



APPLICATION FOR LAND DEVELOPMENT PERMIT
 Contact Planning & Development (864) 467-4476

Office Use Only: SD 18-027	Fees Paid
Application# SD 18-803	
Date Received 12/13	Accepted By MF/BW
Date Complete	App Deny Conditions

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	ARBOR ENGINEERING / JAY MARTIN	MCDANIEL JONES LLC
*Title:	PRINCIPAL	MARK COCHRAN / MEMBER
*Address:	10 WILLIAMS ST / GVILLE 29601	PO BOX 27049 / GVILLE 29616
*Phone:	864 235 3589 x 128	864 250 0828
*Email:	jaymartin@arborengineering.com	markcochranproperties.com

PROPERTY INFORMATION

*STREET ADDRESS 808 MCDANIEL AVENUE GVILLE 29605

*TAX MAP #(S) 0217000500700

*ZONING DESIGNATION R-9

*# ORIGINAL LOTS 1 *TOTAL ACREAGE 1.86 +/-

*# PROPOSED LOTS 6 *TOTAL ACREAGE 1.86 +/-

INSTRUCTIONS

- Please refer to **section 19-2.3.13, Land Development**, for additional information.
- All applications and fees (made payable to the City of Greenville) for land development permits must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.
 - Minor Subdivision – (2 lots) \$300.00 - Summary Plat review, *administrative review*
 - Major subdivision – (3-10 lots) \$300.00 - Preliminary Plat review, *public hearing required*
 - Major subdivision – (11+ lots) \$550.00 - Preliminary Plat review, *public hearing required*
 - Multifamily development \$550.00 - *public hearing required*
- The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. The staff will contact the applicant to correct any deficiencies which must be corrected prior to placing a land development application on the planning commission agenda. 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.
- Land development applications require a public hearing before the planning commission and must be posted at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
- Subdivision Plat format and content requirements are reflected in the Administrative Manual at Appendix 'F'.
- Multifamily Development plan format and content requirements are reflected in the Administrative Manual at Appendix 'H'. The information shall include at a minimum:
 - Completed application for land development permit;
 - 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; and
- j. Lighting plan, showing location of light fixtures (on the site and on the building), cut sheets of the proposed light fixtures, and wattage.

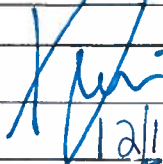

Please verify that all required information is reflected on the plan(s). Please submit two (2) paper copies and one (1) electronic version of the plan(s).

- 7. 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.

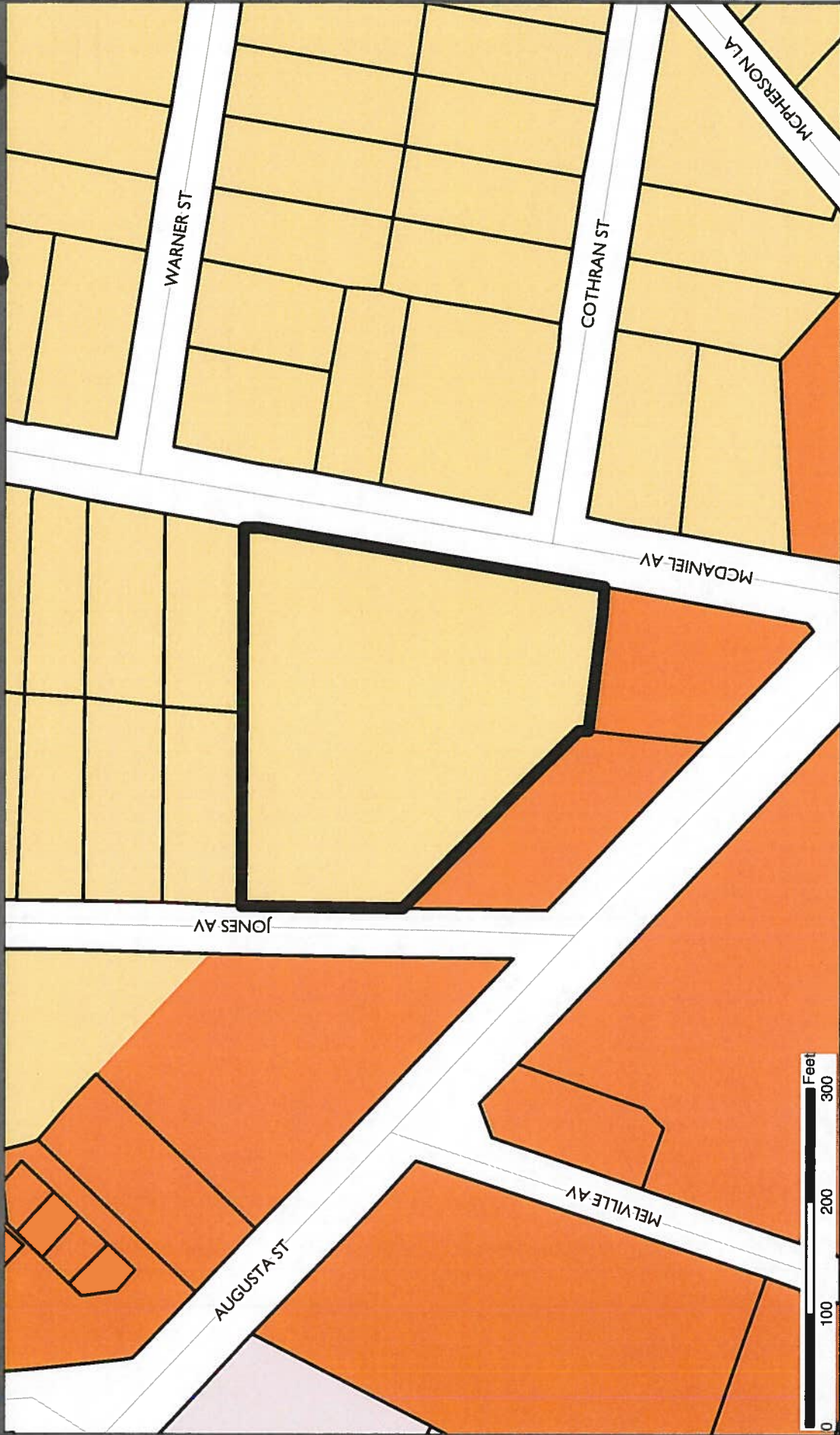
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

- 8. 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	12/12/2018
Property Owner/Authorized Agent	 MANAGER
Date	12/12/2018

STOP: To be filled when application submitted to Planning & Development (excluding Minor Subdivisions)	
AA	'Public Hearing' signs are acknowledged as received by the applicant
AA	Received information for public meeting
AA	Received information for materials board requirements

808 McDaniel Ave. - Aerial View Existing Zoning



City Limit Boundary

Streets

Parcels

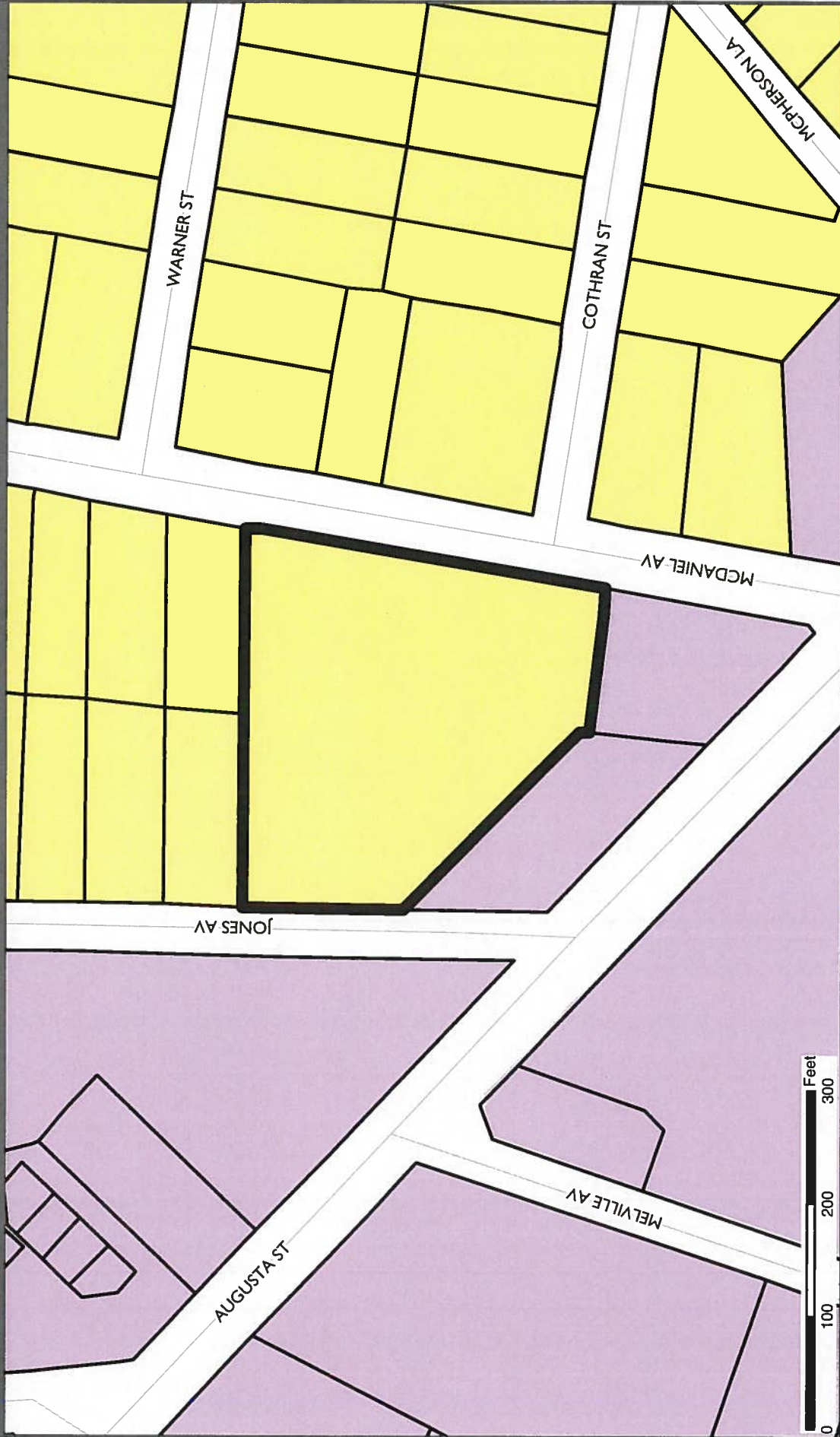
	C-1		I-1		POD
	C-2		RM-3		OS-C
	C-3		C-IN		RDV
	C-4		RM-1		OD
			RM-1.5		PD
			RM-2		
			R-6		
			R-7.5		
			R-9		



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808 McDaniel Ave. - Aerial View Future Land Use Map



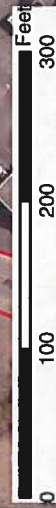
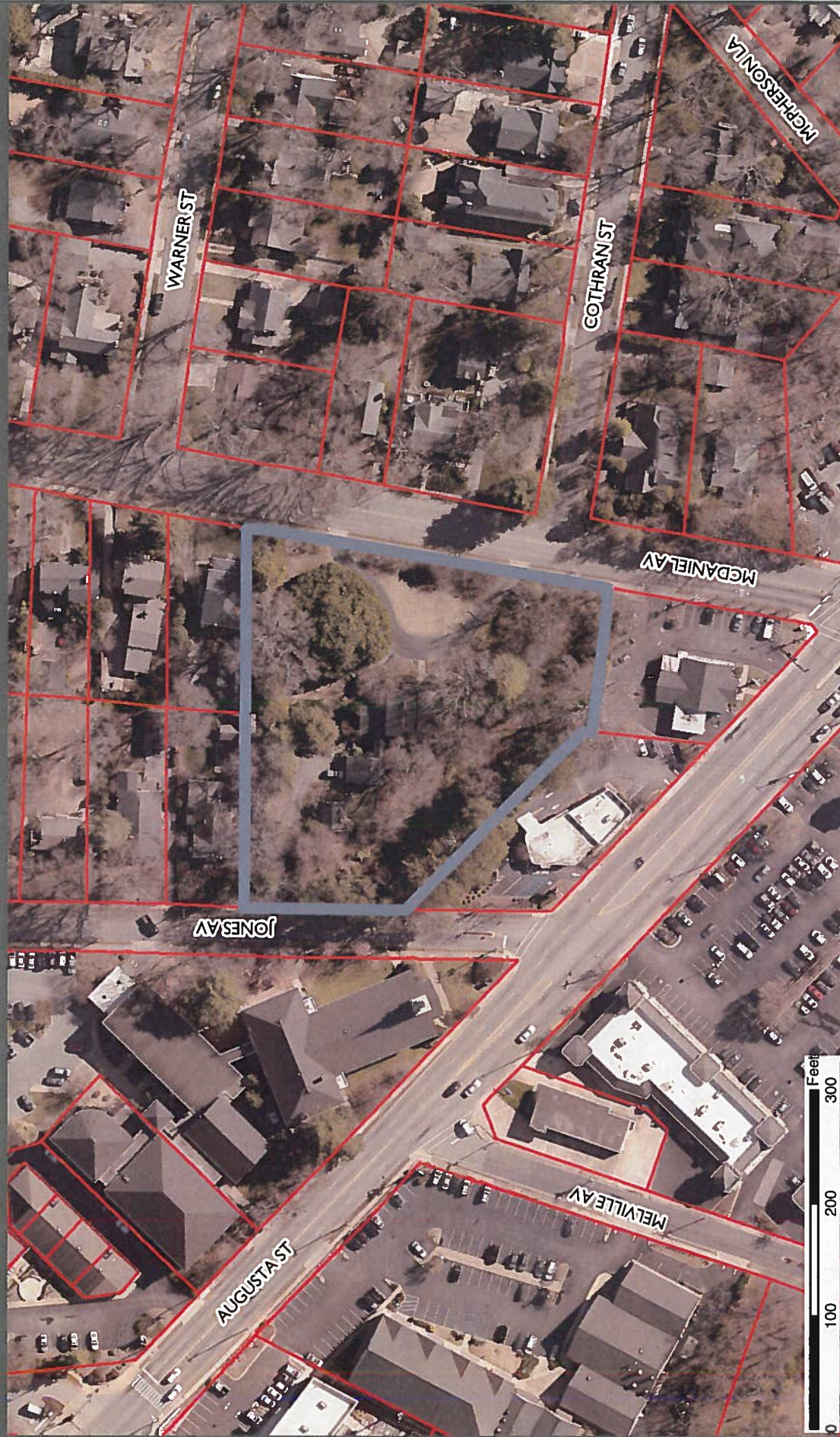
- City Limit Boundary
- Streets
- Parcels

- General Residential
- Urban Residential
- Mixed Use Neighborhood
- Mixed Use Community
- Mixed Use Regional
- Transit Oriented Development
- Mixed Use City Center
- Parks, Open Space, and Schools
- High Intensity Non-Residential



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808 McDaniel Ave. - Aerial View



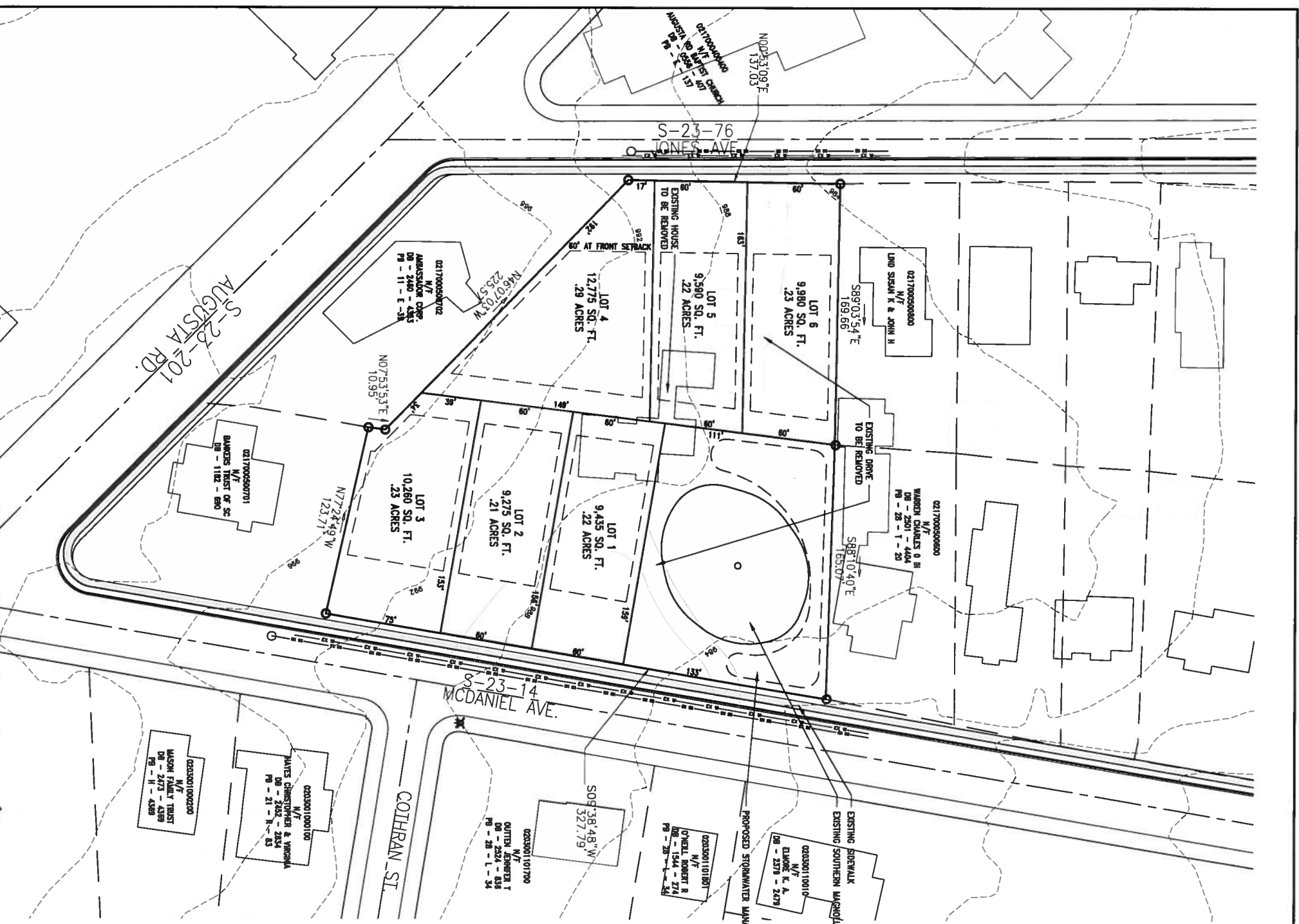
City Limit Boundary

Parcels

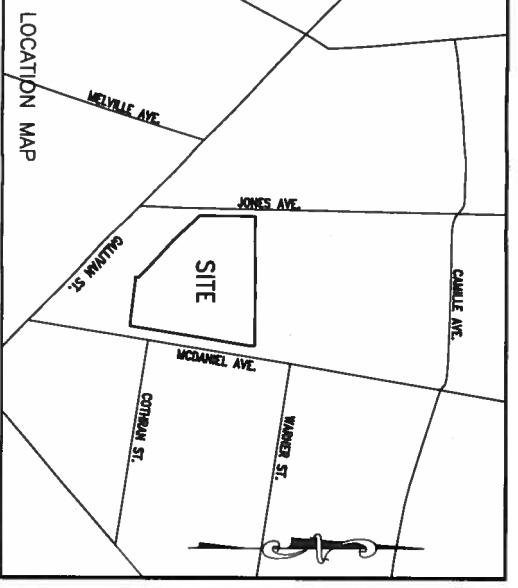
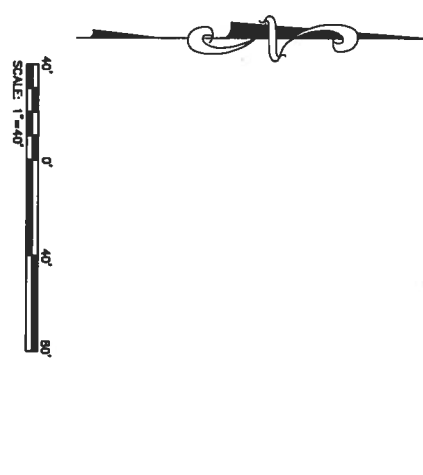


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- PRELIMINARY PLAN NOTES:**
1. TAX MAP NUMBER 021700050700. THE PROPERTY IS ZONED R8.
 2. AS A MINIMUM, 3 FOOT DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG BOUNDARY OF SUBDIVISION UNLESS OTHERWISE NOTED.
 3. EASEMENTS AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
 4. REFERENCE PLAT BY J. A. MCCOLLUM, IV TITLED "SURVEY FOR MCDANIEL JONES, LLC," DATED JULY 19, 2018.
 5. POTABLE WATER BY GREENVILLE WATER SYSTEM (AS SHOWN).
 6. ELECTRICAL POWER BY DUKE ENERGY (OVERHEAD LINES ALONG MCDANIEL AVE. AND JONES AVE).
 7. NATURAL GAS BY PEDESTAL NATURAL GAS.
 8. SANITARY SEWER COLLECTION BY CITY OF GREENVILLE.
 9. SANITARY SEWER COLLECTION BY GREENVILLE WATER DEPARTMENT.
 10. SANITATION SERVICES BY GREENVILLE PUBLIC WORKS DEPARTMENT.
 11. ALL STORM WATER SYSTEMS ON-SITE WILL BE LOCATED ON A COMMON AREA CONSERVATION EASEMENT.
 12. THE WADSWORTH IMPROVEMENTS AREA ALLOWED FOR EACH INDIVIDUAL LOT IS 60K.
 13. PROPOSED DRIVEWAYS ON INDIVIDUAL LOTS MAY BE MADE OF A POROUS MATERIAL.
 14. PROPOSED DRIVEWAYS ARE FOUR FOOT CONTIGUOUS INTERSPACED FROM GREENVILLE COUNTY GIS DATA.
 15. A STORMWATER AND EROSION CONTROL PLAN WILL BE SUBMITTED AND APPROVED BY THE CITY OF GREENVILLE PRIOR TO CONSTRUCTION.
 16. SETBACKS FOR THE PROPERTY IS 40' ON MCDANIEL AVE. AND 44.5' JONES AVE. FROM; 5' SIDE; AND 15' REAR.
 17. CURRENT PROPERTY OWNER IS LISTED AS MCDANIEL JONES, LLC.
 18. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
 19. ACCORDING TO THE TALK MAP, NO FLOOD ZONE EXISTS ON SITE.



PRELIMINARY PLAN

MCDANIEL SUBDIVISION

420 THE PARKWAY SUITE E
 GREER, SC 29650
 (864) 250-0828
 DEVELOPER

ARBOR ENGINEERING, INC.
 P.O. BOX 263
 GREENVILLE, SC 29602
 (864) 235-3589
 ENGINEER

NO. OF ACRES 1.86 MILES NEW ROAD 0.0 NO OF LOTS 6



Arbor Engineering, Inc.
 Box 263 • Greenville, S.C. 29602
 Land Surveyors • Civil Engineers • Recreational Planners
 Landscape Architects • Land Planners

DRAWN	DESIGN	CHECK	DATE:
JMA	JMS	JMS	DECEMBER 17, 2018
FILE	18020-PLM.DWG	JOB NUMBER	18020