



city of greenville

APPLICATION FOR LAND DEVELOPMENT PERMIT

Contact Planning & Development (864) 467-4476

Office Use Only <u>SD 18-033</u>	
Application# <u>SD 18-1028</u>	Fees Paid <u>500</u>
Date Received <u>12/17/18</u>	Accepted By <u>JG (MF)</u>
Date Complete _____	App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Habitat for Humanity of Greenville County	Greenville Housing Authority
*Title:	John Lattimore	
*Address:	49 Greenland Dr. Greenville, SC 29615	122 Edinburgh Court Greenville, SC 29607
*Phone:	864-672-6344	
*Email:	johnl@habitatgreenville.org	

PROPERTY INFORMATION

*STREET ADDRESS Webster Road and Zora Drive

*TAX MAP #(S) 0199030100104

*ZONING DESIGNATION PD

*# ORIGINAL LOTS 1

*TOTAL ACREAGE 0.705

*# PROPOSED LOTS 4

*TOTAL ACREAGE 0.705

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 2:00 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 x restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	<i>John Statham</i>
Date	<i>12/14/18</i>
Property Owner/Authorized Agent	<i>Habitat For Humanity / Greenville Housing Authority</i>
Date	<i>12/14/18</i>

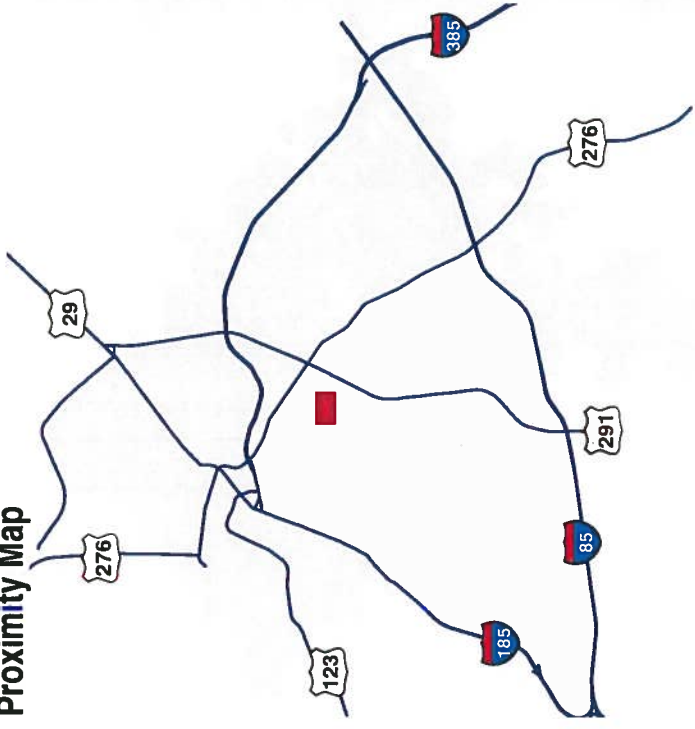
STOP: To be filled when application submitted to Planning & Development (excluding Minor Subdivisions)	
<input checked="" type="checkbox"/>	'Public Hearing' signs are acknowledged as received by the applicant
<input type="checkbox"/>	Received information for public meeting
<input type="checkbox"/>	Received information for materials board requirements

SD 18-1028 • WEBSTER RD. + ZORA DR.

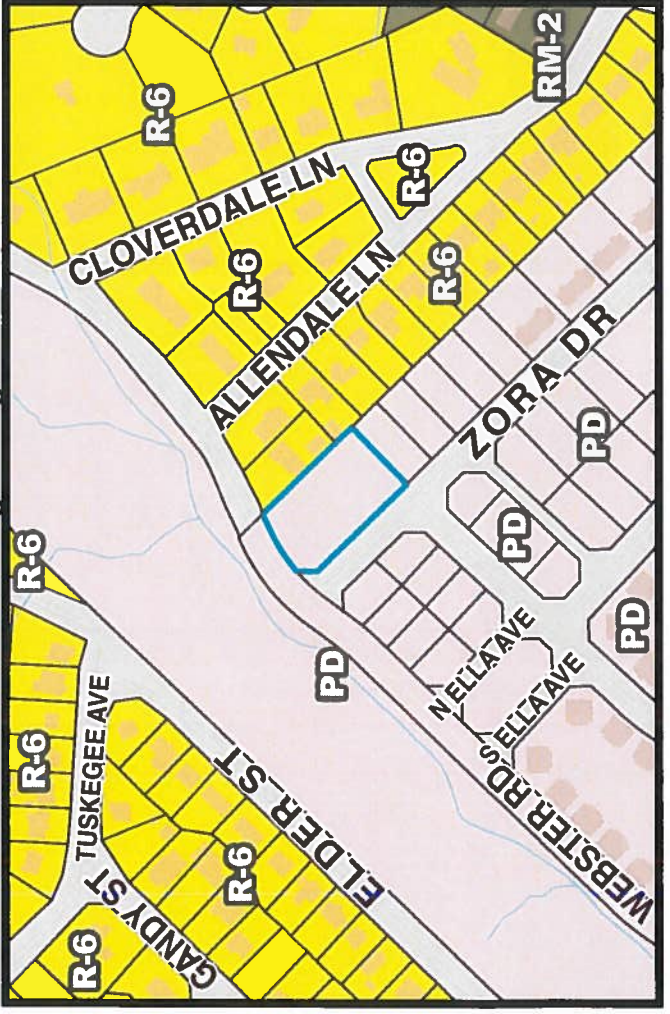
Aerial View



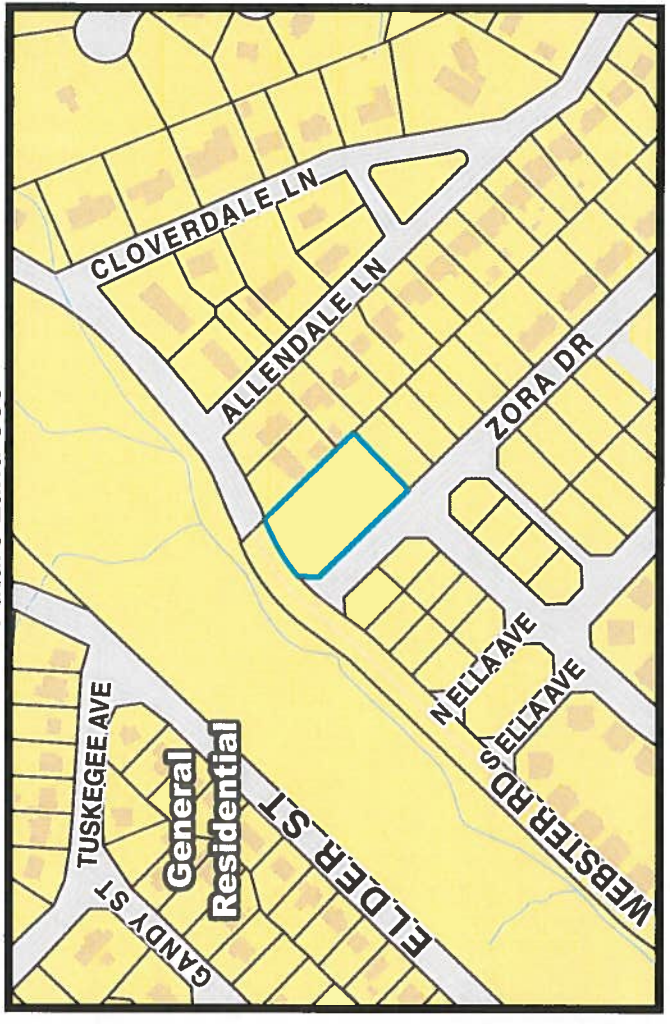
Proximity Map



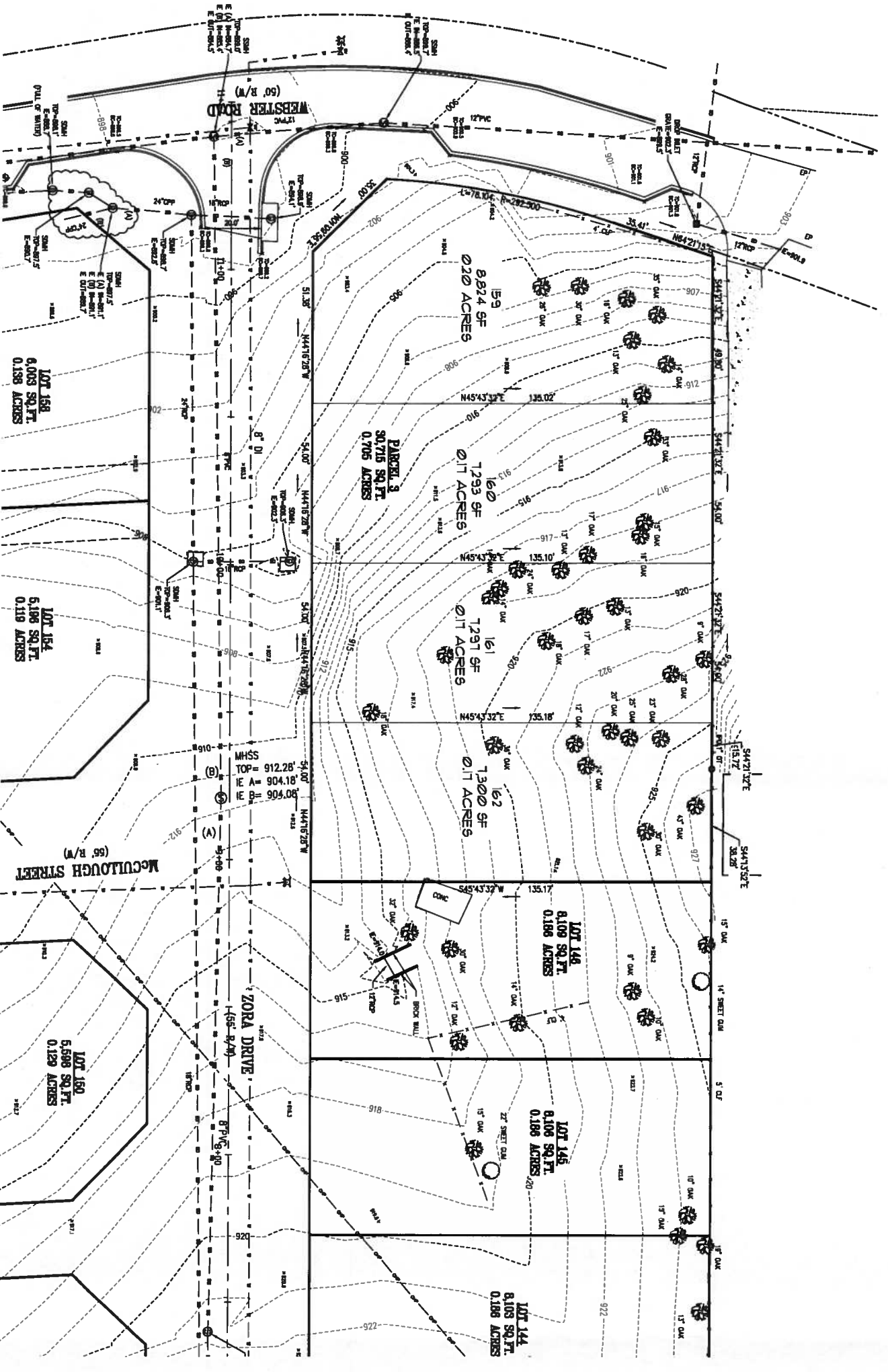
Existing Zoning



Future Land Use



NOTE: CERTAIN OF THE PROPERTIES SHOWN ON THIS PLAN, THIS SURVEY DOES NOT APPEAR TO BE SUBJECT TO THE SUBJECT FLOOD CONTROL RESTRICTIONS ZONING OR OTHER LAND REGULATIONS AND MAY OTHER FACTS THAT AN ADJACENT AND COMPATIBLE THE SURVEY WAY REQUIRED. ANY FLOOD PLAN DATA SHOWN HEREON IS AN INDICATION OF SUBMERGED, REPEATED BY SURVEY.



- NOTES:
- 1) THIS MAP IS FOR INFORMATION ONLY AND NOT BE USED FOR ANY OTHER PURPOSE.
 - 2) AS A MINIMUM, 5' DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES, 10' EASEMENTS ESTABLISHED ALONG FRONT AND REAR PROPERTY LINES UNLESS OTHERWISE SHOWN.
 - 3) ROAD RIGHT-OF-WAY REGULATIONS PROVIDED BY STATE AND/OR COUNTY AGENCIES OR OBTAINED FROM FIELD INVESTIGATION AND/OR RESIDENCE.
 - 4) THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND SURVEYOR.
 - 5) STRUCTURED MANAGEMENT & EASEMENT REDUCTION PLAN HAS BEEN PROVIDED FOR THIS PROPERTY & WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN EASEMENT HAS BEEN OBTAINED FROM THE APPLICABLE AGENCY.
 - 6) SETBACKS: FRONT: 20' SIDE: 5' REAR: 5'
 - 7) SEWELINE TO BE INSTALLED AS SHOWN ON PLAN.
 - 8) THIS PROPERTY NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA, PERFORM MAP 2000X.

- LEGEND
- BL: BUILDING LINE
 - CL: CENTERLINE
 - CR: CROWN CURVE
 - CU: CURVATURE
 - DE: DRIVEWAY
 - DI: DRIVEWAY INTERSECTION
 - DR: DRIVEWAY RIGHT-OF-WAY
 - EA: EASEMENT
 - EL: EASEMENT LINE
 - EW: EASEMENT WIDTH
 - FL: FENCE LINE
 - GL: GROUND LEVEL
 - HL: HIGHWAY RIGHT-OF-WAY
 - IL: INTERIOR LINE
 - KL: KERNEL POINT
 - LL: LOT LINE
 - ML: METEER POINT
 - NL: NORTH LINE
 - OL: OAK TREE
 - PL: PINE TREE
 - SL: SWEET GUM TREE
 - TL: TULIP TREE
 - UL: UNDERGROUND UTILITY
 - WL: WALKWAY
 - ZL: ZONE LINE
 - XL: X-SECTION
 - YL: Y-SECTION
 - ZL: ZONE LINE
 - XL: X-SECTION
 - YL: Y-SECTION

PRELIMINARY PLAN
 CITY OF GREENVILLE, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA

HERITAGE COMMONS
 LOTS 159, 160, 161, 162

OWNER
 GREENVILLE HOUSING AUTHORITY
 122 EDENBURGH COURT
 GREENVILLE, SC 29607

DEVELOPER
 HABITAT FOR HUMANITY OF GREENVILLE
 49 GREENLAND DR.
 GREENVILLE, SC 29615

NO. OF ACRES: 0.707
 MILES OF NEW ROAD: 0
 NO. OF LOTS: 4
 DATE: 12/11/2018
 ERROR OF CLOSURE: 1:10000
 CURRENT ZONING: PD

SCALE: 1" = 20'
 0 20 40

SITE DESIGN, INC.
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
 800 E. WASHINGTON ST., STE. 8 GREENVILLE, SC 29601
 PH: (864) 771-0418 FAX: (864) 771-0422
 WWW.SITEDSIGN.COM

CERTIFICATE OF ACCURACY

I, HERBERT STATE, PART OF THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS SURVEY SHOWS HEREON HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND METS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

DATE: _____ A. CLAY JONES, P.L.S.
 28210
 S.C. REG. NO. _____

