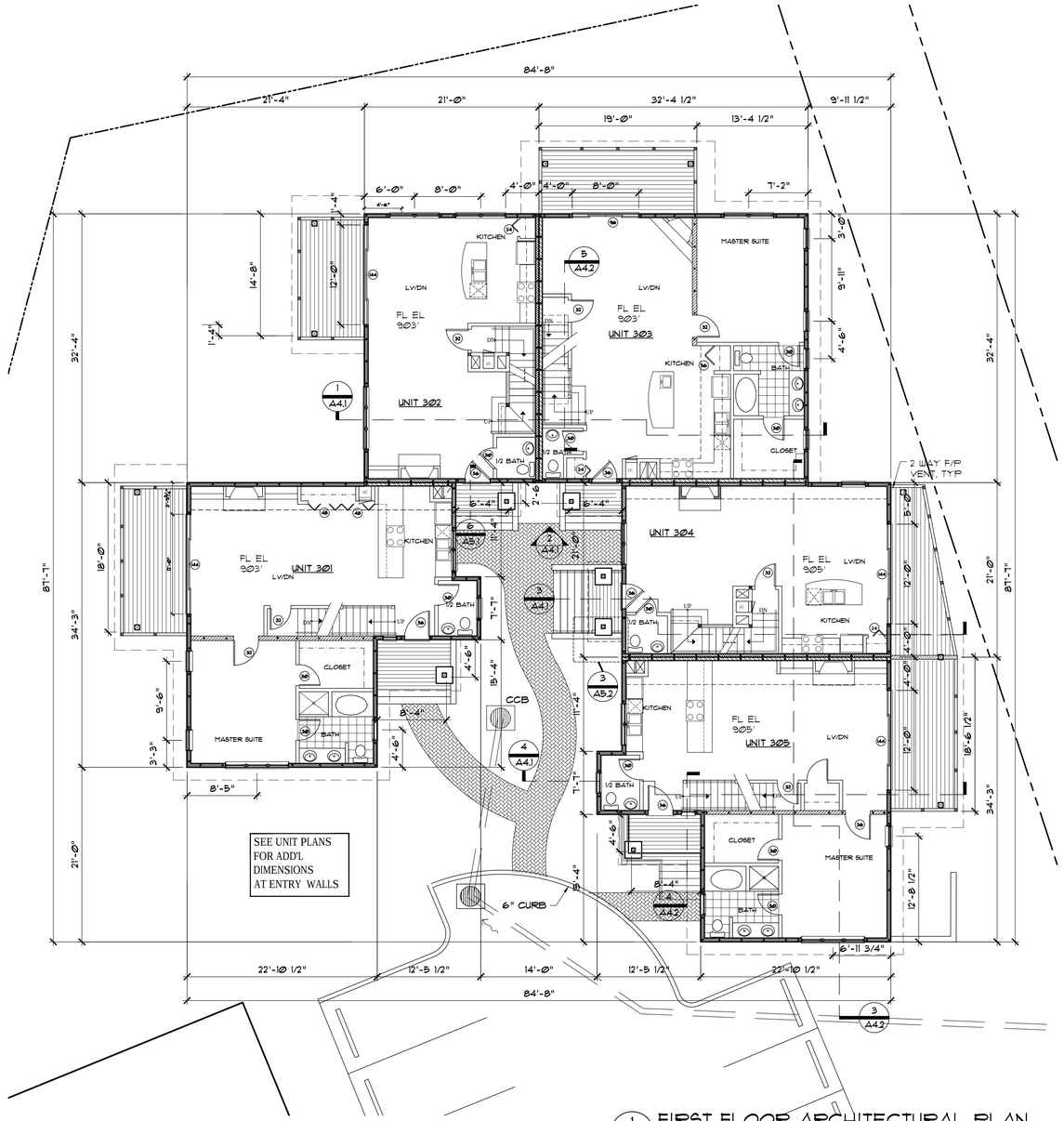


1 / A2.3 FIRST FLOOR ARCHITECTURAL PLAN

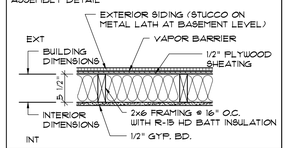
SCALE: 1/8" = 1'-0"

WALL TYPE LEGEND

TYPICAL EXTERIOR WALL — TYPE A

FLOOR PLAN SYMBOL — 5 1/2"

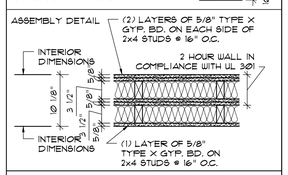
ASSEMBLY DETAIL



TYPICAL FRAMED DEMISING WALL — TYPE B

FLOOR PLAN SYMBOL — 10"

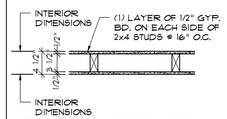
ASSEMBLY DETAIL



TYPICAL INTERIOR PARTITION — TYPE C

FLOOR PLAN SYMBOL — 5"

ASSEMBLY DETAIL

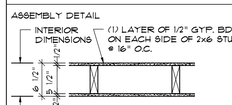


NOTE: PROVIDE 2x6 FRAMING WHERE REQUIRED FOR PLUMBING.

TYPICAL INTERIOR BEARING WALL (NON-DEMISING) — TYPE D

FLOOR PLAN SYMBOL — 5 1/2"

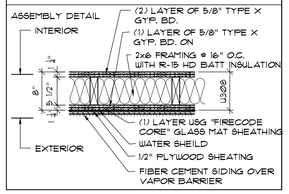
ASSEMBLY DETAIL



2 HR RATED EXTERIOR WALL - UL U-308 — TYPE E

FLOOR PLAN SYMBOL — 9"

ASSEMBLY DETAIL



GENERAL UL NOTES

THE CONSTRUCTION OF ALL FIRE RATED WALLS SHALL CONFORM TO REFERENCED UNDERWRITERS LABORATORIES, INC. (UL) OR GYPSUM ASSOCIATION (GA) REFER TO FLOOR PLANS.

OTHER ASSEMBLIES OF THE SAME OR SIMILAR MATERIALS AND/OR PRODUCTS WHICH HAVE PUBLISHED TEST BY UL, FACTORY MUTUAL, GYPSUM ASSOCIATION OR OTHER TESTING SERVICES AND WHICH HAVE THE SAME OR GREATER HOURL" RATING MAY BE USED. SUCH OTHER ASSEMBLIES AND THIS TESTING SERVICE MUST BE ACCEPTED BY THE ARCHITECT AND APPLICABLE CODE ENFORCEMENT AUTHORITIES BEFORE INCORPORATION OF THE ASSEMBLY INTO THE PROJECT.

SEAL ALL PENETRATIONS WITH FIRESTOPPING AT ALL FIRE RATED WALLS/CORRIDORS TO PROVIDE A SEAL EQUAL TO OR GREATER THAN THE FIRE RATING OF THE WALL/CORRIDOR INDICATED.

PROVIDE TYPE "X" GYM. BD. AND UL RATED FIRE STOPPING SEALS AT ALL WALLS THAT GO TO THE DECK ABOVE AND ALL FIRE RATED CONDITIONS AS REQUIRED.

PROVIDE CAULK SEAL AT TOP OF ALL WALL ASSEMBLIES GOING TO DECK ABOVE THAT DO NOT HAVE FIRE RATED SEAL REQUIREMENTS.

MARKERS OR PAINT. COLOR OF SIGNS SHALL BE BLACK.

NOTES:

1). PROVIDE BATT INSULATION IN LOCATIONS AS SHOWN OR NOTED ON PLAN.

2). PROVIDE FIBER CEMENT BOARD IN ALL WET AREAS.

PROJECT NORTH — TRUE NORTH

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INCORPORATED
502-A East Ross Avenue
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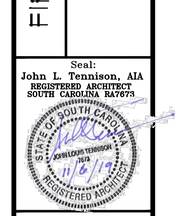
FIRST FLOOR ARCHITECTURAL PLAN

ELEMENTS TOWNHOUSES
GREENVILLE, SOUTH CAROLINA

Seal:
John L. Tennison, AIA
REGISTERED ARCHITECT
SOUTH CAROLINA RA7673



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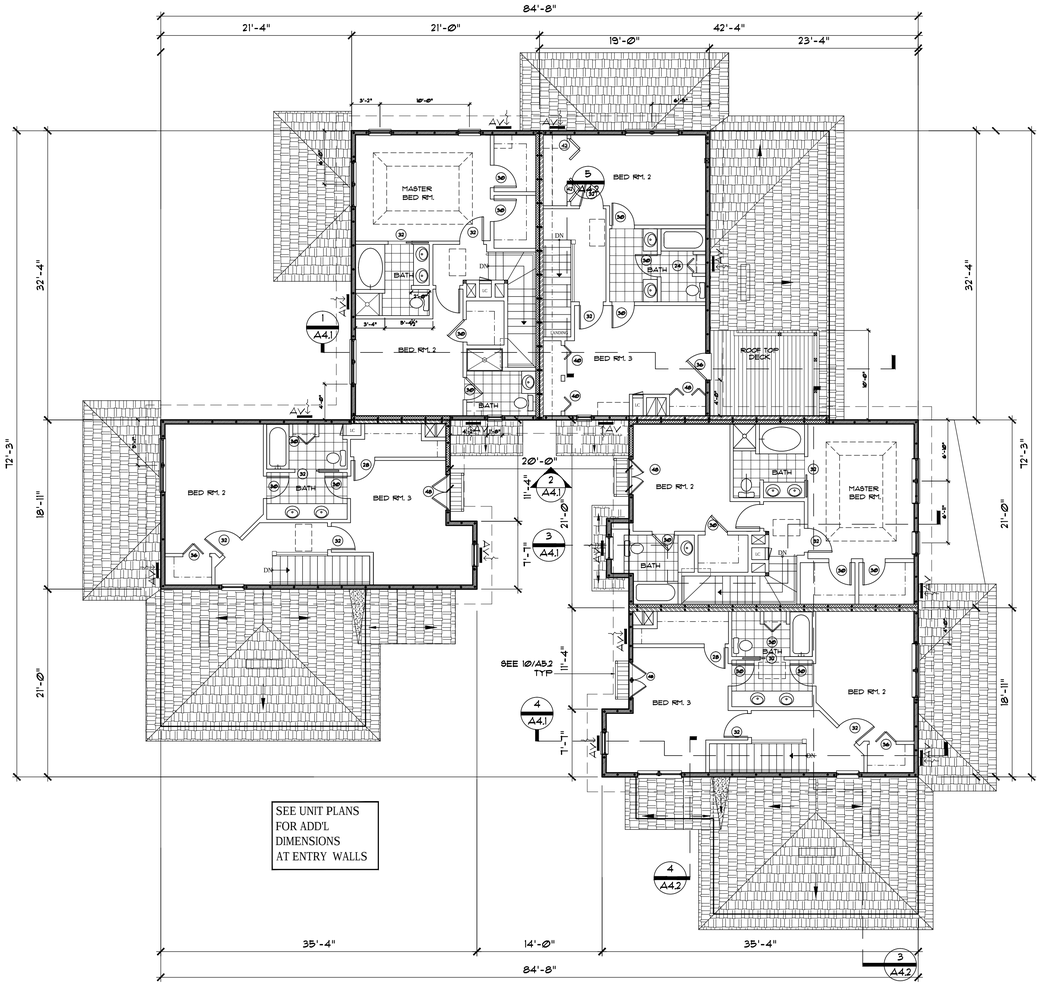


1 / A2.5 SECOND FLOOR ARCHITECTURAL PLAN

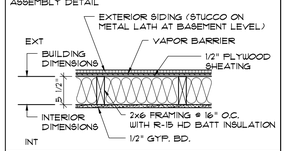
SCALE: 1/8" = 1'-0"

WALL TYPE LEGEND

TYPICAL EXTERIOR WALL — TYPE (A)

FLOOR PLAN SYMBOL — 5 1/2"

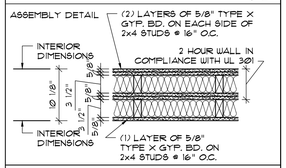
ASSEMBLY DETAIL



TYPICAL FRAMED DEMISING WALL — TYPE (B)

FLOOR PLAN SYMBOL — 10"

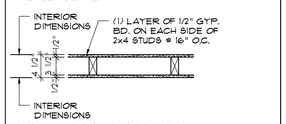
ASSEMBLY DETAIL



TYPICAL INTERIOR PARTITION — TYPE (C)

FLOOR PLAN SYMBOL — 5"

ASSEMBLY DETAIL

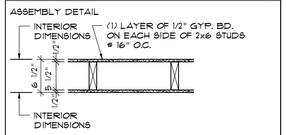


NOTE: PROVIDE 2x6 FRAMING WHERE REQUIRED FOR PLUMBING.

TYPICAL INTERIOR BEARING WALL (NON-DEMISING) — TYPE (D)

FLOOR PLAN SYMBOL — 5 1/2"

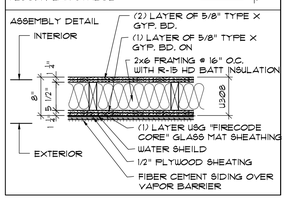
ASSEMBLY DETAIL



2 HR RATED EXTERIOR WALL - UL U-308 — TYPE (E)

FLOOR PLAN SYMBOL — 8"

ASSEMBLY DETAIL



GENERAL UL NOTES

THE CONSTRUCTION OF ALL FIRE RATED WALLS SHALL CONFORM TO REFERENCED UNDERWRITERS LABORATORIES, INC. (UL) OR GYPSUM ASSOCIATION (G.A.) REFER TO FLOOR PLANS.

OTHER ASSEMBLIES OF THE SAME OR SIMILAR MATERIALS AND/OR PRODUCTS WHICH HAVE PUBLISHED TEST BY UL, FACTORY MUTUAL, GYPSUM ASSOCIATION OR OTHER TESTING SERVICES AND WHICH HAVE THE SAME OR GREATER HOURLY RATING MAY BE USED. SUCH OTHER ASSEMBLIES AND THIS TESTING SERVICE MUST BE ACCEPTED BY THE ARCHITECT AND APPLICABLE CODE ENFORCEMENT AUTHORITIES BEFORE INCORPORATION OF THE ASSEMBLY INTO THE PROJECT.

SEAL ALL PENETRATIONS WITH FIRESTOPPING AT ALL FIRE RATED WALLS/CORRIDORS TO PROVIDE A SEAL EQUAL TO OR GREATER THAN THE FIRE RATING OF THE WALL/CORRIDOR INDICATED.

PROVIDE TYPE "X" GYM. BD. AND UL RATED FIRE STOPPING SEALS AT ALL WALLS THAT GO TO THE DECK ABOVE AND ALL FIRE RATED CONDITIONS AS REQUIRED.

PROVIDE CAULK SEAL AT TOP OF ALL WALL ASSEMBLIES GOING TO DECK ABOVE THAT DO NOT HAVE FIRE RATED SEAL REQUIREMENTS.

MARKERS OR PAINT. COLOR OF SIGNS SHALL BE BLACK

NOTES:

1). PROVIDE BATT INSULATION IN LOCATIONS AS SHOWN OR NOTED ON PLAN.

2). PROVIDE FIBER CEMENT BOARD IN ALL WET AREAS.

PROJECT NORTH

TRUE NORTH

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INCORPORATED
502-A East Ross Avenue
Tampa, Florida 33602 (813) 223-1946

SECOND FLOOR ARCHITECTURAL PLAN

ELEMENTS TOWNHOUSES
GREENVILLE, SOUTH CAROLINA

Seal:
John L. Tennison, AIA
REGISTERED ARCHITECT
SOUTH CAROLINA RA7673

STATE OF SOUTH CAROLINA
JOHN LOUIS TENNISON
2013
REGISTERED ARCHITECT
11/6/19

Date:
NOVEMBER 1, 2011
Drawn: MH / DC
Checked: JT

Revisions:
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Project No.
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Sheet No.
A2.5

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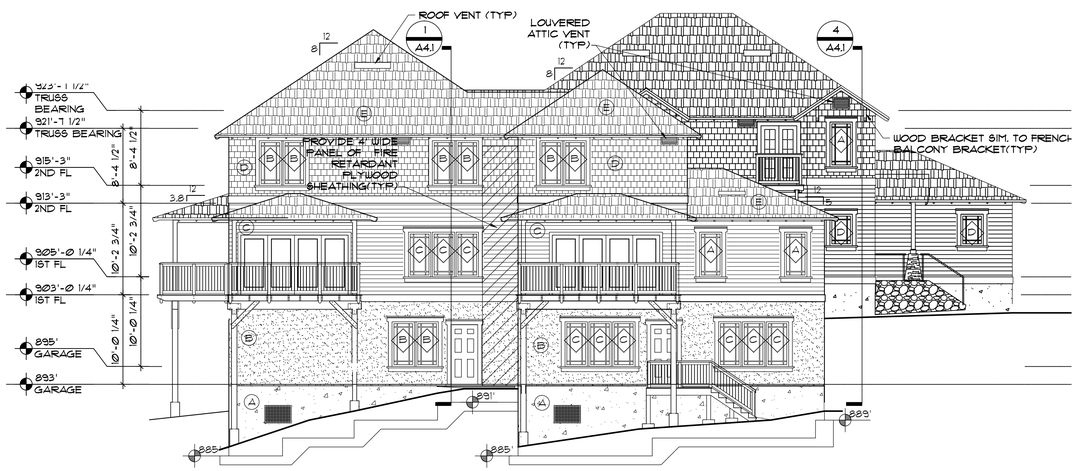
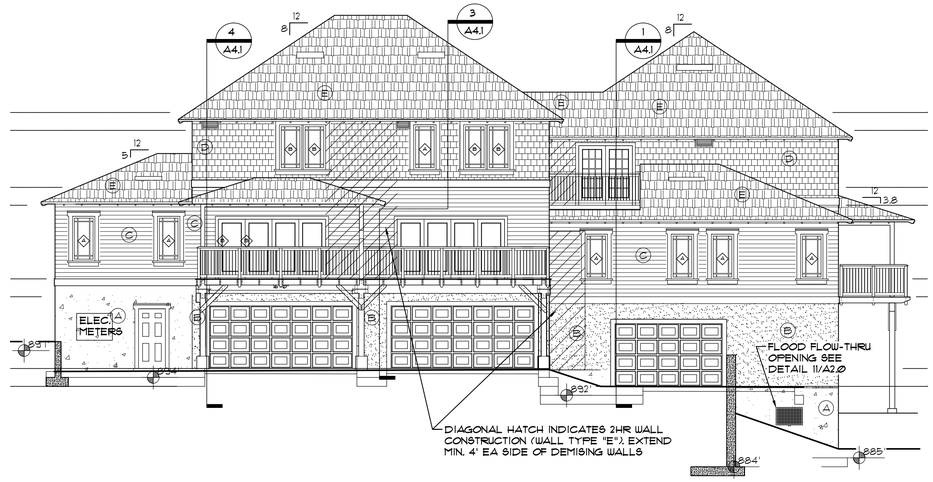
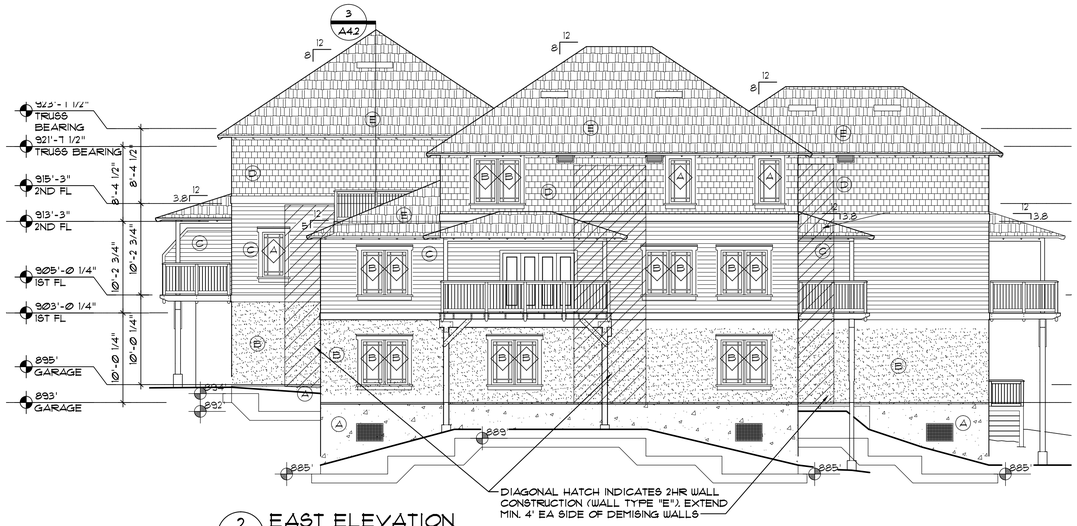
S:\Atelier Data - Projects - Current\2011 PROJECTS (11XX)\1111 Elements\drawings\4 Unit Townhouses\CONSTRUCTION DOCUMENTS - Current\A3.1-Elevations-1111(revised 062314).dwg



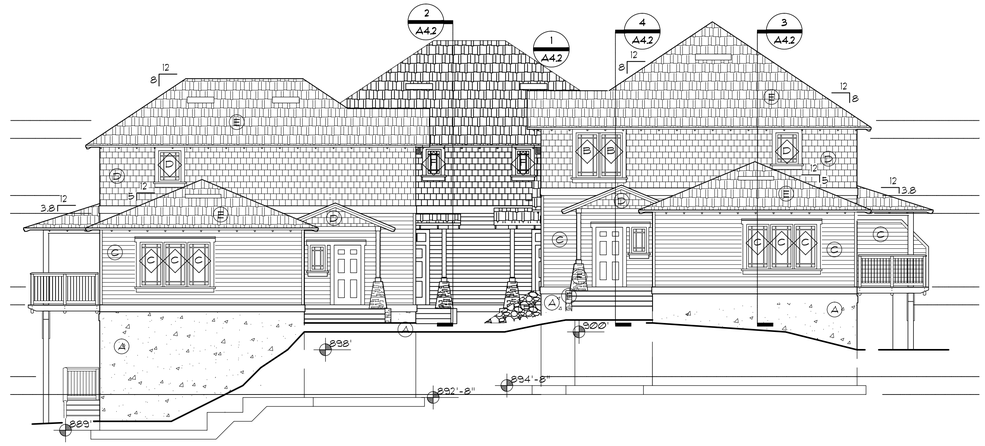
4 A3.1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A3.1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A3.1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

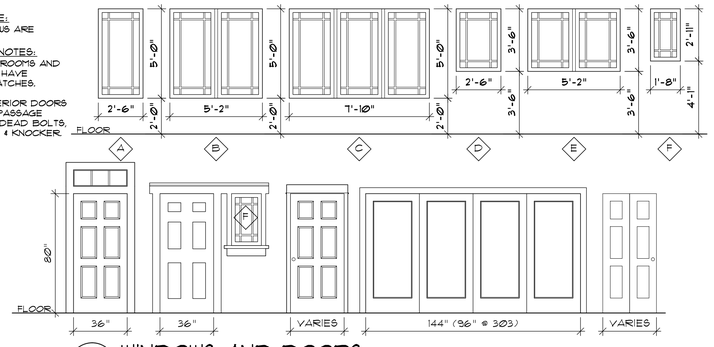


1 A3.1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW NOTE:
ALL WINDOWS ARE CASEMENT.

HARDWARE NOTES:
1). ALL BED ROOMS AND BATHS WILL HAVE PRIVACY LATCHES.

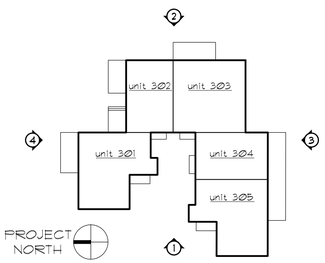
2). ALL EXTERIOR DOORS WILL HAVE PASSAGE LATCH SET, DEAD BOLTS, PEEP HOLE, & KNOCKER.



5 A3.1 WINDOWS AND DOORS
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH LEGEND

- (A) PAINTED CONCRETE
- (B) PAINTED STUCCO ON WOOD FRAMING
- (C) FIBER CEMENT SIDING
- (D) FIBER CEMENT SIDING SHINGLES
- (E) ASPHAULT SHINGLES
- (F) STONE VENEER



KEY PLAN
SCALE: 1/32" = 1'-0"

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INCORPORATED
502-A East Ross Avenue
Tampa, Florida 33602 (813) 223-1946

EXTERIOR ELEVATIONS

ELEMENTS TOWNHOUSES
GREENVILLE, SOUTH CAROLINA

Seal:
John L. Tennison, AIA
REGISTERED ARCHITECT
SOUTH CAROLINA RA7673

Date:
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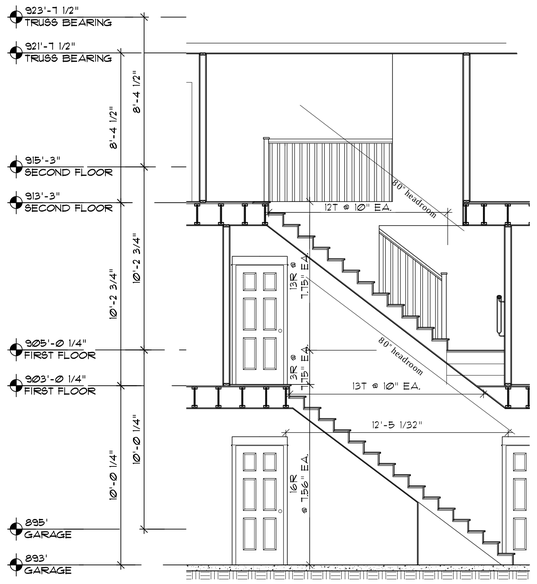
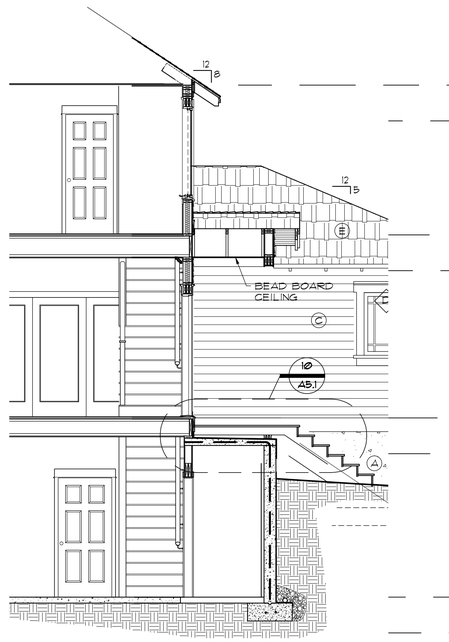
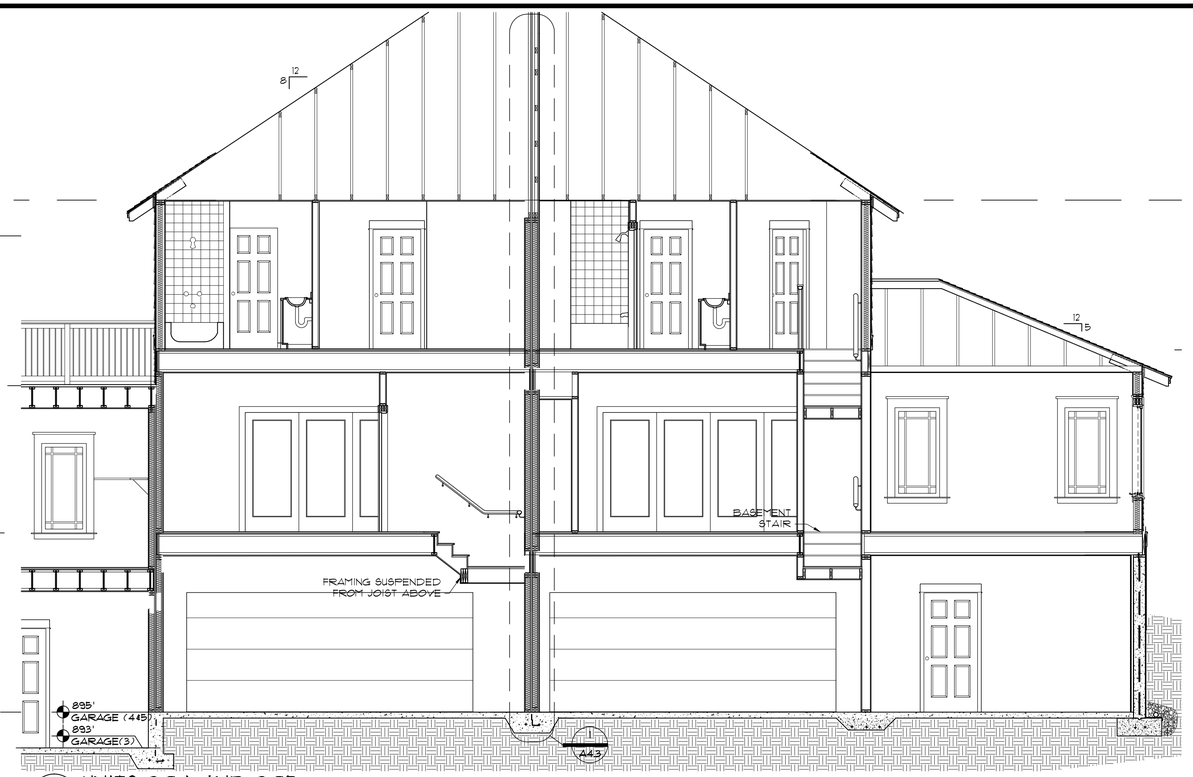


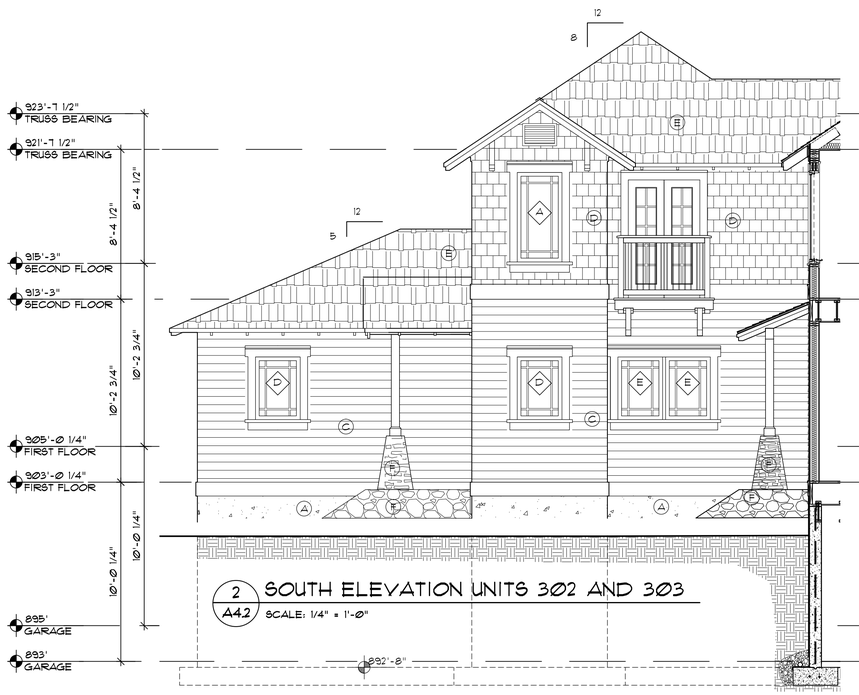
5 A4.2 unit 303 STAIR
SCALE: 1/4" = 1'-0"



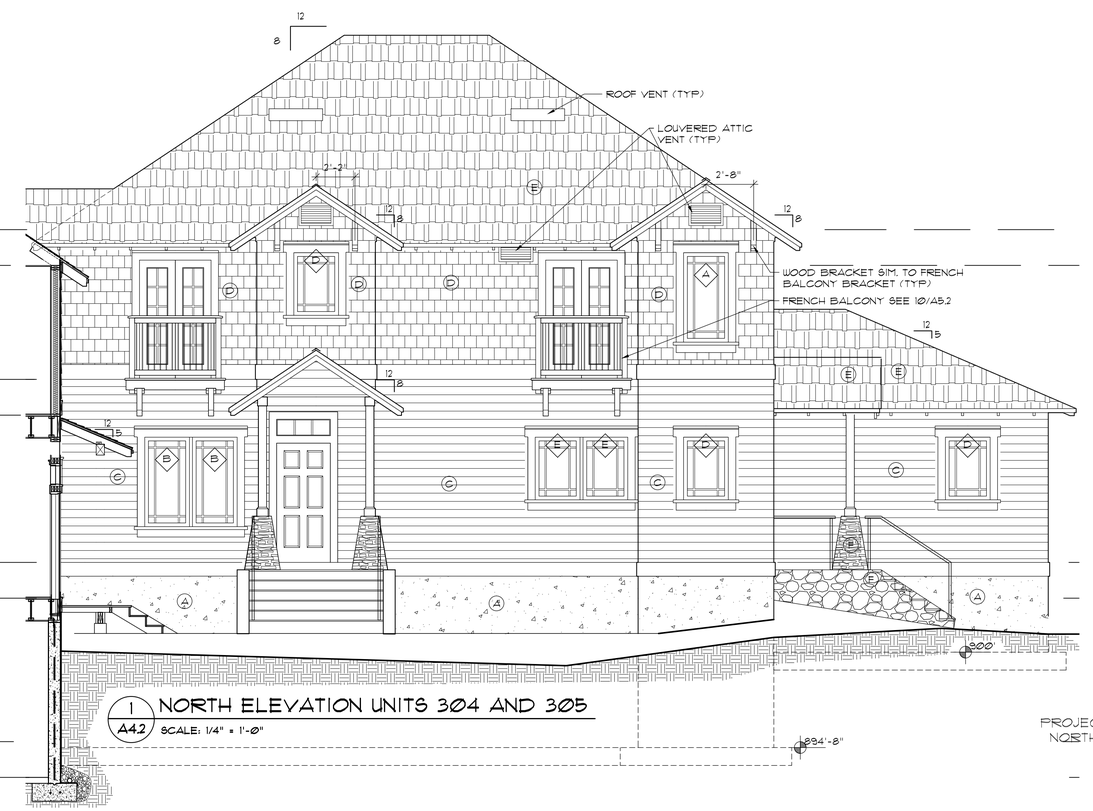
4 A4.2 unit 305 ENTRANCE (unit 301 SIMILAR)
SCALE: 1/4" = 1'-0"



3 A4.2 UNITS 304 AND 305
SCALE: 1/4" = 1'-0"



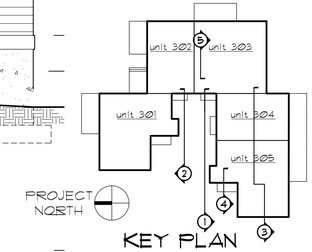
2 A4.2 SOUTH ELEVATION UNITS 302 AND 303
SCALE: 1/4" = 1'-0"



1 A4.2 NORTH ELEVATION UNITS 304 AND 305
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH LEGEND

A	PAINTED CONCRETE
B	PAINTED STUCCO ON WOOD FRAMING
C	FIBER CEMENT SIDING
D	FIBER CEMENT SIDING SHINGLES
E	ASPHAULT SHINGLES
F	STONE VENEER



KEY PLAN
SCALE: 1/32" = 1'-0"

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502-A East Ross Avenue
Tampa, Florida 33602 (813) 223-1948

BUILDING SECTIONS

ELEMENTS TOWNHOUSES
GREENVILLE, SOUTH CAROLINA

Seal:
John L. Tennison, AIA
REGISTERED ARCHITECT
SOUTH CAROLINA RA7673

Date:
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Sheet No.
A4.2

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MANUFACTURER: SQUARE D
TYPE: LOAD CENTER
MOUNTING: FLUSH
LOCATION: SEE PLANS

MLO OR MCB: MCB
FEED: BOTTOM
CU OR AL WIRE: CU
AIC RATING: 10,000 AMPS

PANEL: P1
VOLTAGE: 120/240V, 1 Φ, 3 WIRE
MAIN AMPS: 150 AMPS
FEEDER: 150 AMPS

BREAKER OPTIONS:

AF = ARC FAULT BREAKER

NOTES:
SEE RISER DIAGRAM FOR WIRE & CONDUIT SIZES REQUIRED

CKT NO.	LOAD	OPT	WIRE	BRKR	PHASE	BRKR	WIRE	OPT	LOAD	CKT NO.
1	REFRIGERATOR		12	20	A	20	12		SMALL APPLIANCE	2
3	DISPOSAL		12	20	B	20	12		SMALL APPLIANCE	4
5	DISHWASHER		12	20	A	15	14		HOOD	6
7	BASEMENT RECEPTACLE	AF	14	15	B	2P	6		RANGE/COOK TOP	8
9	EXTERIOR/BASEMENT/GARAGE	AF	14	15	A	50	6			10
11	WASHER		12	20	B	15	14		1ST FLOOR BATHROOM	12
13	DRYER		10	2P	A	15	14	AF	LIVING AREA	14
15			10	30	B	15	14		2ND FLOOR BATHROOM	16
17	WATER HEATER		10	2P	A	15	14	AF	BEDROOM #2	18
19			10	30	B	15	14	AF	2ND FLOOR	20
21	HEAT PUMP		8	2P	A	15	14	AF	LIGHTING GROUND LEVEL	22
23			8	40	B	15	14	AF	BEDROOM #3	24
25	AHU/AUXILIARY HEAT		10	2P	A	15	14	AF	MASTER SUITE	26
27			10	30	B	15	14		MASTER BATH	28
29	SURGE PROTECTIVE DEVICE		10	2P	A	15	14		BASEMENT BATH	30
31			10	30	B	14	14	AF	BASEMENT LEVEL LIGHTING	32
33					A					34
35					B					36
37					A					38
39					B					40
41					A					42

JOB NAME: THE ELEMENTS
MPS #: 211078
DATE LAST MODIFIED 11/14/2019

MANUFACTURER: SQUARE D
TYPE: LOAD CENTER
MOUNTING: FLUSH
LOCATION: SEE PLANS

MLO OR MCB: MCB
FEED: BOTTOM
CU OR AL WIRE: CU
AIC RATING: 10,000 AMPS

PANEL: P2
VOLTAGE: 120/240V, 1 Φ, 3 WIRE
MAIN AMPS: 150 AMPS
FEEDER: 150 AMPS

BREAKER OPTIONS:

AF = ARC FAULT BREAKER

NOTES:
SEE RISER DIAGRAM FOR WIRE & CONDUIT SIZES REQUIRED

CKT NO.	LOAD	OPT	WIRE	BRKR	PHASE	BRKR	WIRE	OPT	LOAD	CKT NO.
1	REFRIGERATOR		12	20	A	20	12		SMALL APPLIANCE	2
3	DISPOSAL		12	20	B	20	12		SMALL APPLIANCE	4
5	DISHWASHER		12	20	A	15	14		HOOD	6
7	BASEMENT RECEPTACLE	AF	14	15	B	2P	6		RANGE/COOK TOP	8
9	EXTERIOR/BASEMENT/GARAGE	AF	14	15	A	50	6			10
11	WASHER		12	20	B	15	14		1ST FLOOR BATHROOM	12
13	DRYER		10	2P	A	15	14	AF	LIVING AREA	14
15			10	30	B	15	14		2ND FLOOR BATHROOM	16
17	WATER HEATER		10	2P	A	15	14	AF	BEDROOM #2	18
19			10	30	B	15	14	AF	2ND FLOOR	20
21	HEAT PUMP		8	2P	A	14	14	AF	LIGHTING GROUND LEVEL	22
23			8	40	B	15	14	AF	BEDROOM #3	24
25	AHU/AUXILIARY HEAT		10	2P	A	15	14	AF	MASTER SUITE	26
27			10	30	B	15	14		MASTER BATH	28
29	SURGE PROTECTIVE DEVICE		10	2P	A	15	14		BASEMENT BATH	30
31			10	30	B	14	14	AF	BASEMENT LEVEL LIGHTS	32
33					A					34
35					B					36
37					A					38
39					B					40
41					A					42

JOB NAME: THE ELEMENTS
MPS #: 211078
DATE LAST MODIFIED 11/14/2019

MANUFACTURER: SQUARE D
TYPE: LOAD CENTER
MOUNTING: FLUSH
LOCATION: SEE PLANS

MLO OR MCB: MCB
FEED: BOTTOM
CU OR AL WIRE: CU
AIC RATING: 10,000 AMPS

PANEL: P3
VOLTAGE: 120/240V, 1 Φ, 3 WIRE
MAIN AMPS: 150 AMPS
FEEDER: 150 AMPS

BREAKER OPTIONS:

AF = ARC FAULT BREAKER

NOTES:
SEE RISER DIAGRAM FOR WIRE & CONDUIT SIZES REQUIRED

CKT NO.	LOAD	OPT	WIRE	BRKR	PHASE	BRKR	WIRE	OPT	LOAD	CKT NO.
1	REFRIGERATOR		12	20	A	20	12		SMALL APPLIANCE	2
3	DISPOSAL		12	20	B	20	12		SMALL APPLIANCE	4
5	DISHWASHER		12	20	A	15	14		HOOD	6
7	BASEMENT RECEPTACLE	AF	14	15	B	2P	6		RANGE/COOK TOP	8
9	EXTERIOR/BASEMENT/GARAGE	AF	14	15	A	50	6			10
11	WASHER		12	20	B	15	14		1ST FLOOR BATHROOM	12
13	DRYER		10	2P	A	15	14	AF	LIVING AREA	14
15			10	30	B	15	14		2ND FLOOR BATHROOM	16
17	WATER HEATER		10	2P	A	15	14	AF	BEDROOM #2	18
19			10	30	B	15	14	AF	2ND FLOOR	20
21	HEAT PUMP		8	2P	A	15	14	AF	LIGHTING GROUND LEVEL	22
23			8	40	B	15	14	AF	BEDROOM #3	24
25	AHU/AUXILIARY HEAT		10	2P	A	15	14	AF	MASTER SUITE	26
27			10	30	B	15	14		MASTER BATH	28
29	SURGE PROTECTIVE DEVICE		10	2P	A	15	14		GARAGE DOOR	30
31			10	30	B	15	14	AF	BASEMENT LEVEL LIGHTS	32
33					A					34
35					B					36
37					A					38
39					B					40
41					A					42

JOB NAME: THE ELEMENTS
MPS #: 211078
DATE LAST MODIFIED 11/14/2019

MANUFACTURER: SQUARE D
TYPE: LOAD CENTER
MOUNTING: FLUSH
LOCATION: SEE PLANS

MLO OR MCB: MCB
FEED: BOTTOM
CU OR AL WIRE: CU
AIC RATING: 10,000 AMPS

PANEL: P4
VOLTAGE: 120/240V, 1 Φ, 3 WIRE
MAIN AMPS: 150 AMPS
FEEDER: 150 AMPS

BREAKER OPTIONS:

AF = ARC FAULT BREAKER

NOTES:
SEE RISER DIAGRAM FOR WIRE & CONDUIT SIZES REQUIRED

CKT NO.	LOAD	OPT	WIRE	BRKR	PHASE	BRKR	WIRE	OPT	LOAD	CKT NO.
1	REFRIGERATOR		12	20	A	20	12		SMALL APPLIANCE	2
3	DISPOSAL		12	20	B	20	12		SMALL APPLIANCE	4
5	DISHWASHER		12	20	A	15	14		HOOD	6
7	BASEMENT RECEPTACLE	AF	14	15	B	2P	6		RANGE/COOK TOP	8
9	EXTERIOR/BASEMENT/GARAGE	AF	14	15	A	50	6			10
11	WASHER		12	20	B	15	14		1ST FLOOR BATHROOM	12
13	DRYER		10	2P	A	15	14	AF	LIVING AREA	14
15			10	30	B	15	14		2ND FLOOR BATHROOM	16
17	WATER HEATER		10	2P	A	15	14	AF	BEDROOM #2	18
19			10	30	B	15	14	AF	2ND FLOOR	20
21	HEAT PUMP		8	2P	A	15	14	AF	LIGHTING GROUND FLOOR	22
23			8	40	B	15	14	AF	BEDROOM #3	24
25	AHU/AUXILIARY HEAT		10	2P	A	15	14	AF	MASTER SUITE	26
27			10	30	B	15	14		MASTER BATH	28
29	SURGE PROTECTIVE DEVICE		10	2P	A	15	14		GARAGE DOOR	30
31			10	30	B	15	14	AF	BASEMENT LIGHTING	32
33					A					34
35					B					36
37					A					38
39					B					40
41					A					42

JOB NAME: THE ELEMENTS
MPS #: 211078
DATE LAST MODIFIED 11/14/2019

UNIT 1 LOAD CALCULATION

						TOTALS	
GENERAL USE	2605	SQ. FT.	x	3 WATTS	=	7,815	WATTS
COOKTOP/RANGE					=	8,000	WATTS
MICROWAVE					=	1500	WATTS
DISPOSAL					=	800	WATTS
DISHWASHER					=	1500	WATTS
SMALL APPLIANCE (2-CIRCUITS)					=	3,000	WATTS
WASHER					=	1500	WATTS
EWH					=	4,500	WATTS
DRYER					=	5000	WATTS
HOOD					=	300	WATTS
REFRIGERATOR					=	1200	WATTS
					SUB-TOTAL=	35,115	WATTS
FIRST 10,000	10,000	WATTS	@ 100%	=	10,000	WATTS	
REMAINDER OF SUBTOTAL	25,115	WATTS	@ 40%	=	10,046	WATTS	
HVAC	6300	WATTS	@ 100%	=	6,300	WATTS	
Supplementary HEAT	5,000	WATTS	@ 65%	=	3,250	WATTS	
LRG. MTR.	1,500	WATTS	@ 25%	=	375	WATTS	
			TOTAL	=	29,971	WATTS	
			DIVIDE BY		240		
						124.88	AMPS

USE 150AMP PANEL @ 120/240, 1-PH, 3-W

UNIT 2 LOAD CALCULATION

						TOTALS	
GENERAL USE	2037	SQ. FT.	x	3 WATTS	=	6,111	WATTS
COOKTOP/RANGE					=	8,000	WATTS
MICROWAVE					=	1500	WATTS
DISPOSAL					=	800	WATTS
DISHWASHER					=	1500	WATTS
SMALL APPLIANCE (2-CIRCUITS)					=	3,000	WATTS
WASHER					=	1500	WATTS
EWH					=	4,500	WATTS
DRYER					=	5000	WATTS
HOOD					=	300	WATTS
REFRIGERATOR					=	1200	WATTS
					SUB-TOTAL=	33,411	WATTS
FIRST 10,000	10,000	WATTS	@ 100%	=	10,000	WATTS	
REMAINDER OF SUBTOTAL	23,411	WATTS	@ 40%	=	9,364	WATTS	
HVAC	6300	WATTS	@ 100%	=	6,300	WATTS	
Supplementary HEAT	5,000	WATTS	@ 65%	=	3,250	WATTS	
LRG. MTR.	1,500	WATTS	@ 25%	=	375	WATTS	
			TOTAL	=	29,289	WATTS	
			DIVIDE BY		240		
						122.04	AMPS

USE 150AMP PANEL @ 120/240, 1-PH, 3-W

UNIT 3 LOAD CALCULATION

						TOTALS	
GENERAL USE	2708	SQ. FT.	x	3 WATTS	=	8,124	WATTS
COOKTOP/RANGE					=	8,000	WATTS
MICROWAVE					=	1500	WATTS
DISPOSAL					=	800	WATTS
DISHWASHER					=	1500	WATTS
SMALL APPLIANCE (2-CIRCUITS)					=	3,000	WATTS
WASHER					=	1500	WATTS
EWH					=	4,500	WATTS
DRYER					=	5000	WATTS
HOOD					=	300	WATTS
REFRIGERATOR					=	1200	WATTS
					SUB-TOTAL=	35,424	WATTS
FIRST 10,000	10,000	WATTS	@ 100%	=	10,000	WATTS	
REMAINDER OF SUBTOTAL	25,424	WATTS	@ 40%	=	10,170	WATTS	
HVAC	6300	WATTS	@ 100%	=	6,300	WATTS	
Supplementary HEAT	5,000	WATTS	@ 65%	=	3,250	WATTS	
LRG. MTR.	1,500	WATTS	@ 25%	=	375	WATTS	
			TOTAL	=	30,095	WATTS	
			DIVIDE BY		240		
						125.39	AMPS

USE 150AMP PANEL @ 120/240, 1-PH, 3-W

UNIT 4 LOAD CALCULATION

						TOTALS	
GENERAL USE	2054	SQ. FT.	x	3 WATTS	=	6,162	WATTS
COOKTOP/RANGE					=	8,000	WATTS
MICROWAVE					=	1500	WATTS
DISPOSAL					=	800	WATTS
DISHWASHER					=	1500	WATTS
SMALL APPLIANCE (2-CIRCUITS)					=	3,000	WATTS
WASHER					=	1500	WATTS
EWH					=	4,500	WATTS
DRYER					=	5000	WATTS
HOOD					=	300	WATTS
REFRIGERATOR					=	1200	WATTS
					SUB-TOTAL=	33,462	WATTS
FIRST 10,000	10,000	WATTS	@ 100%	=	10,000	WATTS	
REMAINDER OF SUBTOTAL	23,462	WATTS	@ 40%	=	9,385	WATTS	
HVAC	6300	WATTS	@ 100%	=	6,300	WATTS	
Supplementary HEAT	5,000	WATTS	@ 65%	=	3,250	WATTS	
LRG. MTR.	1,500	WATTS	@ 25%	=	375	WATTS	
			TOTAL	=	29,310	WATTS	
			DIVIDE BY		240		
						122.12	AMPS

USE 150AMP PANEL @ 120/240, 1-PH, 3-W

MANUFACTURER: SQUARE D
TYPE: LOAD CENTER
MOUNTING: FLUSH
LOCATION: SEE PLANS

MLO OR MCB: MCB
FEED: BOTTOM
CU OR AL WIRE: CU
AIC RATING: 10,000 AMPS

PANEL: P5
VOLTAGE: 120/240V, 1 Φ, 3 WIRE
MAIN AMPS: 150 AMPS
FEEDER: 150 AMPS

BREAKER OPTIONS:

AF = ARC FAULT BREAKER

NOTES:
SEE RISER DIAGRAM FOR WIRE & CONDUIT SIZES REQUIRED

CKT NO.	LOAD	OPT	WIRE	BRKR	PHASE	BRKR	WIRE	OPT	LOAD	CKT NO.
1	REFRIGERATOR		12	20	A	20	12		SMALL APPLIANCE	2
3	DISPOSAL		12	20	B	20	12		SMALL APPLIANCE	4
5	DISHWASHER		12	20	A	15	14		HOOD	6
7	BASEMENT RECEPTACLE	AF	14	15	B	2P	6		RANGE/COOK TOP	8
9	EXTERIOR/BASEMENT/GARAGE	AF	14	15	A	50	6			10
11	WASHER		12	20	B	15	14		1ST FLOOR BATHROOM	12
13	DRYER		10	2P	A	15	14	AF	LIVING AREA	14
15			10	30	B	15	14		2ND FLOOR BATHROOM	16
17	WATER HEATER		10	2P	A	15	14	AF	BEDROOM #2	18
19			10	30	B	15	14	AF	2ND FLOOR	20
21	HEAT PUMP		8	2P	A	15	14	AF	LIGHTING GROUND LEVEL	22
23			8	40	B	15	14	AF	BEDROOM #3	24
25	AHU/AUXILIARY HEAT		10	2P	A	15	14	AF	MASTER SUITE	26
27			10	30	B	15	14		MASTER BATH	28
29	SURGE PROTECTIVE DEVICE		10	2P	A	15	14		GARAGE DOOR	30
31			10	30	B	15	14	AF	BASEMENT LEVEL LIGHTS	32
33					A					34
35					B					36
37					A					38
39					B					40
41					A					42

JOB NAME: THE ELEMENTS
MPS #: 211078
DATE LAST MOD'FIED 11/14/2019

UNIT 5 LOAD CALCULATION

						TOTALS	
GENERAL USE	2604	SQ. FT.	x	3 WATTS	=	7,812	WATTS
COOKTOP/RANGE					=	8,000	WATTS
MICROWAVE					=	1500	WATTS
DISPOSAL					=	800	WATTS
DISHWASHER					=	1500	WATTS
SMALL APPLIANCE (2-CIRCUITS)					=	3,000	WATTS
WASHER					=	1500	WATTS
EWH					=	4,500	WATTS
DRYER					=	5000	WATTS
HOOD					=	300	WATTS
REFRIGERATOR					=	1200	WATTS
					SUB-TOTAL=	35,112	WATTS
FIRST 10,000	10,000	WATTS	@ 100%	=	10,000	WATTS	
REMAINDER OF SUBTOTAL	25,112	WATTS	@ 40%	=	10,045	WATTS	
HVAC	6300	WATTS	@ 100%	=	6,300	WATTS	
Supplementary HEAT	5,000	WATTS	@ 65%	=	3,250	WATTS	
LRG. MTR.	1,500	WATTS	@ 25%	=	375	WATTS	
			TOTAL	=	29,970	WATTS	
			DIVIDE BY		240		
						124.87	AMPS

USE 150AMP PANEL @ 120/240, 1-PH, 3-W

BUILDING LOAD CALCULATION

	TOTALS	
UNIT 1	46,415	WATTS
UNIT 2	44,711	WATTS
UNIT 3	46,724	WATTS
UNIT 4	44,742	WATTS
UNIT 5	46,412	WATTS
	229,004	WATTS TOTAL

DEMAND FACTOR CALCULATION

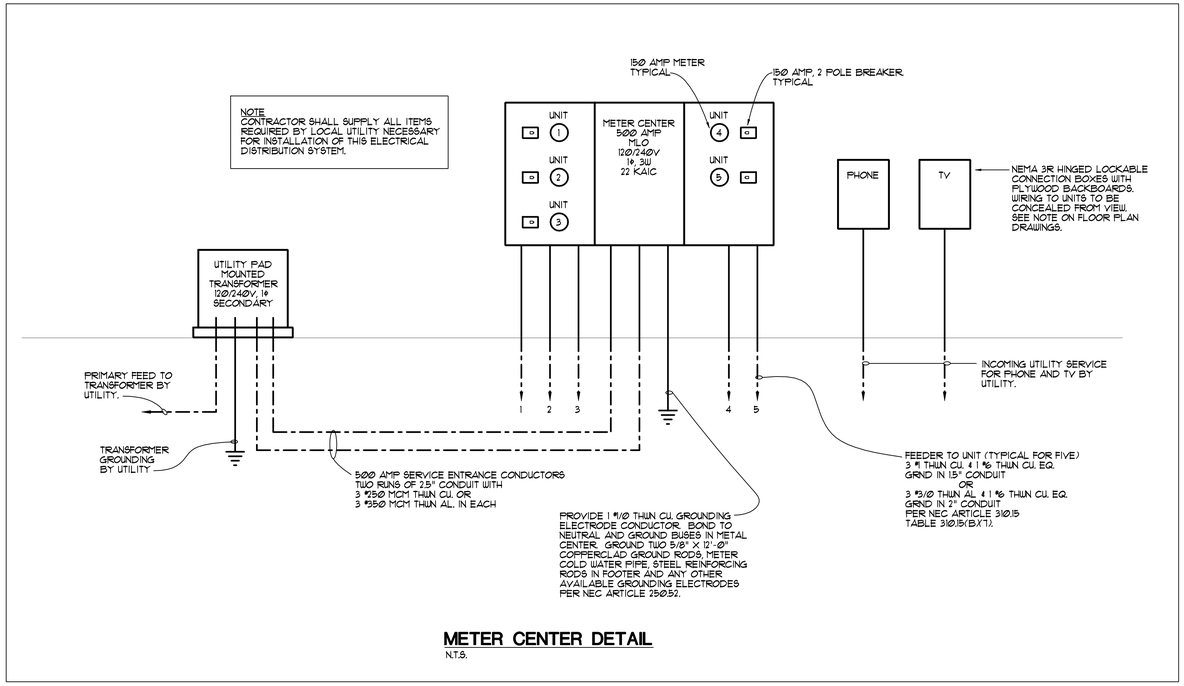
NUMBER OF UNITS	5		
	229,004		WATT LOAD PER NEC 220.84
DEMAND FACTOR	X 45%		PER NEC TABLE 220.84
	103,052		WATTS TOTAL
103,052 WATTS / 240 VOLTS	= 429	AMPS TOTAL	

500 AMP SERVICE PROVIDED

FIXTURE SCHEDULE

A	WHITE CEILING FAN WITH LIGHT KIT
B	4'-0" SURFACE MOUNTED WRAPAROUND FIXTURE
C	3'-0" SURFACE MOUNTED WRAPAROUND FIXTURE
D	3'-0" WALL MOUNTED WRAPAROUND FIXTURE
E	WALL SCONCE - ADA COMPLIANT
F	RECESSED WET LOCATION SHOWER LIGHT
G	BATHROOM WALL BRACKET OVER MIRROR
H	RECESSED DOWNLIGHT - WHITE TRIM
K	DECORATIVE SURFACE DRUM FIXTURE
L	UTILITY SURFACE DRUM FIXTURE
M	EXTERIOR WALL BRACKET LANTERN
N	KITCHEN SURFACE CEILING DRUM
P	HANGING DECORATIVE PENDANT LIGHT OVER ISLAND
Q	UNDER CABINET PUCK LIGHT

ALL LIGHTS ARE TO BE WITH LED LAMPS. FLUORESCENT AND INCANDESCENT LAMPS ARE NOT ACCEPTABLE. SUBMIT FIXTURES FOR OWNER'S APPROVAL PRIOR TO ORDERING.



METER CENTER DETAIL
N.T.S.

RISER DIAGRAM AND SCHEDULES
N.T.S.

ATELIER
ARCHITECTURE ENGINEERING CONSTRUCTION INCORPORATED
502-A East Ross Avenue
Tampa, Florida 33602 (813) 223-1948

MPS ENGINEERING
AN M.P. SPYCHALA COMPANY
SINCE 1984
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Oldsmar, FL 34677
813.855.2721
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RISER DIAGRAM AND SCHEDULES

ELEMENTS TOWNHOUSES
GREENVILLE, SOUTH CAROLINA

Seal:

MICHAEL P. SPYCHALA P.E.
SC LIC.# 9783

Date: NOV 4, 2019
Drawn: MPS
Checked: MPS

Revisions:
1 November 6, 2019

Project No. 1111

Sheet No. E1.0

ELECTRICAL SPECIFICATIONS

1.0 GENERAL

A. EXAMINATION OF PLANS AND SPECIFICATIONS THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF PROPOSED WORK AND FAMILIARIZE HIMSELF WITH THE NATURE AND EXTENT OF THE PROJECT AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND THE EQUIPMENT, MATERIALS AND LABOR REQUIRED. HE IS ALSO REQUIRED TO EXAMINE THE PLANS AND SPECIFICATIONS AND TO INFORM HIMSELF REGARDING ANY AND ALL CONDITIONS AND REQUIREMENTS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE PERFORMED UNDER THE CONTRACT. THE ELECTRICAL CONTRACTOR, IN ASSEMBLING HIS BID, SHALL PROVIDE A PRICE BASED ON THESE SPECIFICATIONS AND DRAWINGS, AS SHOWN, AND WITH ALL MATERIALS AND EQUIPMENT AS SPECIFIED.

B. EXPLANATION TO BIDDERS NO ORAL EXPLANATIONS IN REGARD TO THE MEANING OF DRAWINGS AND SPECIFICATIONS WILL BE MADE AND NO ORAL INSTRUCTIONS WILL BE GIVEN BEFORE THE AWARD OF THE CONTRACT. DISCREPANCIES, OMISSIONS OR DOUBTS AS TO THE MEANING OF DRAWINGS AND SPECIFICATIONS SHALL BE COMMUNICATED IN WRITING TO THE ARCHITECT OR ENGINEER FOR INTERPRETATION. BIDDERS SHOULD ACT PROMPTLY AND ALLOW SUFFICIENT TIME FOR A REPLY TO REACH THEM PRIOR TO THE SUBMISSION OF THEIR BIDS. ANY INTERPRETATION MADE WILL BE IN THE FORM OF AN ADDENDUM WHICH WILL BE FORWARDED TO ALL BIDDERS AND ITS RECEIPT ACKNOWLEDGED BY THE BIDDER ON HIS BID FORM.

C. FAMILIARITY WITH LAWS THE BIDDER SHALL BE FAMILIAR WITH ALL FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS, THAT IN ANY MANNER AFFECT THE WORK.

D. QUALIFICATIONS BIDDERS SHALL BE LICENSED ELECTRICAL CONTRACTORS, QUALIFIED BY EXPERIENCE AND IN A FINANCIAL POSITION TO PERFORM THE WORK SPECIFIED.

E. CONTRACTOR REQUIREMENTS WORK SHALL BE SATISFACTORILY PERFORMED BY TRAINED, EXPERIENCED PERSONS SKILLED IN THEIR CRAFT AND UNDER THE DIRECT SUPERVISION OF A LICENSED JOURNEYMAN ELECTRICIAN. THE ELECTRICAL CONTRACTOR SHALL SECURE ALL PERMITS, PAY ALL FEES AND PROVIDE ALL INSPECTIONS INCIDENTAL TO THE ELECTRICAL PORTION OF THE WORK. THE INSTALLATION SHALL BE EXECUTED IN ACCORDANCE WITH ALL APPLICABLE CODES.

F. INSURANCE SUITABLE INSURANCE SHALL BE CARRIED AS PRESCRIBED BY LAW AND AS REQUIRED TO PROVIDE PROTECTION FOR EMPLOYEES, OTHER PERSONS, MATERIAL AND EQUIPMENT.

G. APPLICABLE CODES THE FOLLOWING CODES (LATEST EDITIONS) SHALL BE CONSIDERED AS PART OF THESE SPECIFICATIONS
NATIONAL ELECTRICAL CODE NFPA 70
LIFE SAFETY CODE NFPA 101

H. SHOP DRAWINGS SUBMIT ALL SHOP DRAWINGS AT ONE TIME WITHIN 30 DAYS FROM OFFICIAL NOTICE TO PROCEED. ALLOW TEN WORKING DAYS FROM DATE OF RECEIPT FOR ENGINEERS REVIEW. ALL REQUESTS FOR SUBSTITUTION SHALL CLEARLY INDICATE DIFFERENCES BETWEEN THE PRODUCT SPECIFIED AS THE BASIS FOR DESIGN AND THE PROPOSED PRODUCT. FIVE BOUND SETS OF SHOP DRAWING SUBMITTALS SHALL BE MADE FOR THE FOLLOWING MATERIAL AND SYSTEMS (WHERE APPLICABLE). WIRING DEVICES, MOTOR STARTERS, METER CENTERS, PANELS, SWITCH BOARDS, SAFETY SWITCHES, TRANSFORMERS, LIGHTING FIXTURES, LAMPS, LIGHT DIMMERS, CIRCUIT BREAKERS, FUSES, FIRE ALARM SYSTEMS, INTRUSION DETECTION SYSTEMS, AND INTERCOMMUNICATION SYSTEMS.

I. DOCUMENTS THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE ARCHITECT, PRIOR TO FINAL PAYMENT, THE FOLLOWING CLOSE OUT DOCUMENTS

1. ONE COMPLETE SET OF "AS-BUILT" CONSTRUCTION DRAWINGS.
2. ONE COMPLETE SET OF MANUFACTURER'S WARRANTIES AND WARRANTY CERTIFICATES.
3. TWO COMPLETE SETS OF MANUFACTURER'S OPERATING AND MAINTENANCE MANUALS.
4. A COMPLETE ONE YEAR WRITTEN WARRANTY COVERING ALL DEFECTS IN WORKMANSHIP, MATERIALS AND EQUIPMENT.
5. ONE COPY OF THE FINAL APPROVAL FROM THE LOCAL BUILDING DEPARTMENT.

J. SITE CLEANLINESS THE ELECTRICAL CONTRACTOR SHALL PERIODICALLY POLICE THE SITE AND REMOVE ALL UNNECESSARY MATERIAL AND TRASH CONTRIBUTED BY HIS TRADE.

K. TEMPORARY POWER THE ELECTRICAL CONTRACTOR SHALL PROVIDE TEMPORARY POWER TO THE SITE AS NEEDED AND AS DEFINED NECESSARY BY THE GENERAL CONTRACTOR.

2.0 INSTALLATION

A. GENERAL THE PLANS, IN GENERAL, ARE DIAGRAMS SHOWING THE RUNNING OF CIRCUITS, CONDUIT AND EQUIPMENT LOCATIONS. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO AVOID INTERFERENCE. IN CASE AN INTERFERENCE DEVELOPS, THE ARCHITECT SHALL DETERMINE WHICH ITEM SHALL BE RELOCATED. ALL CUTTING AND AND CONSEQUENT REPAIR IN CONJUNCTION WITH THE WORK SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR, BUT NO BEAMS OR OTHER STRUCTURAL COMPONENT SHALL BE CUT WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT.

B. RIGGING AND HOISTING RIGGING AND HOISTING INCIDENTAL TO THE ELECTRICAL PORTION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

C. DISTRIBUTION FURNISH AND INSTALL ALL CIRCUITS BETWEEN THE PANEL BOARDS AND THE FINAL TERMINALS AS SHOWN ON THE PLANS AND AS SPECIFIED HEREIN. TEST THE ENTIRE SYSTEM FOR SHORTS, OPENS AND GROUNDS.

D. INSTALLATION FURNISH AND INSTALL ALL LUMINARIES, DEVICES AND EQUIPMENT AS SHOWN ON THE PLANS AND AS SPECIFIED HEREIN AND ALL CABLE, CONDUCTORS, CONDUIT AND CONNECTIONS AS REQUIRED TO PROVIDE COMPLETE AND OPERATING SYSTEMS. ALL CIRCUITS SHALL BE RUN CONCEALED IN WALLS, FLOORS AND CEILINGS IN FINISHED AREAS. BRANCH CIRCUITS SHALL BE TYPE NM/NMC CABLES FOR CONCEALED OR INSTALLATION ABOVE EIGHT FEET AND IN ACCORDANCE WITH NEC 336. ALL OTHER WIRING SHALL BE TYPE THWN/THHN DUAL RATED CONDUCTORS, AND SHALL BE INSTALLED ENCLOSED IN GALVANIZED STEEL CONDUIT AND/OR RACEWAY SYSTEMS ABOVE GRADE AND IN SLABS, AND SHALL BE INSTALLED IN PVC SCHEDULE 40 CONDUIT BELOW GRADE.

E. CONDUIT AND RACEWAY ALL JOINTS SHALL BE MADE TIGHT, BENDS MADE OVER LONG RADIUS AND, WHERE ENTERING A CABINET, JUNCTION BOX OR FITTING, SHALL BE PROVIDED WITH AN APPROVED INSULATED BUSHING AND SECURELY FASTENED BY LOCKNUTS. SUPPORT ALL CONDUIT AND RACEWAYS SECURELY FROM STRUCTURAL MEMBERS (TIE WIRES ARE NOT ACCEPTABLE). PROVIDE ALL NECESSARY FITTINGS AND SUPPORTS TO MAKE THE CONDUIT AND RACEWAYS FIT THE BUILDING STRUCTURE AND EQUIPMENT. RACEWAY SIZES SHOWN OR CALLED FOR ARE MINIMUM. THE CONTRACTOR SHALL VERIFY ALL RACEWAY SIZES WITH THE DIMENSIONS OF THE CONDUCTORS TO BE INSTALLED. ALL EXPOSED RACEWAYS SHALL BE NEATLY INSTALLED AND ALL RUNS SHALL BE PARALLEL AND, IN GENERAL, PERPENDICULAR OR PARALLEL TO WALLS, FLOOR OR PRINCIPAL STRUCTURAL ELEMENTS. NO EXPOSED RACEWAYS SHALL BE INSTALLED IN FINISHED AREAS. ALL JOB CUT THREADS SHALL BE COATED WITH RUST RESISTANT ZINC CHROMATE. PROVIDE SET SCREW TYPE CONNECTORS, COUPLING AND FITTINGS FOR INTERIOR INSTALLED THIN WALL (EMT) CONDUIT.

F. CONDUIT SYSTEM NO CONDUCTORS OR CABLES SHALL BE PULLED INTO CONDUIT UNTIL THE CONDUIT SYSTEM IS COMPLETE AND HAS PASSED INSPECTION.

G. GROUNDING AN EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL ELECTRICAL RACEWAYS AND SHALL BE SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, ARTICLE 250.

H. SERVICE PROTECTION PROVIDE LIGHTNING PROTECTION VOLTAGE SURGE ARRESTERS FROM ALL SERVICE PHASE CONDUCTORS TO GROUND.

I. LUMINARIES LUMINARIES SHALL BE AS SPECIFIED IN THE LIGHTING FIXTURE SCHEDULE ON THE PLANS AND AS SPECIFIED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING ALL CEILING TYPES BEFORE ORDERING LUMINARIES, PLASTER RINGS, WEATHERPROOF BOXES, ETC. SHALL BE PROVIDED AS REQUIRED. ALL RECESSED AND LAY-IN FIXTURES SHALL BE SUPPORTED FROM THE FOUR CORNERS WITH SUPPORTS CAPABLE OF CARRYING TWICE THE WEIGHT OF THE FIXTURE. ALL SUPPORTS SHALL BE ATTACHED TO STRUCTURAL STEEL, WOOD, OR CONCRETE. THE CONTRACTOR SHALL COORDINATE THIS REQUIREMENT WITH THE CEILING TRADES. WHERE PERMITTED BY LOCAL CODE.

J. LOCATIONS FIXTURES, SWITCHES, RECEPTACLES AND OUTLETS SHALL BE AS APPROXIMATELY SHOWN ON THE PLANS BUT EXACT LOCATIONS SHALL BE GOVERNED BY THE ARCHITECTURAL PLANS.

K. BOXES ALL FLUSH MOUNTED BOXES LOCATED ON OPPOSITE SIDES OF FIRE RATED WALLS SHALL BE SEPARATED BY A MINIMAL HORIZONTAL DISTANCE OF 24 INCHES. ALL FLUSH MOUNTED BOXES LOCATED ON OPPOSITE SIDES OF NONFIRE RATED WALLS SHALL BE SEPARATED BY MINIMAL HORIZONTAL DISTANCES OF 12 INCHES. BOXES INSTALLED IN CONCRETE BLOCK OR BRICK WALLS, SHALL HAVE THEIR HEIGHTS ADJUSTED TO ALIGN THE TOP OR BOTTOM TO THE NEAREST MASONRY JOINT WHERE POSSIBLE. ALL OTHER BOX HEIGHTS SHALL BE ADJUSTED ACCORDINGLY TO BE AT THE SAME HEIGHT.

L. LABELS LABEL ALL PANELBOARDS, STARTERS AND DISCONNECT SWITCHES WITH NAMEPLATES PERMANENTLY ATTACHED TO THE EQUIPMENT. NAME PLATES SHALL BE BLACK FINISHED, WHITE-CORED BAKELITE WITH ENGRAVED LETTERS ONE QUARTER INCH HIGH.

M. SURFACES ALL SURFACES DISTURBED BY ELECTRICAL WORK SHALL BE REFINISHED TO MATCH THE ORIGINAL CONDITIONS.

3.0 MATERIALS

A. MATERIALS MATERIALS HEREIN ARE GENERAL MATERIALS TO BE USED UNDER THE ELECTRICAL SECTION OF THIS PROJECT. ALL MATERIALS SHALL BE "NEW", SHALL BE FREE FROM DEFECTS AND SHALL CARRY A "UL" LABEL.

B. CONDUCTORS ALL CONDUCTORS SHALL BE COPPER OF 98% CONDUCTIVITY WITH 600 VOLT INSULATION, UNLESS OTHERWISE NOTED ON THE PLANS. MINIMUM SIZE CONDUCTORS INSTALLED SHALL BE NUMBER 12 AWG FOR ALL APPLICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE FOR SPECIAL SYSTEM CIRCUITS. CONDUCTORS NUMBER 10 AND SMALLER SHALL BE SOLID, NUMBER 8 AND LARGER SHALL BE STRANDED. CONDUCTORS SHALL BE N.E.C. DUAL RATED TYPE THHN/THWN, THERMOPLASTIC, APPROVED FOR OPERATION AT 75 DEGREES C IN DRY AND WET LOCATIONS AND 90 DEGREES C WITHIN ELECTRIC DISCHARGE LIGHTING EQUIPMENT. DUAL RATED TYPE THWN APPROVED FOR OPERATION AT 75 DEGREE C IN DRY AND WET LOCATIONS MAY BE USED FOR CONDUCTOR SIZE 4 AND LARGER.

C. CABLES THWN METAL CLAD (TYPE MC) CABLE IS ALLOWED. SIGNALLING CABLES (INTERCOMMUNICATION, FIRE ALARM, ETC.) WHERE USED, SHALL MEET ALL UL AND NEC CODE REQUIREMENTS. ALL CONDUCTORS SHALL BE COPPER AND SHALL INCLUDE A COPPER GROUND CONDUCTOR WITHIN THE CABLE ASSEMBLY.

D. CONDUIT ALL STEEL CONDUIT SHALL BE HOT DIPPED GALVANIZED AS MANUFACTURED BY WHEATLAND TUBE COMPANY OR EQUIVALENT. ALL PVC CONDUIT TO BE CALLED FOR ON THE PLANS SHALL BE SCHEDULE 40, SUNLIGHT RESISTANT, AS MANUFACTURED BY CARLON OR EQUIVALENT. THE MINIMUM CONDUIT SIZE SHALL BE 1/2 INCH INSIDE DIAMETER.

E. ROMEX - NONMETALLIC SHEATHED CABLE IS ACCEPTABLE WHERE ALLOWED BY CODE AND BY LOCAL AUTHORITY.

F. BOXES AND FITTINGS ALL BOXES, FITTING CLAMPS, HANGERS, ETC., SHALL BE GALVANIZED STEEL, RUST RESISTANT AND COMPATIBLE WITH THE RACEWAY SYSTEM. JUNCTION BOXES AND OUTLET BOXES FOR FIXTURES, SWITCHES AND RECEPTACLES SHALL BE 4" NOMINAL SQUARE WITH PROPER DEVICE COVER PLATES. EXPOSED AND SURFACE MOUNTED BOXES AND COVERS SHALL HAVE SMOOTH, ROUND EDGED, GALVANIZED CONSTRUCTION. BOXES SHALL HAVE ALL UNUSED HOLES COVERED WITH APPROVED INSERT CAPS. BOXES SHALL BE "STEEL CITY" OR EQUIVALENT.

G. TIME SWITCHES PROVIDE TIME SWITCHES, AS SHOWN ON THE PLANS, OF THE 24 HOUR, SEVEN DAY TYPE, POWERED BY A SELF-STARTING SYNCHRONOUS MOTOR WITH MINIMUM SIXTEEN HOUR SPRING DRIVEN RESERVE POWER AND WITH A DAY OMITTING DEVICE. CONTACTS SHALL BE CAPABLE OF SWITCHING 40 AMPS PER POLE AT RATED VOLTAGE. TIME SWITCHES SHALL BE TORK, INTERMATIC OR EQUIVALENT.

H. PANELBOARDS PANELBOARDS SHALL HAVE GENERAL PURPOSE ENCLOSURES WITH TRIM AND HINGED DOOR AND SHALL BE SUITABLE FOR SURFACE OR FLUSH MOUNTING AS INDICATED. PHASE BUSSING SHALL BE COPPER AND FULL HEIGHT WITHOUT REDUCTION. A NAMEPLATE SHALL LIST MANUFACTURER, PANEL TYPE, VOLTAGE, PHASE AND CURRENT RATINGS. DOORS SHALL HAVE A SEMI-FLUSH TYPE CYLINDER LOCK WITH TWO KEYS. A PLASTIC COVERED TYPED DIRECTORY CARD WITH ALL CIRCUITS AND SPARES IDENTIFIED SHALL BE MOUNTED TO THE INSIDE OF EACH DOOR. ALL BREAKER LUGS SHALL BE SUITABLE FOR 75 DEGREE C WIRE INSULATION. SWITCHING, HACR, AND GFI RATED BREAKERS SHALL BE PROVIDED AS REQUIRED. ALL MULTI-POLE BREAKERS SHALL HAVE AN INTERNAL COMMON TRIP. PROVIDE BLANK FILLER PLATES IN EMPTY SPACES. PANELBOARDS AND BREAKERS SHALL BE BY THE SAME MANUFACTURER AND SHALL BE SQUARE D OR EQUIVALENT.

I. MANUAL STARTERS MANUAL MOTOR STARTERS SHALL CONSIST OF A MANUALLY OPERATED SWITCH EQUIPPED WITH MELTING ALLOY TYPE THERMAL OVERLOAD RELAYS AND INSTALLED IN AN ENCLOSURE. A PILOT LIGHT AND LOCK OFF PROVISIONS SHALL BE FURNISHED. STARTERS SHALL BE SURFACE OR FLUSH MOUNTED AS SHOWN ON THE PLANS AND AS MANUFACTURED BY SQUARE D OR EQUIVALENT.

J. DISCONNECT SWITCHES ALL MOTOR AND CIRCUIT DISCONNECT SWITCHES SHALL BE IN NEMA 1 OR 3R ENCLOSURES. SWITCHES SHALL BE FUSIBLE OR NOT-FUSIBLE AS SHOWN ON THE PLANS. FUSED SWITCHES SHALL BE PROVIDED WITH CLASS RK-1 FUSES WHEN PROTECTING PANELBOARDS OR TRANSFORMERS AND CLASS RK-5 FUSES WHEN PROTECTING MOTOR CIRCUITS. ALL FUSED SWITCHES SHALL BE PROVIDED WITH CLASS R FUSE REJECTION KITS. GENERAL DUTY SWITCHES SHALL BE PROVIDED FOR VOLTAGES NOT EXCEEDING 240 VOLT AC AND CURRENTS NOT EXCEEDING 400 AMPERES. ALL OTHERS SHALL BE HEAVY DUTY RATED. ALL SWITCHES SHALL HAVE AN IAC RATING OF NOT LESS THAN 100,000 AMPERS RMS SYM.

K. FUSES FUSES SHALL BE DUAL ELEMENT, TIME DELAY, CURRENT LIMITING, CLASS TYPE RK-1, RK-5, T OR L. MANUFACTURER SHALL BE BUSSMAN OR EQUIVALENT.

L. SWITCHES SWITCHES CONTROLLING LIGHTING SHALL BE TOTALLY ENCLOSED, RATED AT 120/277 VOLTS AC AND 20 AMPERES, WITH WHITE TOGGLES, SIDE WIRED, QUIET OPERATION, COMMERCIAL GRADE AS MANUFACTURED BY LEVITON OR EQUIVALENT.

M. RECEPTACLES RECEPTACLES, UNLESS OTHERWISE SHOWN ON THE PLANS, SHALL BE 15 OR 20 AMPERE, 125 VOLT AC WITH GROUNDED POLE AND TWO CIRCUIT OPTION, COMMERCIAL GRADE, FLAT NYLON WHITE COLOR WITH SMOOTH WHITE NYLON WALL PLATES AS MANUFACTURED BY LEVITON OR EQUIVALENT. ALL OTHER RECEPTACLES SHOWN ON THE PLANS SHALL BE OF THE SAME COLOR (WHERE AVAILABLE), QUALITY AND MANUFACTURER.

N. DEVICE PLATES PROVIDE DEVICE PLATES FOR EACH AND EVERY OUTLET BOX REQUIRING SAME AND OF THE TYPE REQUIRED FOR THE SERVICE AND DEVICE INVOLVED. FURNISH IN GANGS AS NECESSARY. PLATES AND SCREWS SHALL BE THE PRODUCT OF THE SAME MANUFACTURER OF THE DEVICES INSTALLED. FINISH OF THE PLATES SHALL BE SMOOTH WHITE COLORED NYLON UNLESS SHOWN OTHERWISE ON THE PLANS OR IN THESE SPECIFICATIONS.

O. ALL LIGHT FIXTURES SHALL BE LED TYPE. FLUORESCENT AND INCANDESCENT LIGHT FIXTURES ARE NOT ACCEPTABLE.

SYMBOL LIST

SYMBOL	DESCRIPTION	MOUNTING
A A	LIGHT FIXTURE, CEILING TYPE LETTER INDICATES TYPE	SEE FIXTURE SCHEDULE
A	LIGHT FIXTURE, WALL BRACKET LETTER INDICATES TYPE	SEE FIXTURE SCHEDULE
	FLUORESCENT FIXTURE RECESSED IN CEILING	SEE FIXTURE SCHEDULE
	FLOURESCENT FIXTURE SURFACE MOUNT TO CEILING	SEE FIXTURE SCHEDULE
	SHADED FIXTURES ARE WIRED TO EMERGENCY GENERATOR	SEE FIXTURE SCHEDULE
	FLUORESCENT STRIP FIXTURE	SEE FIXTURE SCHEDULE
	EXIT FIXTURE, SHADING INDICATES SINGLE OR DOUBLE FACE	SEE FIXTURE SCHEDULE
	POLE WITH TOP FIXTURE	SEE FIXTURE SCHEDULE
	POLE WITH ARM MOUNTED FIXTURE	SEE FIXTURE SCHEDULE
	EMERGENCY BATTERY UNIT	SEE FIXTURE SCHEDULE
$	SWITCH, SINGLE POLE-LETTER INDICATES LIGHTS CONTROLLED	48" AFF OR AS NOTED
$	SWITCH, TWO POLE	48" AFF OR AS NOTED
$	SWITCH, THREE WAY	48" AFF OR AS NOTED
$	SWITCH, FOUR WAY	48" AFF OR AS NOTED
$	DIMMER SWITCH	48" AFF OR AS NOTED
$	SWITCH WITH FAN RELAY	48" AFF OR AS NOTED
$	SWITCH, KEY OPERATED	48" AFF OR AS NOTED
$	TIME DELAY SWITCH	48" AFF OR AS NOTED
$	SWITCH WITH PILOT LIGHT	48" AFF OR AS NOTED
	SINGLE RECEPTACLE, 125V, 15A	18" AFF OR AS NOTED
	DUPLEX RECEPTACLE, 125V, 15A	18" AFF OR AS NOTED
	DUPLEX RECEPTACLE, 125V, 15A	44" AFF OR 6" ABOVE COUNTER
GFI	DUPLEX RECEPTACLE, 125V, 15A GROUND FAULT	18" AFF OR AS NOTED
GFI	DUPLEX RECEPTACLE, 125V, 15A GROUND FAULT	44" AFF OR AS NOTED
	DUPLEX RECEPTACLE, 125V, 15A (ONE-HALF SWITCHED)	18" AFF OR AS NOTED
	EXISTING RECEPTACLE	AS NOTED
	DUPLEX RECEPTACLE, 125V, 15A (PEDESTAL BOX)	CONDUIT AND ON FLOOR SERVICE FITTING
F	DUPLEX RECEPTACLE, 125V, 15A FLUSH FLOOR BOX	FLUSH WITH FLOOR
	DUPLEX RECEPTACLE, 125V, 15A ISOLATED GROUND TYPE	18" AFF OR AS NOTED
	DUPLEX RECEPTACLE, 125V, 15A ISOLATED GROUND TYPE	44" AFF OR AS NOTED
	RECEPTACLE, 1-125/250V, 20A, 2P3W	18" AFF OR AS NOTED
	QUADRAPLEX RECEPTACLE, 125V, 15A	18" AFF OR AS NOTED
	QUADRAPLEX RECEPTACLE, 125V, 15A	44" AFF OR 6" ABOVE COUNTER
	QUADRAPLEX RECEPTACLE, 125V, 15A (PEDESTAL BOX)	CONDUIT AND ON FLOOR SERVICE FITTING
F	QUADRAPLEX RECEPTACLE, 125V, 15A (FLUSH FLOOR BOX)	FLUSH WITH FLOOR
	RECEPTACLE, 1-125/250V, 30A, 2P4W (DRYER)	18" AFF OR AS NOTED
	RECEPTACLE, 1-125/250V, 50A, 2P4W (RANGE)	18" AFF OR AS NOTED
	SPECIAL RECEPTACLE AS NOTED	18" AFF OR AS NOTED
	PANELBOARD 120/208V OR 120/240V	SEE PANEL SCHEDULE
	PANELBOARD 277/480V	SEE PANEL SCHEDULE
60 3 / 40	DISCONNECT SWITCH SIZE/ FUSE/ # OF POLES	TOP 60" AFF OR AS NOTED
	DISCONNECT SWITCH WITH MOTOR STARTER	TOP 60" AFF OR AS NOTED
	MOTOR STARTER	AS NOTED
	MOTOR STARTER SWITCH WITH OVERLOAD RELAYS AS REQUIRED	AS NOTED
	MOTOR	AS NOTED
	ELECTRIC DUCT HEATER	AS NOTED
	OUTLET BOX WITH FLEXIBLE CONDUIT CONNECTION TO EQUIPMENT	AS NOTED OR REQUIRED
J	OUTLET, JUNCTION OR PULL BOX	AS NOTED OR REQUIRED
	DRIVEN GROUND, UNLESS NOTED OTHERWISE	
	CONDUIT CONCEALED IN CEILING SPACE OR WALL	NUMBER OF WIRES INDICATED AS FOLLOWS
	CONDUIT IN FLOOR SLAB, CEILING SLAB OR UNDERGROUND	TWO WIRES THREE WIRES
	HOME RUN TO PANEL (HASH MARKS INDICATE NUMBER OF WIRES)	FOUR WIRES
	CONDUIT RUN EXPOSED	
	LOW VOLTAGE WIRING	
	ISOLATED NEUTRAL AND SEPARATE GROUND CONDUCTORS (CLEAN CIRCUIT)	GROUNDING CONDUCTORS NOT SHOWN EXCEPT FOR CLEAN CIRCUITS
○	CONDUIT RUN UP	AS SHOWN
•	CONDUIT RUN DOWN	AS SHOWN
3 3 3 3 3	REFER TO LIKE NUMBERED NOTES	

SYMBOL LIST

SYMBOL	DESCRIPTION	MOUNTING
	TELEPHONE OUTLET (VOICE)	18" AFF OR AS NOTED
	TELEPHONE OUTLET (VOICE)	54" AFF OR AS NOTED
	TELEPHONE OUTLET (VOICE)	44" AFF OR 6" ABOVE COUNTER
	TELEPHONE OUTLET (VOICE)	IN FLOOR BOX
	COMBO VOICE/DATA/TV OUTLET W/ COVER PLATE (SEE PLANS)	18" AFF OR AS NOTED
F	FIRE FIGHTER TELEPHONE JACK	54" AFF OR AS NOTED
	COMMUNICATION OUTLET	18" AFF OR AS NOTED
	SOUND SYSTEM CEILING MOUNTED SPEAKER	RECESS FLUSH IN CEILING
VC	SOUND SYSTEM VOLUME CONTROL SWITCH	48" AFF OR AS NOTED
	SOUND SYSTEM MICROPHONE PAGING OUTLET	18" AFF OR AS NOTED
	SOUND SYSTEM WALL MOUNTED SPEAKER	7'-6" AFF OR AS NOTED
TVTB	CABLE TV TERMINAL BOARD	AS NOTED
TTB	TELEPHONE TERMINAL BOARD	AS NOTED
	TELEVISION OUTLET	18" AFF OR AS NOTED
	CLOSED CIRCUIT TELEVISION MONITOR	AS NOTED
	CLOSED CIRCUIT TELEVISION CAMERA	AS NOTED
	FIRE ALARM MANUAL PULL STATION	48" AFF OR AS NOTED
	FIRE ALARM SPEAKER/FLASHING LIGHT COMBINATION SIGNAL	80" AFF OR SEE NOTE BELOW
M	MINI FIRE ALARM SPEAKER/FLASHING LIGHT COMBINATION SIGNAL	80" AFF OR SEE NOTE BELOW
	FIRE ALARM FLASHING LIGHT SIGNAL	80" AFF OR SEE NOTE BELOW
	FIRE ALARM SMOKE DETECTOR	ON CEILING OR AS NOTED
	FIRE ALARM SMOKE DETECTOR (WALL MOUNTED)	WALL MTD. 6" BELOW CLG.
	WALL MOUNTED SMOKE DETECTOR WITH SOUNDER BASE	WALL MTD. 6" BELOW CLG.
	FIRE ALARM HEAT DETECTOR	ON CEILING OR AS NOTED
FACP	FIRE ALARM CONTROL PANEL	60" AFF TO TOP OR AS NOTED
FAA	FIRE ALARM ANNUNCIATOR	60" AFF TO TOP OR AS NOTED
F T	FLOW AND TAMPER SWITCH	AS NOTED
	DUCT DETECTOR REMOTE TEST/ RESET SWITCH	48" AFF OR AS NOTED
D	DUCT TYPE SMOKE DETECTOR	IN HVAC DUCTWORK
SD	SMOKE DAMPER	IN HVAC DUCTWORK
R	RELAY	AS NOTED
	MAGNETIC DOOR HOLDER	72" AFF OR AS NOTED
	EXTERIOR F/A AUDIO SIGNAL	90" AFF OR AS NOTED
B	ELECTRIC WATER GONG	AS NOTED
	PUSH BUTTON	48" AFF OR AS NOTED
K	KEYPAD	48" AFF OR AS NOTED
	MAG-LOCK CONTACT	AS NOTED
ALL MOUNTING HEIGHTS SHOWN ARE TO THE CENTERLINE OF THE DEVICE UNLESS NOTED OTHERWISE		

NOTE - THE DEVICE SHALL BE PLACED 80 INCHES ABOVE THE HIGHEST FLOOR LEVEL WITHIN THE SPACE OR 6 INCHES BELOW THE CEILING, WHICHEVER IS LOWER.

ABBREVIATIONS

AFC	-	AVAILABLE FAULT CURRENT
AFF	-	ABOVE FINISHED FLOOR
AHU	-	AIR HANDLING UNIT
BFG	-	BELOW FINISHED GRADE
C	-	CONDUIT
CW	-	COOL WHITE
DACP	-	DOOR ALARM CONTROL PANEL
DN	-	DOWN
EF	-	EXHAUST FAN
EG	-	EQUIPMENT GROUND
ENCL	-	ENCLOSURE
EWC	-	ELECTRIC WATER COOLER
EWH	-	ELECTRIC WATER HEATER
WX	-	EXPLOSION PROOF
FCU	-	FAN COIL UNIT
FHP	-	FRACTIONAL HORSE POWER
FLA	-	FULL LOAD AMPERES
G	-	GROUND
GFI	-	GROUND FAULT INTERRUPTER
HID	-	HIGH INTENSITY DISCHARGE
HORIZ	-	HORIZONTAL
IG	-	ISOLATED GROUND
LW	-	LIGHT WHITE
HP	-	HORSEPOWER, HEAT PUMP
HVAC	-	HEATING, VENTILATING, AIR CONDITIONING
JB	-	JUNCTION BOX
LRA	-	LOCKED ROTOR AMPERES
MCB	-	MAIN CIRCUIT BREAKER
MLO	-	MAIN LUGS ONLY
N	-	NEUTRAL
NL	-	NIGHT LIGHT
OB	-	OUTLET BOX
PB	-	PULL BOX, PUSHBUTTON
PS	-	PAY STATION
RECEPT	-	RECEPTACLE
SF	-	SUPPLY FAN
SPEC	-	SPECIFICATIONS
SWECS	-	SMOKE WARNING EMERGENCY CALL SYSTEM
TL	-	TWISTLOCK
TTB	-	TELEPHONE TERMINAL BOARD
TVTB	-	TELEVISION TERMINAL BOARD
VERT	-	VERTICAL
WM	-	WATT MISER
WP	-	WEATHERPROOF
WW	-	WARM WHITE
XFMR	-	TRANSFORMER

ELECTRICAL SPECIFICATIONS AND SYMBOL LIST

N.T.S.

ATELIER
ARCHITECTURE ENGINEERING CONSTRUCTION INCORPORATED
502-A East Ross Avenue
Tampa, Florida 33602 (813) 223-1948

MPS ENGINEERING
AN M.P. SPYCHALA COMPANY
SINCE 1984
240 Pine Ave. N
Oldsmar, FL 34677
813.855.2721
www.mpseng.com

ELECTRICAL SPECIFICATIONS AND SYMBOL LIST

ELEMENTS TOWNHOUSES
GREENVILLE, SOUTH CAROLINA

Seal:

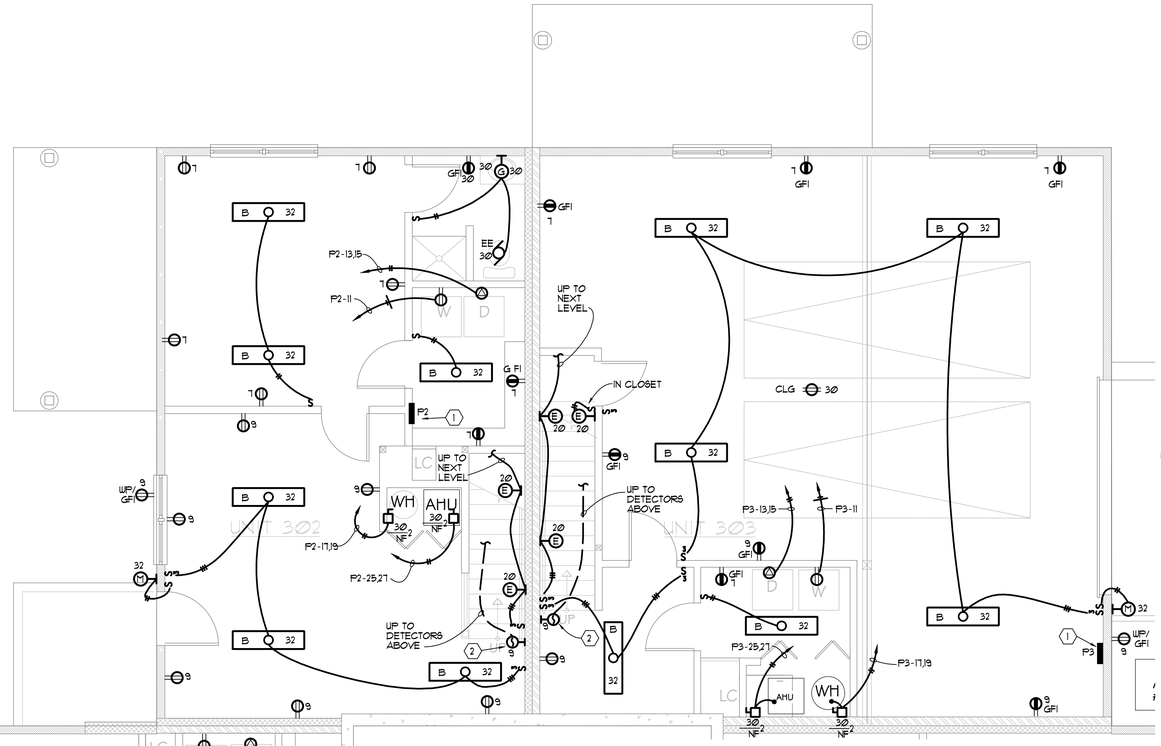
MICHAEL P. SPYCHALA P.E.
SC LIC.# 9783

Date:
NOV 4, 2019
Drawn: MPS
Checked: MPS

Revisions:
1 November 6, 2019

Project No.
1111

Sheet No.
E2.0



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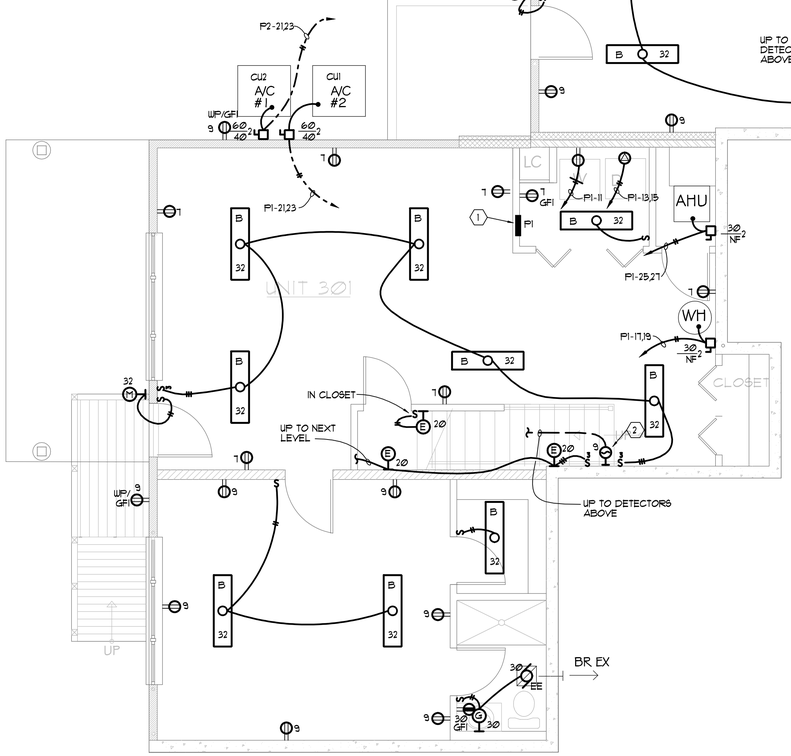

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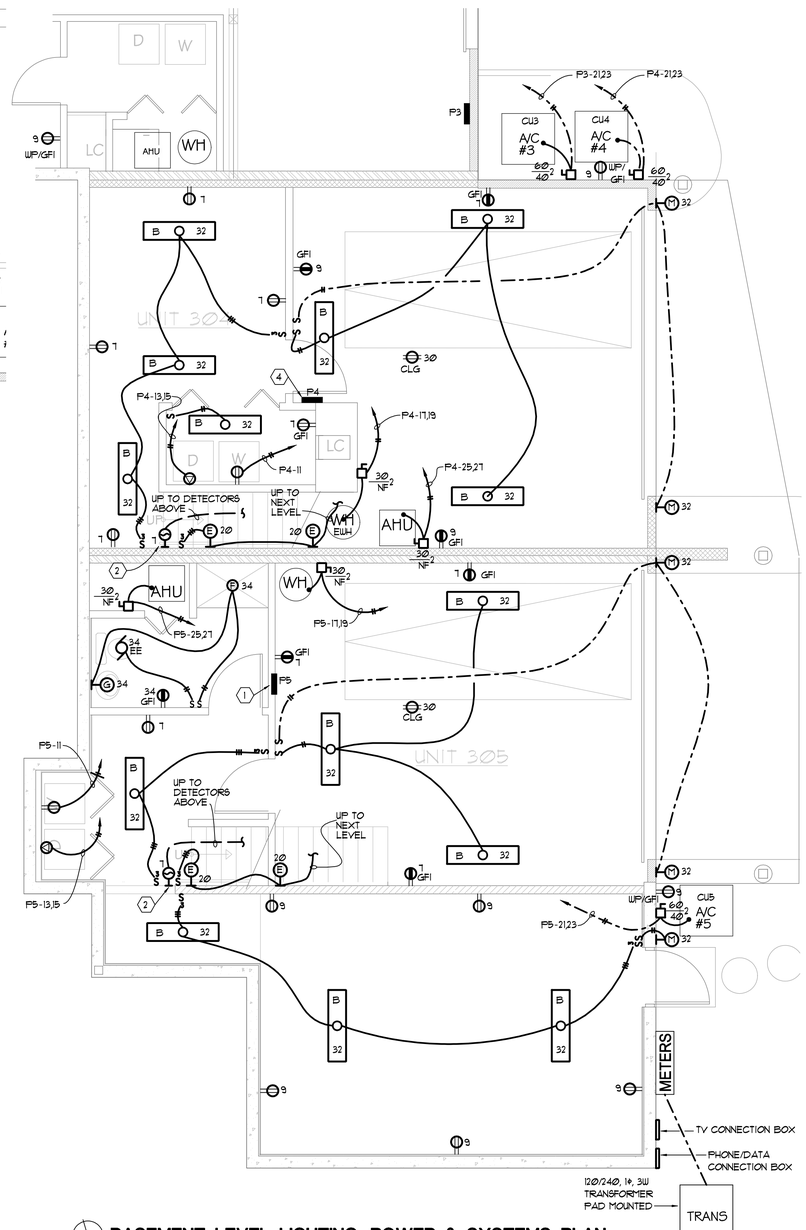

NOTES

1. PROVIDE SURGE PROTECTION DEVICE DIRECTLY BELOW PANEL. MAKE CONNECTIONS TO 30 AMP, 2 POLE BREAKER IN SPACES 29,31 WITH #10 AWG COPPER WIRING WITH THE SHORTEST LEADS POSSIBLE. SURGE PROTECTION DEVICE TO BE MODEL # PQC120-240-1ϕ. FLUSH MOUNT OR SURFACE MOUNT BY PQ PROTECTION AS REQUIRED TO MATCH PANEL.
2. SMOKE DETECTORS SHALL BE WALL MOUNTED AT 4" BELOW CEILING TO TOP OF DETECTOR. PROVIDE WIRING TO OTHER SMOKE DETECTORS ON OTHER FLOORS. ALL SMOKE DETECTORS IN UNIT SHALL GO INTO ALARM WHEN ANY SINGLE DETECTOR IS ACTIVATED. AUDIO SIGNAL SHALL BE 520 HZ LOW FREQUENCY ALARM.

BASEMENT LEVEL LIGHTING, POWER & SYSTEMS PLAN

SCALE 1/4" = 1'-0"

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GREENVILLE, SOUTH CAROLINA

Seal:

MICHAEL P. SPYCHALA P.E.
SC LIC.# 9788

Date: NOV 4, 2019
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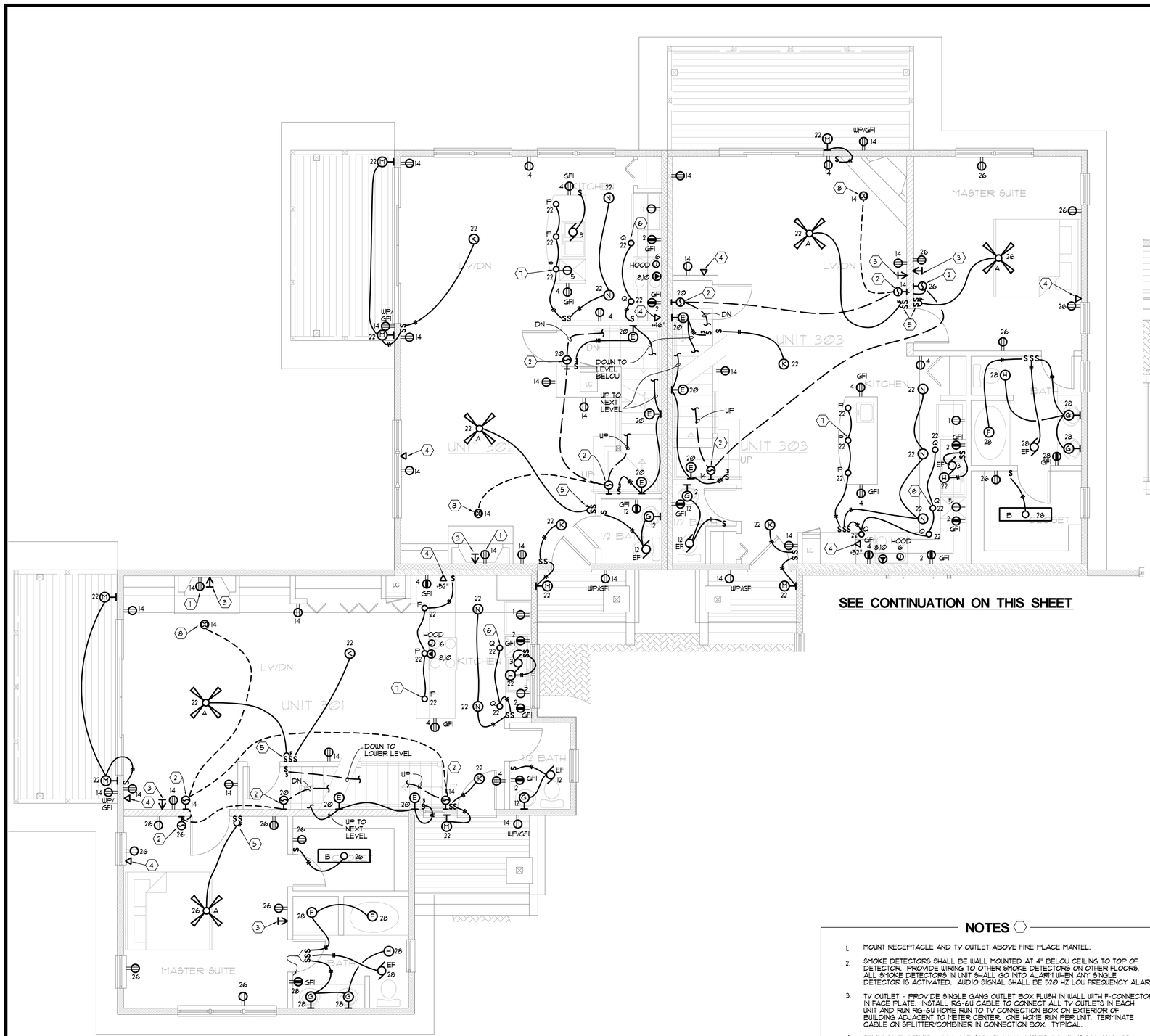

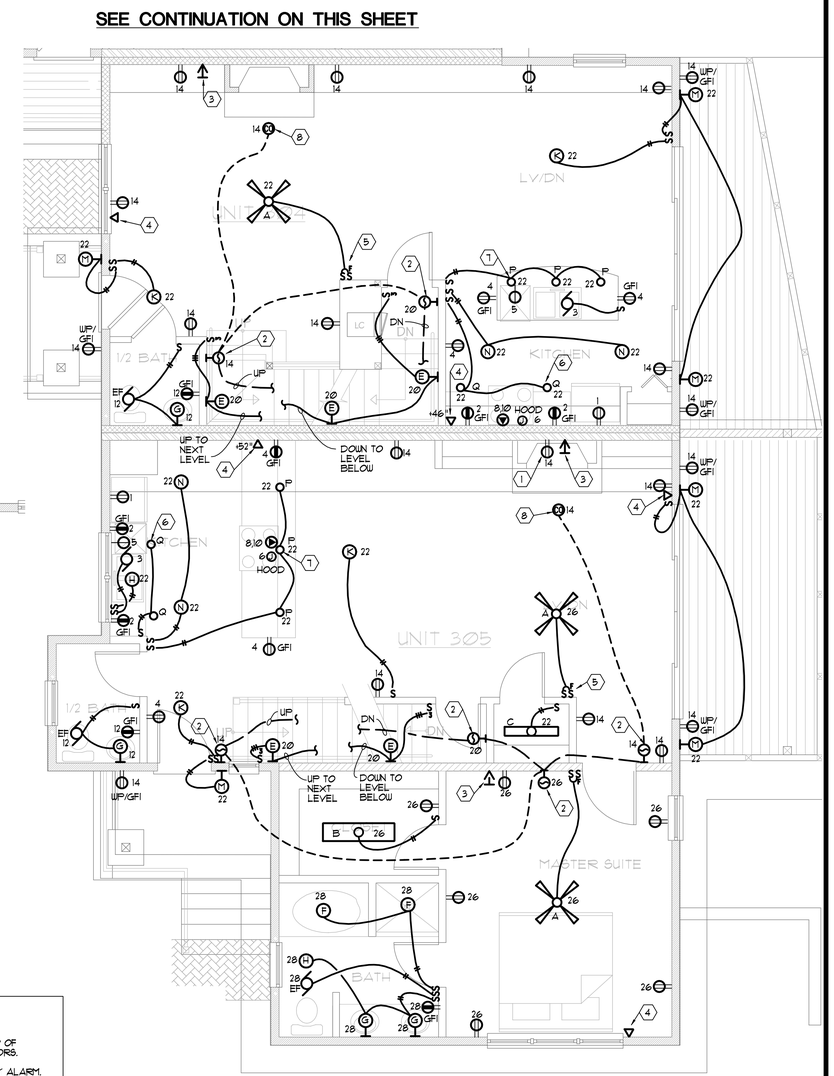

NOTES

1. MOUNT RECEPTACLE AND TV OUTLET ABOVE FIRE PLACE MANTEL.
2. SMOKE DETECTORS SHALL BE WALL MOUNTED AT 4" BELOW CEILING TO TOP OF DETECTOR. PROVIDE WIRING TO OTHER SMOKE DETECTORS ON OTHER FLOORS. ALL SMOKE DETECTORS IN UNIT SHALL GO INTO ALARM WHEN ANY SINGLE DETECTOR IS ACTIVATED. AUDIO SIGNAL SHALL BE 520 HZ LOW FREQUENCY ALARM.
3. TV OUTLET - PROVIDE SINGLE GANG OUTLET BOX FLUSH IN WALL WITH F-CONNECTOR IN FACE PLATE. INSTALL RG-6U CABLE TO CONNECT ALL TV OUTLETS IN EACH UNIT AND RUN RG-6U HOME RUN TO TV CONNECTION BOX ON EXTERIOR OF BUILDING ADJACENT TO METER CENTER. ONE HOME RUN PER UNIT. TERMINATE CABLE ON SPLITTER/COMBINER IN CONNECTION BOX. TYPICAL.
4. TELEPHONE OUTLET - PROVIDE SINGLE GANG OUTLET BOX FLUSH IN WALL WITH PHONE JACK IN FACE PLATE. INSTALL CAT-5E TO CONNECT ALL PHONE OUTLETS IN EACH UNIT AND RUN A HOME RUN CABLE TO PHONE SYSTEM CONNECTION BOX ON EXTERIOR OF BUILDING ADJACENT TO METER CENTER. ONE HOME RUN PER UNIT. TERMINATE CABLE ON SURGE PROTECTED PUNCH DOWN BLOCKS INSIDE CONNECTION BOX. TYPICAL.
5. PROVIDE A FAN CONTROL SPEED SWITCH AND LIGHT SWITCH FOR CEILING FAN.
6. MOUNT PUCK LIGHTS UNDER CABINET. TYPICAL.
7. HANG PENDANT LIGHTS ABOVE ISLAND COUNTER. COORDINATE EXACT HEIGHT WITH ARCHITECTURAL PLANS. TYPICAL.
8. PROVIDE CARBON MONOXIDE DETECTOR ON CEILING. WIRE TO UNIT SMOKE DETECTORS TO ALARM IF 'CO' DETECTOR IS ACTIVATED.

GROUND LEVEL LIGHTING, POWER & SYSTEMS PLAN

SCALE 1/4" = 1'-0"

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SC LIC.# 9783

Date:
NOV 4, 2019
Drawn: MPS
Checked: MPS

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Project No.
1111

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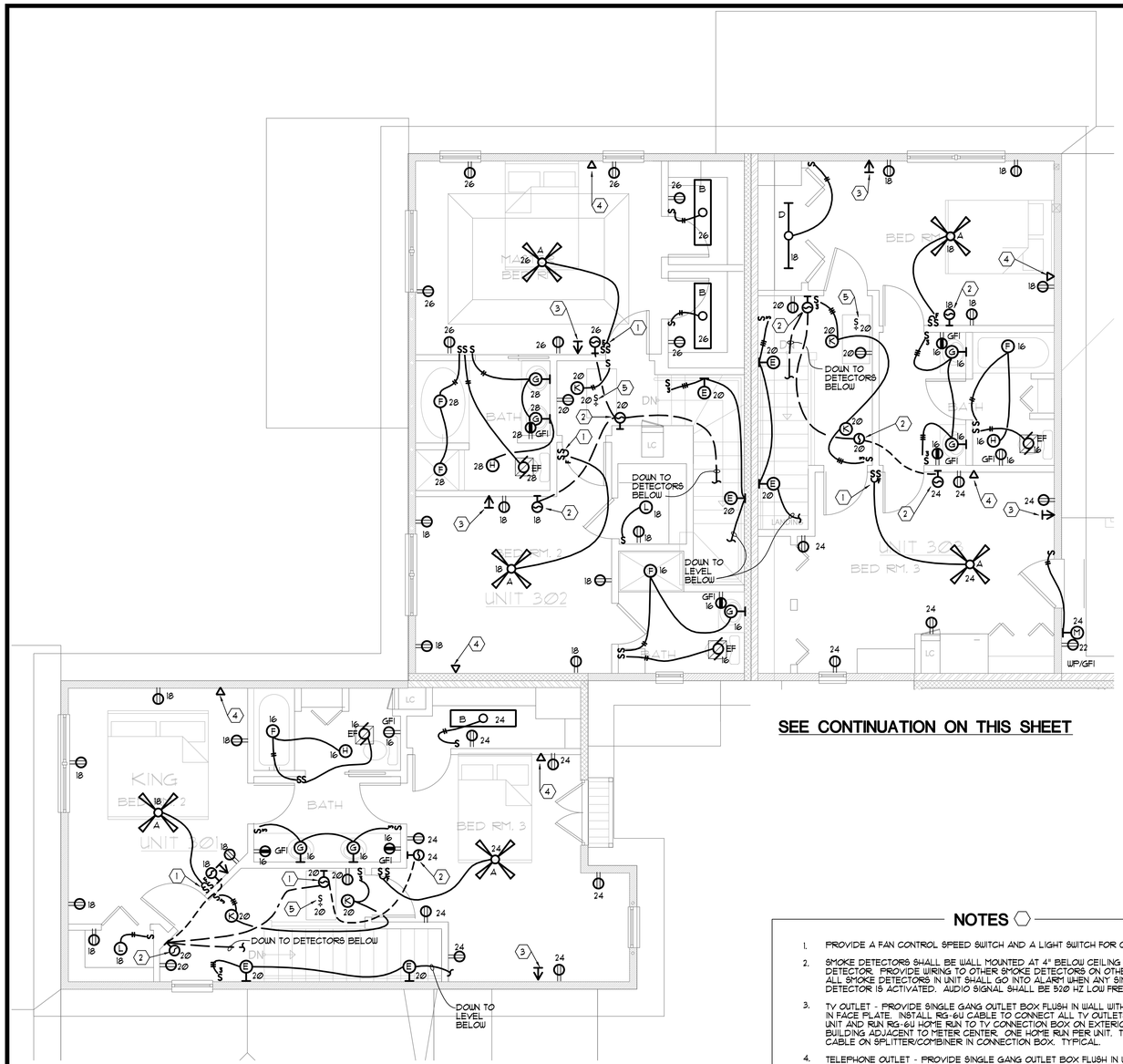

SEE CONTINUATION ON THIS SHEET

NOTES

1. PROVIDE A FAN CONTROL SPEED SWITCH AND A LIGHT SWITCH FOR CEILING FAN.
2. SMOKE DETECTORS SHALL BE WALL MOUNTED AT 4" BELOW CEILING TO TOP OF DETECTOR. PROVIDE WIRING TO OTHER SMOKE DETECTORS ON OTHER FLOORS. ALL SMOKE DETECTORS IN UNIT SHALL GO INTO ALARM WHEN ANY SINGLE DETECTOR IS ACTIVATED. AUDIO SIGNAL SHALL BE 520 HZ LOW FREQUENCY ALARM.
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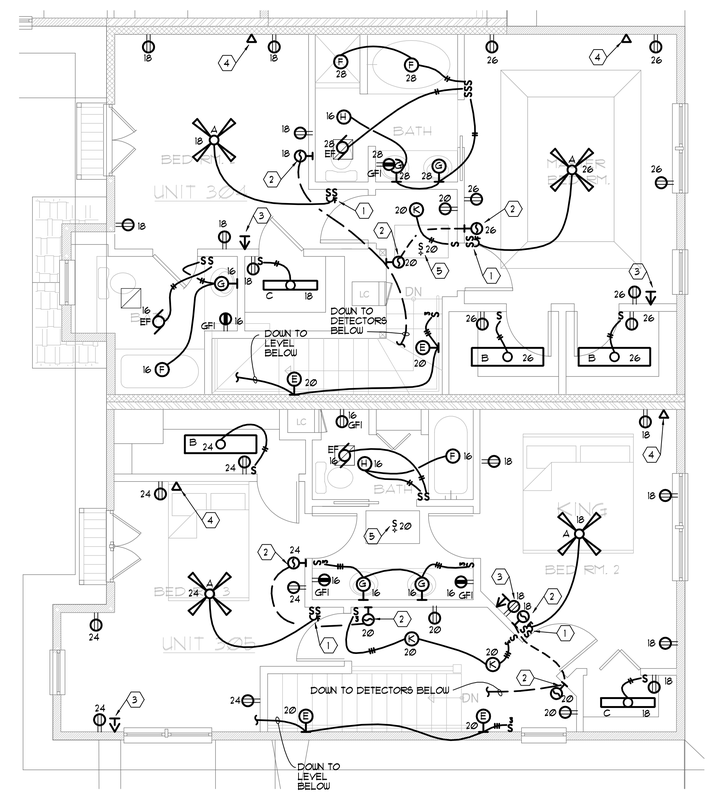
5. PROVIDE CERAMIC LAMP HOLDER IN ATTIC WITH 26 WATT LED LIGHT BULB. MOUNT SWITCH ADJACENT TO ATTIC ACCESS PANEL.

SEE CONTINUATION ON THIS SHEET



SECOND LEVEL LIGHTING, POWER & SYSTEMS PLAN

SCALE 1/4" = 1'-0"

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GREENVILLE, SOUTH CAROLINA

Seal:

MICHAEL P. SPYCHALA P.E.
SC LIC.# 9783

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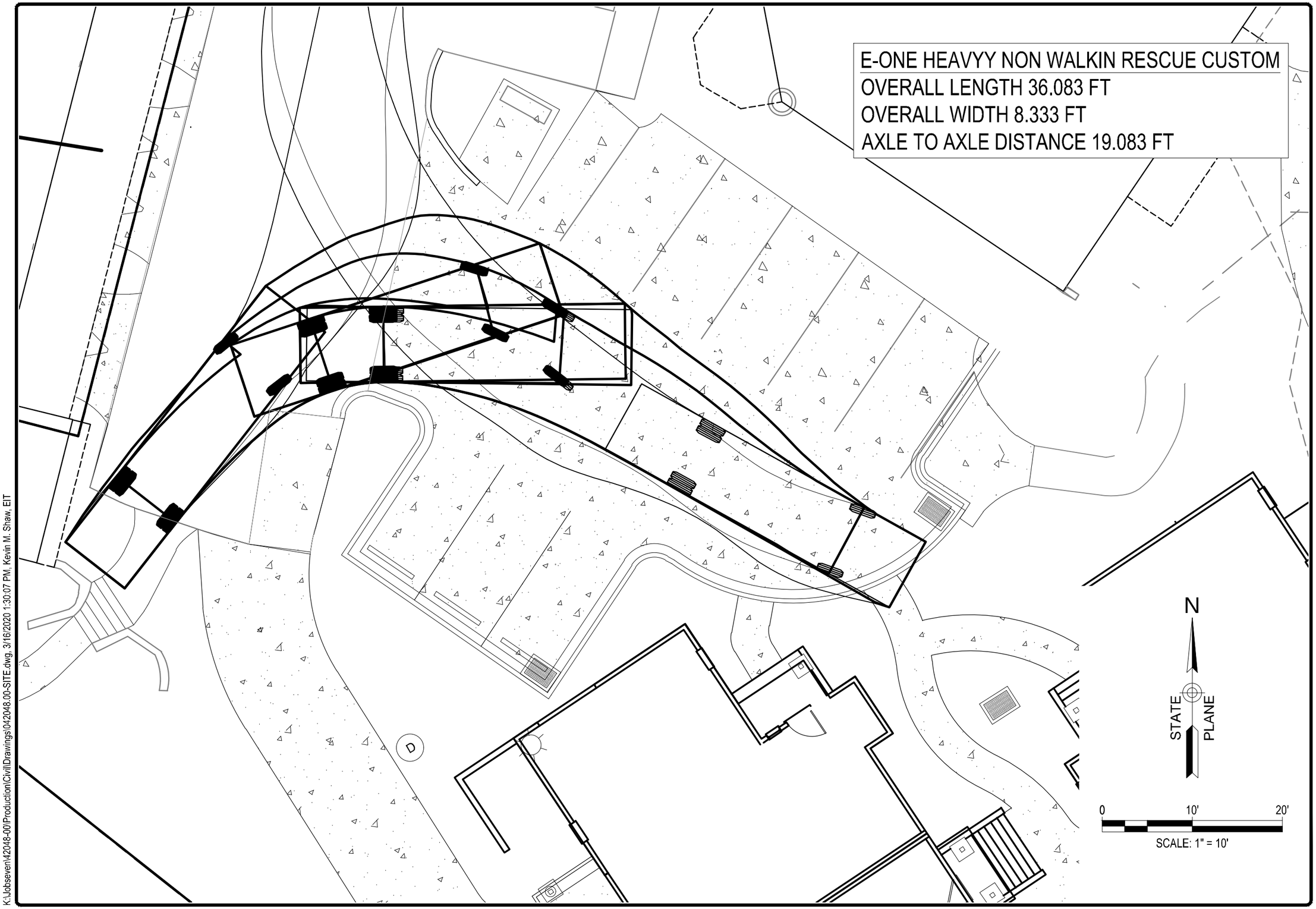


K:\Jobseven\42048-00\Production\Civil\Drawings\042048.00-SITE.dwg, 3/16/2020 1:30:07 PM, Kevin M. Shaw, EIT

DAVIS & FLOYD
SINCE 1954
www.davisfloyd.com

OWNER
HIDDEN HALLOW, LLC
LOCATION
350 MOHAWK DRIVE, GREENVILLE SC 29609
PROJECT TITLE
350 MOHAWK DRIVE BUILDING 300

DRAWING TITLE
FIRE TRUCK TURN-AROUND

DESIGNED KMS	CHECKED CB	
DRAWN KMS	APPROVED CB	
JOB NO. 042048.00	DATE 03/16/2020	

EX-1

1 OF 1

Planning Staff Report to
Greenville Planning Commission
May 15, 2020
for the May 21, 2020 Public Hearing

Docket Number:	**SD 19-021**
Applicant:	Robert Julian
Property Owner:	Wellington Homes (Robert Julian)
Property Location:	Keith Drive
Tax Map Number(s):	0193030101004
Acreage:	0.65 acres
Zoning:	R-6, Single-Family Residential District
Proposal:	Major subdivision for a 2 lot single-family detached residential development
Staff Recommendation:	**DENY, based on staff comments**

Applicable Sections of the City of Greenville Code of Ordinances:
Sec. 19-2.1.2(A), *Administrative and decision-making bodies, Planning commission, Powers and duties*
Sec. 19-2.2.4(C), *Common procedures, Neighborhood meetings, Neighborhood meeting required*
Sec. 19-2.3.13(A), *Land development, Subdivision*
Sec. 19-6.7.2, *Access standards*
Sec. 19-6.7.3, *Utility standards*

Project Overview:

The applicant proposes a subdivision of 1 lot into 2 lots for single-family detached residences on Keith Drive approximately 0.4 miles south of the intersection with E. North Street. The proposal is for one standard lot and one flag lot with no new streets to be constructed.

This request is considered a Major Subdivision due to the clause in Land Management Ordinance Section 19-2.3.13(A)(5)(a) *Applicability* stating: "The standards and procedures of this subsection shall apply to all subdivisions of land not considered a minor subdivision pursuant to subsection 19-2.13(A)(4), minor subdivisions." In review of the initial application for a minor subdivision, Planning Staff determined that creation of a new flag lot is "inconsistent with existing development patterns" and is therefore not approvable as a minor subdivision. Despite two flag lots existing immediately adjacent to this site (both split in the 1980's), no other flag lots exist along the rest of Keith Drive and very few exist otherwise in the vicinity of this request to establish this as an existent development pattern.

Procedural Requirements:

Pre-Application and Development Meetings
The applicant had multiple meetings with Planning and Civil Engineering Staff with regard to this property prior to submitting for a major subdivision. These meetings qualified as the required pre-application

meeting. In meeting with the applicant, Planning Staff expressed concern with regard to the approvability of a request to subdivide the subject flag lot parcel, as proposed.

Neighborhood Meeting
The applicant held a neighborhood meeting by Webex on April 7, 2020, as required by subsection 19-2.2.4 of the Land Management Ordinance. A list of those in attendance and a summary of the attendees' concerns, expressed at the meeting, was provided to Planning Staff by the applicant and is included at the end of this report.

Site Information:

The proposed subdivision located on Keith Drive, between 146 Keith Drive and 186 Keith Dr. This is approximately 0.4 miles south of the intersection with E. North Street and 0.3 miles north of I-385.

The subject property is zoned R-6, Single-Family Residential District. Current land use of the property is vacant grassed land. Adjacent land uses include single-family residential the north, south and west, and an apartment complex to the east across Keith Drive. The future land use designation is General Residential, which prescribes a range of 1-15 housing units per acre and includes single- and multi-family developments.

Staff Analysis:

Development Use, Layout and Dimensional Requirements
The R-6, Single-Family Residential District allows a subdivision of lots for single-family detached use with a minimum lot area of 6,000 square feet. Both proposed lots meet minimum lot area requirements.

All new lots in the R-6, Single-Family Residential District require a minimum lot width of forty (40) feet at the front setback line and a minimum of twenty (20) linear feet of frontage on a designated street. The lot width for Tract "A-1" conforms to both street frontage and minimum lot width requirements. Tract "A-2" does satisfy the minimum frontage requirements, with the flag pole portion of the lot. However, the average front setback line for structures along this portion of Keith Drive is fifty-one (51) feet. Tract "A-2" remains a consistent twenty (20) foot width along the length of the 162.27' flag pole portion of the lot. Therefore, Tract "A-2" fails to conform to the minimum lot width of forty (40) feet at the front setback line, which classifies the proposed request as a flag lot subdivision not allowed by the ordinance.

Vehicle Access and Circulation
No new streets are proposed with this application. The two lots in this subdivision propose to utilize an existing easement access to Keith Drive. The flag pole on the flag lot is intended only to meet minimum frontage requirements and will not be used for access to Keith Drive.

Parking
Required parking for single-family detached use is a minimum of 2 spaces per dwelling. Adequate square footage is provided for each lot to accommodate minimum required parking spaces either through surface parking or in garages/carports. This requirement will be reviewed further under any permit submittals.

Pedestrian Facilities
No pedestrian facilities are proposed or required for this subdivision request.

Landscaping, Screening, and Buffering
A preliminary landscape plan has not yet been submitted. Landscape and tree protection requirements will be addressed during permitting.

STAFF RECOMMENDATION:

DENY, based on staff comments

Staff Comments and Conditions

Planning Comments

Comments:
The Land Management Ordinance allows Staff approval of a flag lot proposal, provided it is consistent with existing development patterns. Planning Staff has determined that this proposal is not with the existing development pattern in the area and therefore, is not approvable as a minor subdivision. Despite two flag lots existing immediately adjacent to this site, no other flag lots exist along the entirety of Keith Drive and none were found to exist otherwise in the vicinity of this request. Further, the request for a flag lot in this application is not consistent with the City's goals to limit the establishment of new flag lots and is not an appropriate precedent to set for other nearby properties along Keith Drive that could be developed similarly. Planning Staff sees no reason that this proposal is any more appropriate under the major subdivision review than the determination made under the minor subdivision review.

City Engineer Comments

Comments:
*See all Engineering comments. Sewer line and easement must be shown on plat. The access easement must be verified prior to final recording of the plat.

Civil Engineer Comments & Conditions

Comments:
Standard Conditions

1) The development shall meet the requirements of Article 19-2.3.13(A) Land Development – Subdivision of the Land Management Ordinance of the City of Greenville.
2) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
3) Right of Way Encroachment Permits - All improvements or construction activity performed within the City's public right of way will require an approved encroachment permit.
4) Final Plat – A Final Plat shall be recorded for the subdivision. The final plat will require a separate application and shall be submitted in conformance with the Final Plat requirements as outlined in Appendix F of the City's Administrative Manual. All required public and private infrastructure improvements shall be permitted, constructed and accepted by the respective agencies or bonded prior to approving the final plat for recording.
5) A Site Plan Permit shall be approved for the development of the site detailing the demolition, grading and stormwater, utility improvements and site access.

Site Specific Conditions

6) The City has a sanitary sewer line located on the property. A 25.0' sewer easement must be dedicated to the City as part of the subdivision and prior to approving the subdivision plat for recording.
7) A copy of the recorded access easement must be provided with the site permit prior to approving the final plat for recording.

Environmental Engineer Comments & Conditions

Comments:

1) There is a City of Greenville sanitary sewer line located on this parcel. A 25 foot easement must be dedicated to the City prior to plat approval. This easement must be labeled with bearings and distances along with the area inside the easement shown in square feet and acres.
2) Wastewater – Wastewater service for the development will be subject to the following conditions:
   a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).
   b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
   c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
   d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
   e. Each building shall require a new service fee through ReWa.
3) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
   a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
   b. At a minimum, a stormwater plan should include:
      i. Proposed layout.
      ii. Appropriate erosion control best management practice standard details.
      iii. A construction entrance.
      iv. A concrete washout.
      v. Silt fence
   c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
      a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
      b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
      c. Water quality treatment is required when either:
         - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
         - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.
4) According to section 19-7.5(D)(1) of the City of Greenville code of ordinances, this minor subdivision is considered a larger common plan and a site plan is required to be designed by a Professional Engineer. A non-single family site application is required to be submitted and approved prior to the plat being approved for recording. Please contact Environmental Engineering at 864-467-4400 for information regarding larger common plans.
5) Floodplain – A portion of the subject property is located in a FEMA floodplain as determined utilizing 2014 Flood Insurance Rate Maps.

Traffic Engineer Comments

Comments:

Civil and Planning comments must be addressed.

Parks & Recreation Comments & Conditions

Comments:
*1. Landscape and tree protection requirements will be addressed during permitting.

Fire Department Comments

Comments:
No opposition.

Neighborhood Meeting Summary (Webex held on 6:30pm on April 7, 2020)

Virtual Attendees:
Adam Newberry of 186 Keith Drive
Keith Well of 140 Keith Drive
Lynn Luttrell of 146 Keith Drive

Also received 2 phone calls.

Attendees concerns:
Neighbors just had general questions on building design and saving large tree.
- I have no intent on taking down large tree (-Robert Julian)

Neighbors seemed pleased w/ the type of modern design intended.

city of greenville

APPLICATION FOR SUBDIVISION

Contact Planning & Development (864) 467-4476

Office Use Only:
Application# SD 19-021 Fees Paid_____
Date Received_____ Accepted By_____
Date Complete_____ App Deny Conditions

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Robert Julian	Robert Julian
*Title:	Owner	"
*Address:	1 Big Oak Ct	"
*State:	Simpsonville SC	"
*Zip:	29681	"
*Phone:	772-473-9699	"
*Email:	rjmasonry2000@Yahoo.com	"

PROPERTY INFORMATION

*SELECT SUBDIVISION TYPE: ___Major Preliminary (3-10 lots) ___Major Preliminary (11+ lots) ___Minor (2 lots)

___Major Final (3-10 lots) ___Major Final (11+ lots)

___Modification (Major 3+ lots) ___Modification (Minor 2 lots)

*STREET ADDRESS Keith Drive

*TAX MAP #(S) 019030101004

*CURRENT ZONING DESIGNATION R-6

*ORIGINAL APPLICATION # SD 19-891

*SUBDIVISION PLAT #_____

*SUBDIVISION NAME_____

*TOTAL ACREAGE .65

*# ORIGINAL LOTS 1 *# PROPOSED LOTS 2

INSTRUCTIONS

1. The applicant is encouraged to schedule a preapplication conference at least one (1) month prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review one (1) to two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.

   PREAPPLICATION MEETING DATE _____

2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.

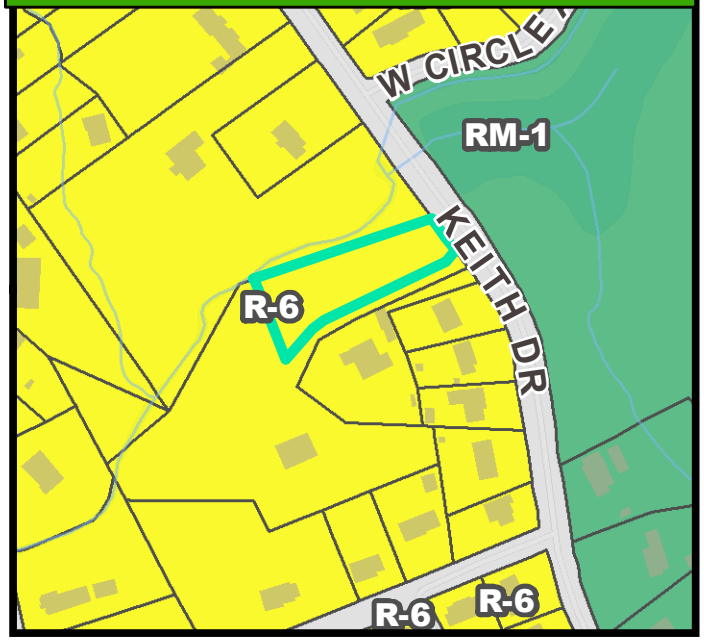
9. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** ___ or **is not** ✓ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	3/12/20
Property Owner/Authorized Agent	
Date	

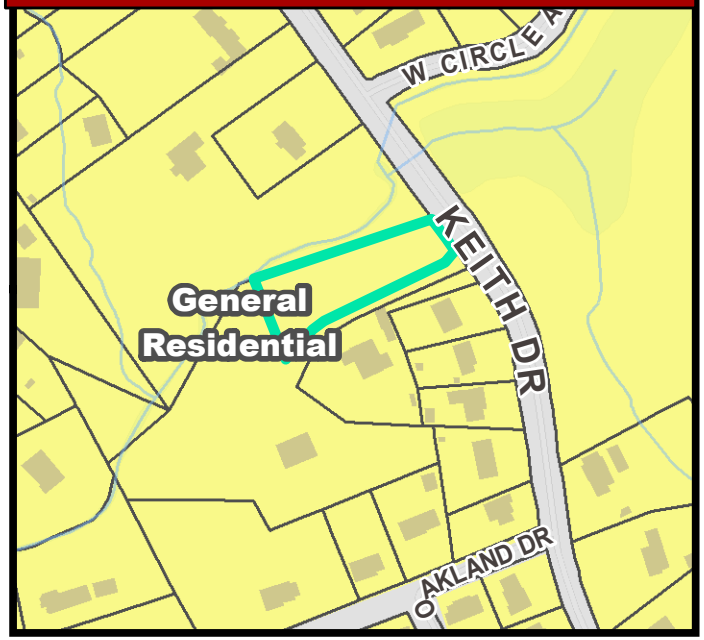
SD 19-021 • KEITH DRIVE

AERIAL VIEW

CURRENT ZONING

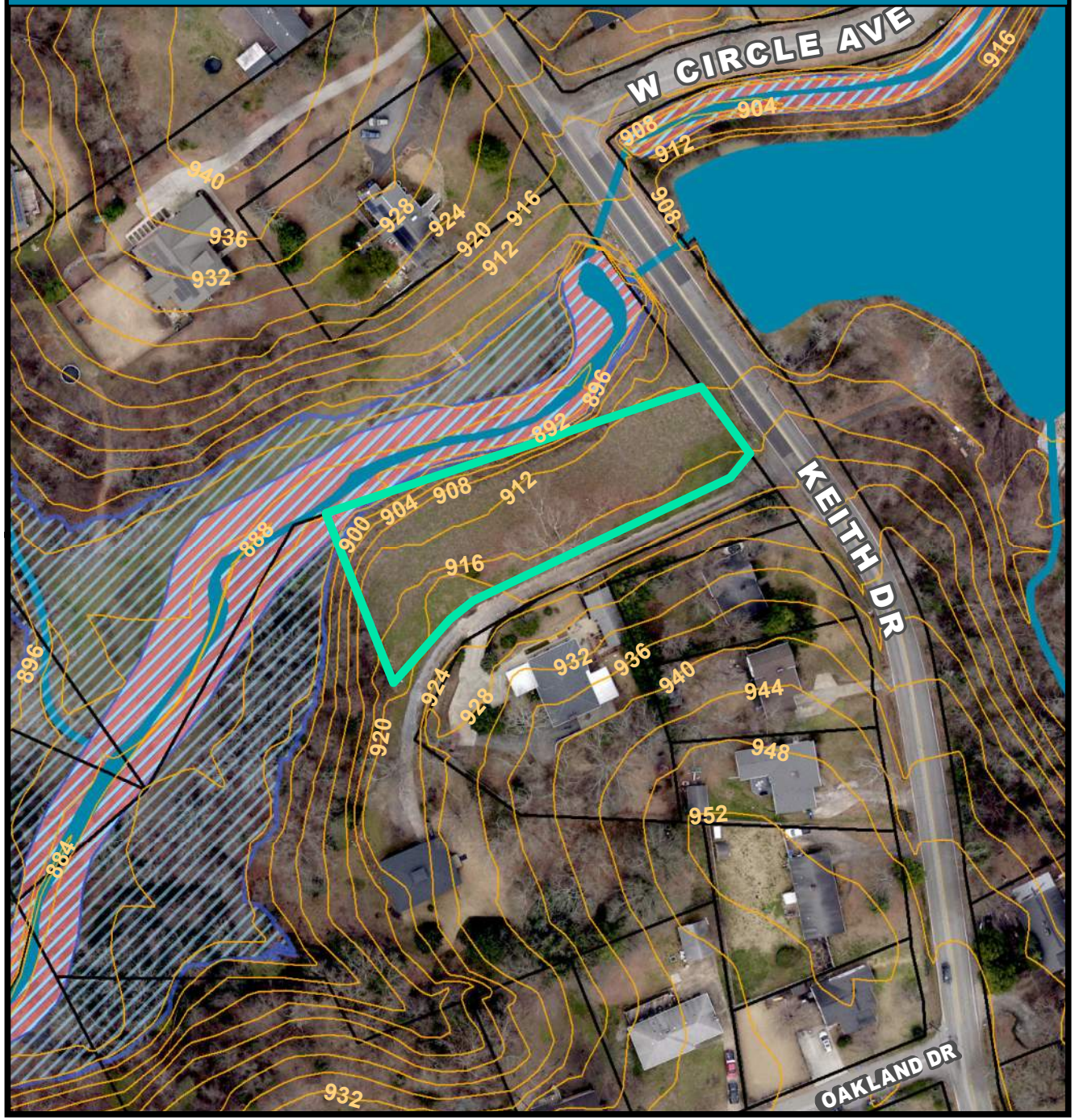


FUTURE LAND USE

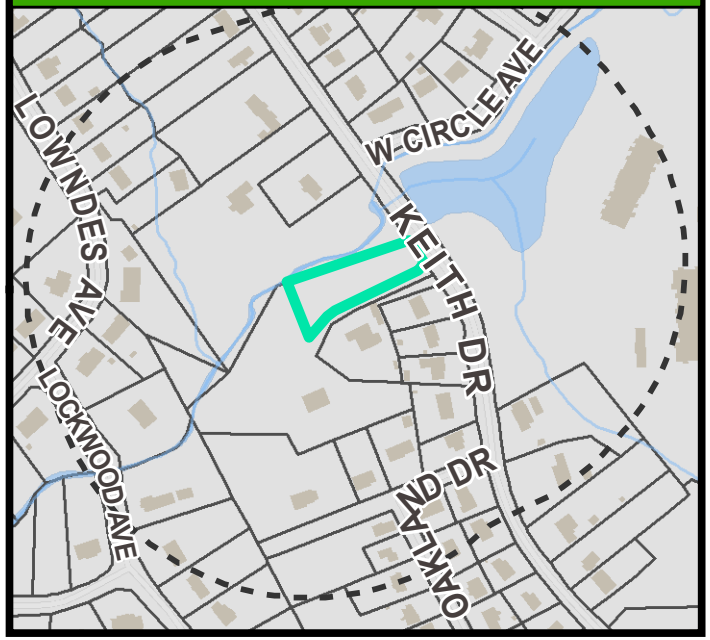


SD 19-021 • KEITH DRIVE

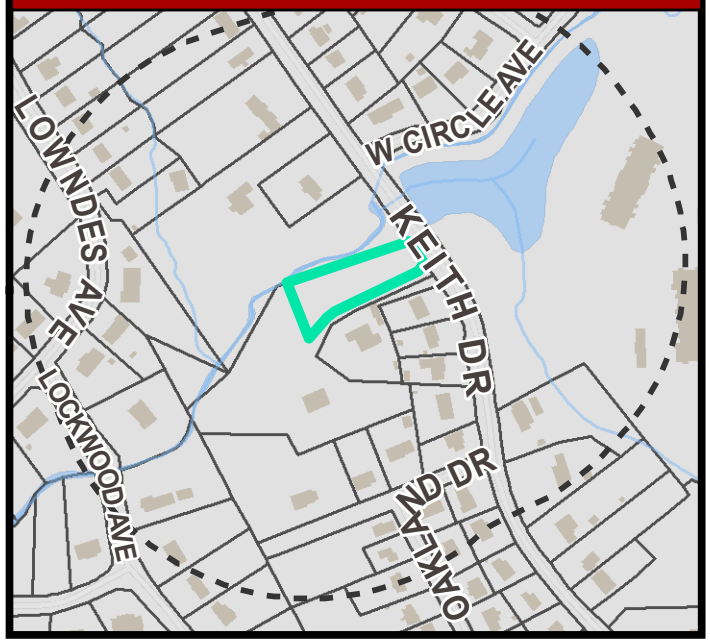
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



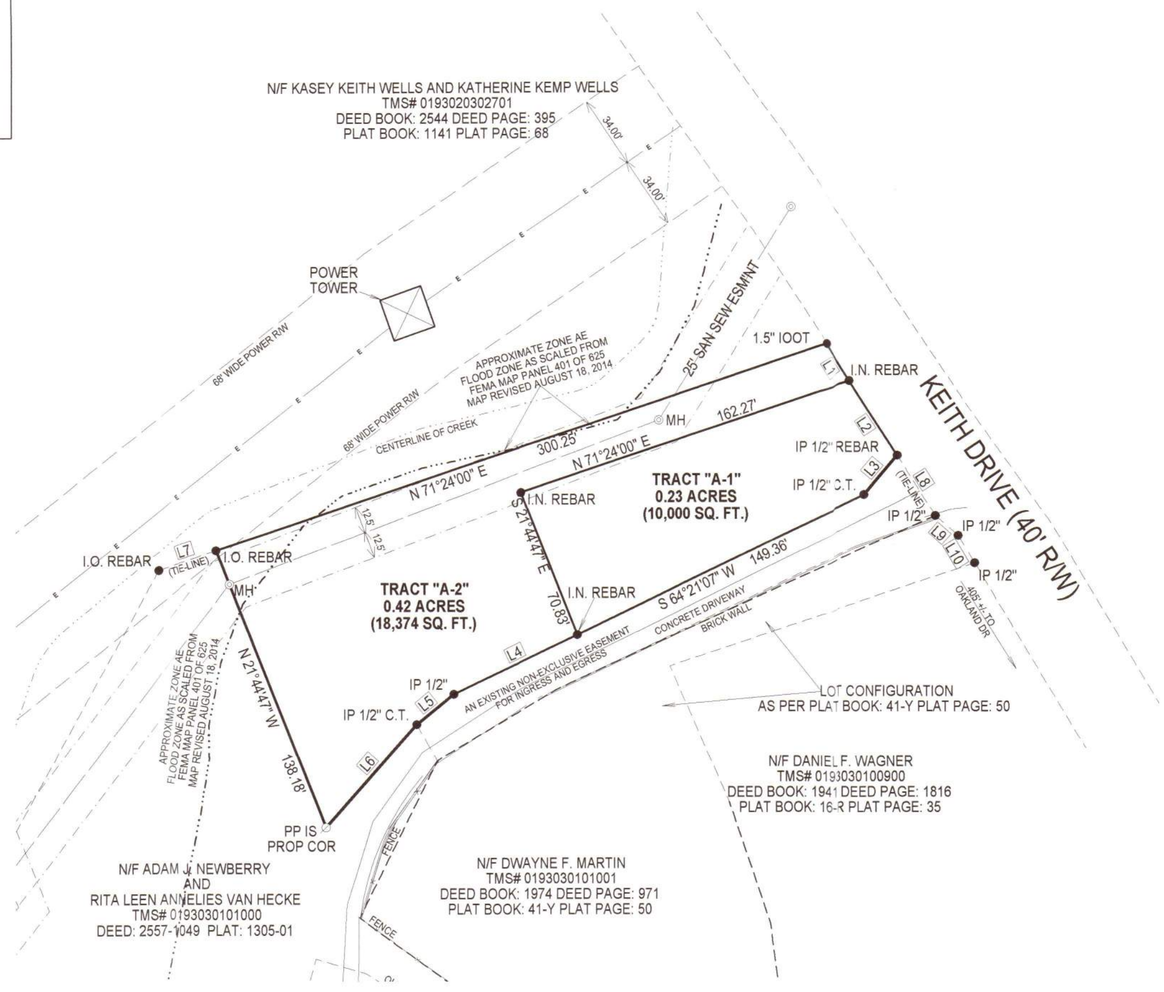
PRESERVATION OVERLAYS



REFERENCES			
TAX MAP #	DEED REF.	PLAT REF.	CURRENT OWNER
0193030101004	2493-1206	1305-1	WELLINGTON HOMES

TRACT A-1 CONTAINING 0.23 ACRES AND TRACT A-2 CONTAINING 0.42 ACRES SITUATED @ KEITH DRIVE GREENVILLE, SC 29607 GREENVILLE COUNTY

LINE TABLE		
Id	Bearing	Distance
L1	S 32°53'39" E	20.64'
L2	S 32°53'39" E	41.35'
L3	S 40°12'47" W	23.80'
L4	S 64°21'07" W	63.60'
L5	S 51°09'01" W	22.39'
L6	S 41°33'41" W	63.69'
L7	S 71°24'00" W	28.56'
L8	S 32°30'26" E	33.01'
L9	S 48°12'45" E	13.99'
L10	S 31°13'40" E	15.08'



CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

" THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE OF ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS AS SHOWN OR INDICATED ON SAID PLAT."

DATE:_____ SIGNED:_____

DATE:_____ SIGNED:_____

DATE:_____ SIGNED:_____

CERTIFICATE OF ACCURACY

"I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS OF A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

02-23-2020
DATE

I.A. ROMO,PLS
SCPLS# 12250
REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUB-DIVISION REGULATIONS OF THE CITY OF GREENVILLE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE GREENVILLE COUNTY PLANNING COMMISSION OF GREENVILLE COUNTY, SOUTH CAROLINA AND THAT IT HAS BEEN APPROVED FOR REC-ORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS."

_____ DATE

_____ CITY ENGINEER
CITY OF GREENVILLE

SUMMARY PLAT
FILE NUMBER

PROPERTY SURVEY FOR WELLINGTON HOMES

WELLINGTON HOMES
1 BIG OAK COURT
SIMPSONVILLE, SC 29681

OWNER

I.A. ROMO, PLS 12250
P.O. BOX 8327
GREENVILLE, SC
29604-8327
OFFICE: (864) 905-6052

SURVEYOR

NO. OF ACRES 2

MILES OF NEW ROAD 0

NO. OF LOTS 2

DATE 02-23-2020

ZONING R-6

JOB NO. 19383_SUMMARY

GRAPHIC SCALE
1' = 50'

50 0 50 100

ANY FUTURE SUBDIVISION OF THESE PROPERTIES WILL REQUIRE APPROVED FIRE ACCESS.

FUTURE DEVELOPMENT SHALL BE SUBJECT TO THE SINGLE-FAMILY INFILL STANDARDS. NO VARIANCES FROM DIMENSIONAL REQUIREMENTS WILL BE CONSIDERED.

1. A STORMWATER MANAGEMENT PLAN WILL BE APPROVED FOR THIS PROPERTY AND WILL BE USED UNLESS AN INDIVIDUAL PLAN IS SUBMITTED AND APPROVED.

2. THERE IS A DRAINAGE AND UTILITY EASEMENT 5' EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' ALONG ALL EXTERIOR BOUNDARY LINES.

3. THERE IS A MINIMUM 15' WIDE DRAINAGE EASEMENT CENTERED ON ALL INTERIOR DRAINAGE PATHS THAT CARRY OFFSITE DRAINAGE THROUGH THE LOTS.

4. THIS IS A SUBDIVISION OF TAX MAP# 0193030101004.

5. ACCORDING TO F.E.M.A. FLOODWAY DATA, THIS PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD AREA.

6. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD AND NOT OF RECORD.

IGNACIO A. ROMO, SCPLS 12250

PROFESSIONAL LAND SURVEYOR
IGNACIO A. ROMO
12250
SOUTH CAROLINA

Planning Staff Report to
Greenville Planning Commission
May 15, 2020
for the May 21, 2020 Public Hearing

Docket Number:	**SD 20-003**
Applicant:	Davis & Floyd (Jamie McCutchen)
Property Owner:	Michigan Agri-Chemical (William Henderson)
Property Location:	Dallas Road
Tax Map Number(s):	M010020101500
Acreage:	± 81.9 acres
Zoning:	S-1, Service District
Proposal:	Major subdivision for a 153 lot development – 149 single-family detached residential lots and 4 senior living/non-residential lots
Staff Recommendation:	**APPROVE, with staff comments and conditions**

Applicable Sections of the City of Greenville Code of Ordinances:
Sec. 19-2.1.2(A), *Administrative and decision-making bodies, Planning commission, Powers and duties*
Sec. 19-2.2.4(C), *Common procedures, Neighborhood meetings, Neighborhood meeting required*
Sec. 19-2.3.13(A), *Land development, Subdivision*
Sec. 19-6.7.2, *Access standards*
Sec. 19-6.7.3, *Utility standards*

Project Overview:

The applicant proposes a major subdivision of 1 lot into 153 lots on an 81.9 acre parcel located along Dallas Road. Within the development, 149 lots on a ±60 acres portion of the site are proposed for single-family detached residences and 4 lots totaling ±20.75 acres are proposed for senior living/non-residential uses. Construction of ±6,724 linear feet of new public streets is proposed to connect Bridgeport Phase 1 of the development, Laurens Road, and Dallas Road. Sidewalks are planned on at least one side of each roadway and both sides of most roads, with multiple connections to a new proposed trail extension. Two park areas are also shown along Dallas Road.

This request is an extension of Bridgeport Phase 1, approved by Planning Commission on May 16, 2019 via case SD-18-029, which was for a 234 lot single-family attached development.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held between the applicant and City Staff from Planning, Civil Engineering, Fire Department and Parks and Recreation. Discussions have focused on overall layout, connection to the townhome portion of the development approved in Bridgeport Phase 1, vehicular access, pedestrian facilities, and roadway design. Modifications made after meeting with Staff reflect plans that more closely address minimum City Ordinance standards and align with the overall goals of the City.

Neighborhood Meeting
The applicant sent a notice to property owners within 500 feet of the project site on March 25, 2020. This notice included an email contact for questions, concerns and input. A formal neighborhood meeting was waived by Staff in consideration of health concerns related to the COVID-19 virus. However, neighborhood outreach by the applicant was required by Staff and the stated notice was sufficient to meet this requirement. A list of those property owners that emailed the applicant is included at the end of this report with a summary of the emailers' concerns.

Site Information:

The proposed subdivision is generally located on Dallas Road, southwest of Laurens Road and directly south of the BMW dealership.

The subject property is zoned S-1, Service District. Current land use of the property is vacant forested land. Adjacent land uses include single-family residential and auto sales to the north, Bridgeport Phase 1 and single-family residential to the west, single-family residential to the east, and residential to the north. Single-family residential and institutional/religious uses are adjacent to the portion of property south of Dallas Rd. The future land use designation is Transit Oriented Development, which recommends a blend of multi-family residential, high intensity employment, office, entertainment, and institutional as well as retail in a pedestrian friendly area.

Staff Analysis:

Development Use, Layout and Dimensional Requirements
The S-1, Service District allows a density of up to 20 residential units per acre with a prorated minimum lot area of 2,178 square feet. Typical lot dimensions in this development comply with minimum lot area requirements and lots appear to have adequate space to meet setback requirements and remain developable. The single-family detached residential use is a permitted use in the S-1, Service District. Other uses for the non-residential parcels will be reviewed by Staff upon construction/development of those parcels.

Vehicle Access and Circulation
There are six proposed public streets for this development, a couple of which are modified or extended roadways that were part of the approved Bridgeport Phase 1 development plan. Street names used in this Staff Report are for reference to the submitted preliminary plat and those stated as approvable in the "Addressing" comments provided by Greenville County E911 Services may be approved as part of this application. Any revised street names from this plat will require a separate approval by the Planning Commission prior to any final plat approval or building permit issuance for this development.

Multiple access points are proposed throughout this subdivision, which include connections to existing streets and extensions of roadways approved through Phase 1 of this development. Bridgeport Way (approved in Phase 1) has an ingress/egress point on Laurens Road and is proposed to be extended through Phase 2 of this development. This extension will accommodate the necessary road frontage to Parcels A, B, C, and the senior living/non-residential portion of this request. The extension will also provide an additional connection to Ridgeback Lane (approved in Phase 1). Willie Extension will extend from Bridgeport Phase 1 through Phase 3 to Dallas Road. Other new entrances onto Dallas Road include Broad River Way in Phase 4 and Combahee Court in Phase 5. Parcel D of Phase 2 is accessible by Virginia Avenue.

All new roadways will be built to the City's standards for local residential streets with exception of Cumbahee Court which may be designed to a low volume residential street section. Access for the proposed lots will be provided from the new streets constructed with this subdivision. No direct access to the individual lots will be allowed from Dallas Road, per the City Civil Engineer Department comments.

Road improvements are required for Dallas Road along the length of the development frontage to bring it up to an acceptable minimum standard of a local residential street. Dallas Road improvements may require road widening, the addition of curb and gutter and drainage improvements. A roundabout is proposed as

part of these improvements. Virginia Avenue will require improvements, consistent with the proposed use for Parcel D, when specific development plans are submitted for Staff review. A Traffic impact study has been submitted to Traffic Engineering and any addition necessary road improvements, not affecting the general layout of this development, will enforced by City Engineering.

Phase 4 includes a single vehicular access point for the proposed 60 residential units. To mitigate the use of cul-de-sacs and provide additional future access for residents and emergency services, an extension of the Broad River Way right-of-way, adjacent to Lot 19, to the property line is recommended. This will allow for greater connectivity within this development and provide an additional outlet for adjacent tracts should they be developed in the future.

Pedestrian Facilities

Sidewalks have been proposed on both sides of most of the new proposed roadways. Sidewalks are proposed only along the south side of Combahee Court, which is appropriate due to the development parcels' location on that side of the street and the anticipated low traffic volume. Bridgeport Way includes sidewalks along one side of the street for the majority of the right-of-way. Although this is appropriate to the west of the roundabout, where only one side of the street includes development parcels, a sidewalk is required on both sides of Bridgeport Way east of the roundabout to Laurens Road.

Improvements to Dallas Road include sidewalks shown on one side of the road east of the new roundabout. Discussion between the applicant and Engineering identified this as appropriate, due to topographical constraints along Dallas Road. Sidewalks are required along both sides of Dallas Road west of the new roundabout to the edge of the development.

Pedestrian connectivity, throughout the development, is enhanced, through provision of multiple other sidewalks and walkways, in addition to those along the roadways. This includes sidewalks which connect the main sidewalk network to both an extension of the Swamp Rabbit Trail and proposed parks internal to the development. The trail extension is shown along Laurel Creek and the applicant is in discussions with Parks and Recreation to coordinate construction of this trail and connections.

Parking

Required parking, for single-family detached use, is a minimum of 2 spaces per dwelling. Review of building permit plan submittals will verify that parking is provided in adequate number and dimensions. Similarly, parking for the non-residential lots will be reviewed as part of the site plan review process for development of each parcel.

Parking is provided for mail kiosks along Ashepoo Circle and Lower Santee Way, but is not permissible as 90 degree parking stalls with backing movements into the public right of way. Use of parallel parking spaces or creation of a pull-off are appropriate parking options for the mail kiosk.

Common Open Space/Recreational Space

Common open space or recreational space is not required as part of the City's regulations for single-family detached residential developments. However, the developer has provided for two park spaces over 2 acres combined, an extension of the Swamp Rabbit Trail along Laurel Creek, and multiple connections to the trail as shown on the plat.

Environmental Engineering Staff has recommended the applicant contact City Engineering to discuss the possibility of a deeded conservation easement along Laurel Creek to the City of Greenville. This is a recommendation by Staff and is not an ordinance requirement.

Landscaping, Screening, and Buffering

A preliminary landscape plan has not yet been submitted. Street tree requirements will be enforced along the proposed roads and existing roads. Landscape and tree protection requirements will be addressed during the permit process. Additional tree protection and preservation measures are highly encouraged during further plan development.

STAFF RECOMMENDATION:

APPROVE, with staff comments and conditions
Staff Comments and Conditions

Planning Comments & Conditions

Comments:
Compliance with all use requirements and dimensional standards (Land Management Ordinance Articles 19-4 and 19-5) and any other applicable development standards will be confirmed for individual properties during final plat and development permit review.

Conditions:
1. Install required road improvements to Dallas Road.
2. Extend the Broad River Way right-of-way adjacent to Lot 19 to the development boundary, for additional future access, as an improved road stub. This will allow for greater future connectivity, within this development, and provide an additional outlet for residents and emergency services to adjacent tracts should they be developed in the future.
3. Ninety (90) degree parking shall not be allowed at mail kiosks on Ashpoo Circle or Lower Santee Way, as proposed.

City Engineer Comments

Comments:
See all Engineering comments and conditions of approval.

Civil Engineer Comments & Conditions

Recommend: Approve w/ Conditions

Comments:
Standard Comments
1) The development shall meet the requirements of *Article 19-2.3.13(A) Land Development – Subdivision* of the Land Management Ordinance of the City of Greenville.
2) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
3) Right of Way Encroachment Permits - All improvements proposed within the City's public right of way shall be subject to the requirements of Articles I and II of Chapter 36 – Streets, Sidewalks and Other Public Places of the City of Greenville Code of Ordinances. As required, all improvements or construction activity performed within the City's public right of way will require an approved encroachment permit.
4) Final Plat – A Final Plat shall be recorded for the subdivision. The final plat will require a separate application and shall be submitted in conformance with the Final Plat requirements as outlined in Appendix F of the City's Administrative Manual. All required public and private infrastructure improvements shall be permitted, constructed and accepted by the respective agencies or a bond in the amount of 125% of the infrastructure costs shall be provided to the City prior to recording the final plat.
5) A Site Plan Permit shall be approved for the development detailing the demolition, grading and stormwater, utility improvements and site access.

Site Specific Comments and Conditions
6) Access - The proposed development is accessible from future roads constructed with the Bridgeport Subdivision Phase 1 and Dallas Road. This section of Dallas Road is owned and maintained by the City. All new streets shall be designed and constructed as public streets based on the City's standards for local residential streets with exception of Cumbahee Ct which can be designed to a low

volume residential street section. Access for the proposed lots will be provided from the new streets constructed with this subdivision. No direct access to the individual lots will be allowed from Dallas Road.

7) Bridgeport Way – Bridgeport Way was previously approved with Phase 1 of this subdivision and only required sidewalk on one side of the road. With the expansion of Phase 2, sidewalk will be required to be constructed on both sides of Bridgeport Way to connect with Laurens Road.
8) Parcel D – The preliminary subdivision plat does not reflect a proposed development plan for Parcel D. Any development of Parcel D will require upgrades to Virginia Avenue.
9) Dallas Road Improvements – Road improvements will be required to Dallas Road along the length of the development frontage to bring it up to an acceptable minimum standard of a local residential street. Right of way shall be dedicated as necessary and the improvements may require road widening, the addition of curb and gutter and drainage improvements. Sidewalks shall be constructed on both sides of Dallas Road west of the roundabout. The plan to construct sidewalk on one side of Dallas east of the roundabout is acceptable.
10) The parking for the mail kiosk on Ashepoo Circle and Lower Santee Way will have to be reconfigured such that there will be no backing movements into the public right of way. Consideration should be given to creating pull-off or parallel parking spaces for the mail kiosk.
11) The development will require an extension of the City's sanitary sewer system and an extension of the water system to serve the new lots. Easements will be required through the site for the utility extensions and recorded with the final plat for the subdivision.
12) Site Accessibility – All amenities and common features within the development must meet site accessibility requirements of the IBC.
13) HOA Covenants, Conditions and Restrictions – A declaration of covenants, conditions and restrictions shall be recorded with the Greenville County Register of Deeds Office establishing ownership and maintenance responsibilities of the stormwater management features, green space and other common elements of the subdivision. A reference to the declaration of covenants and restrictions shall be provided on the final plat.

<u>Environmental Engineer Comments & Conditions</u>

Comments and Conditions:

1) It is encouraged to set up a meeting with Paul Dow in Environmental Engineering and Dwayne Cooper, The City Engineer, to discuss the possibility of deeding a conservation easement along Laurel Creek to the City of Greenville.
2) Wastewater – Wastewater service for the development will be subject to the following conditions:
   a. A sanitary sewer main extension will be required to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).
   b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
   c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
   d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
   e. Each building shall require a new service fee through ReWa.
3) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:

a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
b. At a minimum, a stormwater plan should include:
   i. Proposed layout.
   ii. Appropriate erosion control best management practice standard details.
   iii. A construction entrance.
   iv. A concrete washout.
   v. Silt fence
c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
   a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
   b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
   c. Water quality treatment is required when either:
      - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
      - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.

4) Floodplain – A portion of the subject property is located in a FEMA floodplain as determined utilizing 2014 Flood Insurance Rate Maps.
5) a. Compensatory storage is required for all storage lost or displaced in a regulatory floodplain. Hydraulically equivalent compensatory storage requirements for fill or structures in a riverine regulatory floodplain shall be at least equal to 1.5 times the volume of regulatory floodplain storage lost or displaced. Such compensation areas shall be designed to drain freely and openly to the channel and shall be located opposite or adjacent to fill areas. A deed or plat restriction is required to prohibit any modification to the compensation area. The regulatory floodplain storage volume lost below the existing ten-year frequency flood elevation must be replaced below the proposed ten-year frequency flood elevation. The regulatory floodplain storage volume lost above the ten-year existing frequency flood elevation must be replaced above the proposed ten-year frequency elevation.

   b. If the proposed development would result in a change in the mapped regulatory floodplain, regulatory floodway, or the BFE on a site, the applicant shall submit sufficient data to the city and FEMA to obtain the appropriate letter of map change (LOMC). All adjacent property owners, communities, and the state department of natural resources shall be notified prior to any alteration or relocation of a floodplain, and submit copies of such notifications to the city. A LOMC due to fill does not preclude a development from meeting the compensatory storage requirements.
6) *Wetland provisions:* All impacts to jurisdictional waters of the U.S. and waters of the state must be permitted in compliance with all federal and state standards. This includes any permits from the Army Corp of Engineers and any mitigation requirements.
   a. *Submittal requirements:*
      1. The applicant shall delineate all wetland area boundaries in accordance with the current federal wetland determination methodology on the plans.
      2. All federal and state permitting documents relating to wetlands shall be provided to the city along with all permits issued.
      3. All federal and state wetland monitoring reports shall be provided to the city.
   b. Restrictions: Preservation of wetlands shall be provided by deed or plat restrictions.

<u>Traffic Engineer Comments</u>

Comments:
Traffic impact study generated several comments from this office that will need to be addressed in the report. These comments have been relayed to the traffic engineer who wrote the report.

As noted in these comments, a right turn lane is warranted on Laurens Rd. and will be required in the site permit.

Addressing Comments & Conditions

Comments and Conditions:

1) Willie Extention is not approved as a road name. The road name of Willie Drive can start at Jacquline Lane and continue to Dallas Road.
2) Ridgeback is approved, but the suffix needs to be either Road, Street or Drive. *(Phase 1 – not part of this application)*
3) Bridgeport is a duplicate road name and the suffix would need to be either Road, Street or Drive.
4) Bridge is a duplicate road name. *(Phase 1 – not part of this application)*
5) The alleys will need to be named. *(Phase 1 – not part of this application)*
6) Ashepoo Circle, Lower Santee Way, Combahee Court, Broad River Way are all approved road names.

Parks & Recreation Comments & Conditions

Comments and Conditions:

1) This large wooded lot will require a tree survey. Parcel boundaries are used to determine tree protection, since heritage and historic trees must be located within the setback to require mitigation. The many parcel lines and associated setbacks created in the subdivision would provide additional tree protection. However, the site plan and tree survey typically predates the completion of the subdivision. If greater tree protection is wanted for this site, the proposed subdivision boundaries may provide a vehicle for making this recommendation.
2) Multifamily residential developments shall provide connections to adjacent greenways, parks, and trails (19-6.8.9 (I)(2)). Please contact the City's Mobility Coordinator, Calin Owens, cowens@greenvillesc.gov and 864-467-4481 to coordinate with staff on these publicly accessible trail connections. Staff can help coordinate road crossings and overall network connectivity.
3) Landscape and tree protection requirements will be addressed during permitting.

Fire Department Comments

Comments:
No opposition.

Neighborhood Meeting Summary (email correspondence to Bridgeport.greenville@gmail.com)

Emailers:
Ralph Scopa, property owner of 97 Ancient Way and 82 Jacqueline Ln
Merian Franklin, property owner of 420 Jacqueline Ln

Summary of concerns *(as shown in emails forwarded to Planning Staff)**:***
Request for larger scale plans (provided to both emailers by applicant)
Question about what is to be built in Phase 1

city of greenville

APPLICATION FOR SUBDIVISION

Contact Planning & Development (864) 467-4476

Office Use Only:
Application#_____ Fees Paid_____
Date Received_____ Accepted By_____
Date Complete_____ App Deny Conditions

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Davis & Floyd (Jamie McCutchen)	Michigan Agri-Chemical (William Hederson)
*Title:	Representative	President
*Address:	164 Milestone Way	PO Box 516
*State:	Greenville, SC	Greenville, SC
*Zip:	29615	29602
*Phone:	864-250-9999	864-297-2192
*Email:	jmccutchen@davisfloyd.com	whenderson@jdhow.com

PROPERTY INFORMATION

*SELECT SUBDIVISION TYPE: ___Major Preliminary (3-10 lots) _x_Major Preliminary (11+ lots) ___Minor (2 lots)

___Major Final (3-10 lots) ___Major Final (11+ lots)

___Modification (Major 3+ lots) ___Modification (Minor 2 lots)

*STREET ADDRESS Dallas Road

*TAX MAP #(S) M010020101500

*CURRENT ZONING DESIGNATION S-1

*ORIGINAL APPLICATION #_____

*SUBDIVISION PLAT #_____

*SUBDIVISION NAME_____

*TOTAL ACREAGE +/-81.9 acres

*# ORIGINAL LOTS 1 *# PROPOSED LOTS 153

INSTRUCTIONS

1. The applicant is encouraged to schedule a preapplication conference at least one (1) month prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review one (1) to two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.

   PREAPPLICATION MEETING DATE 2/18/2020

2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.

3. All applications and fees (made payable to the City of Greenville) for designation as a Major Subdivision Preliminary Plat must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

A. Major Subdivision – New (3-10 lots)	$300.00 – Preliminary Plat review, *public hearing required*
	$300.00 – Final Plat review, *administrative review*
B. Major Subdivision – New (11+ lots)	$550.00 – Preliminary Plat review, *public hearing required*
	$550.00 – Final Plat review, *administrative review*
C. Major Subdivision – Modification	$150.00 / $275.00 – *public hearing may be required*
D. Minor Subdivision – New (2 lots)	$300.00 – Summary Plat review, *administrative review*
E. Minor Subdivision – Modification	$150.00 – *administrative review*

4. Staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.

5. Subdivision Plat format and content requirements are reflected in the Administrative Manual at Appendix 'F'. Please refer to ***Section 19-2.3.13, Land Development***, for additional information.

6. **Public Notice Requirements.** Major Subdivision applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

   Major Subdivision applications also require a developer-led neighborhood meeting, which is to be held at least eight (8) days prior to the scheduled planning commission hearing (Sec. 19-2.2.4, Neighborhood meetings). See *Instructions for Organizing a Developer-Led Neighborhood Meeting* for more information.

   Upon planning commission recommendation, the application item will be scheduled for city council hearing.

   (*To be filled out at time of application submittal*)

   _____Public Hearing signs are acknowledged as received by the applicant

   _____Instructions for Organizing a Developer-Led Neighborhood Meeting are acknowledged as received by the applicant

*APPLICANT SIGNATURE _____

7. **Please verify that all required information is reflected on the plan(s), and submit one (1) paper copy and one (1) electronic version of the application submittal package.**

8. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

   In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

   If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

_____ *APPLICANT SIGNATURE

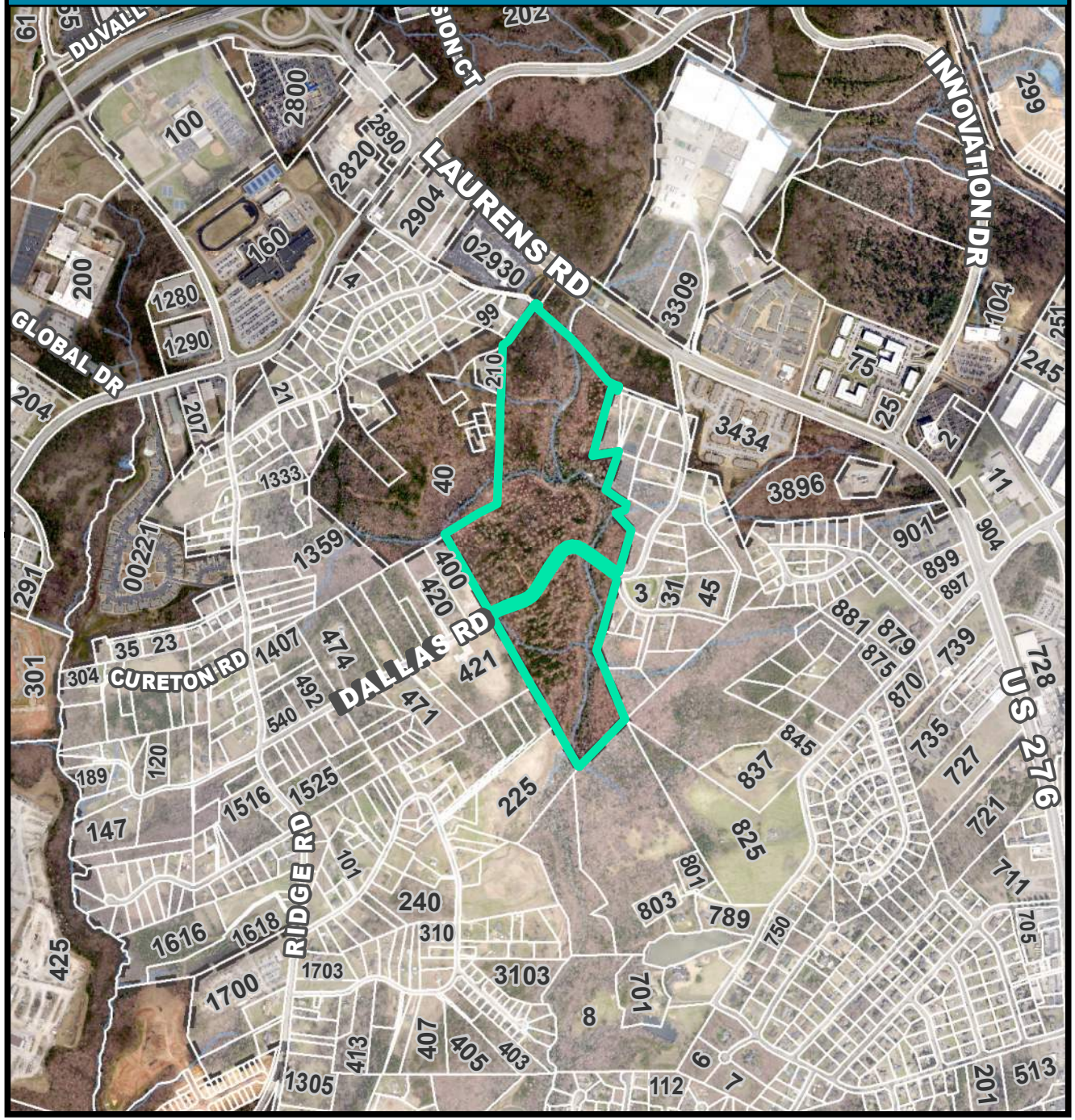
3/13/2020 _____ DATE

9. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** ___ or **is not** x restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

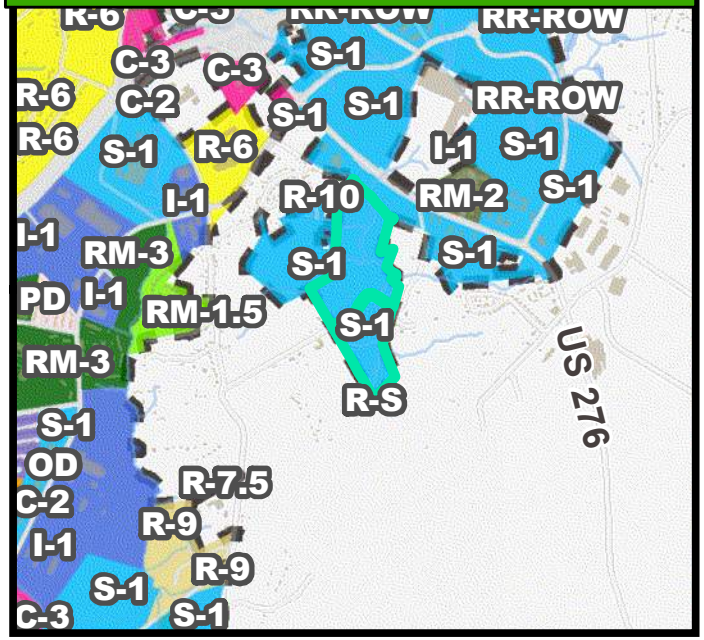
*Signatures	
Applicant	J D M. Catoe
Date	3/13/2020
Property Owner/Authorized Agent	William E. Henderson
Date	3-16-2020

SD 20-003 • DALLAS RD

AERIAL VIEW



CURRENT ZONING

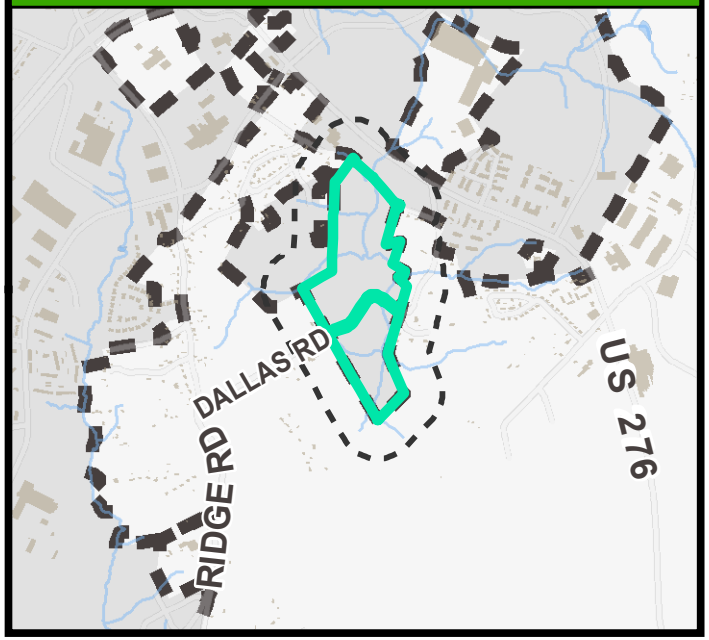


FUTURE LAND USE

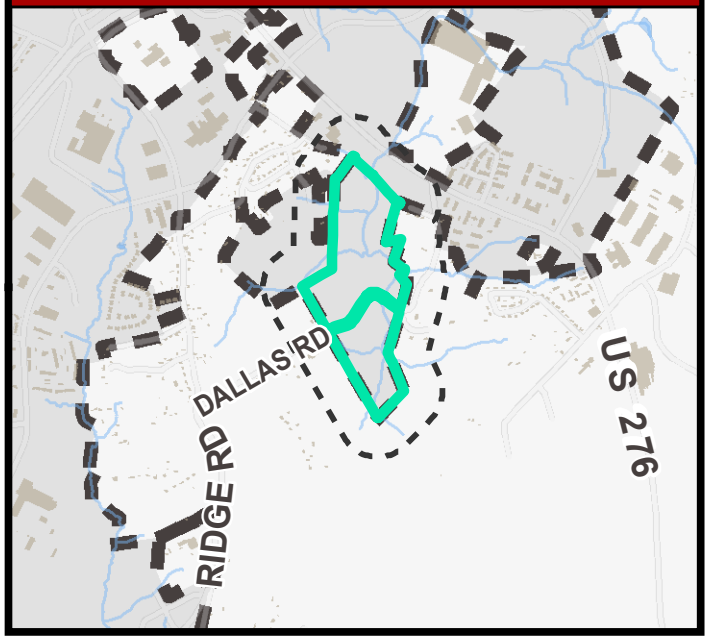
SD 20-003 • DALLAS RD

NATURAL / ENVIRONMENTAL FEATURES

SPECIAL EMPHASIS NEIGHBORHOODS

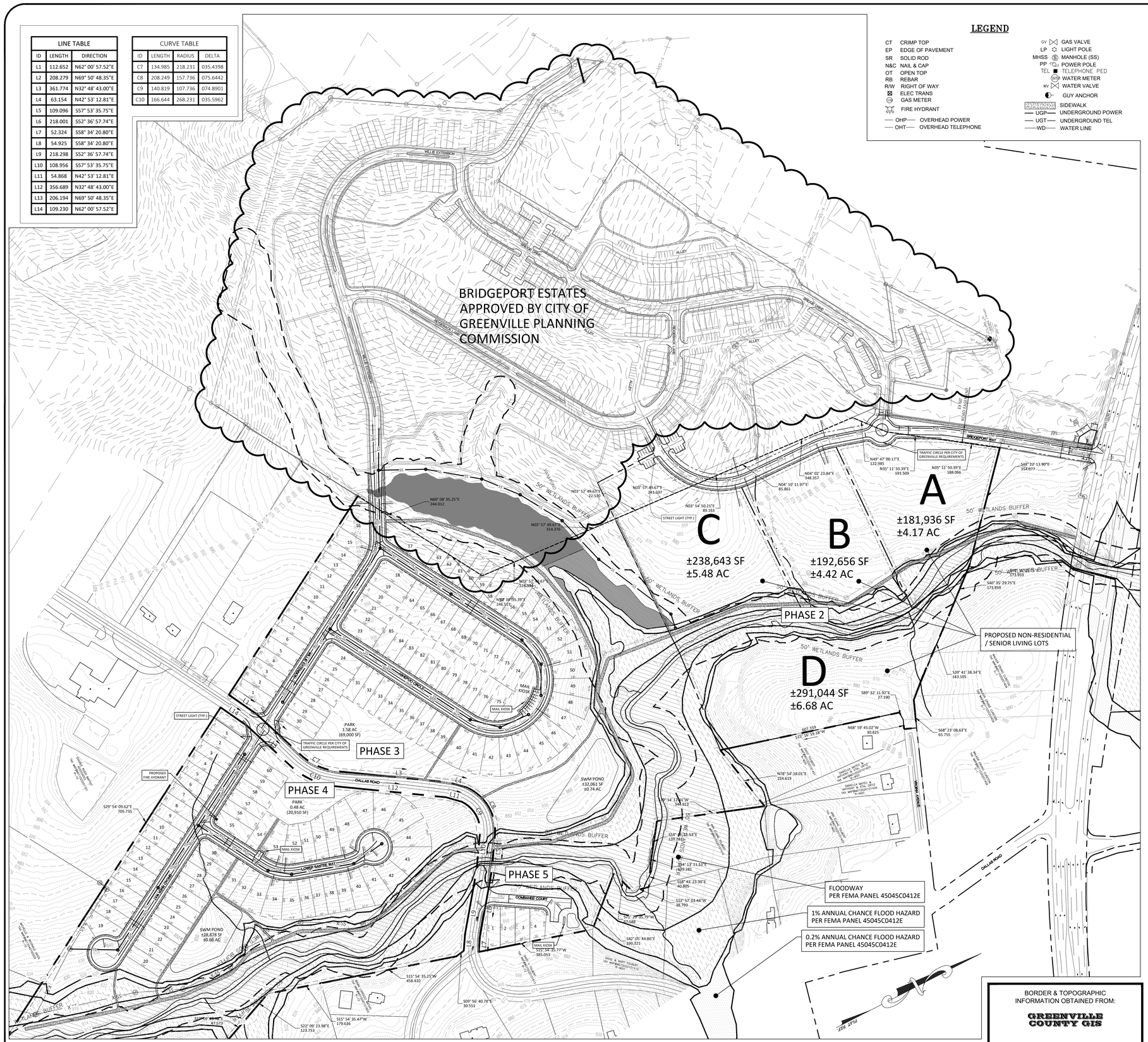


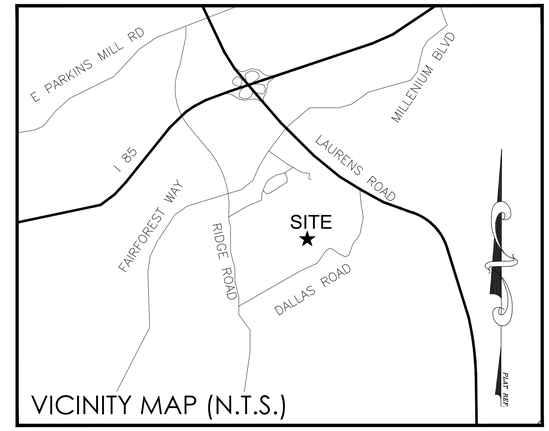
PRESERVATION OVERLAYS



LINE TABLE		
ID	LENGTH	DIRECTION
L1	112.652	N62° 00' 57.52"E
L2	208.279	N69° 50' 48.35"E
L3	361.774	N32° 48' 43.00"E
L4	63.154	N42° 53' 12.81"E
L5	109.096	S57° 53' 35.75"E
L6	218.001	S52° 36' 57.74"E
L7	52.324	S58° 34' 20.80"E
L8	54.925	S58° 34' 20.80"E
L9	218.298	S52° 36' 57.74"E
L10	108.956	S57° 53' 35.75"E
L11	54.868	N42° 53' 12.81"E
L12	356.689	N32° 48' 43.00"E
L13	206.194	N69° 50' 48.35"E
L14	109.230	N62° 00' 57.52"E

CURVE TABLE			
ID	LENGTH	RADIUS	DELTA
C7	134.985	218.231	035.4398
C8	208.249	157.736	075.6442
C9	140.819	107.736	074.8901
C10	166.644	268.231	035.5962





GENERAL NOTES

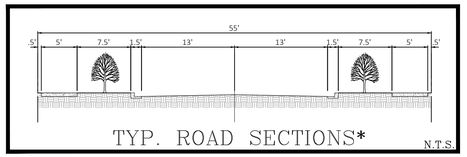
1. NAME OF SUBDIVISION: BRIDGEPORT ESTATES PH 2-5
2. SITE IS BASED ON BOUNDARY, TOPO, CREEK AND WETLAND GREENVILLE GIS.
3. WATER IS PROVIDED BY GREENVILLE WATER SYSTEM.
4. SEWER TO BE PROVIDED BY CITY OF GREENVILLE.
5. FLOODPLAIN ON SITE BASED OF GREENVILLE GIS.
6. SUBDIVISION WILL HAVE SIDEWALKS THROUGH OUT SITE AS SHOWN.
7. ALL ROADS TO HAVE CURB AND GUTTER AND ARE TO BE BUILT PER CITY OF GREENVILLE STANDARD DETAIL (LOCAL RESIDENTIAL STREET 10:01 AND LOCAL LOW VOLUME RESIDENTIAL STREET 10:02), UNLESS OTHERWISE NOTED.

SITE ANALYSIS

TAX MAP NUMBER	M010020101500
ZONING	S-1
FRONT SETBACK	10'
SIDE SETBACK	10'
REAR SETBACK	10'
TOTAL ACREAGE	±81.87 AC.
PROPOSED SINGLE FAMILY LOTS	149
PROPOSED NON-RESIDENTIAL / SENIOR HOUSING LOTS	4

PROPERTY TABLE

TAX MAP NUMBER	OWNER	ACERAGE
M010020101500	MICHIGAN AGRI-CHEMICAL, INC.	±81.13 AC.
PART OF M011020203602	NETTIE S. ALLEN	±0.77 AC.



* CURB LAWN MAY BE REDUCED TO 4' WHERE APPROVED BY STAFF

Preliminary Plat

BRIDGEPORT ESTATES PH 2-5

STEVE McNAIR
SOUTHERN STATE RESOURCES
7900-D STEVENS MILL ROAD, SUITE 231
MATTHEWS, NC 28104
DEVELOPER

JAMES D. McCUTCHEN, JR
DAVIS & FLOYD, INC.
164 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615
ENGINEER

No. ACRES: ±81.90
LOTS: 153
LINEAR FEET OF NEW ROAD.: ±6,724 L.F.
DATE: 03/16/20

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

SITE ANALYSIS	
TAX MAP NUMBER	M010020101500
ZONING	S-1
FRONT SETBACK	10'
SIDE SETBACK	10'
REAR SETBACK	10'
TOTAL ACREAGE	±81.87 AC.
PROPOSED SINGLE FAMILY LOTS	149
PROPOSED NON-RESIDENTIAL / SENIOR HOUSING LOTS	4

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BORDER & TOPOGRAPHIC INFORMATION OBTAINED FROM:

GREENVILLE COUNTY GIS

LEGEND

CT	CRIMP TOP	GV	GAS VALVE
EP	EDGE OF PAVEMENT	LP	LIGHT POLE
SR	SOLID ROD	MHSD	MANHOLE (SD)
N&C	NAIL & CAP	MHSS	MANHOLE (SS)
OT	OPEN TOP	PP	POWER POLE
RB	REBAR	TEL	TELEPHONE PED
R/W	RIGHT OF WAY	WM	WATER METER
	ELEC TRANS	WV	WATER VALVE
GM	GAS METER	CB	CATCH BASIN
	FIRE HYDRANT	DI	DROP INLET
CTV	CABLE TV		GUY ANCHOR
X	FENCE LINE	SD	STORM DRAIN
FOC	FIBER OPTIC CABLE	SS	SANITARY SEWER
GAS	GAS LINE	UGP	UNDERGROUND POWER
OHP	OVERHEAD POWER	UGT	UNDERGROUND TEL
OHT	OVERHEAD TELEPHONE	W	WATER LINE

PROPERTY TABLE

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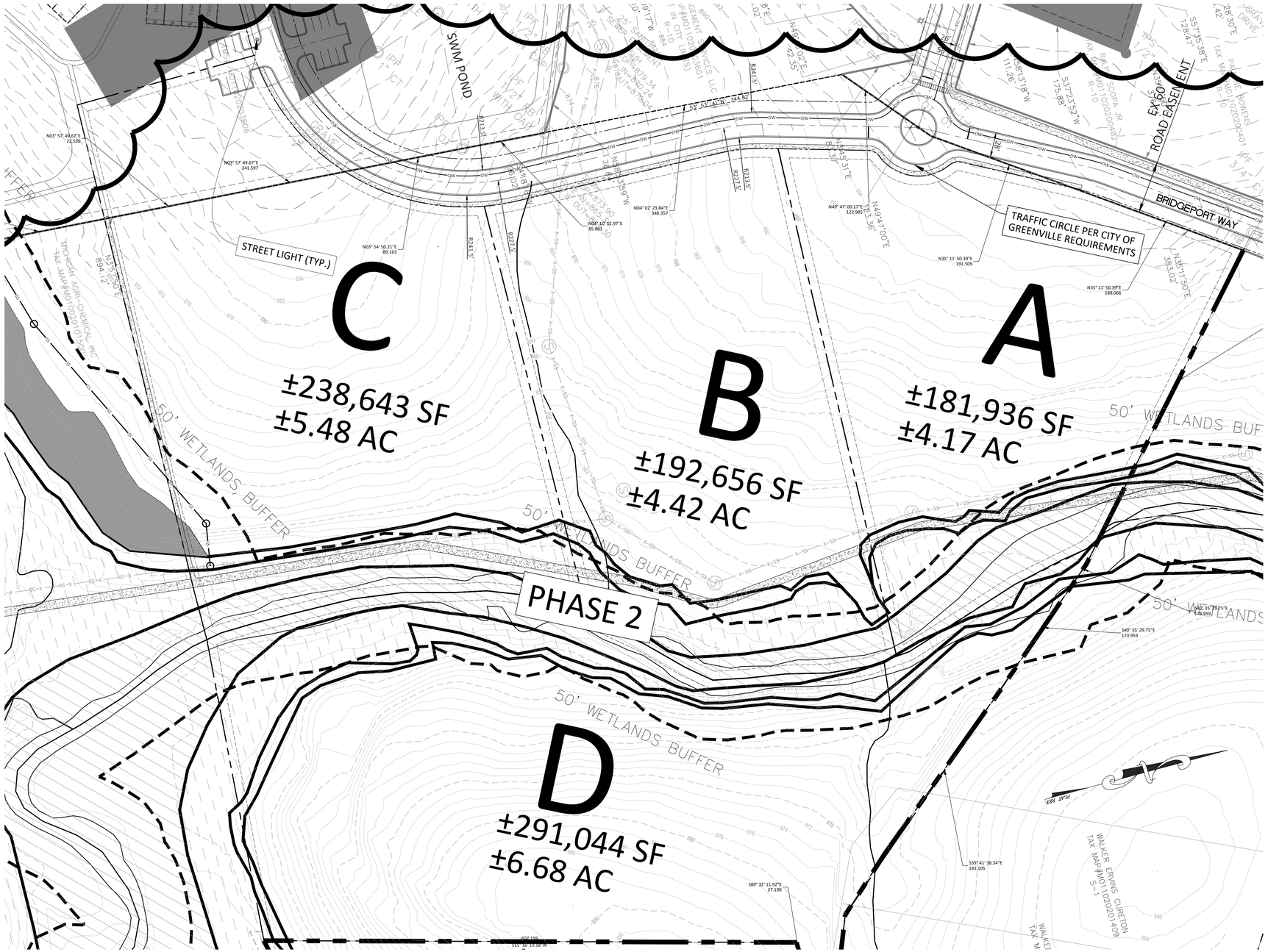
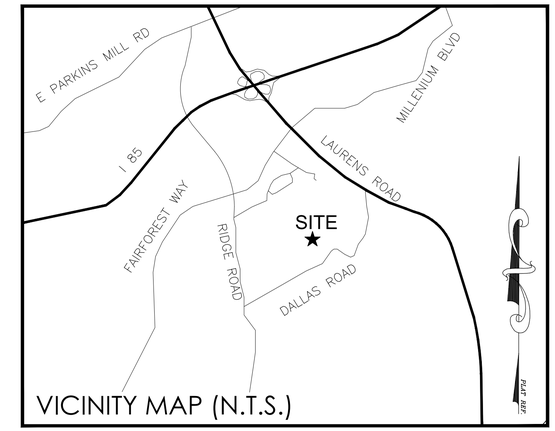
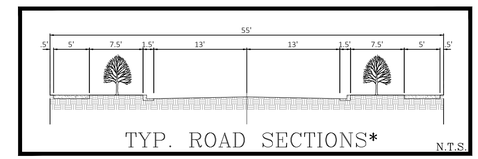




VICINITY MAP (N.T.S.)



TYP. ROAD SECTIONS* N.T.S.

* CURB LAWN MAY BE REDUCED TO 4' WHERE APPROVED BY STAFF

Preliminary Plat

BRIDGEPORT ESTATES PHASE 2

DEVELOPER	ENGINEER
STEVE McNAIR SOUTHERN STATE RESOURCES 7900-D STEVENS MILL ROAD, SUITE 231 MATTHEWS, NC 28104	JAMES D. McCUTCHEN, JR DAVIS & FLOYD 803 ROPER CREEK DRIVE GREENVILLE, SC 29615

No. ACRES: ±52.31 MILES OF NEW ROAD.: ±1,582 L.F.

LOTS: 4 DATE: 03/16/20

DAVIS & FLOYD

SINCE 1954

WWW.DAVISFLOYD.COM

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

SITE ANALYSIS	
TAX MAP NUMBER	M010020101500
ZONING	S-1
FRONT SETBACK	10'
SIDE SETBACK	10'
REAR SETBACK	10'
TOTAL ACREAGE	±81.87 AC.
PROPOSED SINGLE FAMILY LOTS	149
PROPOSED NON-RESIDENTIAL / SENIOR HOUSING LOTS	4

GENERAL NOTES

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BORDER & TOPOGRAPHIC INFORMATION OBTAINED FROM:

GREENVILLE COUNTY GIS

LEGEND

CT	CRIMP TOP	GV	GAS VALVE
EP	EDGE OF PAVEMENT	LP	LIGHT POLE
SR	SOLID ROD	MHSD	MANHOLE (SD)
N&C	NAIL & CAP	MHSS	MANHOLE (SS)
OT	OPEN TOP	PP	POWER POLE
RB	REBAR	TEL	TELEPHONE PED
R/W	RIGHT OF WAY	WM	WATER METER
	ELEC TRANS	WV	WATER VALVE
GM	GAS METER	CB	CATCH BASIN
	FIRE HYDRANT	DI	DROP INLET
			GUY ANCHOR
CTV	CABLE TV	SD	STORM DRAIN
X	FENCE LINE	SS	SANITARY SEWER
FOC	FIBER OPTIC CABLE	UGP	UNDERGROUND POWER
GAS	GAS LINE	UGT	UNDERGROUND TEL
OHP	OVERHEAD POWER	W	WATER LINE
OHT	OVERHEAD TELEPHONE		

PROPERTY TABLE		
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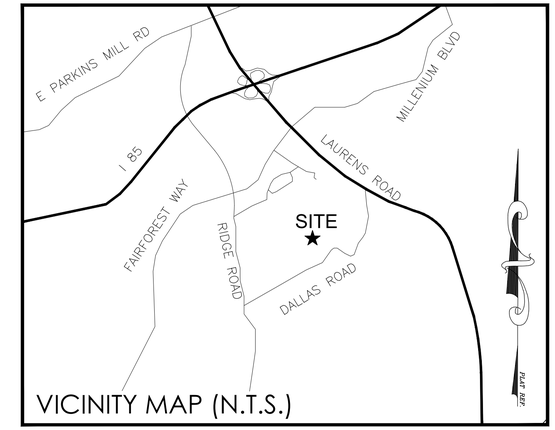
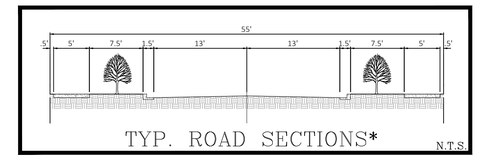


VICINITY MAP (N.T.S.)



TYP. ROAD SECTIONS* N.T.S.

* CURB LAWN MAY BE REDUCED TO 4' WHERE APPROVED BY STAFF

Preliminary Plat

BRIDGEPORT ESTATES PHASE 3

STEVE McNAIR
SOUTHERN STATE RESOURCES
7900-D STEVENS MILL ROAD, SUITE 231
MATTHEWS, NC 28104
DEVELOPER

JAMES D. McCUTCHEN, JR
DAVIS & FLOYD
803 ROPER CREEK DRIVE
GREENVILLE, SC 29615
ENGINEER

No. ACRES: ±52.31 MILES OF NEW ROAD.: ±2,612 L.F.
LOTS: 85 DATE: 03/16/20

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

SITE ANALYSIS

TAX MAP NUMBER	M010020101500
ZONING	S-1
FRONT SETBACK	10'
SIDE SETBACK	10'
REAR SETBACK	10'
TOTAL ACREAGE	±81.87 AC.
PROPOSED SINGLE FAMILY LOTS	149
PROPOSED NON-RESIDENTIAL / SENIOR HOUSING LOTS	4

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BORDER & TOPOGRAPHIC INFORMATION OBTAINED FROM:

GREENVILLE COUNTY GIS

LEGEND

CT	CRIMP TOP	GV	GAS VALVE
EP	EDGE OF PAVEMENT	LP	LIGHT POLE
SR	SOLID ROD	MHSD	MANHOLE (SD)
N&C	NAIL & CAP	MHSS	MANHOLE (SS)
OT	OPEN TOP	PP	POWER POLE
RB	REBAR	TEL	TELEPHONE PED
R/W	RIGHT OF WAY	WM	WATER METER
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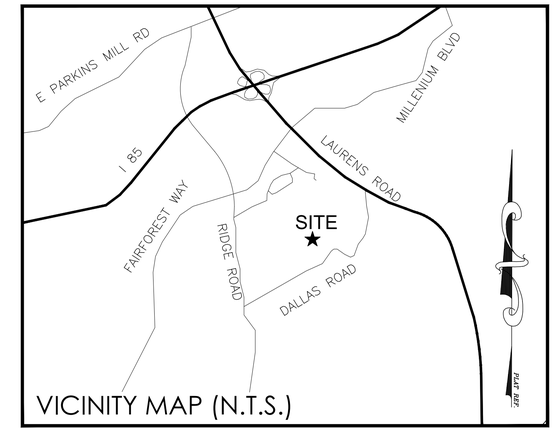

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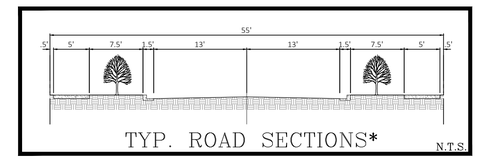

TYP. ROAD SECTIONS* N.T.S.

* CURB LAWN MAY BE REDUCED TO 4' WHERE APPROVED BY STAFF

Preliminary Plat

BRIDGEPORT ESTATES PH 4 & 5

DEVELOPER	ENGINEER
STEVE McNAIR SOUTHERN STATE RESOURCES 7900-D STEVENS MILL ROAD, SUITE 231 MATTHEWS, NC 28104	JAMES D. McCUTCHEN, JR DAVIS & FLOYD 803 ROPER CREEK DRIVE GREENVILLE, SC 29615

No. ACRES: ±52.31 MILES OF NEW ROAD.: ±2,530 L.F.

LOTS: 64 DATE: 03/16/20

DAVIS & FLOYD

SINCE 1954

WWW.DAVISFLOYD.COM

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

City of Greenville
Planning Commission
Meeting and Public Hearing Overview

Greenville City Hall is currently closed to the public.
Please use the following methods to participate in the meeting.

Virtual Meeting Viewing
https://www.greenvillesc.gov/meeting
Password: meetnow

Telephone: 1-415-655-0002
WebEx Event Number: 717 266 846

Remote Viewing Location:
Greenville Convention Center, 1 Exposition Drive – Room 102

The city of Greenville seeks input from citizens while adhering to public health and safety guidelines. All attendees at the remote viewing location will be subject to a temperature screening with a touch-less forehead thermometer. Anyone with a temperature reading above 100 degrees Fahrenheit will not be admitted. Attendees will be required to wear a covering over their mouth and nose, unless it violates a religious tenant or belief or causes difficulty breathing.

Welcome to the Planning Commission Meeting

The Planning Commission is responsible for reviewing and taking action on various types of land development applications, including subdivisions, multifamily residential projects and final development plans. Additionally, the Planning Commission makes recommendations to City Council on planning-related studies, the Comprehensive Plan and proposed zoning ordinance and map amendments ("re-zonings"). The Planning Commission usually meets the third Thursday of each month, and as needed for special called meetings. For your convenience and to help you follow along with the meeting, below is an overview of the meeting procedure. Please take a few moments to familiarize yourself with the process and locate the item(s) of interest to you on the agenda.

Procedure for Public Comment During Live Virtual Meeting

1. The Planning Commission Chair will read through each agenda item and call for a list of names who wish to speak during public comment. The public shall communicate directly with the Planning Staff Liaison if they wish to speak on the specific agenda item.
2. The Planning Staff Liaison will take a list of names, which will be called in order at the time of the specific agenda item, to provide public comment.
3. The Planning Staff Liaison will communicate directly with the public during the public portion of each item to provide comments on the specific agenda item.
4. Each member of the public shall provide their comments when their name is called by the Planning Staff Liaison.
5. Each member of the public will have 3 minutes to speak on the specific agenda item. When speaking:
   - Begin by clearly stating your name and address for the record. Please spell your name if it is prone to be misspelled. The 3-minute timer will start after you provide this information.
   - Please do not repeat information already presented by someone else and avoid off-topic statements. Those who wish to share similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group.
   - Direct all comments and questions to the chairperson, who will respond or direct the question to the appropriate party for response.
6. The Planning Staff Liaison will continue through the list of names until all members of the public who wished to speak on the specific agenda item have had an opportunity.
7. Once all names are called and public comment provided, the public portion for that specific agenda item will

be closed.

Webex Virtual Meeting Instructions

Steps for Online Access

1. Visit greenvillesc.gov/meeting. You can also go to greenvillesc.gov and click on ONLINE MEETING.

2. Join Event: *Planning Commission Regular Meeting 5/21/2020*

   Enter your: **First Name**
   Enter your: **Last Name**
   Enter your: **Email Address**
   Enter the event password: **meetnow**
   Click: **Join Now**

Steps for Phone Access

1. **Dial:** +1-415-655-0002
2. **Enter Access Code:** 717 266 846

Written Comments and Materials

Any comments that were submitted to the Planning & Development Services Department before the meeting have already been provided to the Commissioners for their review and consideration.

Overview of Planning Commission Actions on Specific Applications

Decision of the Planning Commission

The Commission's action for the following types of applications constitutes a Decision of the Planning Commission; that is, no further actions are required. If approved, the applicant may proceed to the next stage of their project.

- Preliminary Plats for Major Subdivisions (defined as 3 or more lots)
- Applications for multifamily residential developments (e.g. apartments and condominiums)
- Approval of Final Development Plans (FDPs) for PD-Planned Developments
- Applications for street name changes
- Matters pertaining to the Design and Specifications Manual
- Appeals from the Decisions of the Administrator relative to the Design and Specifications Manual, or sections 19-6.7 through 19-6.10 of the Land Management Ordinance

Recommendation to City Council

The following types of applications are presented to the Planning Commission for a public hearing and to receive a formal recommendation before being sent to City Council for action:

- Matters pertaining to the Comprehensive Plan
- Amendments to the text of the Zoning Ordinance
- Amendments to the Zoning District Map ("re-zonings")
- Applications involving PD-Planned Developments and FRD-Flexible Review Districts
- Variances to the Stormwater Management Ordinance
- Planning-related studies and plans

Upon receipt of a formal recommendation at the Planning Commission meeting, these items will move forward to City Council for its consideration and final action. An ordinance to approve (or disapprove) a proposal requires two readings by City Council. You will not receive a separate notice of those meetings; however, you are invited to attend and sign up to speak before the meeting if you wish to comment on an application at the meeting(s).

You can contact the City Clerk's Office at (864) 467-4441 to verify the date of the City Council meeting or refer to the City's online meeting schedule at www.greenvillesc.gov.

Deferred Applications

You may notice that some agenda items have been deferred to a future meeting. This means that the item will not be discussed or voted on at today's meeting. Applicants often request a deferral so they can modify their proposal in response to staff comments or community concerns. Once the applicant is ready to bring their application back before the Commission, it will be posted and advertised according to the City's public notice procedures.

Public Meeting Disclosure

All written comments and materials submitted to the Planning & Development Services Department or the Planning Commission, as well as audio recordings of public hearings, are considered public records and subject to FOIA requests under the South Carolina Freedom of Information Act. Additionally, all public meetings are open to the media and may be covered or recorded by them.

Thank you for your interest and attendance. Public participation in the planning process helps the City make reasoned and informed decisions about the growth and development in our community.

City of Greenville
Planning Commission
Regular Meeting
4:00 PM May 21, 2020

AGENDA

1. **Call to Order**
2. **Welcome and Opening Remarks from the Chair**
3. **Roll Call**
4. **Approval of Minutes**
   a. **March 19, 2020 Public Hearing**
5. **Call for Public Notice Affidavit from Applicants**
6. **Acceptance of Agenda**
7. **Call for Public Comment**
8. **Conflict of Interest Statement**
9. **Old Business**
   A. **Z-18-2019**
   Application by City of Greenville for a **REZONE** of approximately 79.74 acres located along **ASBURY AVE, BIRNIE ST, BROAD ST, DELANO DR, GIBBS ST, HUDSON ST, HYDE ST, N MARKLEY ST, MARTIN ST, MAYBERRY ST, MAYFIELD St, RILEY ST, WASHINGTON ST, and WESTFIELD ST** to UPND, Unity Park Neighborhood District (see project documents for TM#s)

   B. **SN 20-027**
   Application by Drew Parker for a **STREET NAME CHANGE and NEW STREET NAME** located near **ECHOLS ST and PETE HOLLIS BLVD** for a previously approved subdivision

10. **New Business**
   A. **Z-2-2020**
   Application by Arbor Engineering Inc. for a **STORMWATER MANAGEMENT VARIANCE** on 1.32 acres located at **317 WILKINS ST** from Sec. 19-7.7.3 and Sec. 19-7.7.4. (TM#s 0095000800500; 0106000200300)

   B. **AX-4-2020**
   Application by Jerry Blassingame for an **ANNEXATION** of total 0.896 acre located at **D ST and SHAW ST** and **REZONE** from R-M20, Multifamily residential district, S-1, Services district, and R-7.5, Single-family residential district, in Greenville County to RM-2, Single and multifamily residential district and RDV, Redevelopment district, in the City of Greenville (TM# 0150001301200; 0150000901100; 0150000901000; 0150000900900)

   C. **MFD 14-257M**
   Application by Base 360 General Contractors for Phase 2 of a **MULTI-FAMILY DEVELOPMENT** on 2.85 acres located at **350 MOHAWK DR** to include 5 condominium units (TM# 0189010100801)

   D. **SD 19-021**
   Application by Robert Julian for a **SUBDIVISION** on 0.65 acre located at **KEITH DRIVE** from 1 LOT to 2 LOTS (TM#s 0193030101004)

   E. **SD 20-003**
   Application by Davis & Floyd for Bridgeport Estates Phase 2-5 **SUBDIVISION** on 81.9 acres located at **DALLAS RD** from 1 LOT to 153 LOTS (TM# M010020101500)

11. **Other Business**
   A. **Monthly Comp Plan Update**
   B. **Upcoming Dates:**
      1. **4:00 PM Thursday, June 18, 2020 - PC Public Hearing**

12. Adjournment