

# Planning Commission

Official Agenda



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## AGENDA

City of Greenville  
Planning Commission  
Regular Meeting  
4:00 PM May 19, 2022

Greenville Convention Center, 1 Exposition Drive

### AGENDA

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
  - a. April 19, 2022 Agenda Workshop
  - b. April 21, 2022 Public Hearing
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. OLD BUSINESS

**A. MD-21-1004**

Application by DHD Riley, LLC/Drew Schaumber for a **MULTI-FAMILY DEVELOPMENT** on approximately 5.75 acres located at **LOWNDES HILL ROAD AND I-385** for 88 units ("The Riley Overbrook") (TM# 019500-01-00201).

Documents:

[AGENDA PACKET MD-21-1004 THE RILEY OVERBROOK.PDF](#)

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**B. SN-21-1005**

Application by DHD Riley, LLC/Drew Schaumber for a **STREET NAME CHANGE** from Woodlark Street to Oakley Drive between Lowndes Hill Road and I-385.



Documents:

[AGENDA PACKET SN-21-1005 WOODLARK STREET TO OAKLEY DRIVE.PDF](#)

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**C. SD-22-202**

Application by Rich Hincapie for a **SUBDIVISION** of 0.697 acre located at **25 WINN STREET AND ALLISON STREET** from 2 LOTS to 4 LOTS. ("Fondo Development") (TM# 0021000102012 and 0021000101900)

Documents:

[AGENDA PACKET SD 22-202 FONDO DEVELOPMENT.PDF](#)

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**9. NEW BUSINESS**

**A. Z-7-2022**

Application by Reid Hipp for a **REZONE** of 0.20 acre portion located at **205 WILTON STREET** from RM-1 to OD. (portion of TM# 0008000402200)

Documents:

[AGENDA PACKET Z-7-2022 REZONE TO OD.PDF](#)

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**B. MD-22-283**

Application by Parke Lammerts/Arris Greenville, LLC for a **MULTI-FAMILY DEVELOPMENT** on approximately 15.415 acres located at **HAYWOOD ROAD AND TRANSIT DRIVE** for 252 units. ("The Abbey") (TM# 0259000100600, 0259000100602, 0259000100603, 0259000100604, 0259000100605)

Documents:

[AGENDA PACKET MD-22-283 THE ABBEY.PDF](#)

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**C. SD-22-287** *Applicant requests deferral to June 2022*

Application by Drew Parker/Parker Design Group for a **SUBDIVISION** of 2.35 acres located at **N. LEACH STREET AND DOUTHIT STREET** from 9 LOTS to 40 LOTS. ("Vardrey West") (TM# 0075000300300, 0075000300206, 0075000300202, 0075000300203, 0075000301101, 0075000301100, 0075000301000, 0075000300900, 0075000300800)

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**D. Z-8-2022** *Applicant requests deferral to June 2022*

Application by Joseph Bradley for a **TEXT AMENDMENT** to Section 19-4.1. Table of Uses to add "Body piercing/tattoo establishment" as a permitted use in the RDV zoning

designation.

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**E. SD-22-289**

Application by Alvin T. Johnson Jr for a **SUBDIVISION** of 32.04 acres located at **CONESTEE ROAD AND CONESTEE LAKE ROAD** from 1 LOTS to 110 LOTS. ("Reedy Mill") (TM# M013020100100)

Documents:

[AGENDA PACKET SD 22-289\\_CONESTEE\\_1 TO 110 LOTS.PDF](#)

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**F. Z-9-2022**

Application by James R Freeland Jr for a **REZONE** of 0.035 acre portion located at **1167 E. NORTH STREET** from C-1 to RM-1. (portion of TM# 0190000201500)

Documents:

[AGENDA PACKET Z-9-2022 REZONE TO RM-1.PDF](#)

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**G. MD-22-124**

Application by Graycliff Capital Partners, LLC for a **MULTI-FAMILY DEVELOPMENT** on approximately 10.31 acre located at **N. PLEASANTBURG DRIVE AND LOWNDES HILL ROAD** for 206 apartment units. ("Encore Lowndes Hill") (TM# 0282000201300, 0282000201400, 0282000201401)

Documents:

[AGENDA PACKET MD-22-124 ENCORE LOWNDES HILL.PDF](#)

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**10. Other Business**

**A. Staff Update on Current Planning Processes**

**B. Upcoming Dates:**

**June 14, 2022 – PC Workshop**

**June 16, 2022 – PC Public Hearing**

**11. Executive Session, if required**

**12. Adjournment**





**Planning Staff Report**  
**Greenville Planning Commission**  
**May 13, 2022**  
*for the May 19, 2022 Public Hearing*

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|                              |                                                             |
|------------------------------|-------------------------------------------------------------|
| <b>Docket Number:</b>        | <b>MD 21-1004</b>                                           |
| <b>Applicant:</b>            | DHD Riley, LLC / Drew Schaumber                             |
| <b>Property Owner:</b>       | Wells Home Loan Servicing, LLC                              |
| <b>Property Location:</b>    | South of Lowndes Hill Rd at Lockwood Ave, Adjacent to I-385 |
| <b>Tax Map Number:</b>       | 0195000100201                                               |
| <b>Acreage:</b>              | 5.89 acres                                                  |
| <b>Zoning:</b>               | RM-3, Single- & Multi-Family Residential District           |
| <b>Proposal:</b>             | 88-unit multifamily affordable housing development          |
| <b>Staff Recommendation:</b> | <b>Approve with Conditions</b>                              |

**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 is an 88-unit multifamily affordable housing development located south of Lowndes Hill Road. at Lockwood Avenue and adjacent to I-385. As a multifamily project, the design and architecture require informal review before the Design Review Board – Urban Panel, and formal approval by the Planning Commission.

The applicant previously deferred the application in order to incorporate an updated design for the clubhouse, refinement of the materials palette, and additional viewshed studies from both Lowndes Hill Road and I-385.

**Procedural Requirements:**

***Pre-Application and Development Meetings***

Pre-application meetings were held on November 5, 2021 and December 20, 2021, between the applicant and Planning staff about the property and its redevelopment. Discussions centered around general multifamily requirements, vehicular and pedestrian access, use and ownership of the adjacent Right of Way, and setbacks.

An additional meeting was held on January 13, 2022, between the applicant and Planning staff regarding the architectural design and concerns voiced by residents. Discussions focused on massing, improvements to the façade and detailing, and color selection.

### **Neighborhood Meetings**

The applicant presented their project at a neighborhood meeting on December 6, 2021, at the Overbrook Gospel Chapel, and again on February 15, 2022. Discussions primarily focused on traffic, affordable housing, design concerns, and other communities the applicant manages in the area. A list of meeting attendees and meeting summary provided by the applicant are included with the Planning Commission packet.

### **Site Information:**

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The proposed multifamily affordable housing development is located south of Lowndes Hill Road at Lockwood Avenue, between an existing multifamily development and I-385.

The subject property is zoned RM-3, Single- & Multi-Family Residential District and is not located within a Neighborhood Revitalization Overlay District or Special Emphasis Neighborhood. The lot is currently vacant. Adjacent land uses are primarily single-family detached residential and multifamily residential. The property has a significant grade change, dropping approximately 35 feet from the northern extent to I-385.

The GVL2040 Future Land Use designation for the property is "Sub-urban Residential." Land within this designation is largely comprised of single-family homes, with a range of 5-8 housing units per acre. Lots are generally larger than what is in Urban Residential areas and many streets do not have sidewalks or streetlights. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed in areas adjacent to Corridors and Urban Nodes.

### **Staff Analysis:**

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- **Acreage** – The subject property is 5.89 acres in size, according to the applicant-provided survey.
- **Zoning** – The property is zoned RM-3, Single- & Multifamily Residential District. Multifamily is a permitted use in the RM-3 district.
- **Density** – The proposed project consists of 88 units across two multifamily buildings and a separate clubhouse structure. At 5.89 acres, the density is 14.9 units/acre. This is under the RM-3 zoning district maximum of 20 units/acre.
- **Height** – The standard maximum height in the RM-3 zoning district is 40 feet. Based on the plans provided, the height of each building is 45'-7", exceeding the maximum height by 5'-7". The increase in height is allowable per Section 19-5.2.9(C).
- **Parking** – A total of 140 surface parking spaces are provided on site. This exceeds the minimum requirement of 132 based on the number of units. No garages are provided. Parking spaces above the minimum requirement are to be designed with Low Impact Design (LID) or fee-in-lieu is provided at the time of site permit. The applicant has indicated 9 LID spaces, satisfying this requirement.

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**

- The project site is located behind an existing multifamily lot and does not front any existing public streets. The project proposes construction of a new internal street, Oakley Drive, which the buildings will front.
- The buildings are configured in a manner that activates street frontages and enhances pedestrian activity through orientation of buildings and entrances towards adjacent streets, sidewalks, and

open spaces. Buildings along the proposed Oakley Drive are activated by the building front facades and front doors that open towards the street.

- The proposed four-story buildings are configured on the perimeter of the site adjacent to an existing two-story multifamily complex. All proposed buildings have been located away from any adjacent single family detached dwellings. Staff finds that the use of four-story buildings on the proposed site is an acceptable transition in scale given the grade differential between the adjacent multifamily buildings and the variation of the roofline to give the appearance of several smaller structures. The scale of the clubhouse, centrally located, is appropriate.
  - The applicant has provided additional renderings to illustrate visual implications from surrounding vantage points.
- The buildings are sited to maximize natural ventilation, solar access, and access to views, to the maximum extent practicable.

*(B) Setbacks & Height*

- The development is located adjacent to two existing multi-family developments, three single-family detached developments, and I-385. The provided plans appear to indicate I-385 as the front for setback purposes.
- The provided site plan indicates a 25-foot setback along the abutting property line adjacent to single family detached residential and sites all proposed buildings away from that portion of the site.
- The remaining setbacks appear to comply with the RM-3 zoning district standards.
- The maximum allowable height within the RM-3 zoning district is 40 feet. The proposed structures are 45'-7" in height, exceeding the standard maximum allowable height. An increase in height is allowable for buildings facing property improved with other than a single-family detached use with an increase in setback at a minimum ratio of one horizontal foot for each two vertical feet of additional building height above the maximum. The provided plans reflect an adequate setback to buildings satisfy this requirement.

*(C) Entrances*

- All entrances are to be adequately illuminated and oriented to promote natural surveillance. The provided plans indicate that an exterior light fixture will be provided at the entrances.
- Shared building entrances are pedestrian-scale and are covered. There is an open-air central corridor that provides access to each unit from the building's interior.

*(D) Building Facades*

- The architecture features a consistent color pattern and styling across all facades. The clubhouse design has also been updated to reflect the material palette used for the main buildings.
- The front façade masses are broken into smaller modules and recesses, and façade treatment includes changes in wall plane depth, roofline changes, and distinct changes in texture and color of wall surfaces.
- All building facades incorporate a base, middle, and cap, and visually lighter elements progress from base to cap. Distinctive vertical elements and architectural features such as projecting eaves and shed roofs have been incorporated to add unique definition to the building.

*(E) Service Areas*

- Garbage collection is provided via a dumpster located within a brick enclosure away from the adjacent residential dwellings.
- HVAC units are shown along the front and rear sides of the buildings and are screened with planting material. Final satisfaction of this requirement will be verified during building plan review.
- A covered mail area is included at the Club House.

*(F) Roof Form*

- The proposed hip roof system includes variation of forms and massing that serve to break up the building mass. Each building elevation also features a series of peaks that accentuate the main vertical elements.
- All roof vents have been indicated to match the color of the roofing material.

*(G) Transparency*

- Each main building meets the requirement for 20% transparency on street-facing facades. All other facades are in excess of the 10% requirement.
- With the buffering requirements, it is not anticipated that the windows on side facades will have direct views into the windows of an existing adjacent residential dwelling.
- Windows and doors of proposed dwelling units allow for casual surveillance of the parking and common open space areas.
- Windows appear to complement the rhythm, size, proportion, and trim of adjacent residential buildings.

*(H) Materials*

- The proposed exteriors include a coordinated color scheme with consistent colors and finishes throughout the development.
- The primary building materials include brick, fiber cement paneling and lap siding, and architectural shingle roof material. These materials are like those already being used in the immediate area.
- Material changes occur along a horizontal line or where two forms meet. Brick is used for the base of the building, and fiber cement is used for the middle elements.
- The applicant has reduced the previous number of material applications to address Planning Commission concerns over visual clutter.

*(I) Open Space*

- A minimum of 200 square feet of open space per dwelling is required (17,600 sf), one-half of which may be private. Approximately 27,000 sf of open space has been provided, located between and around the buildings and streets.
- An internal sidewalk system connects all open space and connects to the adjacent neighborhood streets.
- The playground and clubhouse are centrally located on the site, and away from all residences to limit adverse impacts on residents.
- No balconies or ground-level private spaces are indicated in the plans provided; however, there is a significant amount of common open space shown in the plan.

*(J) Parking Lot Location*

- Surface parking will be utilized on the site. No garages are proposed.
- Parking areas are located and designed to reduce or eliminate visual and operational impacts on surrounding lands through landscaping and through internal positioning.
- A space has been dedicated for auto maintenance.

*(K) Access and Circulation*

- The project site has a single vehicular access point from Lowndes Hill Road. Parking is provided around the private drive. The applicant has provided for a future potential drive connection to the large parcel directly east of the project.
- Three bike rack locations are provided on site for a total of 6 bike racks. The formula for off-street bicycle parking in Section 19-6.1.3(C) requires 10 bicycle parking spaces on the site; these must be shown at the time of permit approval.
- The development is not located adjacent to a bus route. The closest bus stop is located 0.57 miles away at Lowndes Hill Rd. and Keith Dr., but there are no sidewalks along Lowndes Hill Rd.

*(L) Landscaping and Screening*

- The provided plan accounts for a 20-foot landscape buffer and as well as a solid masonry wall along the adjacent parcel with a single family detached dwelling. The remainder of the site boundaries incorporate a 15-foot landscape buffer.
- Building foundations are landscaped along the full length of each front and rear façade.
- Stormwater detention basins have been incorporated into the landscape design. Existing grades have dictated the only possible locations for the proposed detention basins.

- Full compliance with landscaping requirements in the zoning ordinance will be verified at the time of site plan permitting.
- Screen plantings have been indicated to conceal ground-level mechanical units.

*(M) Exterior Lighting*

- A schematic lighting plan was provided; however, lighting levels and fixture choices will need to be evaluated at time of permitting to determine compliance.
- Parking lot light poles shall not exceed a maximum height of 15 feet above grade. There were no heights indicated for the City street light fixtures, but the internal fixtures are shown as 12 feet in height.
- Exterior lighting will be provided at both the front and rear entrances of the individual units according to the plans.

*(N) Pedestrian Walkways*

- Pedestrian circulation is reasonably provided throughout the site. A connection is provided to Lowndes Hill Rd., but there are no surrounding sidewalks to connect to at this time.

*(O) Fences and Walls*

- A 6-foot masonry wall has been provided along the adjacent single-family detached residential property line, and a retaining wall is provided the rear of the property to address grading. Details on the walls were not provided. Staff notes that the more finished sides of any site walls shall face adjacent properties. This will be verified at the time of permitting.
- Black decorative fencing is indicated around the primary stormwater detention basin.

**Design Review Board Comments**

The project design was presented to the Design Review Board – Urban Panel for informal review on February 3, 2022. Given the nature of the most recent changes to address Planning Commission comments, staff determined that an additional DRB presentation was not necessary. Previous DRB comments are listed below for reference:

- The effort to minimize the roof and add vertical elements has been successful, but the effort to minimize the scale by adding new materials has maybe gone too far. The color selections are appreciated.
- Noted that if a local jurisdiction states that something needs to be changed, the State may relent on some of the housing requirements related to the sloped roof.
- Taller buildings are appropriate as the City continues to grow. I'm pleased with it as an entrance into the City.
- The site plan and massing of the buildings will allow the more intense use to buffer the neighborhood with the interstate, which is the most intense use of all.
- The clubhouse should reflect similar design style to the main buildings.
- The statement that this is gateway architecture is a little amiss.
- The perspective drawings should show the buildings with the actual roofs as they are from a lower level so you can see what the actual view would be.

**STAFF RECOMMENDATION:**

**Recommend Approval with conditions and comments**

**Staff Comments and Conditions**

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**Planning Comments and Conditions**

**Once a multifamily development is approved by the Planning Commission, the applicant is able to begin working on documents for site plan and permit approval. The development must demonstrate compliance with all technical requirements of the City's Land Management Ordinance, in addition to any comments or conditions set forth as part of the Planning Commission approval.**



**Comments:**

- 1) **All signage shall obtain a sign permit. Each sign is required to obtain its own individual permit. Signage must meet the requirements of Appendix J: Sign Standards and Design Guidelines.**
- 2) **At the time of CO, the applicant shall install a sign at the stub-out indicating it is to be used for future connectivity.**
- 3) **In accordance with Section 19-6.1.3(C), a total of 10 off-street bicycle parking spaces are required for 140 vehicular parking spaces. Six are shown. The remaining four bicycle parking spaces shall be indicated at the time of permit approval.**
- 4) **Prior to receipt of a Certificate of Occupancy, an Affidavit of Substantial Compliance shall be provided at the time of Final Zoning Inspection.**

**City Engineer Comments and Conditions**

**Recommend:** Approve

**Comments:**

Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

**Civil Engineer Comments and Conditions**

**Recommend:** Approve w/ Comments

**Comments:**

**Standard 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) A traffic impact analysis will be required as a condition of site permit approval if the administrator determines that a proposed development will generate 100 or more traffic trips during the peak hour or if the administrator determines that a proposed development involving substantial improvement or change of use will generate 125 or more traffic trips during the peak hour. Improvements to the existing transportation infrastructure by a developer will be required as a condition of permit issuance if the projected level of service for the build-out year of the development descends below level "D" for any intersection within the study area as a result of the proposed development.
- 5) 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**

**Recommend:** Approve w/ Comments

**Comments:**

- 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 not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps, however some of the ROW for Oakley Drive does have regulated floodplain.
  - 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

*MD 21-1004*  
*The Riley Overbrook*

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.

4) *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.

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

**Traffic Engineer Conditions**

**Recommend:** Approve w/ Conditions

**Comments:**

**New Comments:** Traffic impact analysis has been received and reviewed. Assumptions and methodology are sound, and the conclusions are reasonable.

**Original Comments (01/26/2022):**

Approval of the site plan does not constitute approval of the lighting plan. Lighting plan shall include photometric data and information regarding mounting height, fixture wattages, and lighting levels. Cut sheet information is preferred. Site lighting must comply with Section 19-6.4 of the Land Management Ordinance. No new site lighting shall be installed without an approved lighting plan.

Please revise site lighting plan to include min, max and avg. lighting levels on the photometric plan. Lighting plan is not approved at this time.

**Fire Department Comments and Conditions**

**Recommend:** Approve w/ Comments

**Comments:**

At time of site plan submittal, ensure compliance with 2018 IFC D105.1 is met for road widths in front of building 1 and 2 for aerial access.

**Parks & Recreation Comments**

**Recommend:** Approve

**Comments:**

Reviewed, no comment.

**Trees & Landscape Comments**

**Recommend:** Approve w/ Comments

**Comments:**

A tree survey was provided with submission. All trees subject to the tree protection ordinance will be required mitigation via fee in lieu or inch per inch replacement with applicable trees. Landscape plans should show all require street, density, buffering and parking lot landscaping for permit approvals. It is suggested to choose a selection of diverse vegetation to encourage pollinators and habitat.

**Community Development Comments**

The Riley at Overbrook" development has been awarded 2021 SC State Low Income Tax Credits by providing 88 affordable rental units to families, non-age restricted. Units will service families up to 60% of the Area Median Income. SC Housing 2021 Income limits for 60% Standard is capped at \$32,460 – 1 person household; \$37,080 – 2 person household; \$42,780 – 3 person household; and \$46,320 – 4 person household. Income and rent limits are subject to change as data is updated. Development exceeds affordable housing goals in GVL 2040 and will increase available affordable housing stock at 60% AMI and below.



# 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:    | DHD Riley, LLC / Drew Schaumber | Wells Home Loan Servicing, LLC |
| *Title:   | Member                          | Owners                         |
| *Address: | 709 N. Main Street, Anyor       | PO Box 8838                    |
| *State:   | South Carolina                  | South Carolina                 |
| *Zip:     | 29511                           | 29604                          |
| *Phone:   | 202-905-7722                    | 864-505-6950                   |
| *Email:   | drew@schaumberdevelopment.com   | shawn@newcitydevelopment.com   |

### PROPERTY INFORMATION

\*STREET ADDRESS No 911 Designation for street address at this time - Proposed street name change to Oakley Drive

\*TAX MAP # 0195000100201

\*CURRENT ZONING DESIGNATION RM-3

\*TOTAL ACREAGE +/- 5.75

### PROPOSED DEVELOPMENT INFORMATION

\*TYPE OF APPLICATION: ☒ New ☐ Modification – Major ☐ Modification – Minor

\*ORIGINAL APPLICATION # (put N/A if new application) N/A

\*NUMBER OF UNITS 88 Units - Building 1 (48 units) Building 2 (40 units)

\*MULTIFAMILY DEVELOPMENT TYPE Two (2) buildings - four (4) stories each & (1) story clubhouse

\*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 November 5, 2021

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 at least eight (8) days prior 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.

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

- \_\_\_\_\_ 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 **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.

\_\_\_\_\_ **\*APPLICANT ACKNOWLEDGEMENT SIGNATURE**  
 12/20/2021 **\*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 **X** restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

|                                         |                         |
|-----------------------------------------|-------------------------|
| <b>*Signatures</b>                      |                         |
| <b>*Applicant</b>                       | Drew Schamber DHO Riley |
| <b>*Date</b>                            | 12/20/2021              |
| <b>*Property Owner/Authorized Agent</b> | Michael S. Thomas       |
| <b>*Date</b>                            | 12/20/2021              |

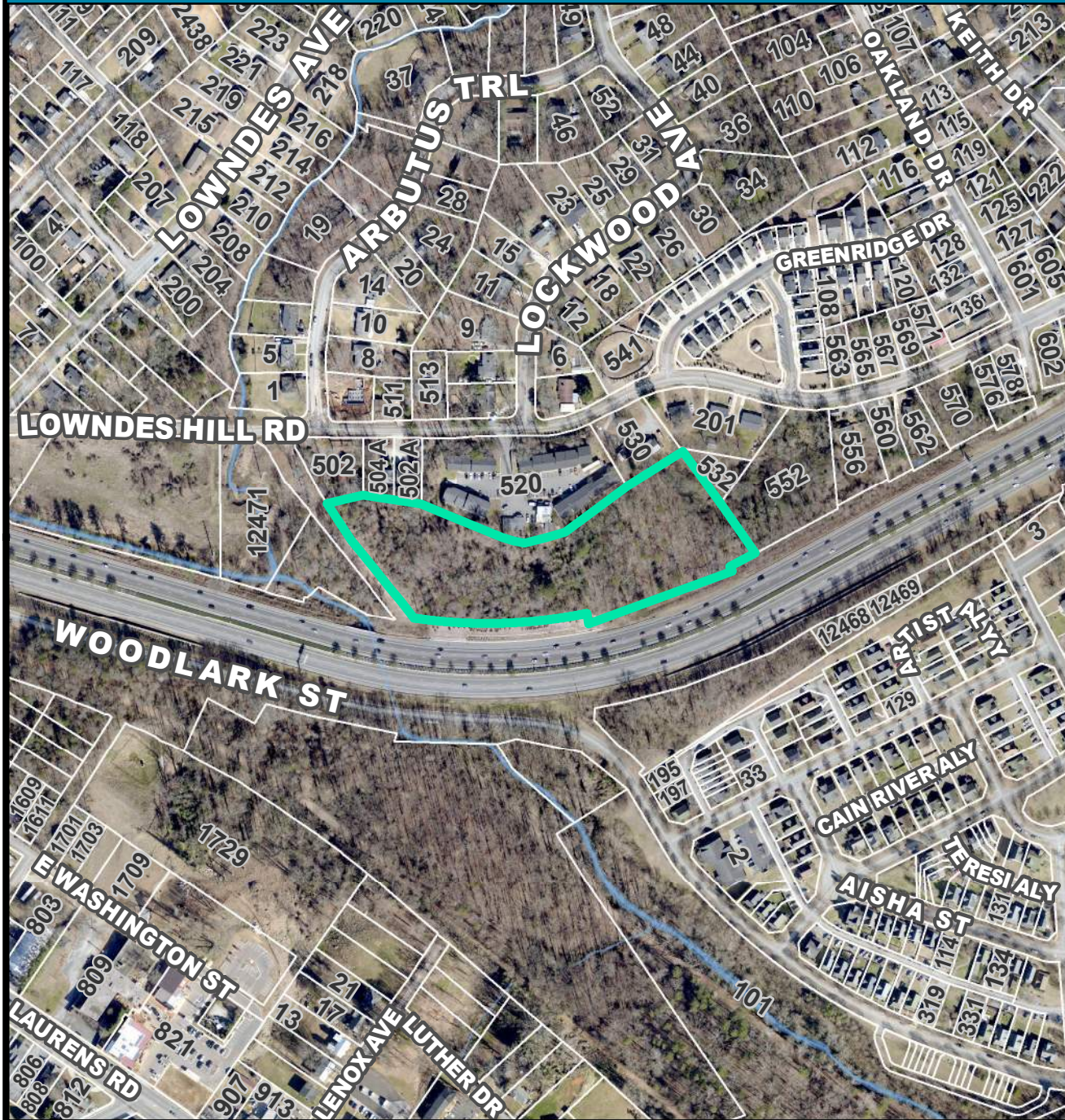
## APPLICATION REQUIREMENTS

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.

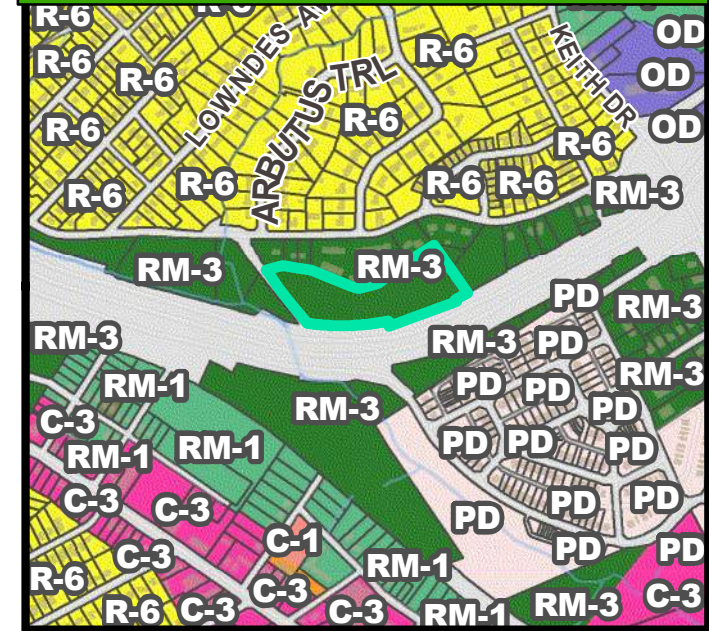


# MD-21-1004 • LOWNDES HILL ROAD AND I-385

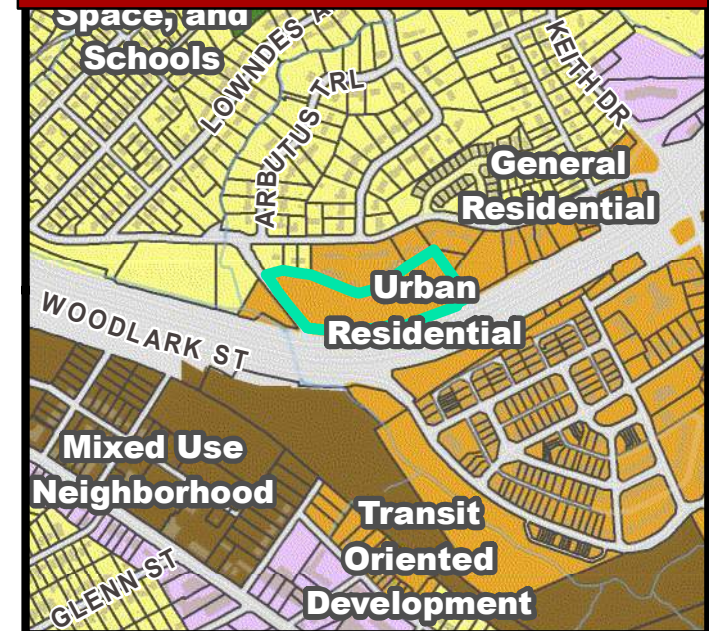
## AERIAL VIEW



## CURRENT ZONING



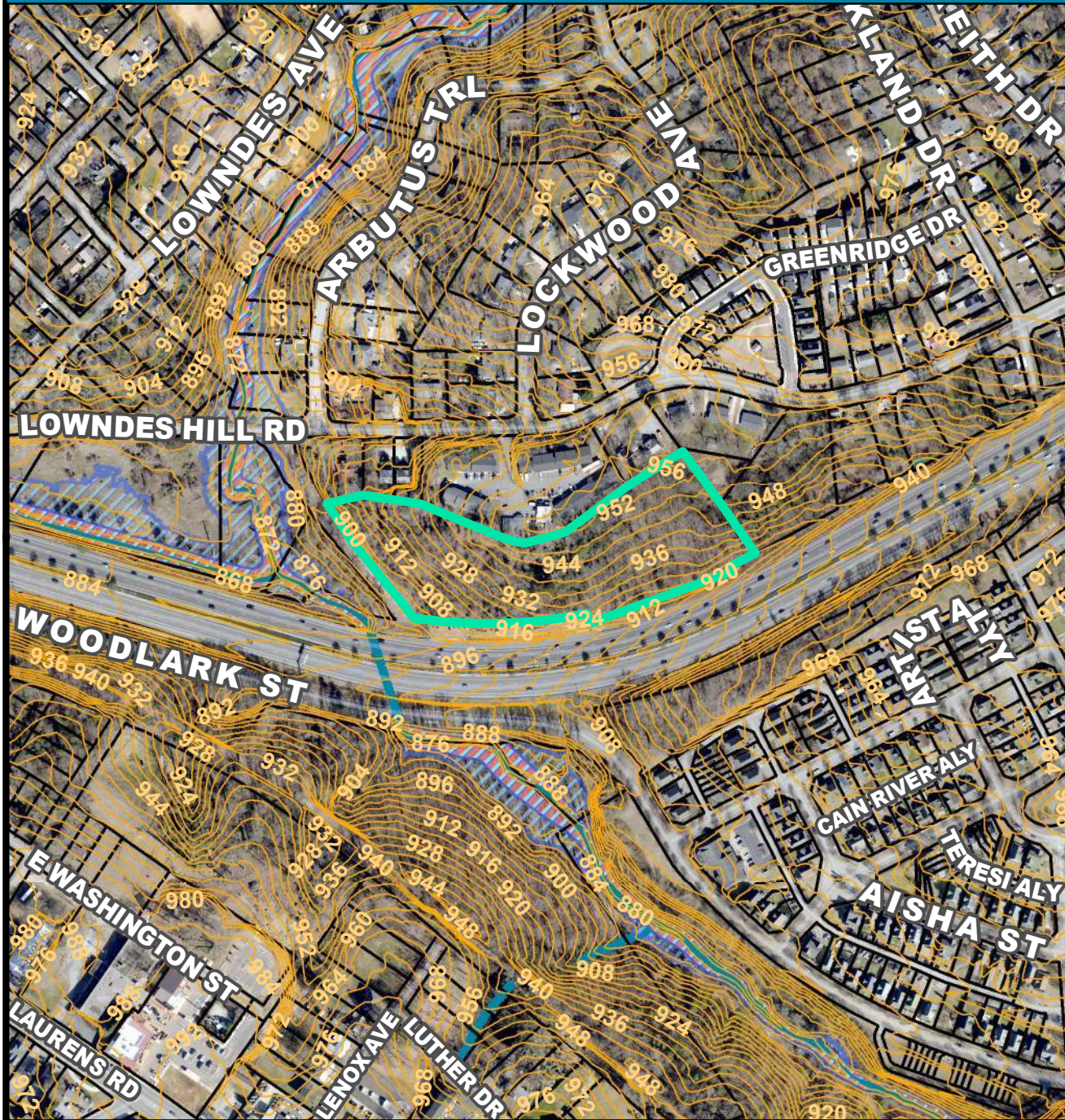
## FUTURE LAND USE





# MD-21-1004 • LOWNDES HILL ROAD AND I-385

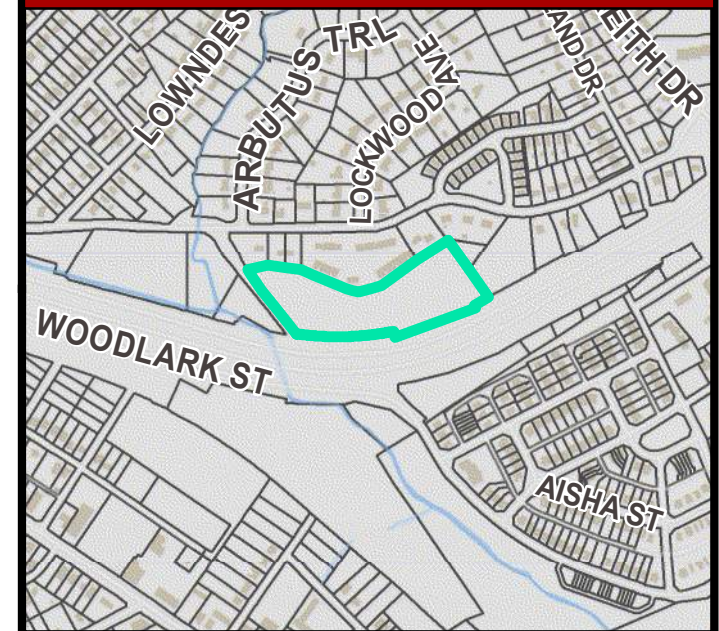
## NATURAL / ENVIRONMENTAL FEATURES



## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS









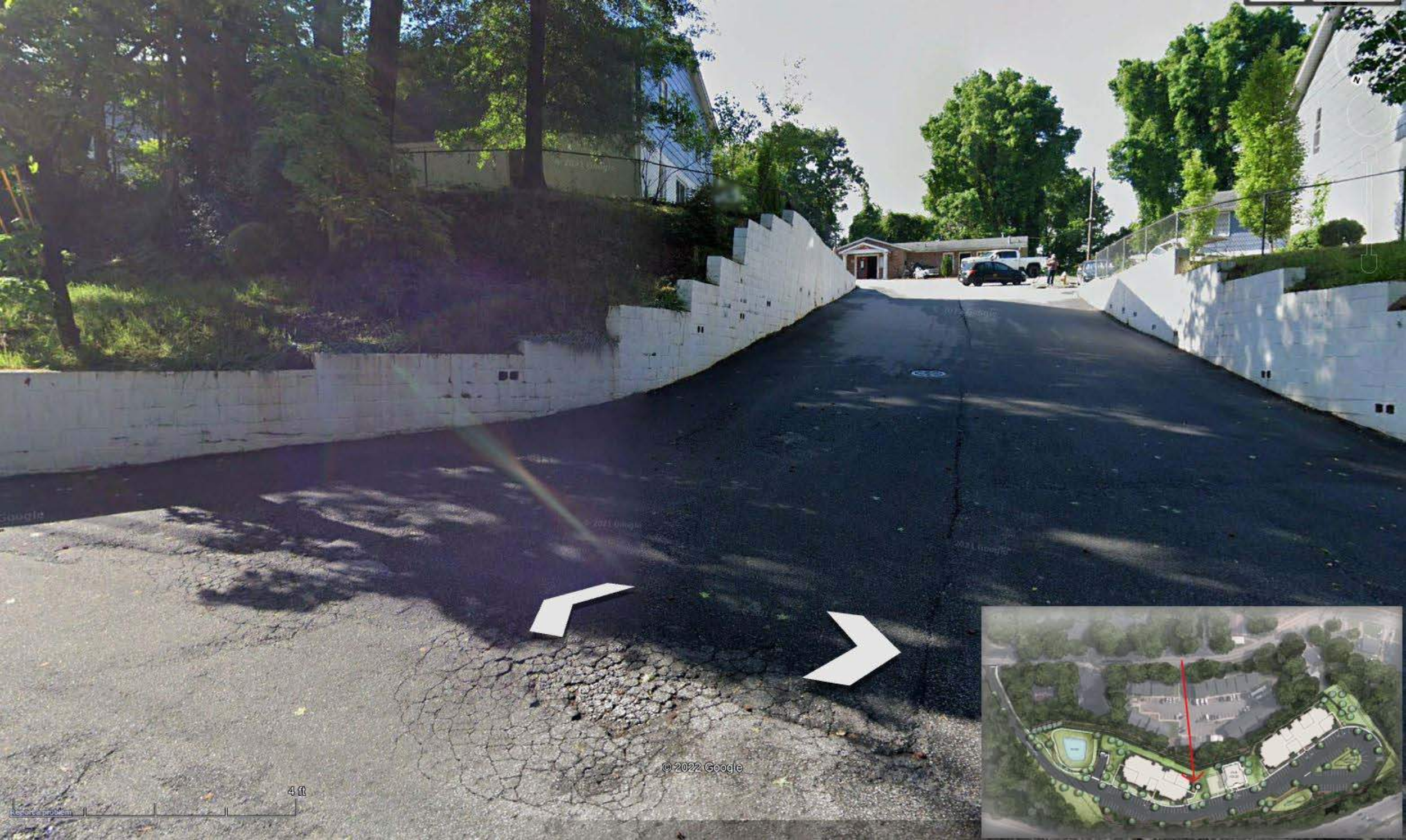






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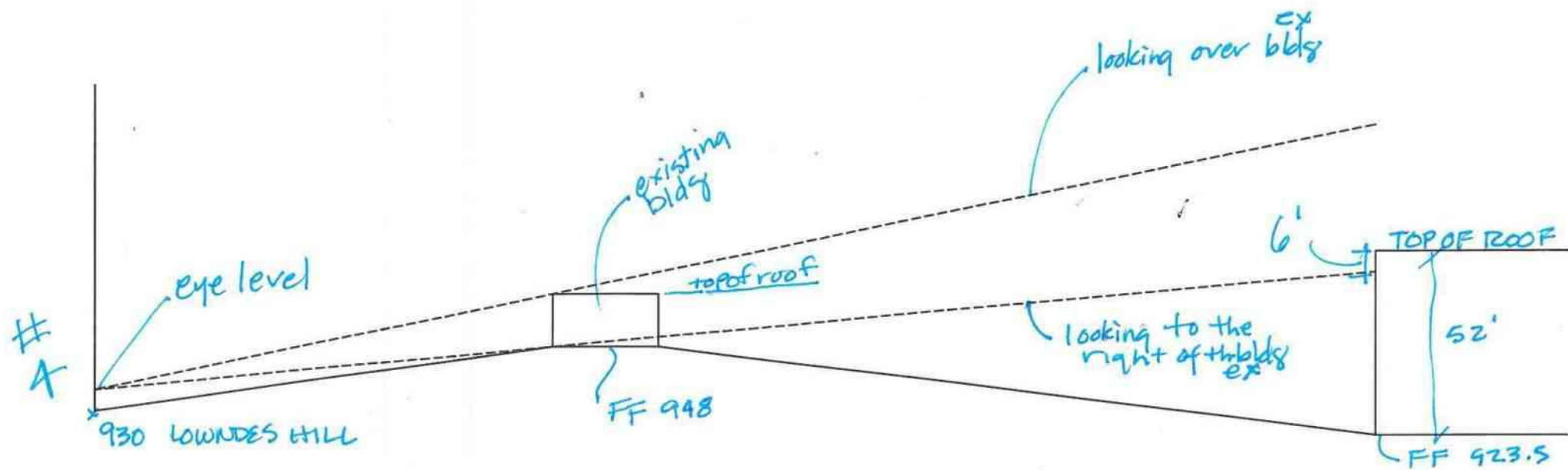
© 2022 Google



4 ft

Report problem





looking from lowndes hill through Solutions Recovery







PROJECT

# The Riley at Overbrook

a Family Apartment Community  
Greenville, South Carolina

CHARACTER ELEVATION



CONTRACTOR

Progress Carolina  
  
709 North Main Street PO Box 303  
Aynor, SC 29511  
VOICE: (843) 358-0009  
FAX: (866) 869-7144  
  
CONTACT: Brett Callaghan  
EMAIL: bcallaghan@progressbuildersllc.com

CIVIL

Thomas & Hutton  
  
1501 Main Street, Suite 760  
Columbia, SC 29201  
VOICE: (803) 451-6796  
  
CONTACT: Mark DeSouza  
EMAIL: desouza.m@landhcom

ARCHITECT

Progress Design Studio, PLLC  
  
5403 Ditchley Road  
Richmond, VA 23226  
VOICE: (704) 692-9587  
  
CONTACT: Michael Haynes  
VOICE: (704) 692-9587  
EMAIL: michael@pdspllc.com

STRUCTURAL

House Engineering, P.C.  
  
P.O. BOX 466  
KITTY HAWK, NC 27949  
VOICE: (252) 261-8253  
FAX: (252) 261-3283  
  
CONTACT: Bryan Seawell  
EMAIL: bryans@houseengineering.net

MEP

Vrettos Pappas  
Consulting Engineers  
  
2815 Coliseum Centre Drive, Suite 180  
Charlotte, NC 28217  
VOICE: (704) 372-7755  
FAX: (704) 372-7799  
  
CONTACT: Zachary Joyce  
EMAIL: zhjoyce@VPCE.com

INTERIORS

8th Avenue Interiors  
  
709 North Main Street PO Box 215  
Aynor, SC 29511  
VOICE: (843) 358-1052  
  
CONTACT: MaryAnn Brooks

GOVERNMENT

City of Greenville  
Building and Permit Inspections  
  
206 South Main St.  
Greenville, SC 29601  
  
Phone: (864) 232-2273

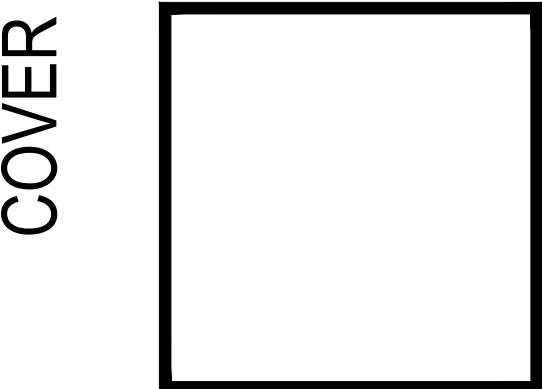
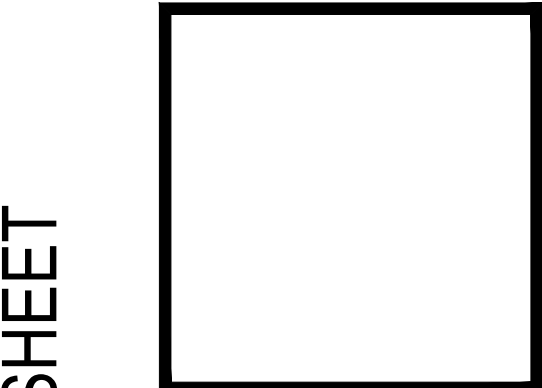
VICINITY MAP + SITE INFORMATION



DHD Riley, LLC  
709 North Main Street  
Suite 200  
Aynor, SC 29511  
(843) 358-1053  
(866) 685-2552 FAX  
  
CONTACT: Drew Schaumber  
EMAIL: drew@schaumberdevelopmen.com



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Richmond, VA 23226  
(P) 704.692.9587  
  
marketing@progressdesignstudio.com  
www.progressdesignstudio.com



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The Riley at Overbrook

Family Apartments

Greenville, South Carolina

DHD Riley, LLC

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|------------|---------------|------|
| Drawn By   |               |      |
| PDS        |               |      |
| Checked By |               |      |
| PDS        |               |      |
| Date       |               |      |
| 05/19/2022 |               |      |
| #          | Issue History | Date |
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Project Number

21313

Sheet

A0.00

Planning Commission 05/19/2022







| ABBREVIATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             | GENERAL NOTES        |             | The Riley at Overbrook |             |          |    |               |    |     |     |                                 |               |   |     |     |           |               |   |     |     |    |               |    |       |       |                                 |               |   |       |       |           |               |   |       |       |    |               |    |       |       |                                 |               |   |       |       |           |               |   |       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| <div><div><div>AVG. AVERAGE</div><div>ALT. ALTERNATE</div><div>A.F.F. ABOVE FINISH FLOOR</div><div>ABV. ABOVE</div><div>ADJ. ADJACENT</div><div>ALUM. ALUMINUM</div><div>ARCH. ARCHITECT</div><div>BALC. BALCONY</div><div>BLDG. BUILDING</div><div>BDRM. BEDROOM</div><div>BLK. BLOCKING</div><div>BM. BEAM</div><div>C.L. CENTER LINE</div><div>C.O. CASED OPENING</div><div>CLO. CLOSET</div><div>CLG. CEILING</div><div>COL. COLUMN</div><div>COMP. COMPOSITION</div><div>CONC. CONCRETE</div><div>CONST. CONSTRUCTION</div><div>CONT. CONTINUOUS</div><div>C.T. CERAMIC TILE</div><div>DECOR. DECORATIVE</div><div>DTL. DETAIL</div><div>DIA. DIAMETER</div><div>DIM. DIMENSION</div><div>DWGS. DRAWINGS</div><div>DN. DOWN</div><div>D.S. DOWN SPOUT</div><div>E.A. EACH</div><div>EB. EYEBROW</div><div>E.W. EACH WAY</div><div>ELEC. ELECTRIC</div><div>EL. ELEVATION</div><div>EQ. EQUAL</div><div>EXIST. EXISTING</div><div>EXP. EXPANSION</div><div>E.J. EXPANSION JOINT</div><div>EXT. EXTERIOR</div><div>FAB. FABRICATE</div><div>FIN. FINISH</div><div>F.C. FIRE CODE</div><div>FF. FINISH FLOOR</div><div>F.P. FIRE PLACE</div><div>FLASH. FLASHING</div><div>F.LR. FLOOR</div><div>FLUOR. FLUORESCENT</div><div>FTG. FOOTING</div><div>FOUN. FOUNDATION</div><div>F.B.O. FURNISHED BY OTHERS</div><div>GALV. GALVANIZED</div><div>G.I. GALVANIZED IRON</div><div>GA. GAUGE</div><div>GEN. GENERAL</div><div>G.C. GENERAL CONTRACTOR</div><div>GYP BD. GYPSUM BOARD</div><div>HT. HEIGHT</div><div>HVAC. HEATING, VENTILATION, AND AIR CONDITIONING</div><div>HDR. HEADER</div><div>HORIZ. HORIZONTAL</div><div>HR. HOUR</div><div>HD HT. HEADER HEIGHT</div><div>INSUL. INSULATION</div><div>INT. INTERIOR</div><div>JAN. JANITOR</div><div>JOINT. JOINT</div><div>KIT. KITCHEN</div><div>K.S. KNEE SPACE</div><div>LAM. LAMINATE</div><div>LT. LIGHT</div><div>MFR. MANUFACTURER</div><div>MAS. MASONRY</div><div>M.D. MASONRY DIMENSION</div><div>M.O. MASONRY OPENING</div><div>MAX. MAXIMUM</div><div>MECH. MECHANICAL</div><div>MEP. MECHANICAL, ELECTRICAL, AND PLUMBING</div><div>MED. MEDIUM</div><div>MTL. METAL</div><div>MIN. MINIMUM</div><div>MISC. MISCELLANEOUS</div><div>N. NORTH</div><div>N.I.C. NOT IN CONTRACT</div><div>N.T.S. NOT TO SCALE</div><div>O.C. ON CENTER</div><div>OPF. OPENING</div><div>OPP H. OPPOSITE HAND</div><div>O.S.B. ORIENTED STRAND BOARD</div><div>O.H.D. OVER HEAD DOOR</div><div>PVMT. PAVEMENT</div><div>PL. PLATE</div><div>PLAS. LAM. PLASTIC LAMINATE</div><div>PLYWD. PLYWOOD OR O.S.B.</div><div>POL. POLISHED</div><div>P.T. PRESSURE TREATED</div><div>R. RADIUS OR RISER</div><div>RECPT. RECEPTACLE</div><div>REF. REFERENCE</div><div>REFRIG. REFRIGERATOR</div><div>REINF. REINFORCING</div><div>REQD. REQUIRED</div><div>RM. ROOM</div><div>R.D. ROOF DRAIN</div><div>R.O. ROUGH OPENING</div><div>S.F. SQUARE FOOT</div><div>SCHED. SCHEDULE</div><div>SECT. SECTION</div><div>SHT. SHEET</div><div>SM. SIMILAR</div><div>STC. SOUND TRANSMISSION COEFFICIENT</div><div>S.A.B. SOUND ATTENUATION BLANKET</div><div>SPEC. SPECIFIED OR SPECIFICATIONS</div><div>S.R.O. SHEET ROCK OPENING</div><div>STD. STANDARD</div><div>STL. STEEL</div><div>STRUCT. STRUCTURAL</div><div>STOR. STORAGE</div><div>SQ. SQUARE</div><div>THK. THICK</div><div>TREAD. TILE OR TOP</div><div>T.O.D. TOP OF DECK</div><div>T.O.H. TOP OF HEEL</div><div>T.O.P. TOP OF PLATE</div><div>TYP. TYPICAL</div><div>UNO. UNLESS NOTED OTHERWISE</div><div>VERT. VERTICAL</div><div>W.W.M. WELDED WIRE MESH</div><div>WI. WITH</div><div>WD. WOOD</div><div>W.I.C. WALK IN CLOSET</div><div>WT. WEIGHT</div></div></div> <div><div>1. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR THE SAFE EXECUTION OF THE WORK. THE GENERAL CONTRACTOR IS ALSO RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.</div><div>2. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY, SURVEY THE PROJECT, AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY AND/OR UNCERTAINTY REGARDING WHAT PRODUCT OR MATERIAL IS TO BE USED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR ARCHITECT PRIOR TO COMMENCEMENT OF WORK.</div><div>3. THE GENERAL CONTRACTOR SHALL PAY ALL FEES, GIVE ALL REQUIRED NOTICES, FILE ALL NECESSARY DRAWINGS, AND OBTAIN ALL PERMITS AND CERTIFICATES OR APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR, AND ALL SUBCONTRACTORS, SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.</div><div>4. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, LOCAL, AND STATE CODES AND AMENDMENTS. CONSTRUCTION MATERIALS MUST MEET LOCAL, STATE, FEDERAL, AND ENVIRONMENTAL REGULATIONS AND SPECIFICATIONS</div><div>5. THE CONTRACTOR SHALL EMPLOY AN APPROVED TESTING LABORATORY, AS REQUIRED BY GOVERNING AUTHORITIES, TO MAKE ALL TESTS FOR CONCRETE, SOIL COMPACTION, WELDING OF STEEL, SHEAR NAILING, AND ROOFING TO INSURE COMPLIANCE WITH PLANS, SPECIFICATIONS, STANDARDS AND LOCAL CODES. ALSO PROVIDE WRITTEN RESULTS TO ARCHITECT FOR THEIR REVIEW. SUB CONTRACTORS ARE RESPONSIBLE FOR PAYMENT OF RE-TESTS OF WORK FOUND TO BE DEFICIENT DURING PREVIOUS TRSTING.</div><div>6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF THESE DIMENSIONS.</div><div>7. ANY ERRORS, OMISSIONS, OR INCONSISTENCIES WITHIN THESE DRAWINGS OR ANY VARIATION BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.</div><div>8. REFER TO AND COORDINATE THESE DRAWINGS WITH SITE AND LANDSCAPE DRAWINGS PROVIDED BY OTHERS.</div><div>9. REMOVE RUBBISH FROM SITE AS REQUIRED TO MAINTAIN A SAFE WORKING ENVIRONMENT.</div><div>10. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BY THE SUBCONTRACTORS BEFORE TURNING OVER WORK TO THE OWNER.</div><div>11. STORE MATERIAL IN A LOCATION APPROVED BY THE OWNER.</div><div>12. ALL SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH OTHER TRADES AND NOTIFY THE GENERAL CONTRACTOR OF ANY DISCREPANCIES PRIOR TO CONTINUING CONSTRUCTION.</div><div>13. REFER TO CIVIL DRAWINGS FOR LOCATION OF SIDEWALKS AND DETAILS, LOCATIONS OF FENCES, RETAINING WALLS, FIRE HYDRANT LOCATIONS, TRANSFORMER LOCATIONS, CURB CUTS, AND SITE LIGHTING (IF UNDER CIVIL CONTRACT).</div><div>14. THERE WILL BE NO HIGH-PILED STOCK OR RACK STORAGE IN ANY BUILDING TYPE.</div></div> <div><div>CONSTRUCTION NOTES</div><div><div>1. ALL DIMENSIONS ARE TAKEN TO THE FACE OF STUD UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.</div><div>2. THE UNIT SEPARATION IS DIMENSIONED 8" (3 1/2" + 1" AIR SPACE + 3 1/2") FRAME TO FRAME UNLESS OTHERWISE NOTED.</div><div>3. UNIT/UNIT WALL ASSEMBLIES MEET THE FOLLOWING : FLOOR/CEILING ASSEMBLIES AND TENANT SEPARATION ASSEMBLIES ARE RATED AT STC 50 AND IIC 50 MINIMUM.</div><div>4. ALL PLUMBING WALLS EXCEPT AS NOTED SHALL BE FRAMED WITH 2 X 6 STUDS. REMAINING INTERIOR STUD WALLS SHALL BE FRAMED WITH 2 X 4 STUDS UNLESS NOTED OTHERWISE ON UNIT PLANS.</div><div>5. DRAFT STOPS AT FLOOR CEILING ASSEMBLIES TO BE IN LINE WITH WALLS SEPARATING UNITS. ATTIC DRAFTSTOPS TO BE IN LINE WITH WALLS SEPARATING UNITS OR AS SHOWN ON ROOF PLANS.</div><div>6. ALL SILLS IN CONTACT WITH CONCRETE TO BE BE PRESSURE TREATED AND HAVE A CONTINUOUS 3/4" BEAD OF CONSTRUCTION ADHESIVE ON ENTIRE PERIMETER OF BLDG.</div><div>7. PROVIDE DENSARMOR IN BOTH TUB AND SHOWER AND HVAC COMPARTMENTS, UNLESS NOTED OTHERWISE. ALL BATHROOMS AND LAUNDRY ROOMS MUST HAVE MOISTURE/ MOLD RESISTANT DRYWALL INSTALLED ON WALLS AND CEILINGS. REFER TO A-9.03.</div><div>8. FLASHING SHALL BE INSTALLED AROUND ALL WINDOW AND ROOF OPENINGS AND AT THE INTERSECTION OF CHIMNEYS, WOOD CONSTRUCTION, AND FRAME WALLS. CAULK AND MAKE WEATHER-TIGHT.</div><div>9. REFER TO STRUCTURAL DRAWINGS FOR ALL SHEAR WALL LOCATIONS, LENGTHS, AND NAILING PATTERNS.</div><div>10. ALL WORK AND EQUIPMENT TO BE FULLY GUARANTEED FOR ONE (1) YEAR FROM DATE OF FINAL PAYMENT AND ACCEPTANCE.</div><div>11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERSONALLY INSPECT THE WORK IN PROGRESS, ASSURING HIMSELF THAT THE WORK ON ANY OR ALL PARTS OF THE PROJECT IS READY FOR PERIODIC AND/OR FINAL REVIEW, BEFORE NOTIFYING THE ARCHITECT AND OWNER TO MAKE THEIR SITE/PROJECT OBSERVATION VISIT OF THE WORK.</div><div>12. ENGINEERED SHOP DRAWINGS FOR PRE-ENGINEERED WOOD TRUSSES SHALL BE SUBMITTED BY THE STRUCTURAL ENGINEER OR TRUSS MANUFACTURER FOR REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FABRICATION AND INSTALLATION.</div><div>13. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND CORRECT STUD SPACING.</div><div>14. EXIT CORRIDORS TO HAVE A MINIMUM RATED 2A-10B:C FIRE EXTINGUISHER WITHIN A 75-FOOT TRAVEL DISTANCE AND MOUNTED ON THE WALL OR IN CABINETS SUCH THAT THE TOP IS NO MORE THAN 5-FEET ABOVE FLOOR LEVEL.</div><div>15. ALL UNIT ENTRANCES SHALL HAVE AN FHA ACCESSIBLE ENTRY THRESHOLD AND LEVER HARDWARE SHALL BE PROVIDED ON ALL DOORS IN ALL UNITS.</div><div>16. ANY OPERABLE WINDOW IN WHICH THE OPENING OF THE SILL PORTION IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW SHALL HAVE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW AT A HEIGHT NOT LESS THAN 24 INCHES ABOVE FINISHED FLOOR OF THE ROOM WITHIN THE WINDOW IS LOCATED.</div><div>17. A 4400 SERIES KNOXBOX SHALL BE INSTALLED AT THE CLUBHOUSE AND EACH RISER ROOM.</div></div></div> <div><div>Notes: Project Summary</div><div><div>- 88 Total Units</div><div>- (1) 48- Unit Building (Building 1)</div><div>- (1) 40- Unit Building (Building 2)</div><div>- (1) Community Building</div><div>- (1) Gazebo</div><div>- (1) Playground Area</div><div>- (1) Trash Enclosure</div><div>- Unit Mix:<div>1-Bed Units (16)</div><div>2-Bed Units (40)</div><div>3-Bed Units (32)</div></div></div></div> <div><div>Unit Summary</div><table><tr><th>Unit</th><th>Unit Type</th><th># of Units</th><th>Heated Area</th><th>Gross SF</th></tr><tr><td>A1</td><td>1 Bed/ 1 Bath</td><td>14</td><td>863</td><td>914</td></tr><tr><td>A1 (Sight and Hearing impaired)</td><td>1 Bed/ 1 Bath</td><td>1</td><td>863</td><td>914</td></tr><tr><td>A1 Type A</td><td>1 Bed/ 1 Bath</td><td>1</td><td>863</td><td>914</td></tr><tr><td>B1</td><td>2 Bed/ 2 Bath</td><td>37</td><td>1,153</td><td>1,211</td></tr><tr><td>B1 (Sight and Hearing impaired)</td><td>2 Bed/ 2 Bath</td><td>1</td><td>1,153</td><td>1,211</td></tr><tr><td>B1 Type A</td><td>2 Bed/ 2 Bath</td><td>2</td><td>1,153</td><td>1,211</td></tr><tr><td>C1</td><td>3 Bed/ 2 Bath</td><td>29</td><td>1,324</td><td>1,387</td></tr><tr><td>C1 (Sight and Hearing impaired)</td><td>3 Bed/ 2 Bath</td><td>1</td><td>1,324</td><td>1,387</td></tr><tr><td>C1 Type A</td><td>3 Bed/ 2 Bath</td><td>2</td><td>1,324</td><td>1,387</td></tr><tr><td>Total</td><td></td><td>88</td><td></td><td></td></tr></table></div> <div><div>Building Summary</div><table><tr><th>Building</th><th>Heated Total Square Footage</th><th>Total Square Footage</th></tr><tr><td>1</td><td>55,760</td><td>68,082</td></tr><tr><td>2</td><td>46,536</td><td>57,435</td></tr><tr><td>Clubhouse</td><td>2,399</td><td>2,484</td></tr></table></div> |                             | Unit                 | Unit Type   | # of Units             | Heated Area | Gross SF | A1 | 1 Bed/ 1 Bath | 14 | 863 | 914 | A1 (Sight and Hearing impaired) | 1 Bed/ 1 Bath | 1 | 863 | 914 | A1 Type A | 1 Bed/ 1 Bath | 1 | 863 | 914 | B1 | 2 Bed/ 2 Bath | 37 | 1,153 | 1,211 | B1 (Sight and Hearing impaired) | 2 Bed/ 2 Bath | 1 | 1,153 | 1,211 | B1 Type A | 2 Bed/ 2 Bath | 2 | 1,153 | 1,211 | C1 | 3 Bed/ 2 Bath | 29 | 1,324 | 1,387 | C1 (Sight and Hearing impaired) | 3 Bed/ 2 Bath | 1 | 1,324 | 1,387 | C1 Type A | 3 Bed/ 2 Bath | 2 | 1,324 | 1,387 | Total |  | 88 |  |  | Building | Heated Total Square Footage | Total Square Footage | 1 | 55,760 | 68,082 | 2 | 46,536 | 57,435 | Clubhouse | 2,399 | 2,484 |
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|       |       |  |    |  |  |          |                             |                      |   |        |        |   |        |        |           |       |       |
| Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               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|       |       |  |    |  |  |          |                             |                      |   |        |        |   |        |        |           |       |       |
| Clubhouse                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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|       |       |  |    |  |  |          |                             |                      |   |        |        |   |        |        |           |       |       |

| Building Breakdown              |               |            |             |              |
|---------------------------------|---------------|------------|-------------|--------------|
| Building 1                      |               |            |             |              |
| Unit                            | Unit Type     | # of Units | Heated Area | Total Heated |
| A1                              | 1 Bed/ 1 Bath | 7          | 863         | 6,041        |
| A1 (Sight and Hearing impaired) | 1 Bed/ 1 Bath | 1          | 863         | 863          |
| B1                              | 2 Bed/ 2 Bath | 22         | 1,153       | 25,366       |
| B1 (Sight and Hearing impaired) | 2 Bed/ 2 Bath | 1          | 1,153       | 1,153        |
| B1 Type A                       | 2 Bed/ 2 Bath | 1          | 1,153       | 1,153        |
| C1                              | 3 Bed/ 2 Bath | 15         | 1,324       | 19,860       |
| C1 Type A                       | 3 Bed/ 2 Bath | 1          | 1,324       | 1,324        |
| Total                           |               | 48         |             | 55,760       |
| Building 2                      |               |            |             |              |
| Unit                            | Unit Type     | # of Units | Heated Area | Total Heated |
| A1                              | 1 Bed/ 1 Bath | 7          | 863         | 6,041        |
| A1 Type A                       | 1 Bed/ 1 Bath | 1          | 863         | 863          |
| B1                              | 2 Bed/ 2 Bath | 15         | 1,153       | 17,295       |
| B1 Type A                       | 2 Bed/ 2 Bath | 1          | 1,153       | 1,153        |
| C1                              | 3 Bed/ 2 Bath | 14         | 1,324       | 18,536       |
| C1 (Sight and Hearing impaired) | 3 Bed/ 2 Bath | 1          | 1,324       | 1,324        |
| C1 Type A                       | 3 Bed/ 2 Bath | 1          | 1,324       | 1,324        |
| Total                           |               | 40         |             | 46,536       |

| VICINITY MAP + SITE INFORMATION |  | ACCESSIBILITY COMPLIANCE NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | LEGEND |  |
|---------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------|--|
|                                 |  | <p>THIS PROJECT IS REQUIRED TO MEET SEVERAL DIFFERENT ACCESSIBILITY CODES. SOME OF THESE CODES CONTRADICT AND/OR HAVE VARYING DEGREES OF REQUIRED ACCESSIBILITY. ONLY THE MOST STRINGENT REQUIREMENTS SHALL BE UTILIZED IN THE CONSTRUCTION OF THIS PROJECT. THE FOLLOWING NOTES ARE PROVIDED AS A GUIDE TO BUILDING THIS PROJECT. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CODES AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THESE NOTES ARE CONTRADICTORY TO THE ACTUAL CONSTRUCTION.</p> <p>ACCESSIBLE ROUTES THROUGHOUT THE SITE:<br/>WHEN A BUILDING, OR PORTION OF A BUILDING, IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTALS OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES AND BETWEEN BUILDINGS AND THE PUBLIC WAY. REFER TO THE CIVIL ENGINEER AND/OR LANDSCAPE ARCHITECT PLANS FOR ALL ACCESSIBLE ROUTES ON THE SITE AND THE APPLICABLE REQUIREMENTS INCLUDING BUT NOT LIMITED TO SIGNAGE, CURB RAMP, CROSS SLOPE, WIDTH OF ROUTE, ETC.</p> <p>PUBLIC USE FACILITIES:<br/>BUILDINGS, MAIL SERVICES, TRASH REFUSE AREAS, RECREATIONAL AREAS, SWIMMING POOLS, ETC. SHALL BE READILY ACCESSIBLE TO AND USABLE BY PEOPLE WITH DISABILITIES.</p> <p>TYPE 'A' AND TYPE 'B' UNITS:<br/>REFER TO THE DIAGRAMS ON SHEETS A-1.01 AND A-1.02 FOR REINFORCING REQUIREMENTS FOR FUTURE INSTALLATION OF GRAB BARS. ALL UNITS SHALL BE TYPE 'B' UNITS UNLESS OTHERWISE LABELED AS A TYPE 'A' UNIT AND SHALL HAVE THE REQUIRED REINFORCING FOR FUTURE GRAB BARS. REFER TO THE ARCHITECTURAL SITE PLAN FOR TYPE 'A' UNIT LOCATIONS. THE DIAGRAMS ARE MEANT AS A GUIDE--THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CODES.</p> |  |        |  |

Building Breakdown

Building 1

| Unit                            | Unit Type     | # of Units | Heated Area | Total Heated |
|---------------------------------|---------------|------------|-------------|--------------|
| A1                              | 1 Bed/ 1 Bath | 7          | 863         | 6,041        |
| A1 (Sight and Hearing impaired) | 1 Bed/ 1 Bath | 1          | 863         | 863          |
| B1                              | 2 Bed/ 2 Bath | 22         | 1,153       | 25,366       |
| B1 (Sight and Hearing impaired) | 2 Bed/ 2 Bath | 1          | 1,153       | 1,153        |
| B1 Type A                       | 2 Bed/ 2 Bath | 1          | 1,153       | 1,153        |
| C1                              | 3 Bed/ 2 Bath | 15         | 1,324       | 19,860       |
| C1 Type A                       | 3 Bed/ 2 Bath | 1          | 1,324       | 1,324        |
| Total                           |               | 48         |             | 55,760       |

Building 2

| Unit                            | Unit Type     | # of Units | Heated Area | Total Heated |
|---------------------------------|---------------|------------|-------------|--------------|
| A1                              | 1 Bed/ 1 Bath | 7          | 863         | 6,041        |
| A1 Type A                       | 1 Bed/ 1 Bath | 1          | 863         | 863          |
| B1                              | 2 Bed/ 2 Bath | 15         | 1,153       | 17,295       |
| B1 Type A                       | 2 Bed/ 2 Bath | 1          | 1,153       | 1,153        |
| C1                              | 3 Bed/ 2 Bath | 14         | 1,324       | 18,536       |
| C1 (Sight and Hearing impaired) | 3 Bed/ 2 Bath | 1          | 1,324       | 1,324        |
| C1 Type A                       | 3 Bed/ 2 Bath | 1          | 1,324       | 1,324        |
| Total                           |               | 40         |             | 46,536       |

VICINITY MAP + SITE INFORMATION

ACCESSIBILITY COMPLIANCE NOTES

THIS PROJECT IS REQUIRED TO MEET SEVERAL DIFFERENT ACCESSIBILITY CODES. SOME OF THESE CODES CONTRADICT AND/OR HAVE VARYING DEGREES OF REQUIRED ACCESSIBILITY. ONLY THE MOST STRINGENT REQUIREMENTS SHALL BE UTILIZED IN THE CONSTRUCTION OF THIS PROJECT. THE FOLLOWING NOTES ARE PROVIDED AS A GUIDE TO BUILDING THIS PROJECT. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CODES AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THESE NOTES ARE CONTRADICTORY TO THE ACTUAL CONSTRUCTION.

ACCESSIBLE ROUTES THROUGHOUT THE SITE: WHEN A BUILDING, OR PORTION OF A BUILDING, IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES AND BETWEEN BUILDINGS AND THE PUBLIC WAY. REFER TO THE CIVIL ENGINEER AND/OR LANDSCAPE ARCHITECT PLANS FOR ALL ACCESSIBLE ROUTES ON THE SITE AND THE APPLICABLE REQUIREMENTS INCLUDING BUT NOT LIMITED TO SIGNAGE, CURB RAMPS, CROSS SLOPE, WIDTH OF ROUTE, ETC.

PUBLIC USE FACILITIES: BUILDINGS, MAIL SERVICES, TRASH REFUSE AREAS, RECREATIONAL AREAS, SWIMMING POOLS, ETC. SHALL BE READILY ACCESSIBLE TO AND USABLE BY PEOPLE WITH DISABILITIES.

TYPE 'A' AND TYPE 'B' UNITS: REFER TO THE DIAGRAMS ON SHEETS A-1.01 AND A-1.02 FOR REINFORCING REQUIREMENTS FOR FUTURE INSTALLATION OF GRAB BARS. ALL UNITS SHALL BE TYPE 'B' UNITS UNLESS OTHERWISE LABELED AS A TYPE 'A' UNIT AND SHALL HAVE THE REQUIRED REINFORCING FOR FUTURE GRAB BARS. REFER TO THE ARCHITECTURAL SITE PLAN FOR TYPE 'A' UNIT LOCATIONS. THE DIAGRAMS ARE MEANT AS A GUIDE--THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CODES.

LEGEND

2 X STUD WALL FRAMING

1 HOUR SEPARATION WALL

WINDOW TAG

DOOR TAG

DETAIL SECTION TAG: NUMBER INDICATES DETAIL FOUND IN SHEET SERIES AX.XX

AX.XX

WALL SECTION TAG: NUMBER INDICATES WALL SECTIONS FOUND IN SHEET SERIES AX.XX

X/AX.XX

WALL ASSEMBLY TAG

INTERIOR ELEVATION TAG

EXTERIOR ELEVATION TAG

30" X 48" OR 30" X 52" CLEAR FLOOR SPACE W/ 2" TOLERANCE AREA BUILT IN (REFER TO PLANS FOR SPECIFIC LOCATIONS)

ELEVATION (HEIGHT) TAG

FINISH FLOOR ELEV. 100'-0"

PROJECT SUMMARY

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The Riley at Overbrook

Family Apartments

Greenville, South Carolina

DHD Riley, LLC

Planning Commission 05/19/2022

Drawn By

PDS

Checked By

PDS

Date

05/19/2022

| # | Issue History | Date |
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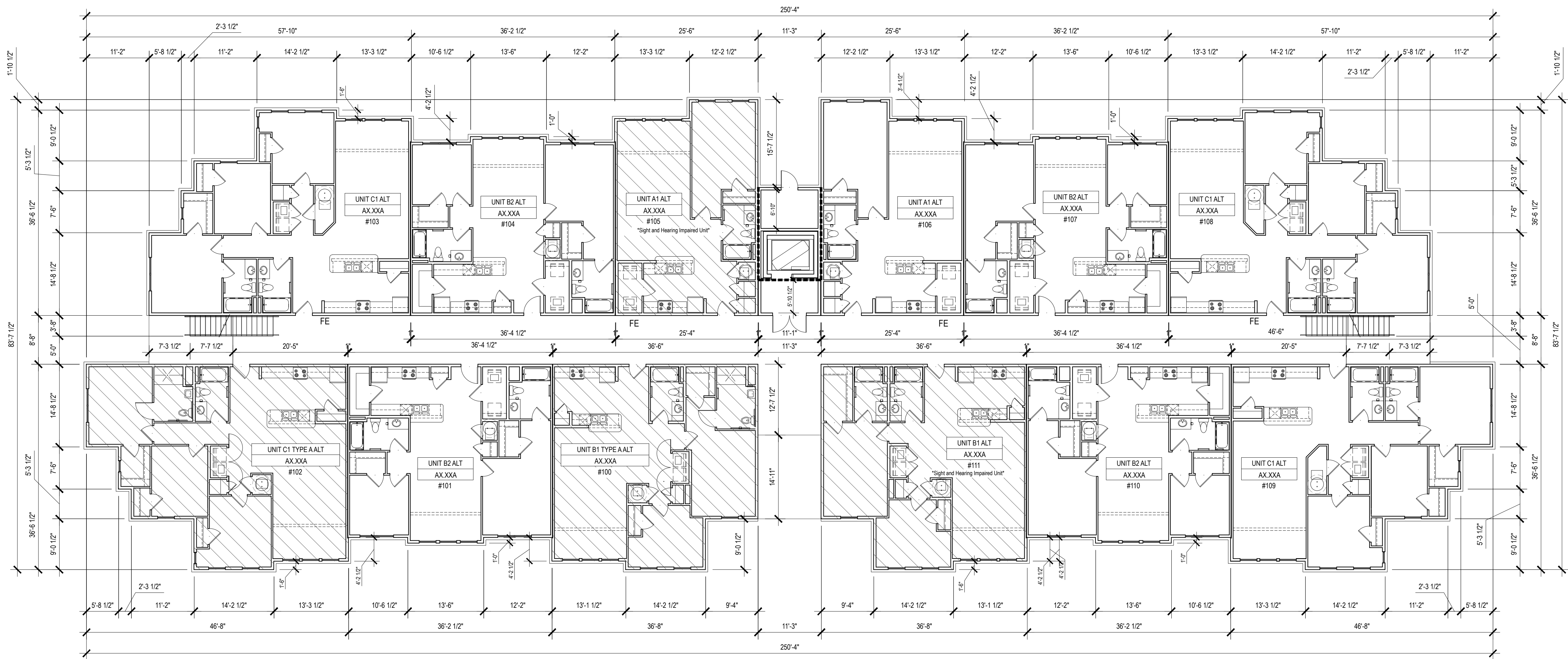
Project Number

21313

Sheet

A1.00





**LEGEND--BUILDING PLANS**

- 1 HOUR FIRE PARTITION  
REFER TO 2A, 2B/ A8.00
- FIRE EXTINGUISHERS SHALL BE LOCATED  
IN BREEZEWAYS SUCH THAT THE MAXIMUM  
DISTANCE BETWEEN EXTINGUISHERS IS 75'
- FE  
WALL TYPE TAG  
REFER TO SHEET A/8.00
- EXTERIOR ELEVATION TAG  
REFER TO ELEVATION SHEETS
- DOOR TAG  
REFER TO SHEET A/8.10
- WINDOW TAG  
REFER TO SHEET A/8.11
- WALL SECTION TAG  
X.XX.XX
- TYPE 'A' + SIGHT AND HEARING IMPAIRED  
UNIT LOCATIONS
- BUILDING: TYPE VA CONSTRUCTION (REFER TO A/1.00)  
CLUBHOUSE: TYPE VA CONSTRUCTION (REFER TO A/1.00)

**1 BUILDING 1 1ST FLOOR DIMENSION PLAN**  
SCALE: 3/32" = 1'-0"



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BUILDING 1 1ST FLOOR  
DIMENSION PLAN

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**The Riley at Overbrook**  
Family Apartments  
Greenville, South Carolina  
DHD Riley, LLC

Planning Commission 05/19/2022

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| Drawn By<br>PDS    |               |      |
| Checked By<br>PDS  |               |      |
| Date<br>05/19/2022 |               |      |
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Project Number  
**21313**  
Sheet  
**A2.11**



LEGEND--BUILDING PLANS

1 HOUR FIRE PARTITION  
REFER TO 2A, 2B/ A8.00

FE

WALL TYPE TAG  
REFER TO SHEET A/8.00

EXTERIOR ELEVATION TAG  
REFER TO ELEVATION SHEETS

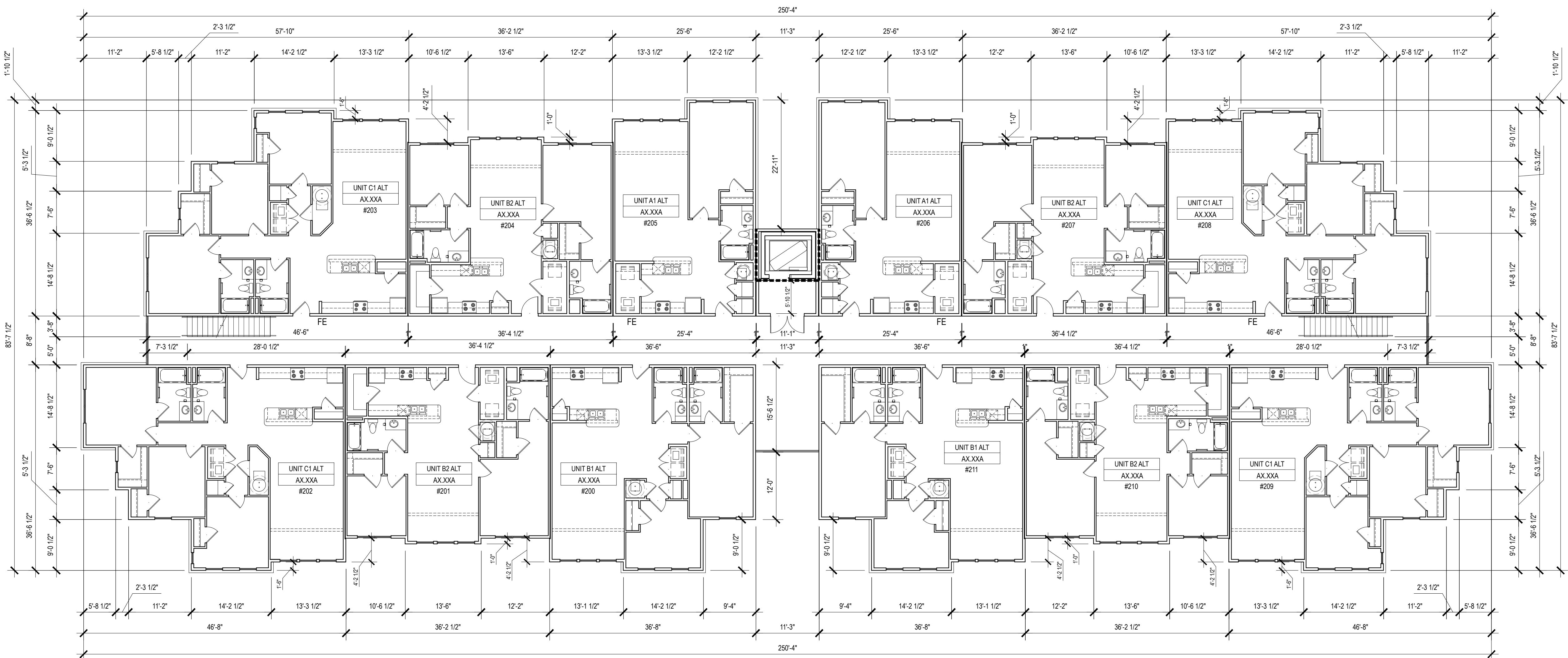
DOOR TAG  
REFER TO SHEET A/8.10

WINDOW TAG  
REFER TO SHEET A/8.11

WALL SECTION TAG  
XXX.XX

TYPE 'A' + SIGHT AND HEARING IMPAIRED  
UNIT LOCATIONS

BUILDING: TYPE VA CONSTRUCTION (REFER TO A/1.00)  
CLUBHOUSE: TYPE VA CONSTRUCTION (REFER TO A/1.00)



1

BUILDING 1 2ND FLOOR DIMENSION PLAN  
SCALE: 3/32" = 1'-0"



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BUILDING 1 2ND FLOOR  
DIMENSION PLAN

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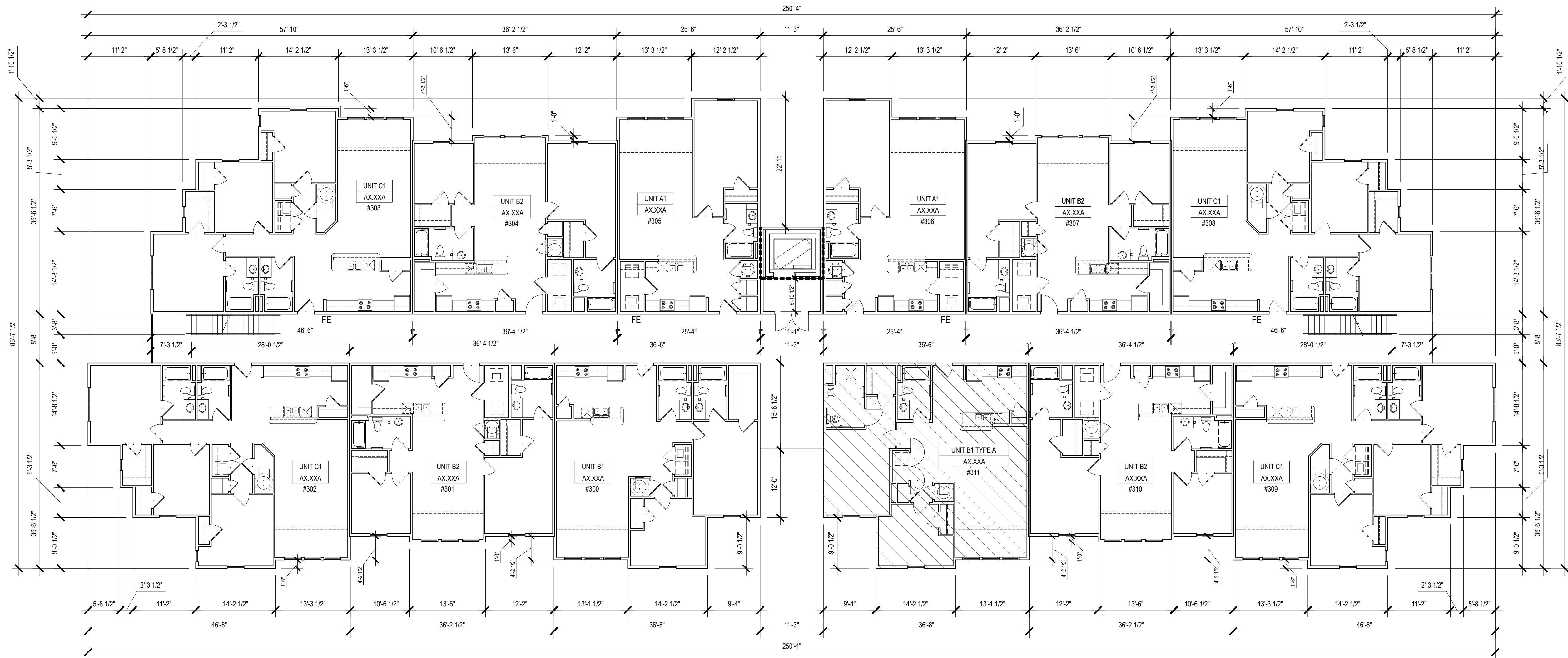
The Riley at Overbrook  
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Greenville, South Carolina  
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Planning Commission 05/19/2022

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| Checked By | PDS           |      |
| Date       | 05/19/2022    |      |
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Project Number  
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A2.12





LEGEND--BUILDING PLANS

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FE

1 HOUR FIRE PARTITION  
REFER TO 2A, 2B/ A8.00

FIRE EXTINGUISHERS SHALL BE LOCATED  
IN BREEZEWAYS SUCH THAT THE MAXIMUM  
DISTANCE BETWEEN EXTINGUISHERS IS 75'

WALL TYPE TAG  
REFER TO SHEET A/8.00

EXTERIOR ELEVATION TAG  
REFER TO ELEVATION SHEETS

DOOR TAG  
REFER TO SHEET A/8.10

WINDOW TAG  
REFER TO SHEET A/8.11

WALL SECTION TAG  
XAX.XX

TYPE 'A' + SIGHT AND HEARING IMPAIRED  
UNIT LOCATIONS

BUILDING: TYPE VA CONSTRUCTION (REFER TO A/1.00)  
CLUBHOUSE: TYPE VA CONSTRUCTION (REFER TO A/1.00)

Progress Design Studio

ARCHITECTURE  
PLANNING  
VISUALIZATION

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BUILDING 1 3RD FLOOR  
DIMENSION PLAN

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Project Number  
21313

Sheet  
A2.13

1 BUILDING 1 3RD FLOOR DIMENSION PLAN  
SCALE: 3/32" = 1'-0"





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BUILDING 1 14TH FLOOR  
DIMENSION PLAN

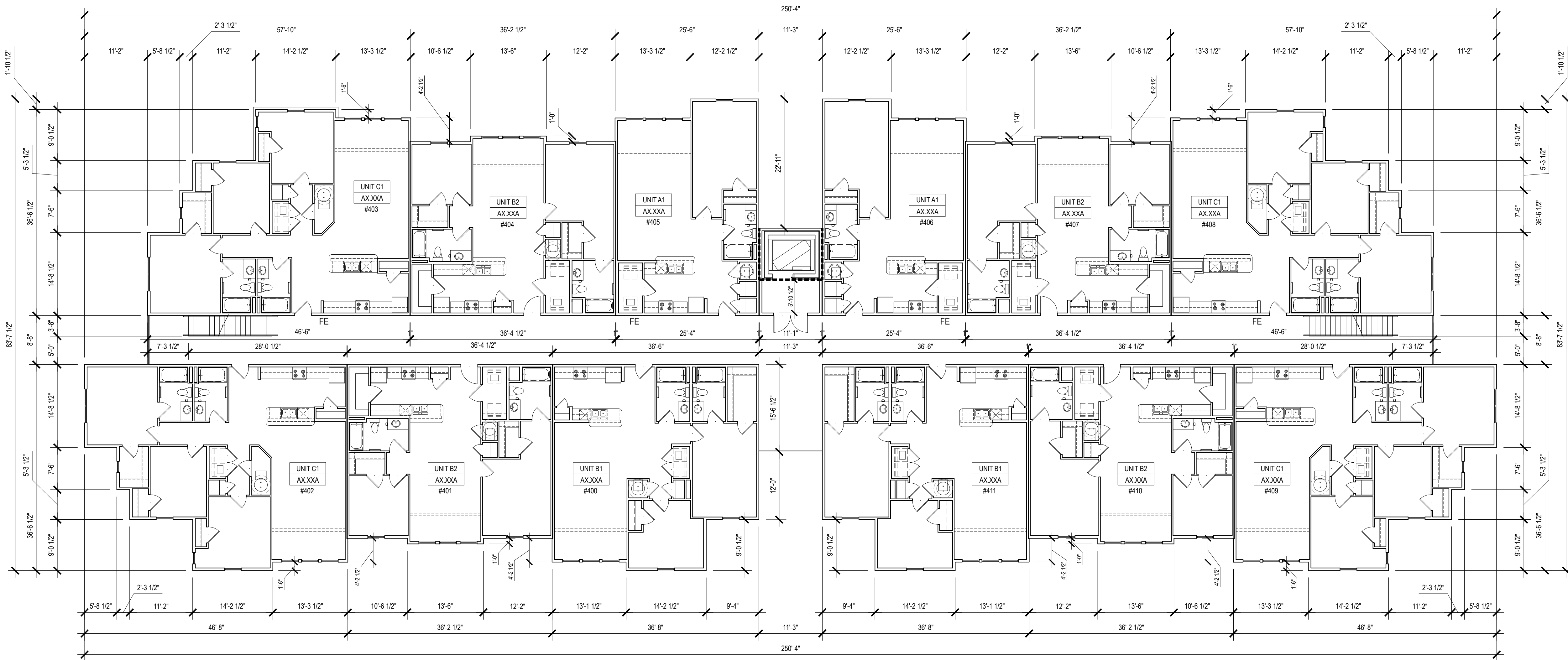
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Planning Commission 05/19/2022

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LEGEND--BUILDING PLANS

1 HOUR FIRE PARTITION  
REFER TO 2A, 2B/ A8.00

FE

WALL TYPE TAG  
REFER TO SHEET A/8.00

EXTERIOR ELEVATION TAG  
REFER TO ELEVATION SHEETS

DOOR TAG  
REFER TO SHEET A/8.10

WINDOW TAG  
REFER TO SHEET A/8.11

WALL SECTION TAG  
XXX.XX

TYPE 'A' + SIGHT AND HEARING IMPAIRED  
UNIT LOCATIONS

BUILDING: TYPE VA CONSTRUCTION (REFER TO A/1.00)  
CLUBHOUSE: TYPE VA CONSTRUCTION (REFER TO A/1.00)

FIRE EXTINGUISHERS SHALL BE LOCATED  
IN BREEZEWAYS SUCH THAT THE MAXIMUM  
DISTANCE BETWEEN EXTINGUISHERS IS 75'

REFER TO SHEET A/8.00

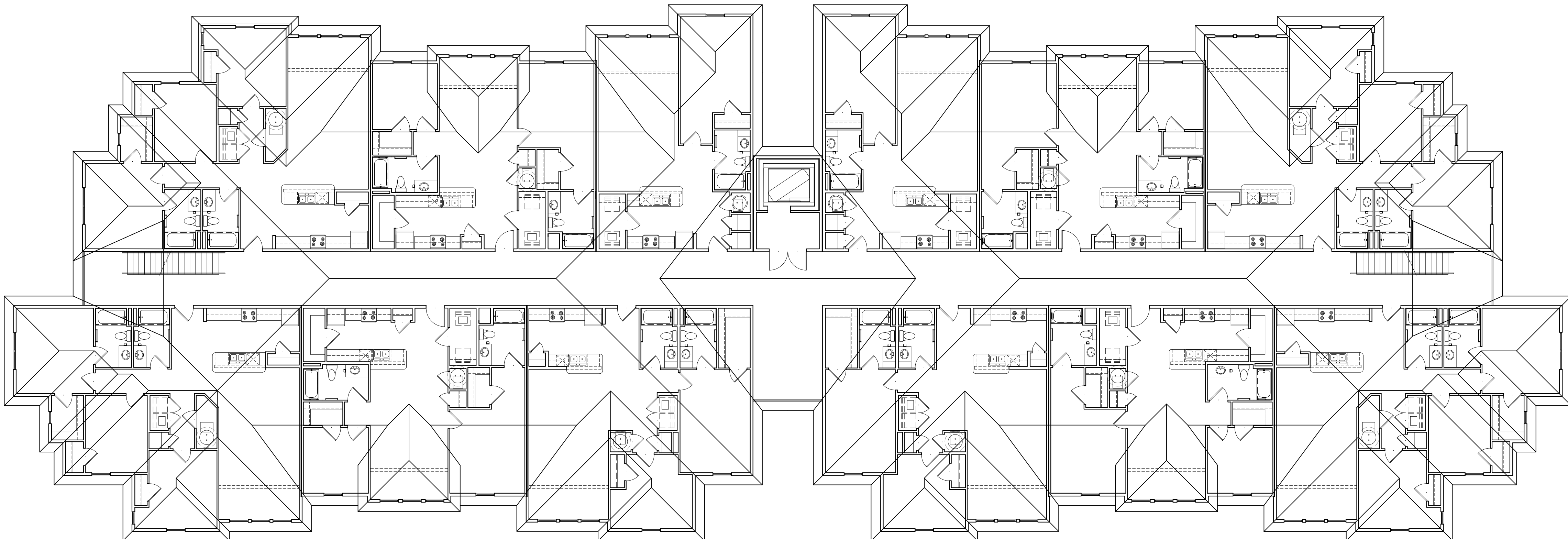
REFER TO SHEET A/8.10

REFER TO SHEET A/8.11

UNIT LOCATIONS

1 BUILDING 1 14TH FLOOR DIMENSION PLAN  
SCALE: 3/32" = 1'-0"





**LEGEND--ROOF PLAN**

- 6" GUTTER
- 6" DOWN SPOUT (DS)
- 20' X 30" MIN. (OR AS NOTED) LOCKABLE ATTIC ACCESS
- RIDGE VENT
- COBRA HIP VENT
- CONT. SOFFIT VENT, AIRVENT OR APPROVED EQUAL. 12.96 SQ. IN. NET FREE AREA PER LINEAR FOOT
- IKO ICE AND WATER SHIELD- INSTALL ON EAVES, RAKE EDGES, OVERHANGS AND VALLEYS. (NOTE: NOT SHOWN GRAPHICALLY FOR CLARITY OF ALL VENTILATION REQUIREMENTS)
- DRAFTSTOP ACCESS DOOR
- SLANT BACK ROOF LOUVER
- DRAFTSTOP
- DRAFTSTOPS LOCATED PER 2018 IBC, SECTION 718.4 ATTIC DRAFTSTOPS SHALL FIT SMOKE TIGHT TO THE ROOF DECK AND CEILING BELOW. DRAFTSTOPPING SHALL NOT EXCEED 3,000 S.F. OR 2 DWELLING UNITS.

**1 BUILDING 1 ROOF PLAN**  
SCALE: 3/32" = 1'-0"



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**BUILDING 1 ROOF PLAN**

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**The Riley at Overbrook**

Family Apartments

Greenville, South Carolina

DHD Riley, LLC

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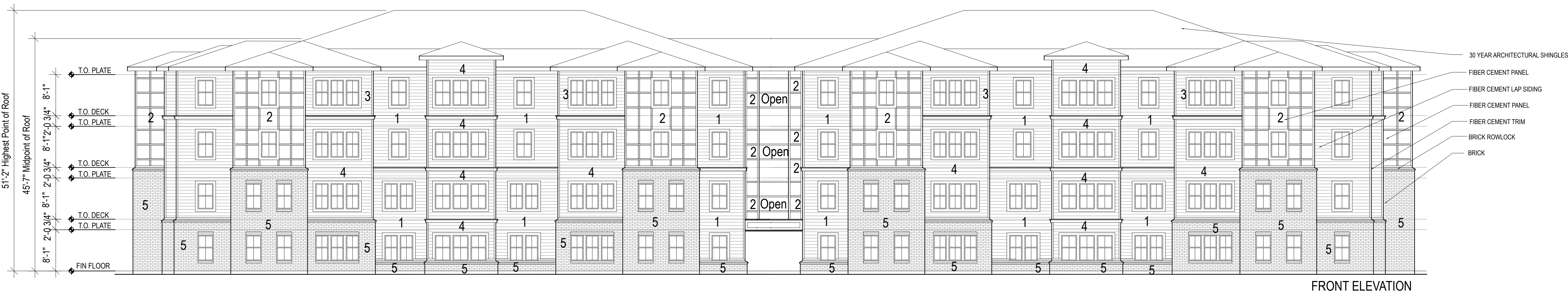


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All Trim White (horizontal, window, eaves, etc)  
Roof Timberline Charcoal dimensional shingle  
All board and batten in color area 2 to also be color 2  
All material fiber cement except material 5



**BUILDING 1 FRONT + LEFT ELEVATION**  
SCALE: 3/32" = 1'-0"





LEFT ELEVATION



All Trim White (horizontal, window, eaves, etc)  
Roof Timberline Charcoal dimensional shingle  
All board and batten in color area 2 to also be color 2  
All material fiber cement except material 5



FRONT ELEVATION

1 BUILDING 1 FRONT + LEFT ELEVATION  
SCALE: 3/32" = 1'-0"





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BUILDING 1 ELEVATIONS

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All Trim White (horizontal, window, eaves, etc)  
Roof Timberline Charcoal dimensional shingle  
All board and batten in color area 2 to also be color 2  
All material fiber cement except material 5



**1 BUILDING 1 REAR + RIGHT ELEVATION**  
SCALE: 3/32" = 1'-0"

Planning Commission 05/19/2022





RIGHT ELEVATION



All Trim White (horizontal, window, eaves, etc)  
Roof Timberline Charcoal dimensional shingle  
All board and batten in color area 2 to also be color 2  
All material fiber cement except material 5



REAR ELEVATION

1 BUILDING 1 REAR + RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"

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LEGEND--BUILDING PLANS

1 HOUR FIRE PARTITION  
REFER TO 2A, 2B/ A8.00

FE

FIRE EXTINGUISHERS SHALL BE LOCATED  
IN BREEZEWAYS SUCH THAT THE MAXIMUM  
DISTANCE BETWEEN EXTINGUISHERS IS 75'

WALL TYPE TAG  
REFER TO SHEET A/8.00

EXTERIOR ELEVATION TAG  
REFER TO ELEVATION SHEETS

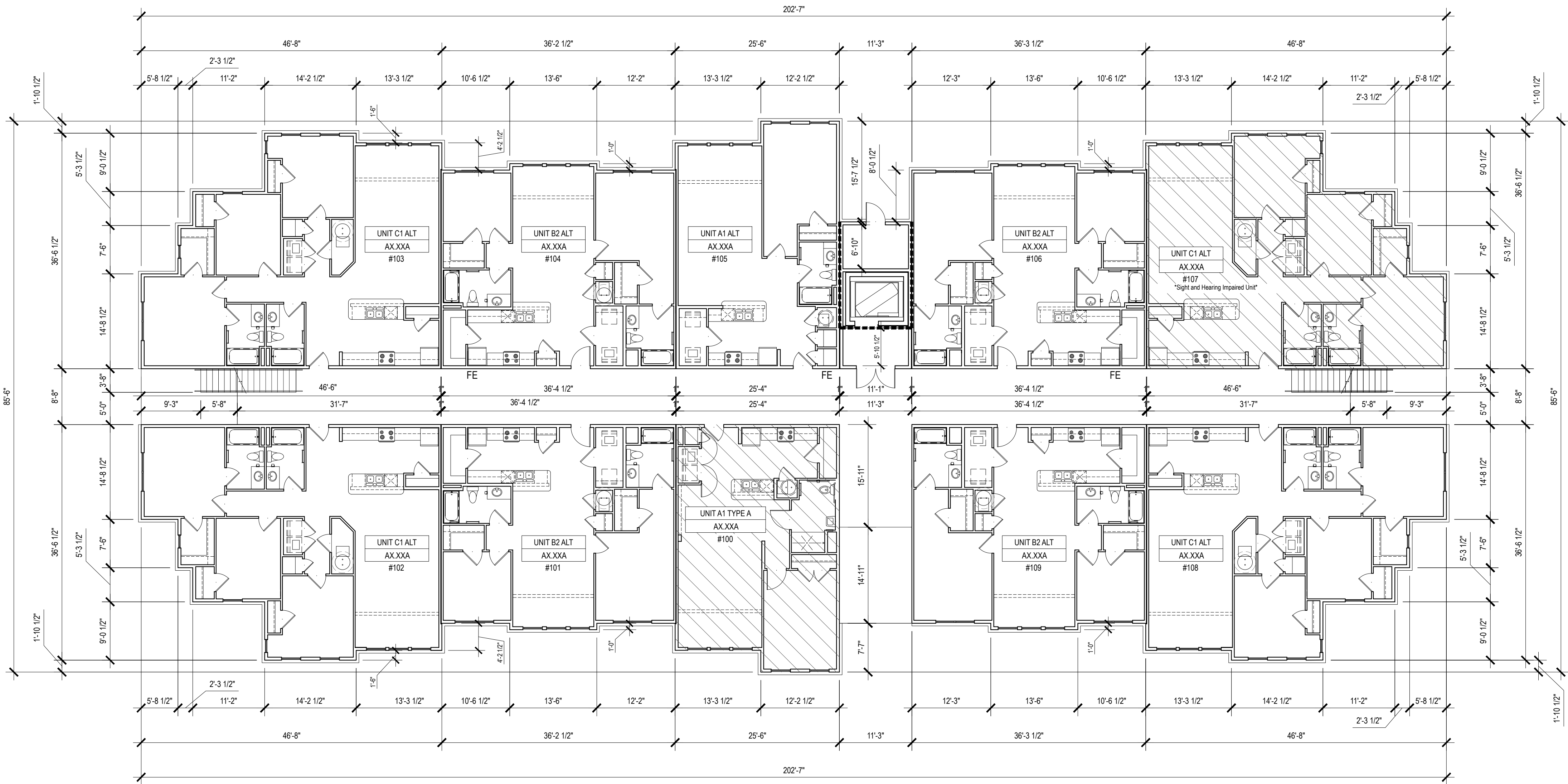
DOOR TAG  
REFER TO SHEET A/8.10

WINDOW TAG  
REFER TO SHEET A/8.11

WALL SECTION TAG  
XAX.XX

TYPE 'A' + SIGHT AND HEARING IMPAIRED  
UNIT LOCATIONS

BUILDING: TYPE VA CONSTRUCTION (REFER TO A/1.00)  
CLUBHOUSE: TYPE VA CONSTRUCTION (REFER TO A/1.00)



1 BUILDING 2 1ST FLOOR DIMENSION PLAN  
SCALE: 3/32" = 1'-0"



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BUILDING 2 1ST FLOOR  
DIMENSION PLAN

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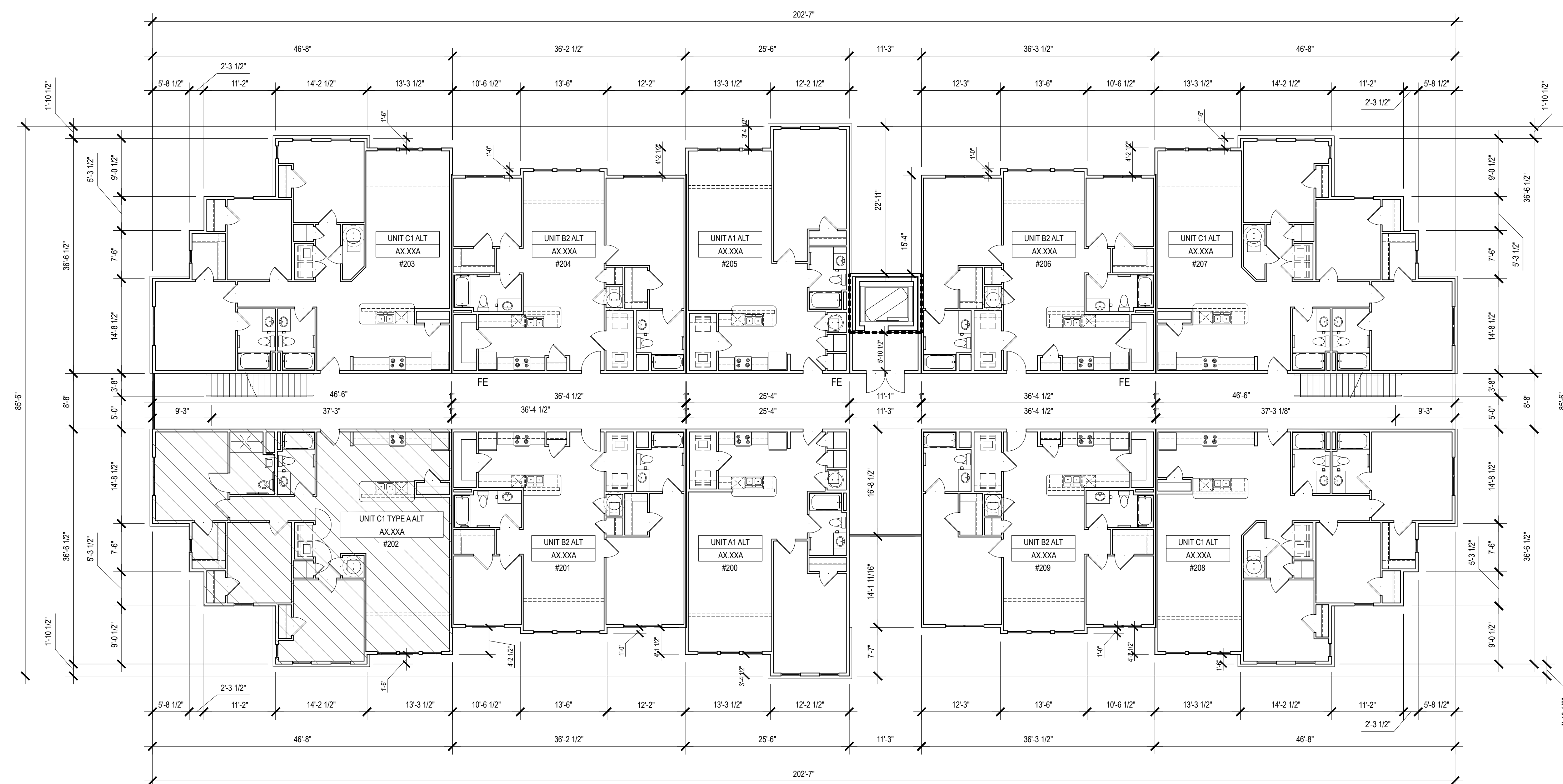
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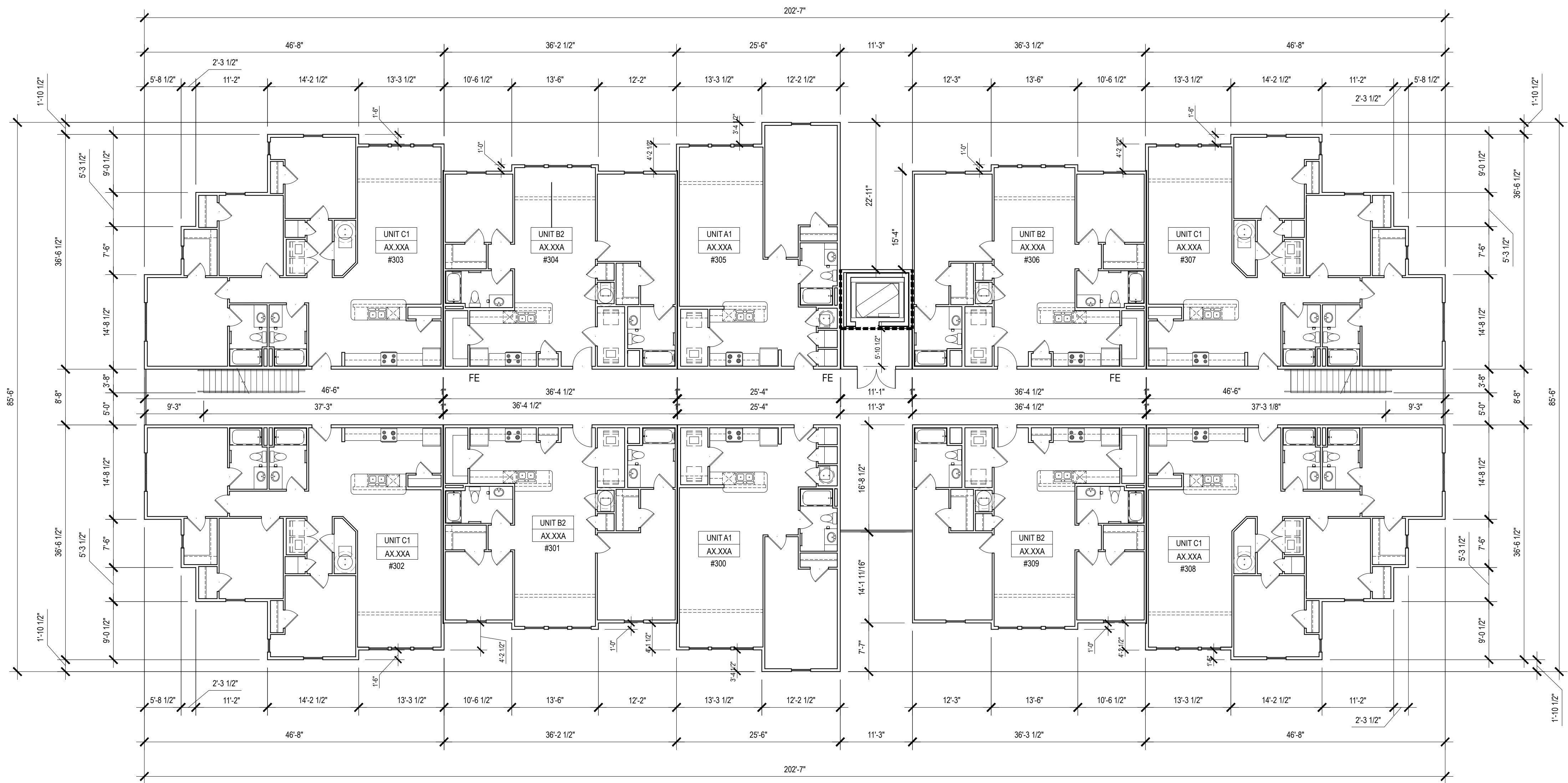
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**1 BUILDING 2 2ND FLOOR DIMENSION PLAN**  
SCALE: 3/32" = 1'-0"





LEGEND--BUILDING PLANS

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FE

1 HOUR FIRE PARTITION  
REFER TO 2A, 2B/ A8.00

FIRE EXTINGUISHERS SHALL BE LOCATED  
IN BREEZEWAYS SUCH THAT THE MAXIMUM  
DISTANCE BETWEEN EXTINGUISHERS IS 75'

WALL TYPE TAG  
REFER TO SHEET A/8.00

EXTERIOR ELEVATION TAG  
REFER TO ELEVATION SHEETS

DOOR TAG  
REFER TO SHEET A/8.10

WINDOW TAG  
REFER TO SHEET A/8.11

WALL SECTION TAG

TYPE 'A' - SIGHT AND HEARING IMPAIRED  
UNIT LOCATIONS

BUILDING: TYPE VA CONSTRUCTION (REFER TO A/1.00)  
CLUBHOUSE: TYPE VA CONSTRUCTION (REFER TO A/1.00)

1

BUILDING 2 3RD FLOOR DIMENSION PLAN

SCALE: 3/32" = 1'-0"



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BUILDING 2 3RD FLOOR  
DIMENSION PLAN

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LEGEND--BUILDING PLANS

1 HOUR FIRE PARTITION  
REFER TO 2A, 2B/ A8.00

FE

FIRE EXTINGUISHERS SHALL BE LOCATED  
IN BREEZEWAYS SUCH THAT THE MAXIMUM  
DISTANCE BETWEEN EXTINGUISHERS IS 75'

WALL TYPE TAG  
REFER TO SHEET A/8.00

EXTERIOR ELEVATION TAG  
REFER TO ELEVATION SHEETS

DOOR TAG  
REFER TO SHEET A/8.10

WINDOW TAG  
REFER TO SHEET A/8.11

WALL SECTION TAG  
XAX.XX

TYPE 'A' + SIGHT AND HEARING IMPAIRED  
UNIT LOCATIONS

BUILDING: TYPE VA CONSTRUCTION (REFER TO A/1.00)  
CLUBHOUSE: TYPE VA CONSTRUCTION (REFER TO A/1.00)

The floor plan shows a symmetrical layout of the 24th floor. It features two main wings, each containing three units: Unit C1 (AX.XX), Unit B2 (AX.XX), and Unit A1 (AX.XX). The plan is heavily dimensioned with wall, room, and overall building measurements. Fire safety features like fire partitions (FE) and fire extinguisher locations are indicated. The plan also shows common areas, stairs, and elevators. The overall dimensions of the building are 202'-7" wide by 85'-6" deep.

**BUILDING 2 4TH FLOOR DIMENSION PLAN**  
SCALE: 3/32" = 1'-0"

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BUILDING 2 4TH FLOOR  
DIMENSION PLAN

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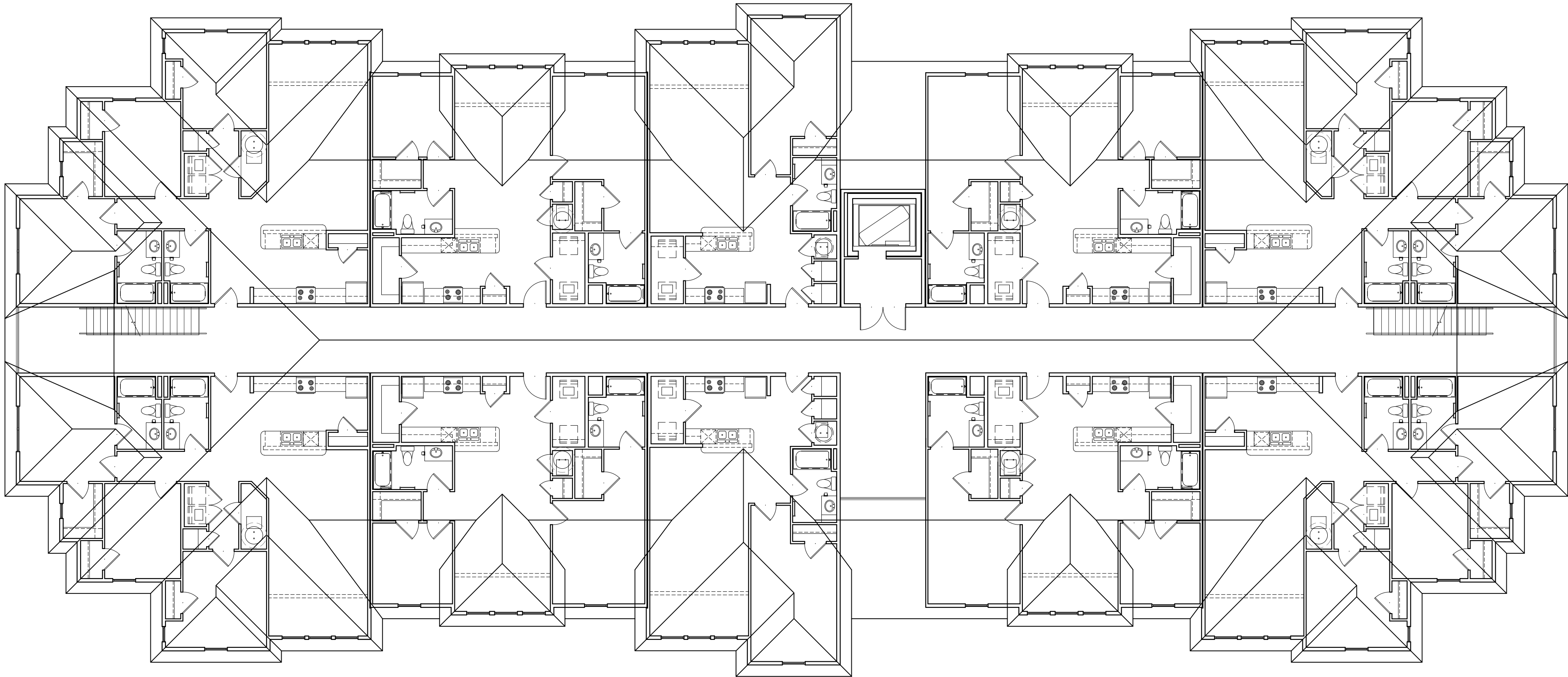
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LEGEND--ROOF PLAN

6" GUTTER

6" DOWN SPOUT (DS)

20' X 30' MIN. (OR AS NOTED)  
LOCKABLE ATTIC ACCESS

RIDGE VENT

COBRA HIP VENT

CONT. SOFFIT VENT, AIRVENT OR  
APPROVED EQUAL. 12.96 SQ. IN.  
NET FREE AREA PER LINEAR FOOT

IKO ICE AND WATER SHIELD- INSTALL  
ON EAVES, RAKE EDGES, OVERHANGS  
AND VALLEYS. (NOTE: NOT SHOWN  
GRAPHICALLY FOR CLARITY OF ALL  
VENTILATION REQUIREMENTS)

DRAFTSTOP ACCESS DOOR

SLANT BACK ROOF LOUVER

DRAFTSTOP

DRAFTSTOPS LOCATED  
PER 2018 IBC, SECTION  
718.4 ATTIC DRAFTSTOPS  
SHALL FIT SMOKE TIGHT TO  
THE ROOF DECK AND  
CEILING BELOW.  
DRAFTSTOPPING SHALL  
NOT EXCEED 3,000 S.F. OR  
2 DWELLING UNITS.

1

BUILDING 2 ROOF PLAN  
SCALE: 3/32" = 1'-0"

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BUILDING 2 ROOF PLAN

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LEFT ELEVATION

1

SW 7605  
Gale Force  
Interior / Exterior  
Location Number: 279-C3

279

Gale Force

2

SW 6349  
Pennywise  
Interior / Exterior  
Location Number: 125-C6

125

Pennywise

3

SW 7103  
Whitetail  
Interior / Exterior  
Location Number: 261-C1

261

Whitetail

4

SW 6729  
Lacewing  
Interior  
Location Number: 150-C1

150

Lacewing

5

All Trim White (horizontal, window, eaves, etc)  
Roof Timberline Charcoal dimensional shingle  
All board and batten in color area 2 to also be color 2  
All material fiber cement except material 5



FRONT ELEVATION

1 BUILDING 2 FRONT + LEFT ELEVATION  
SCALE: 3/32" = 1'-0"

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BUILDING 2 RENDERINGS

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All Trim White (horizontal, window, eaves, etc)  
Roof Timberline Charcoal dimensional shingle  
All board and batten in color area 2 to also be color 2  
All material fiber cement except material 5

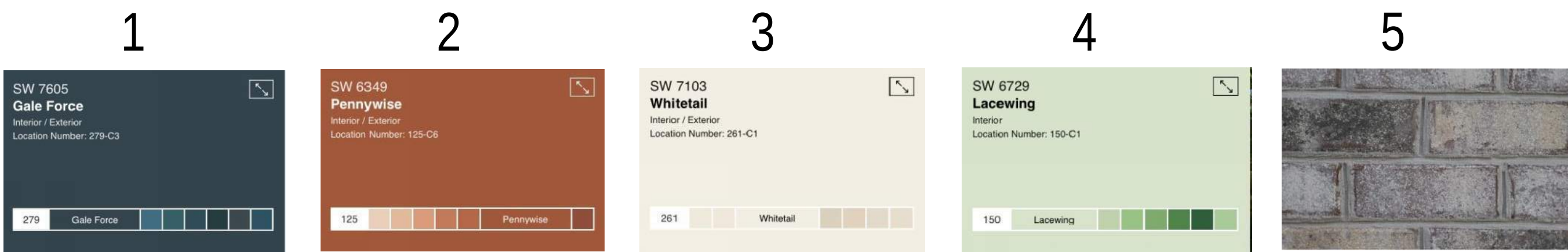


**BUILDING 2 REAR + RIGHT ELEVATION**  
SCALE: 3/32" = 1'-0"





RIGHT ELEVATION



All Trim White (horizontal, window, eaves, etc)  
Roof Timberline Charcoal dimensional shingle  
All board and batten in color area 2 to also be color 2  
All material fiber cement except material 5



REAR ELEVATION

1 BUILDING 2 REAR + RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"



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BUILDING 2 RENDERINGS

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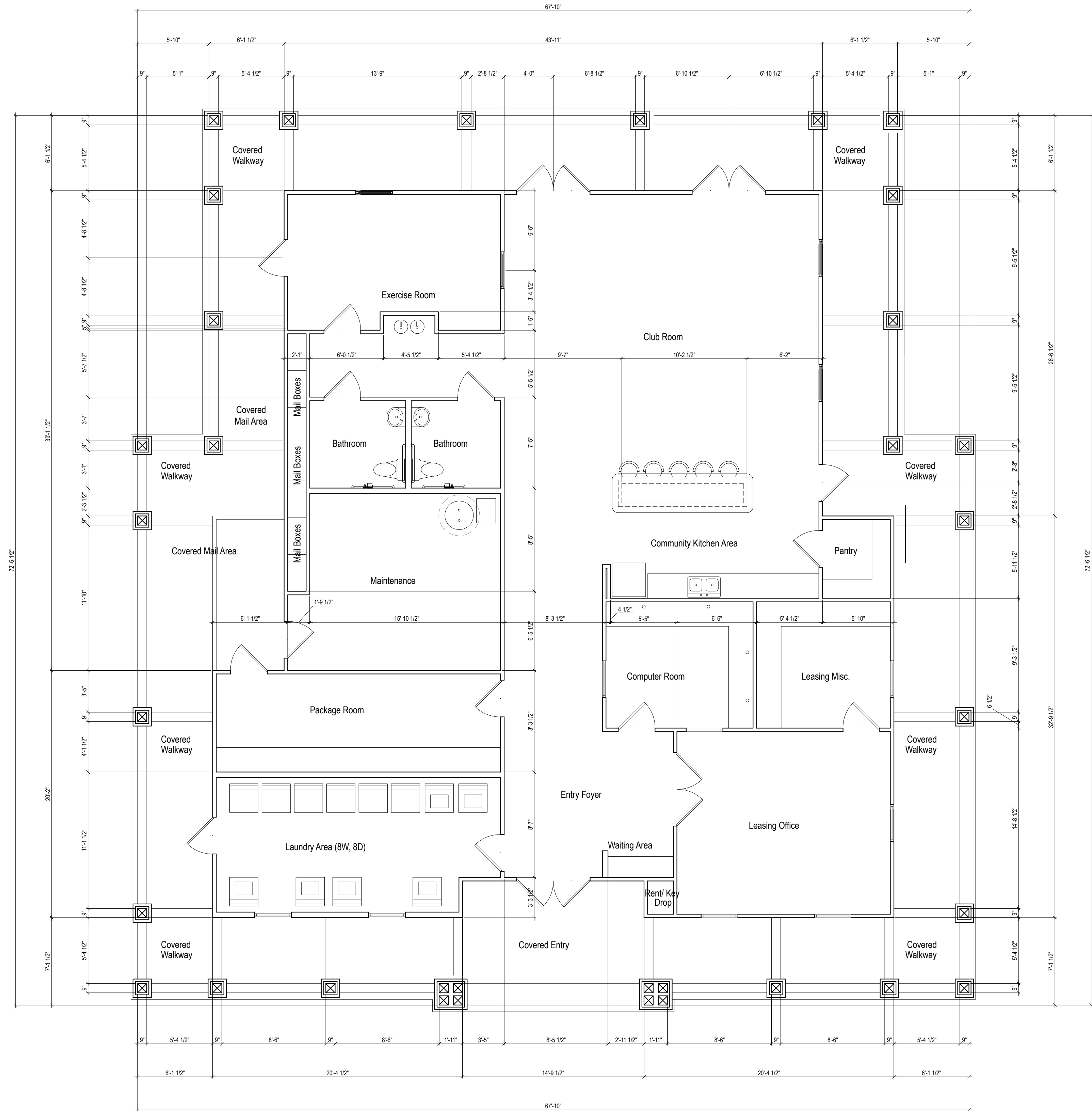
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LEGEND--CLUBHOUSE

1 HOUR FIRE BARRIER  
REFER TO 2C /A8.00

30X48/ 30X52 CLEAR FLOOR AREA  
(CLEAR FLOOR SPACE SIZE  
REQUIREMENTS AS LISTED)  
(REFER TO A-1.02)

INTERIOR ELEVATION TAG

DOOR TAG  
REFER TO SHEET A/8.10

WINDOW TAG  
REFER TO SHEET A/8.11

BLOCKING

FLOOR MATERIAL TRANSITION

NOTES

1. REFER TO MEP DRAWINGS FOR LOCATION  
OF SMOKE AND FIRE DETECTORS

2. ALL DIMENSIONS ARE TO FACE OF STUD.  
TYPICAL INTERIOR WALLS ARE 3 1/2" AND  
PLUMBING WALLS ARE 5 1/2"

3. INTERIOR ELEVATIONS ARE SCHEMATIC.  
CONTRACTOR TO VERIFY ALL DIMENSIONS  
AND PROVIDE FILLERS AS REQUIRED.  
REFER TO CABINET SHOP DRAWINGS.

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The Riley at Overbrook

Family Apartments

Greenville, South Carolina

DHD Riley, LLC

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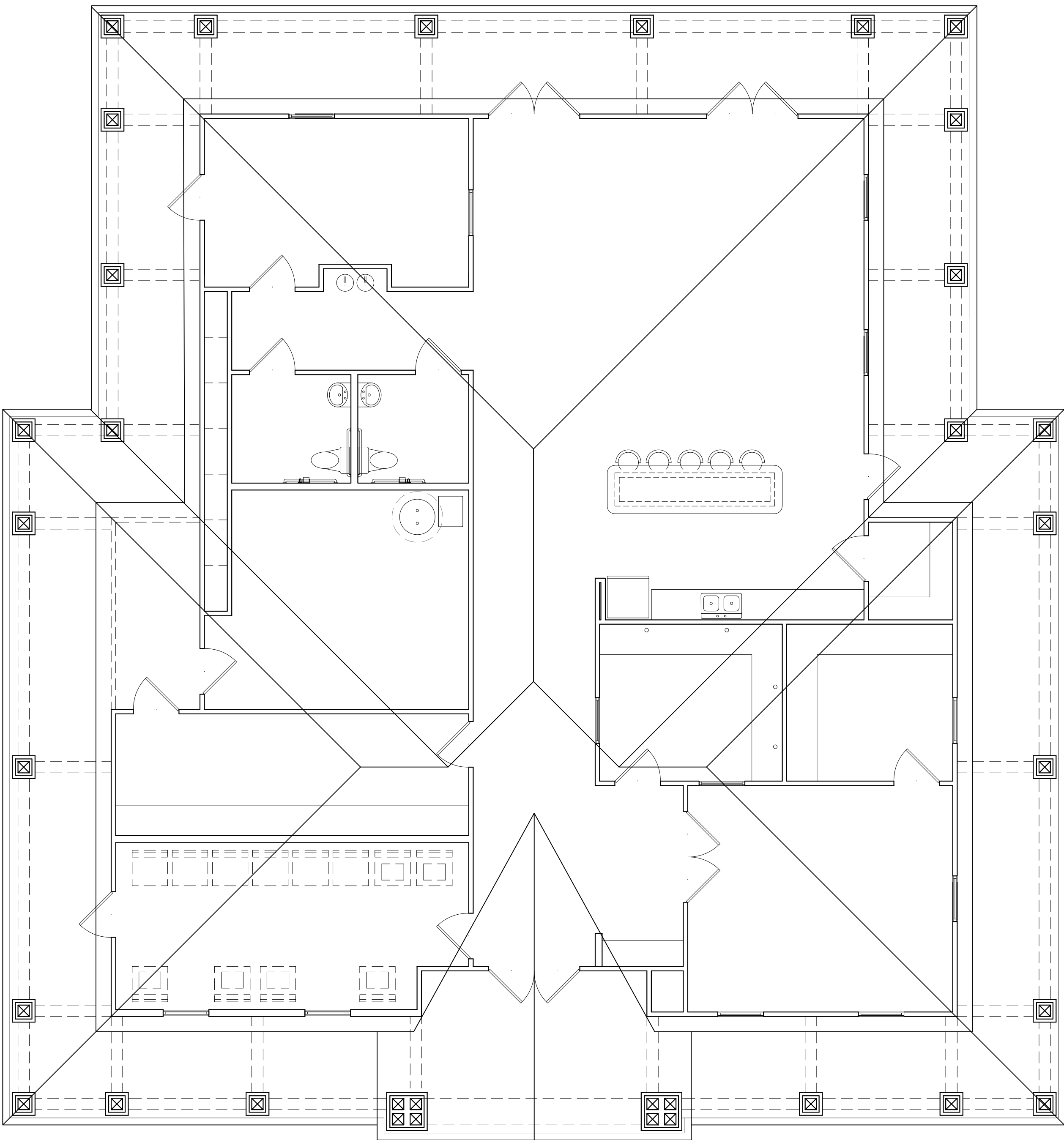
Project Number  
21313

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1 CLUBHOUSE DIMENSION FLOOR PLAN  
SCALE: 3/16" = 1'-0"

Planning Commission 05/19/2022





LEGEND--ROOF PLAN

- 6" GUTTER
- 6" DOWN SPOUT (DS)
- 20" X 30" MIN. ( OR AS NOTED) LOCKABLE ATTIC ACCESS
- RIDGE VENT
- COBRA HIP VENT
- CONT. SOFFIT VENT, AIRVENT OR APPROVED EQUAL. 12.96 SQ. IN. NET FREE AREA PER LINEAR FOOT
- IKO ICE AND WATER SHIELD- INSTALL ON EAVES, RAKE EDGES, OVERHANGS AND VALLEYS. (NOTE: NOT SHOWN GRAPHICALLY FOR CLARITY OF ALL VENTILATION REQUIREMENTS)
- DRAFTSTOP ACCESS DOOR
- DRAFTSTOP  
DRAFTSTOPS LOCATED PER 2018 NCBC, SECTION 718.4.2 ATTIC DRAFTSTOPS SHALL FIT SMOKE TIGHT TO THE ROOF DECK AND CEILING BELOW. DRAFTSTOPPING SHALL NOT EXCEED 3 ,000 S.F. OR 2 DWELLING UNITS.



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CLUBHOUSE ROOF PLAN

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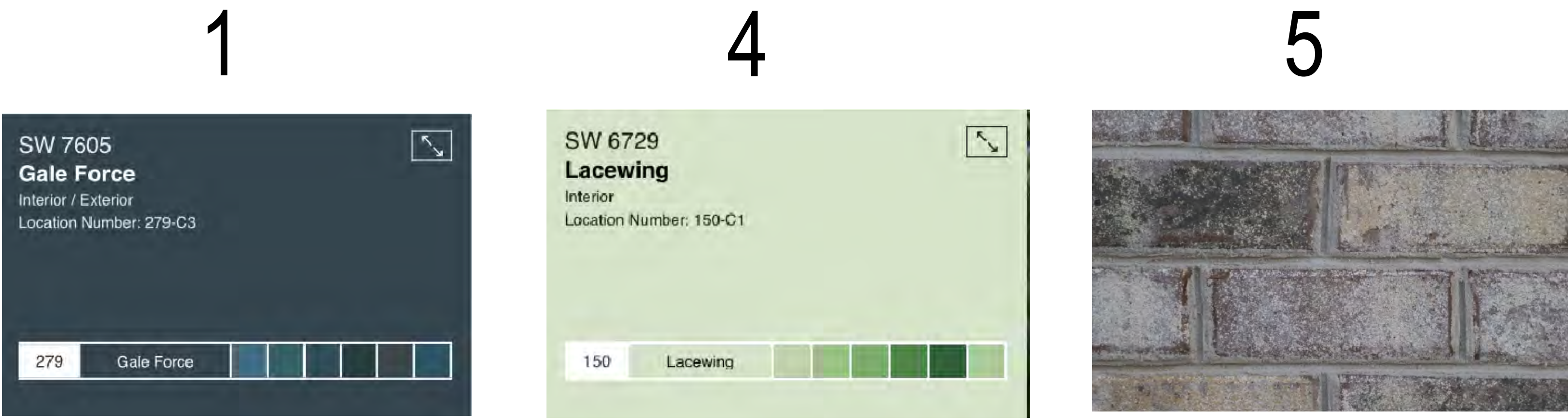
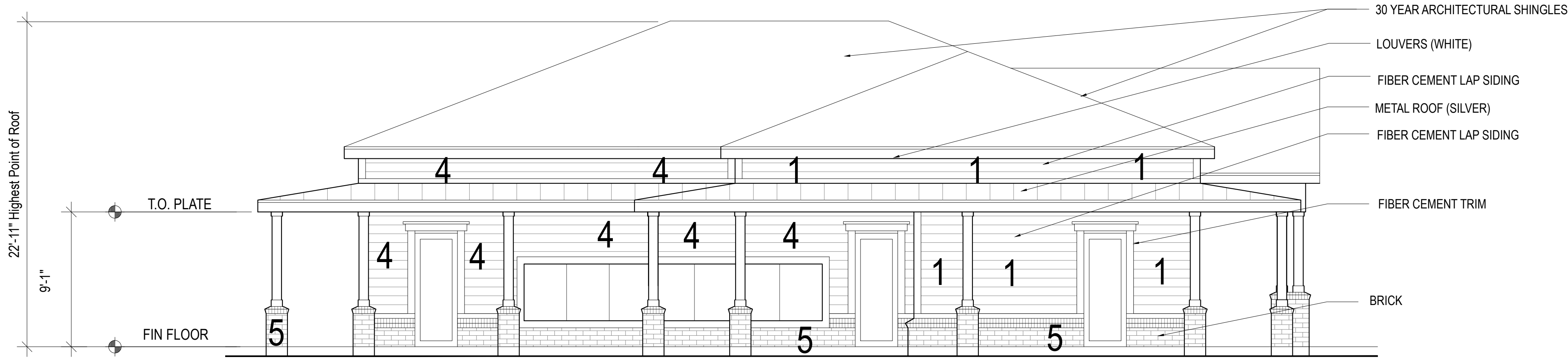
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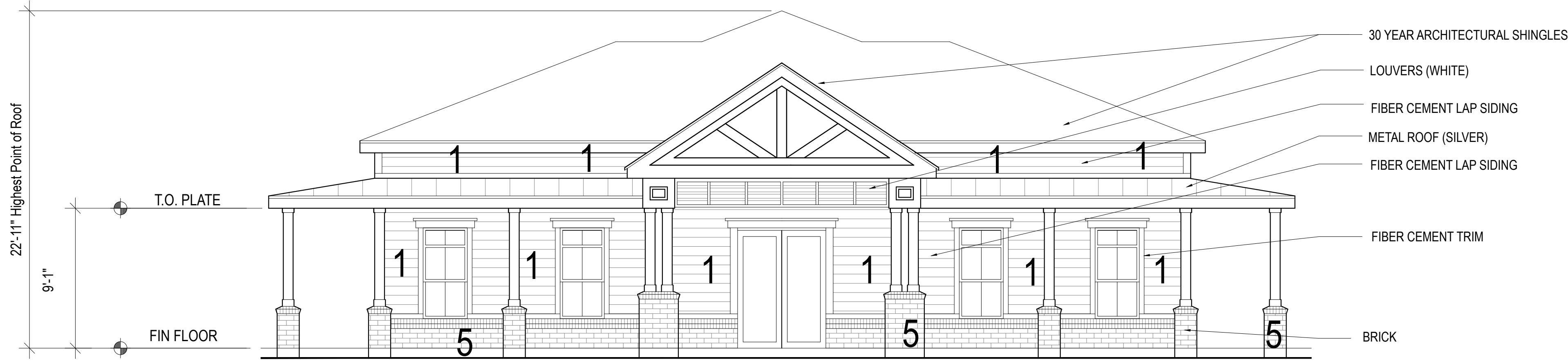
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All Trim White (horizontal, window, eaves, etc)  
Roof Timberline Charcoal dimensional shingle  
All material fiber cement except material 5



**1 CLUBHOUSE FRONT + LEFT ELEVATION**  
SCALE: 3/16" = 1'-0"





LEFT ELEVATION

1

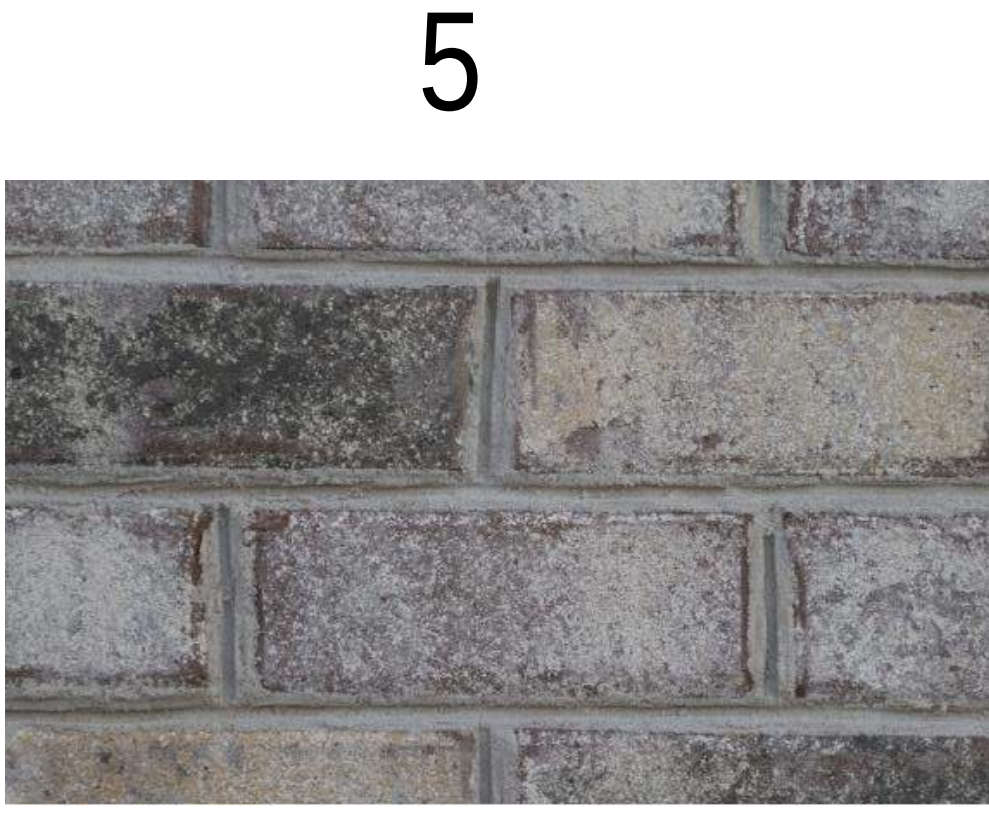
SW 7605  
**Gale Force**  
Interior / Exterior  
Location Number: 279-C3

279   Gale Force   [Color Swatches]

4

SW 6729  
**Lacewing**  
Interior  
Location Number: 150-C1

150   Lacewing   [Color Swatches]



All Trim White (horizontal, window, eaves, etc)  
Roof Timberline Charcoal dimensional shingle  
All material fiber cement except material 5



FRONT ELEVATION

1 CLUBHOUSE FRONT + LEFT ELEVATION  
SCALE: 3/16" = 1'-0"

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CLUBHOUSE RENDERINGS

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## CLUBHOUSE ELEVATIONS

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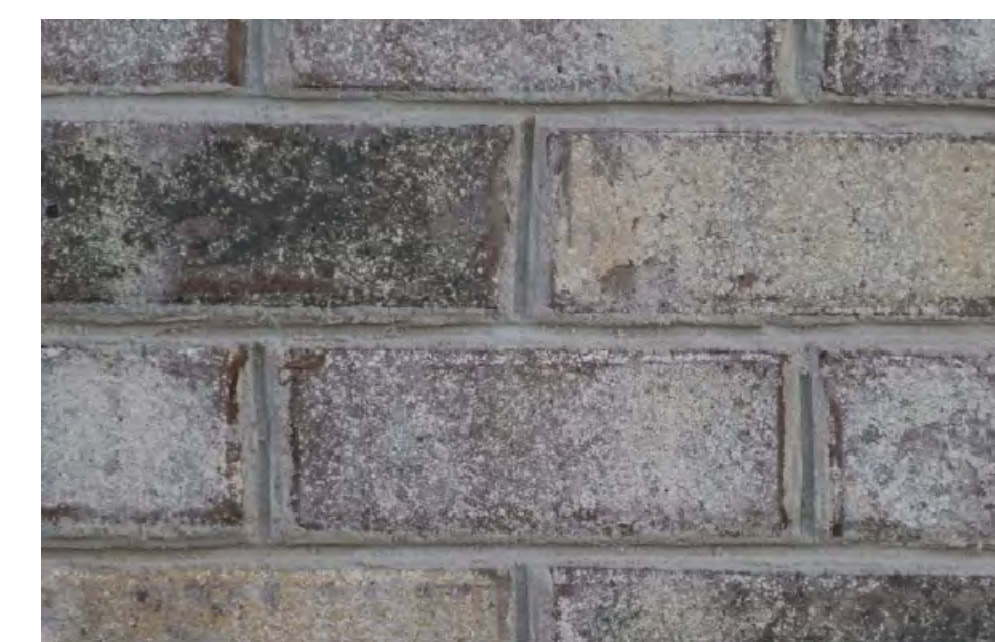
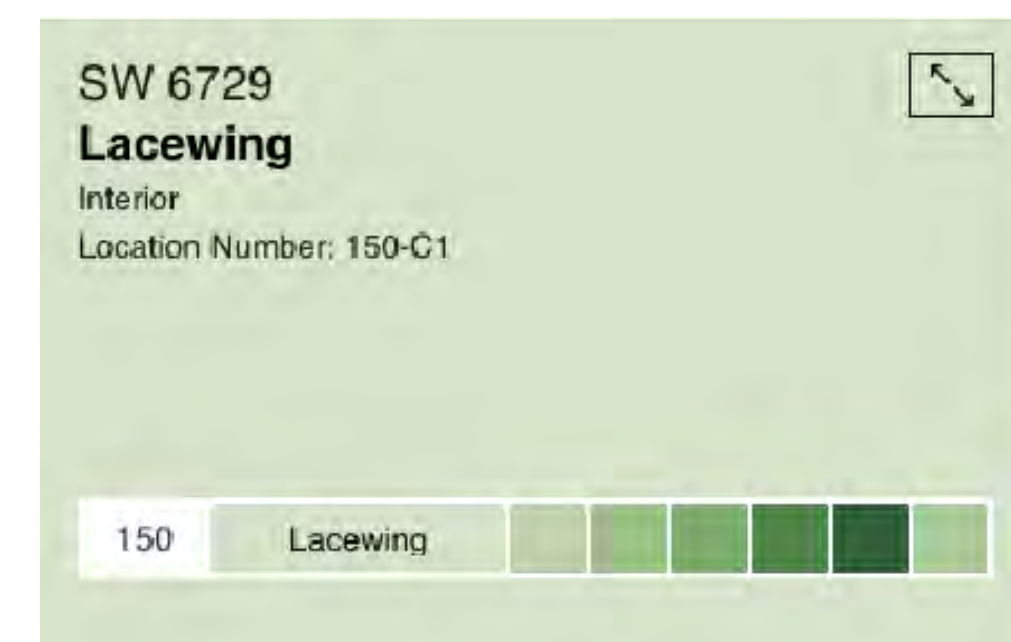
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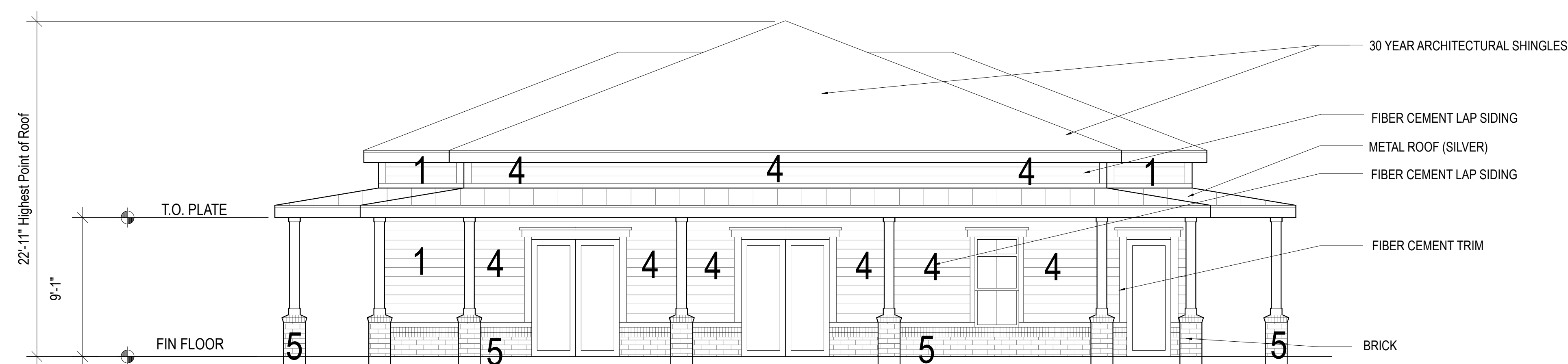
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All Trim White (horizontal, window, eaves, etc  
Roof Timberline Charcoal dimensional shingle  
All material fiber cement except material 5



## 1 CLUBHOUSE REAR + RIGHT ELEVATION





RIGHT ELEVATION

1

SW 7605  
**Gale Force**  
Interior / Exterior  
Location Number: 279-C3

279

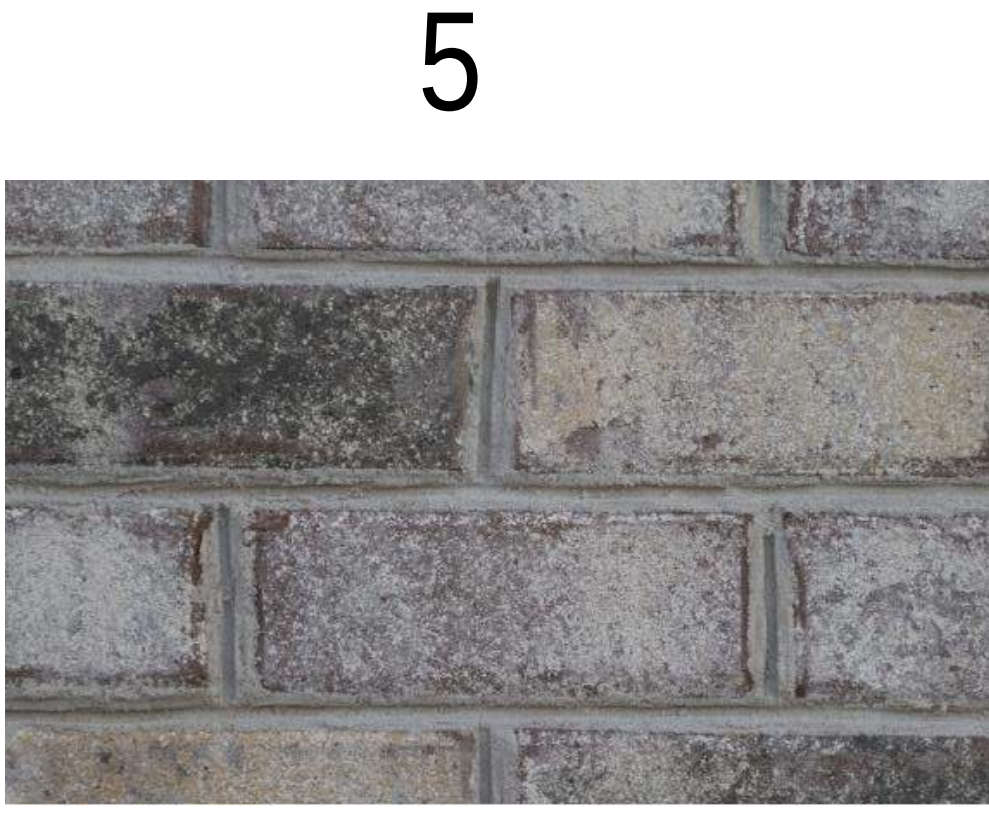
Gale Force

4

SW 6729  
**Lacewing**  
Interior  
Location Number: 150-C1

150

Lacewing



All Trim White (horizontal, window, eaves, etc  
Roof Timberline Charcoal dimensional shingle  
All material fiber cement except material 5



REAR ELEVATION

1 CLUBHOUSE REAR + RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"

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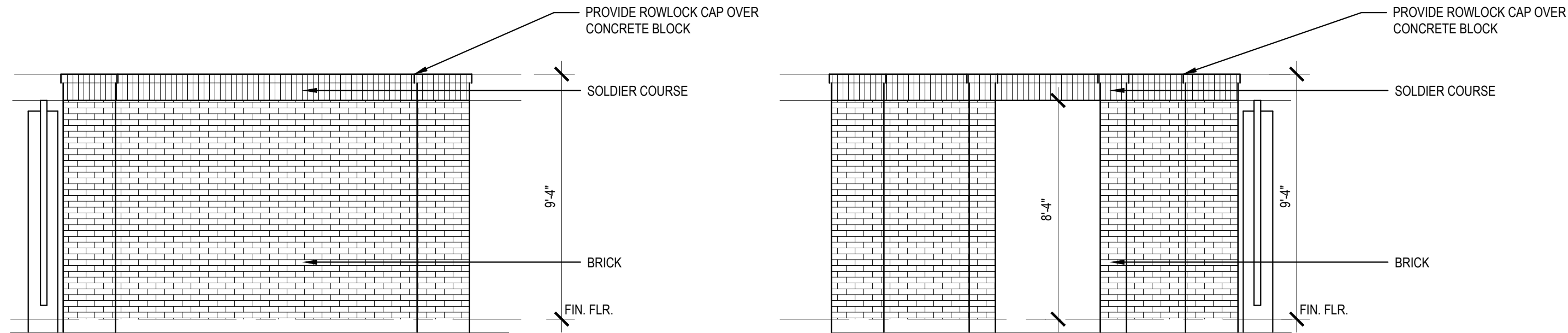
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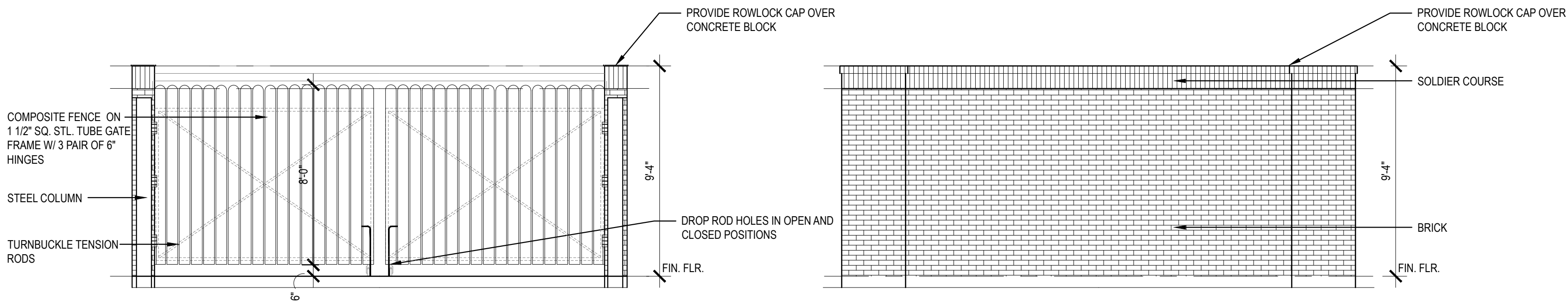
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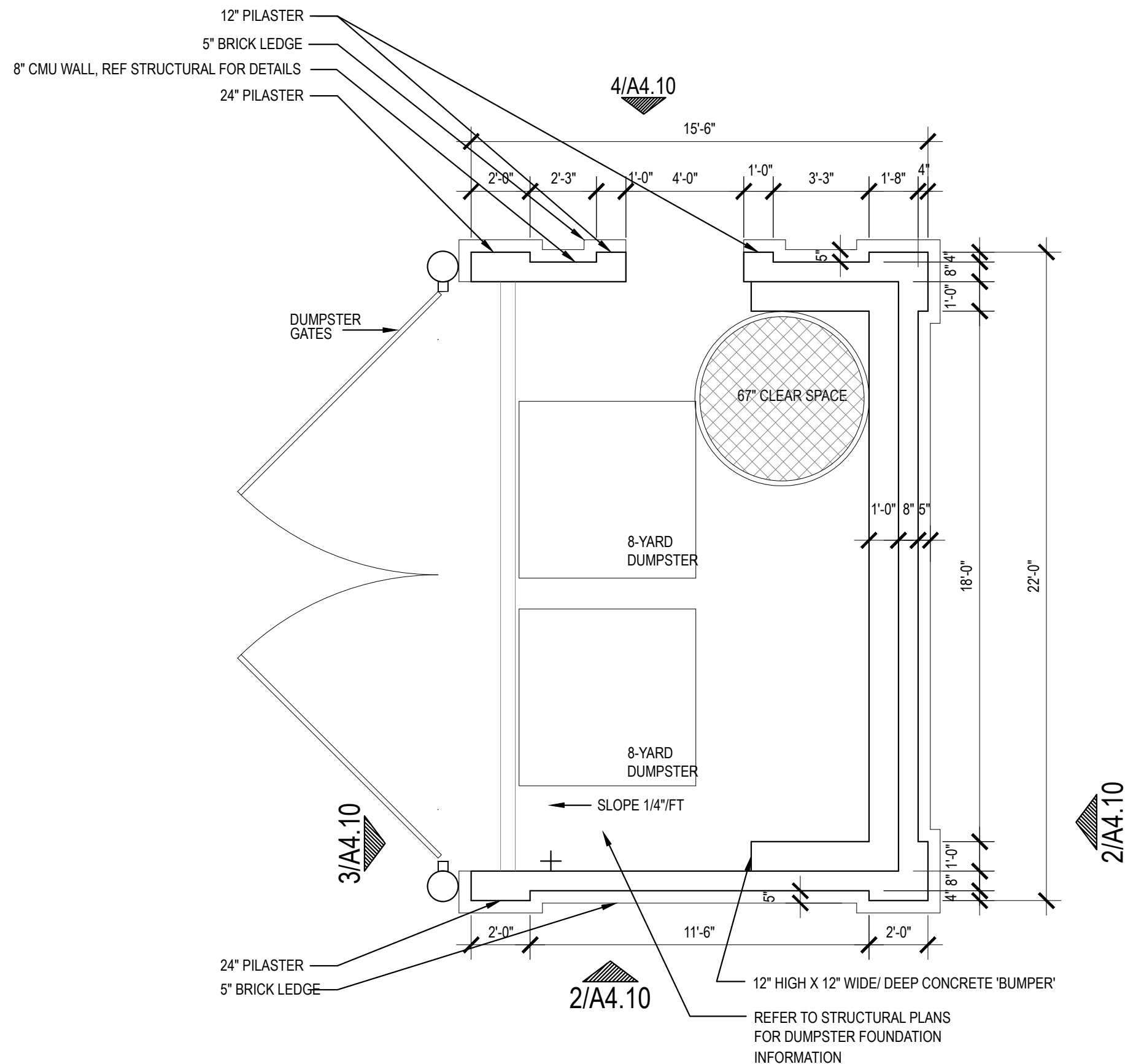
5 DUMPSTER ENCLOSURE- RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

4 DUMPSTER ENCLOSURE- LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



3 DUMPSTER ENCLOSURE- FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

2 DUMPSTER ENCLOSURE- REAR ELEVATION  
SCALE: 1/4" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN  
SCALE: 1/4" = 1'-0"

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GAZEBO

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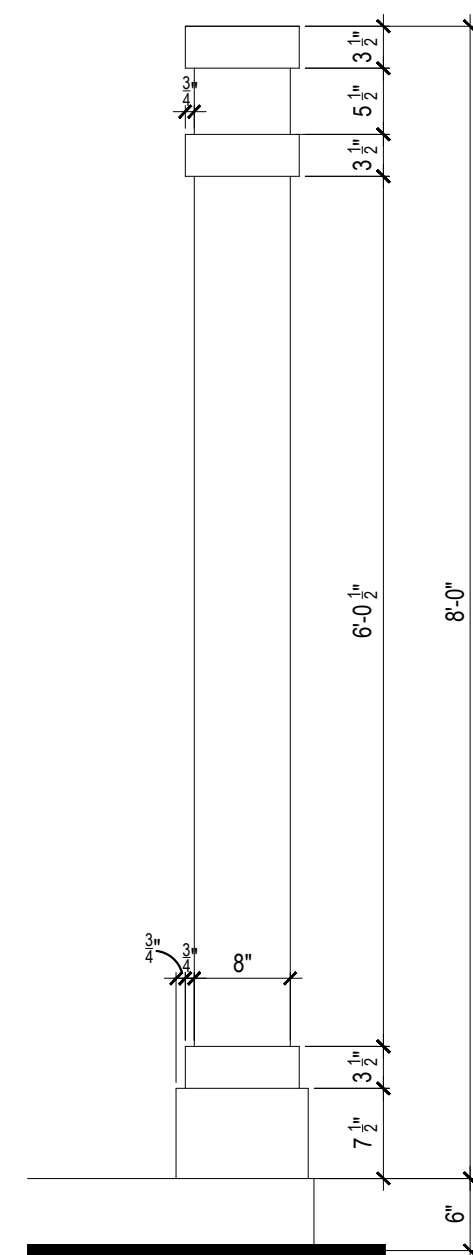
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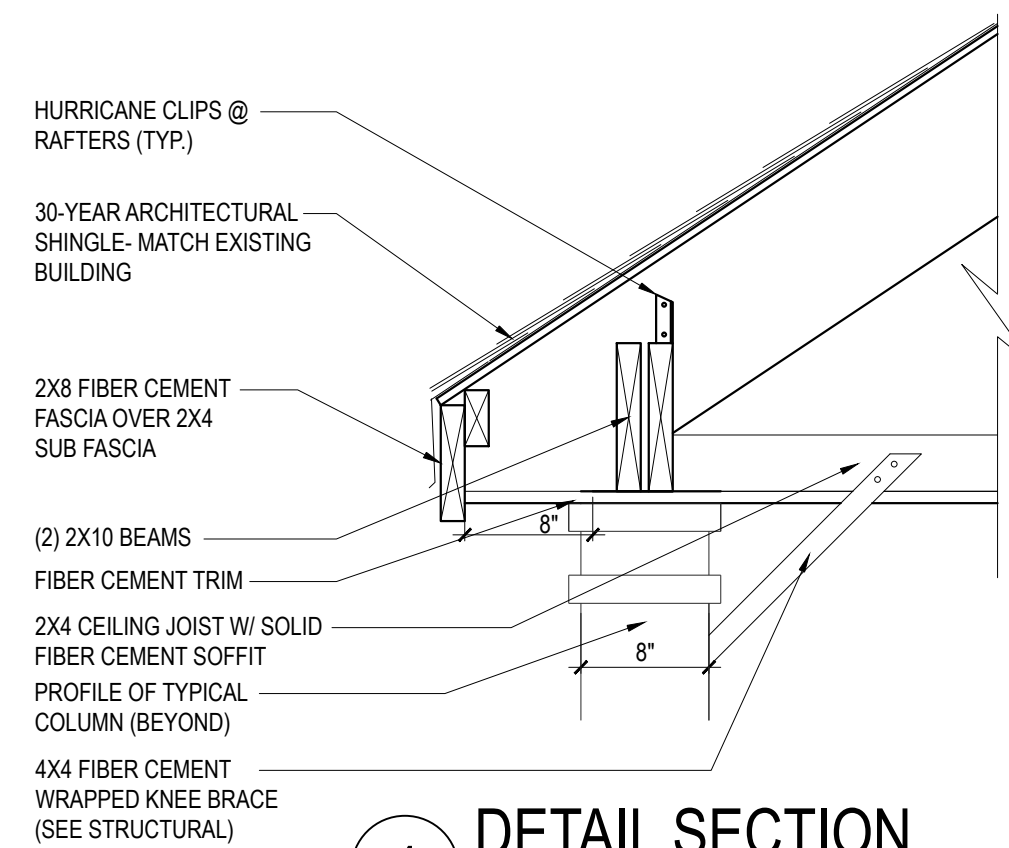
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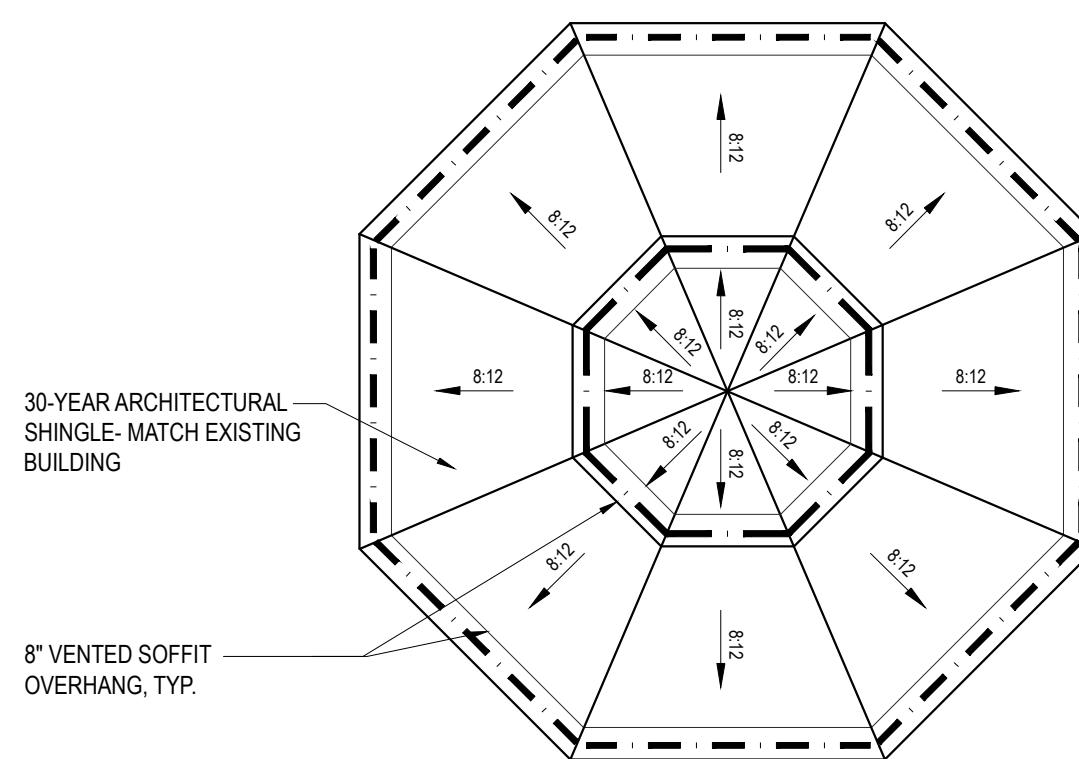
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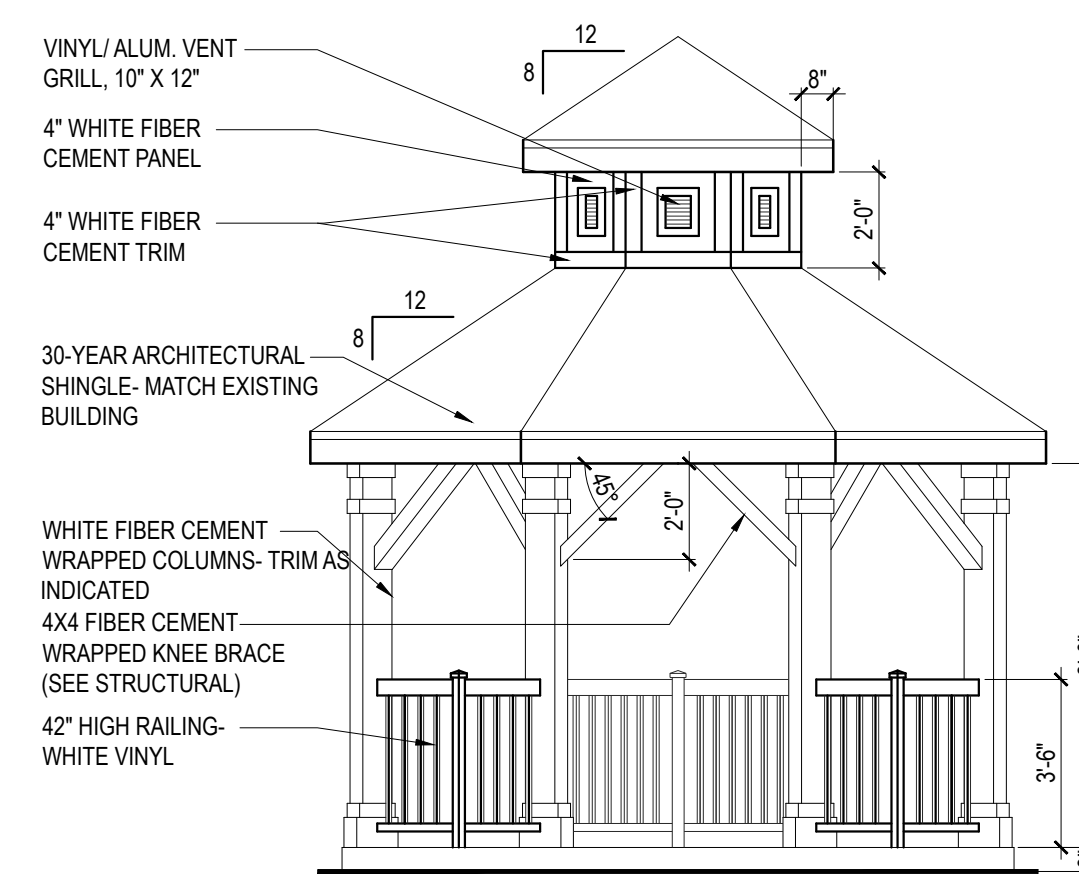
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SCALE: NTS



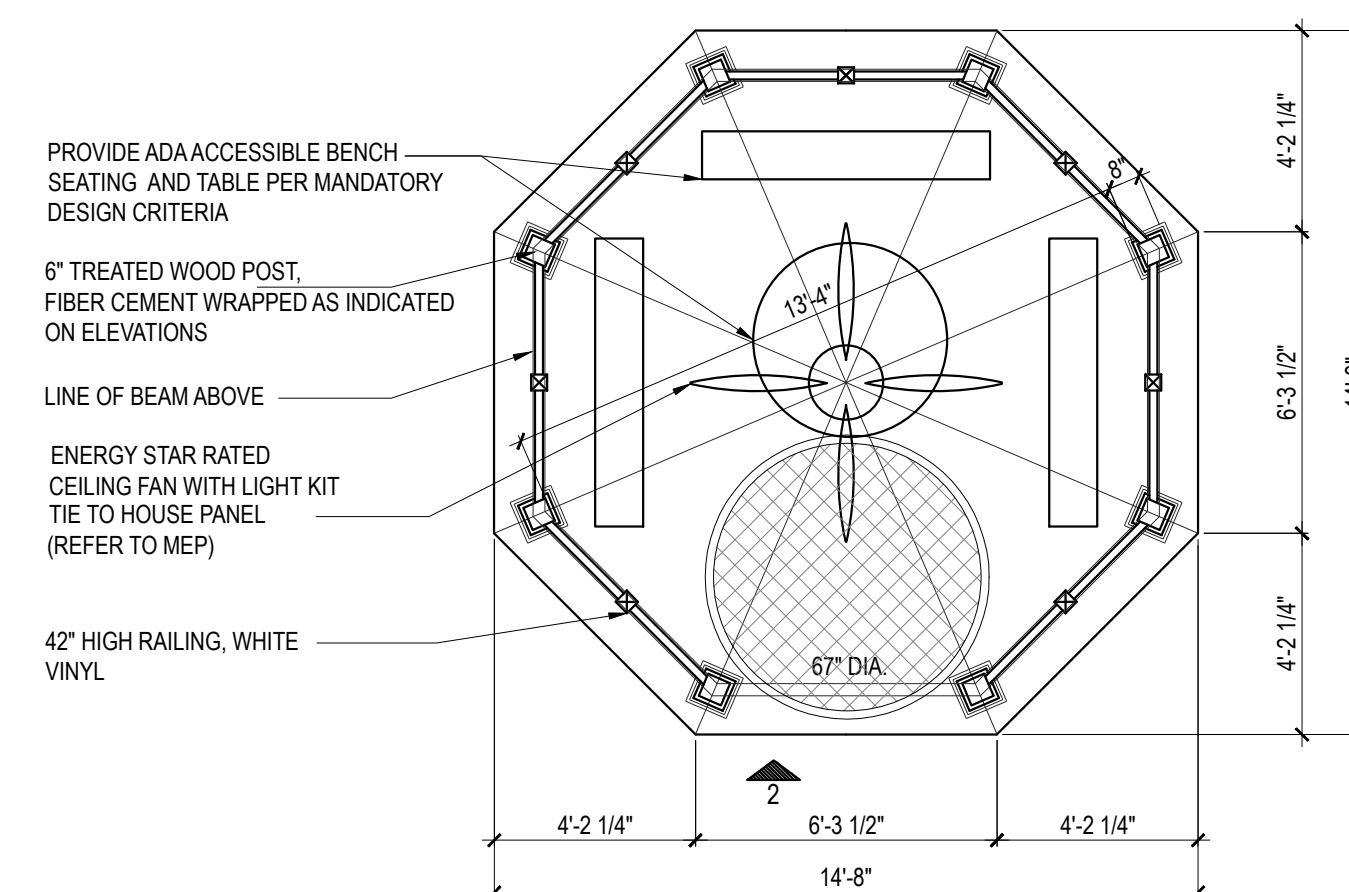
4 DETAIL SECTION  
SCALE: NTS



### 3 GAZEBO ROOF PLAN

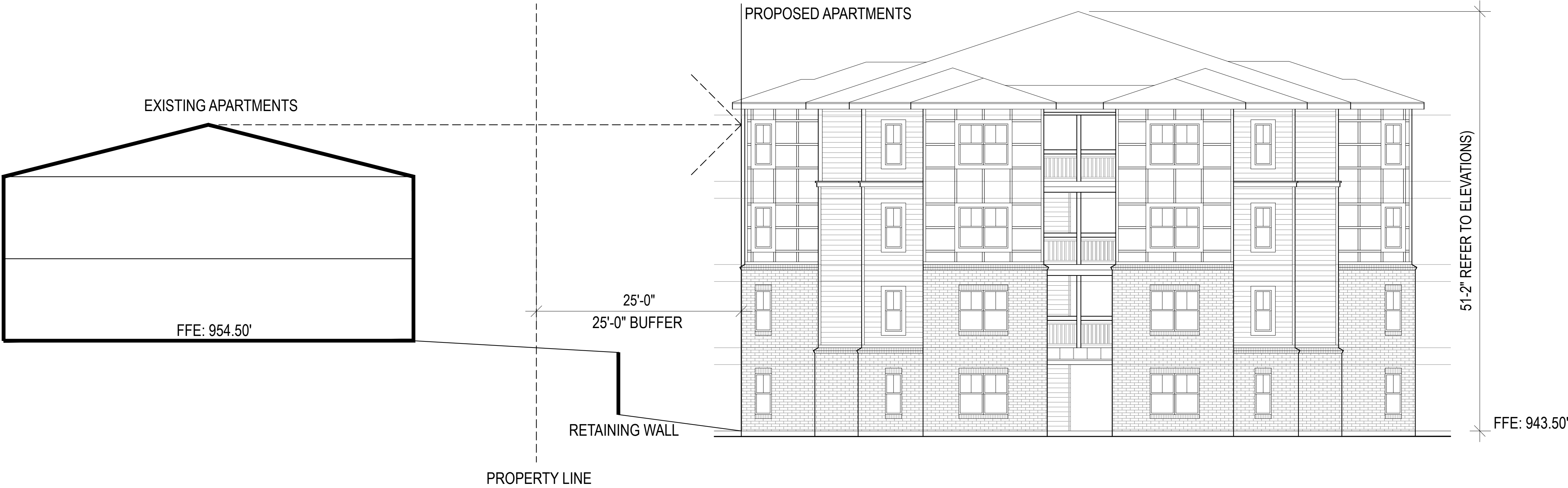


## 2 GAZEBO ELEVATION



## 1 GAZEBO FLOOR PLAN





**1 BUILDING 1 MASSING STUDY**  
SCALE: 1/8" = 1'-0"



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BUILDING MASSING STUDY

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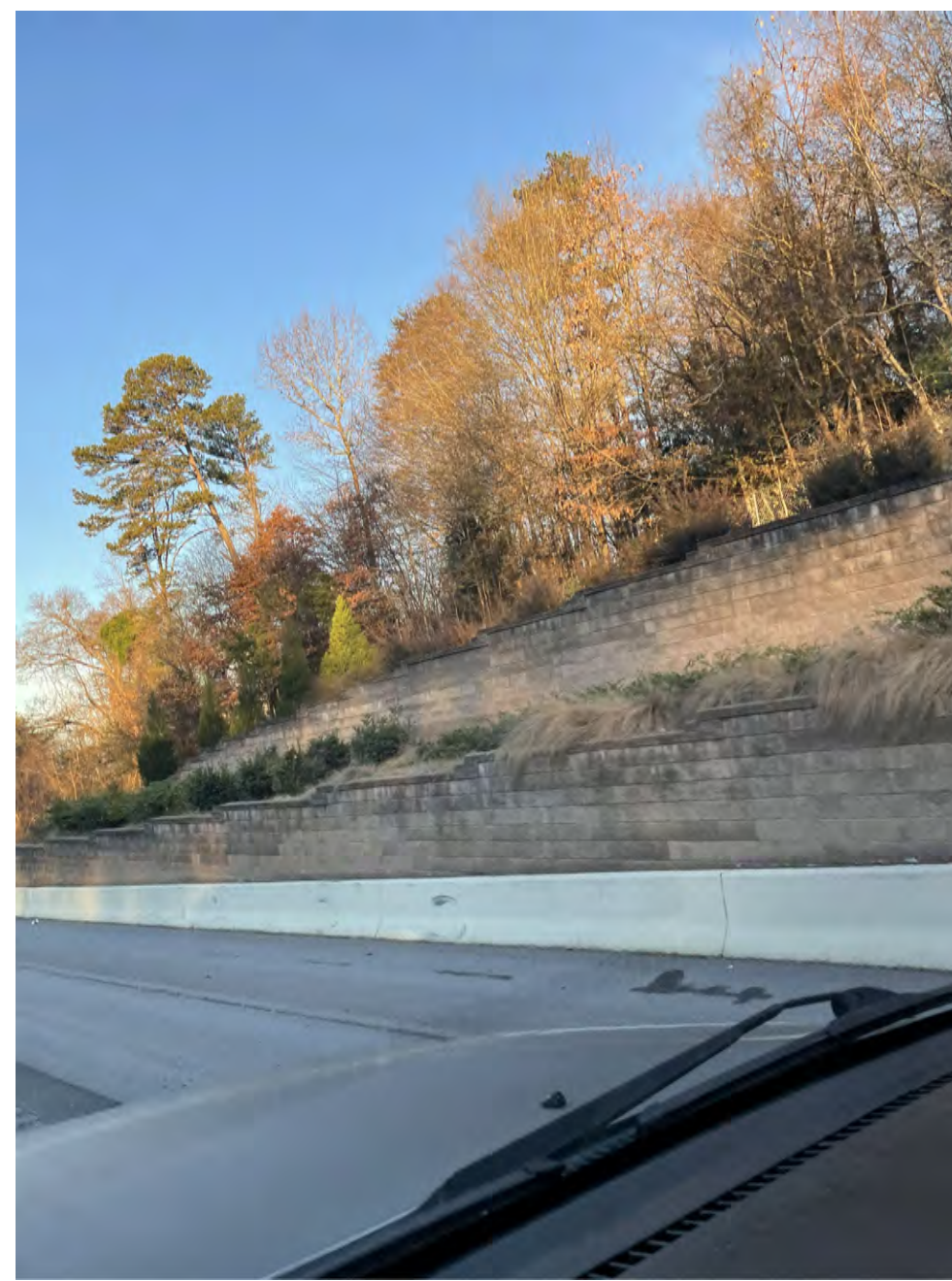
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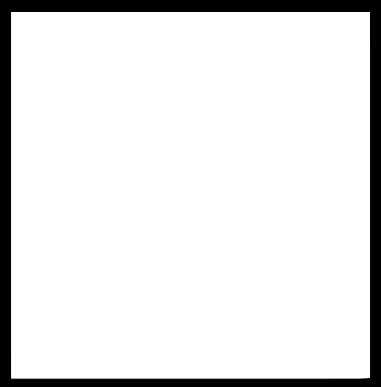
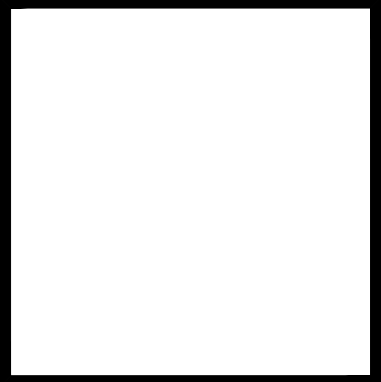
1 SITE PICTURES  
SCALE: NTS



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SITE PICTURES



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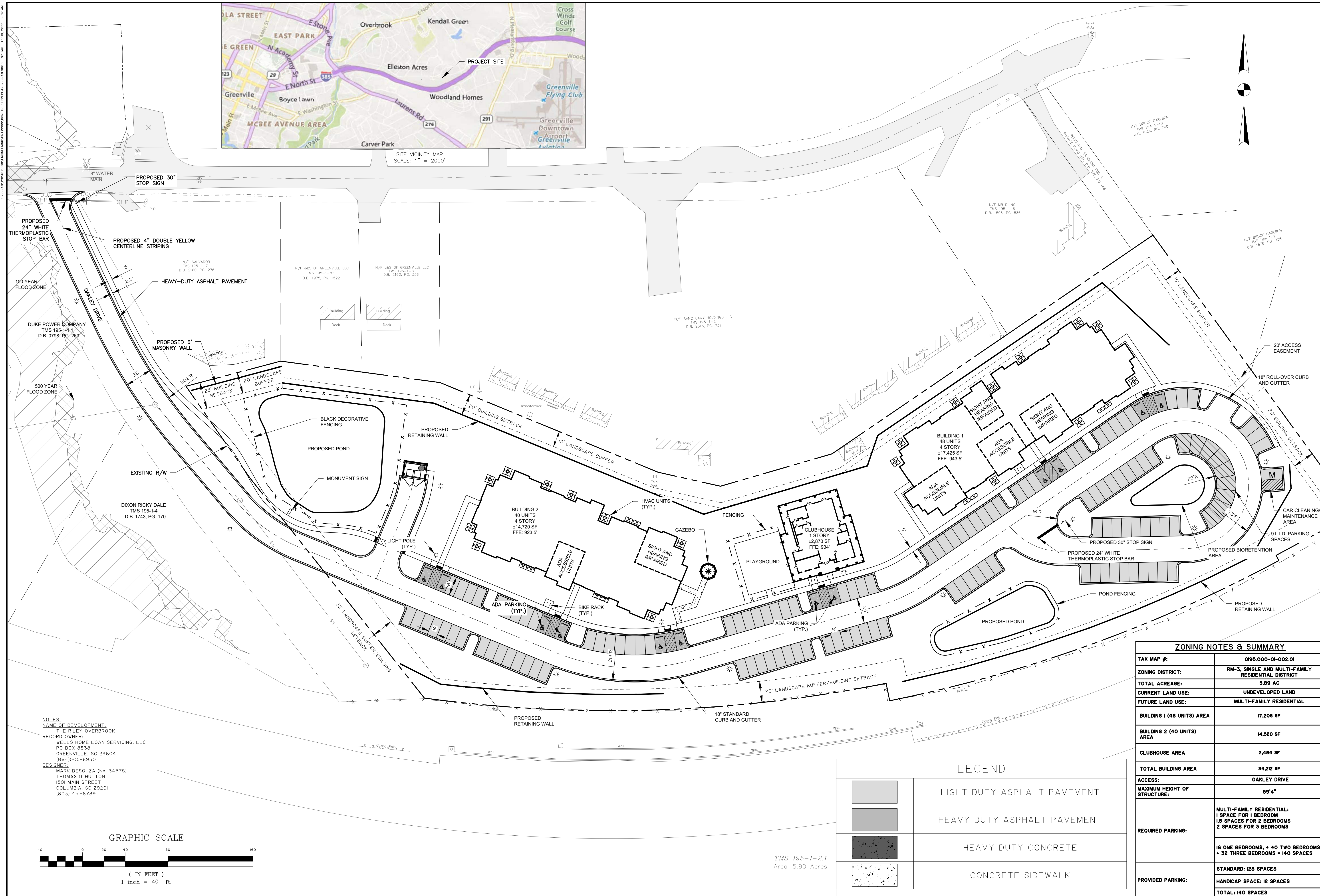
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**WDGE1 LED**  
Architectural Wall Sconce

**DLC** QUALIFIED  
**DLC** QUALIFIED  
**10th** ANNUAL

**Specifications**

|                                     |       |
|-------------------------------------|-------|
| <b>Depth (D1):</b>                  | 5.5"  |
| <b>Depth (D2):</b>                  | 1.5"  |
| <b>Height:</b>                      | 8"    |
| <b>Width:</b>                       | 9"    |
| <b>Weight:</b><br>(without options) | 9 lbs |

Technical drawings showing front and side views of the sconce with dimensions labeled: D1, D2, H, and W.

| WDGE LED Family Overview |                  |                |                    |                |        |        |        |        |        |
|--------------------------|------------------|----------------|--------------------|----------------|--------|--------|--------|--------|--------|
| Luminaire                | Standard EM, 0°C | Cold EM, -20°C | Sensor             | Lumens (4000K) |        |        |        |        |        |
|                          |                  |                |                    | P1             | P2     | P3     | P4     | P5     | P6     |
| WDGE1 LED                | 4W               | --             | --                 | 1,200          | 2,000  | --     | --     | --     | --     |
| WDGE2 LED                | 10W              | 18W            | Standalone / night | 1,200          | 2,000  | 3,000  | 4,500  | 6,000  | --     |
| WDGE3 LED                | 15W              | 18W            | Standalone / night | 7,500          | 8,500  | 10,000 | 12,000 | --     | --     |
| WDGE4 LED                | --               | --             | Standalone / night | 12,000         | 16,000 | 18,000 | 20,000 | 22,000 | 25,000 |

| Ordering Information |          | EXAMPLE: WDG1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD          |                |                                                           |                           |                                                                                                                                                                                                                                                                              |
|----------------------|----------|---------------------------------------------------------------|----------------|-----------------------------------------------------------|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Series               | Package  | Color Temperature                                             | CRI            | Distribution                                              | Voltage                   | Mounting                                                                                                                                                                                                                                                                     |
| WDG1 LED             | P1<br>P2 | 27K 2700K<br>30K 3000K<br>35K 3500K<br>40K 4000K<br>50K 5000K | 80CRI<br>90CRI | VF Visual comfort forward throw<br>VW Visual comfort wide | MVOLT<br>347 <sup>1</sup> | <b>Shipped included</b><br>SRM Surface mounting bracket<br>ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only?)<br><br><b>Shipped separately</b><br>AWS 3/8"x3" architectural wall spacer<br>PBBW Surface-mounted back box (top, left, right conduit entry) |

| Options                         |                                                                                                   | Finish       |                                         |
|---------------------------------|---------------------------------------------------------------------------------------------------|--------------|-----------------------------------------|
| EWBH <sup>1</sup>               | Emergency battery backup, Certified in CA Title 20 MAEBS (HW, 0% min)                             | DOBBD        | Dark bronze                             |
| FE                              | Thermostatic Black                                                                                | DOBDB        | Textured dark bronze                    |
| DS                              | Dual switching (cores with 2 drivers and 2 light engines; see page 3 for details)                 | DOBDD        | Textured black                          |
| DMG                             | 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) | DNABD        | Natural aluminum                        |
|                                 |                                                                                                   | DNABD        | Textured natural aluminum               |
| PCE                             | Bottom conduit entry for back box (PBBW). Total of 4 entry points.                                | DWDBD        | White                                   |
|                                 |                                                                                                   | DWDBD        | Textured white                          |
|                                 |                                                                                                   | DSBDD        | Sandstone                               |
|                                 |                                                                                                   | DSBDD        | Textured sandstone                      |
| <b>Accessories</b>              |                                                                                                   |              |                                         |
| Ordered and shipped separately. |                                                                                                   |              |                                         |
| WDLBWS DSDSD                    | WSDE Ultra Architectural Wall Space (specy finish)                                                | <b>NOTES</b> |                                         |
|                                 |                                                                                                   | 1            | 50K not available in 90CRI.             |
|                                 |                                                                                                   | 2            | 347K not available with EWBNL DS or SE. |
|                                 |                                                                                                   | 4            | FE not available with DS.               |
|                                 |                                                                                                   | 5            | Not qualified for DLR-D.                |

Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
nds Lighting, Inc. All rights reserved.

WDGE1 LED  
Rev. 11/16/20

|                                                                                                            |                               |                        |
|------------------------------------------------------------------------------------------------------------|-------------------------------|------------------------|
| illuminate pathways and residential communities with the energy-efficient                                  | LED<br>(Light Emitting Diode) | 50 watts               |
| Traditional LED. This Colonial lantern-style fixture will add style and charm to any neighborhood or park. | Mounting height               | 12'                    |
|                                                                                                            | Colors                        | Black<br>Green         |
|                                                                                                            | Poles                         | Style A, B, C, D, E, F |

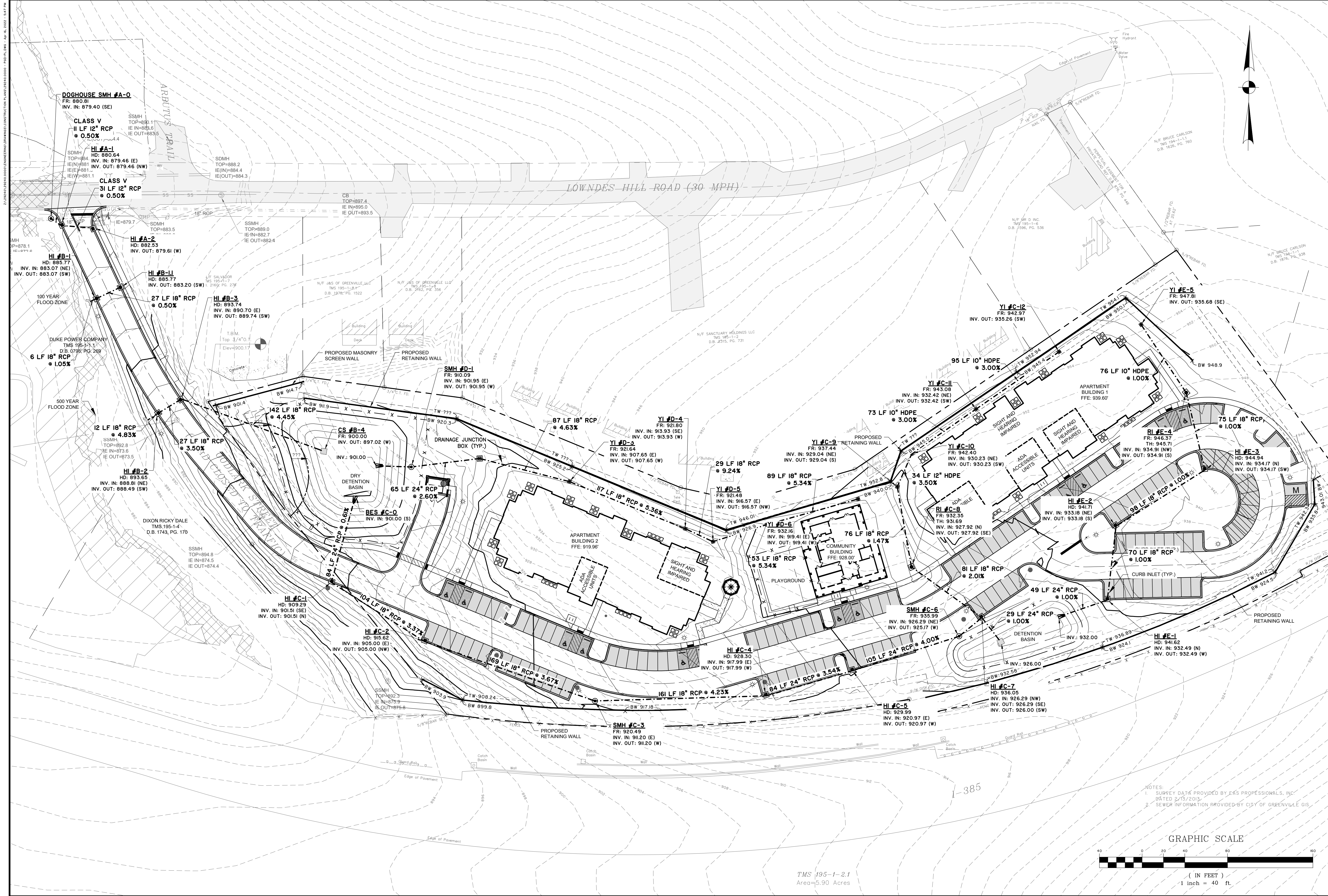
For additional information, visit us at [duke-energy.com/OutdoorLighting](http://duke-energy.com/OutdoorLighting) or call us toll free: 800.653.5307











NOT FOR  
CONSTRUCTION

| NO. | REVISIONS | BY | DATE |
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**THOMAS  
&  
HUTTON**

1501 Main Street • Suite 760  
Columbia, SC 29201 • 803.451.6789  
www.thomasandhutton.com

**SCHAUMBER DEVELOPMENT, LLC**  
CITY OF GREENVILLE, SC

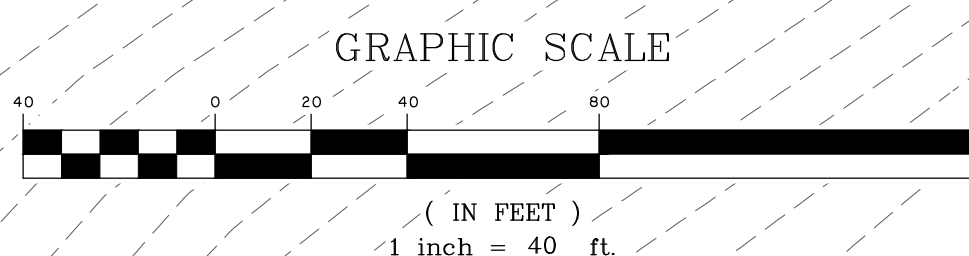
**RILEY AT OVERBROOK**

**PAVING GRADING AND DRAINAGE PLAN**

JOB NO: J-29240.0000  
DATE: 4/13/2022  
DRAWN: JRD  
DESIGNED: COW  
REVIEWED: MGD  
APPROVED: MGD  
SCALE: 1" = 40'

**C3.1**

NOTES:  
1. SURVEY DATA PROVIDED BY E&S PROFESSIONALS, INC.  
DATED 2/13/2013.  
2. SEWER INFORMATION PROVIDED BY CITY OF GREENVILLE GIS.



TMS 195-1-2.1  
Area=5.90 Acres



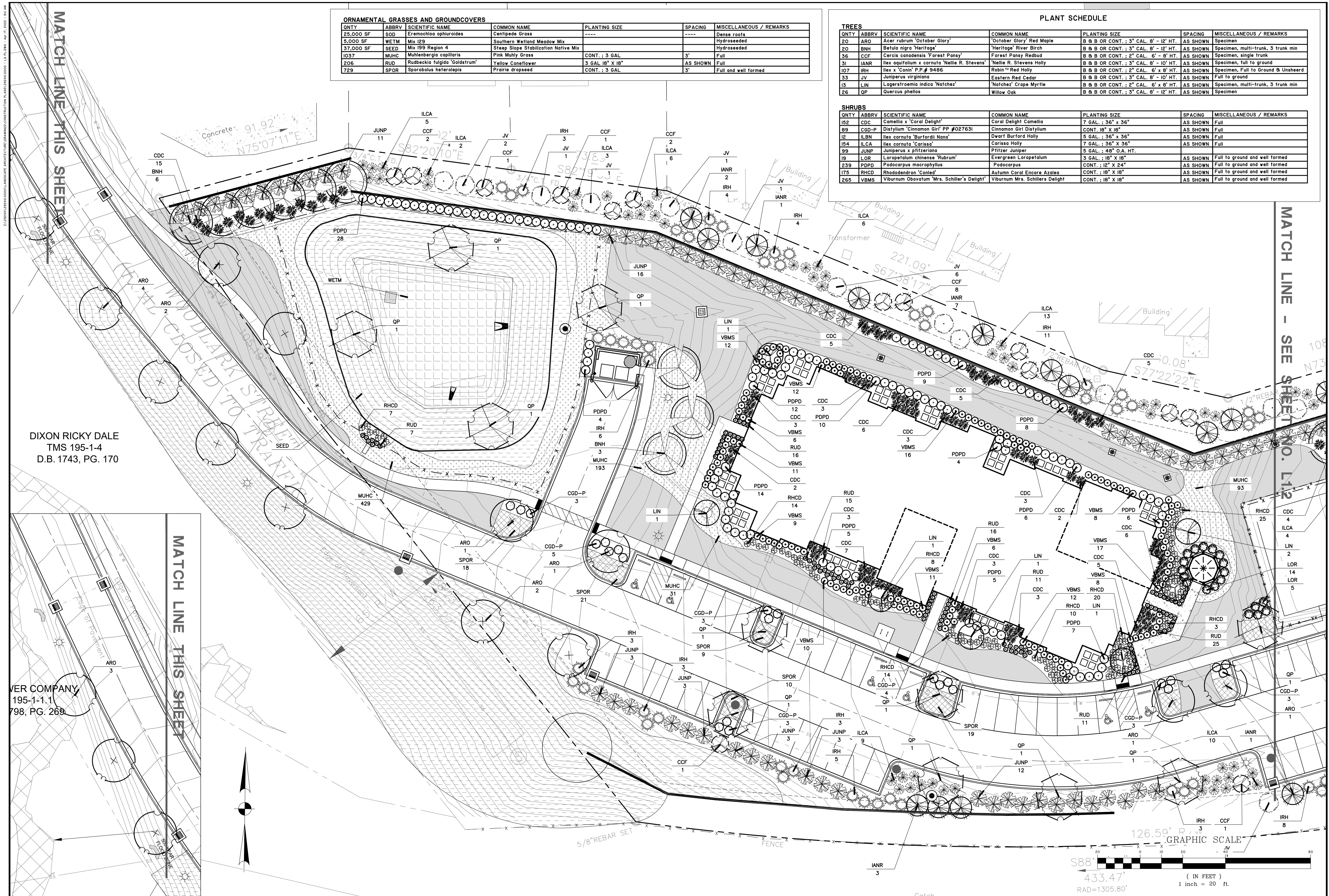




| QNTY      | ABBRV | SCIENTIFIC NAME               | COMMON NAME                          | PLANTING SIZE    | SPACING  | MISCELLANEOUS / REMARKS |
|-----------|-------|-------------------------------|--------------------------------------|------------------|----------|-------------------------|
| 25,000 SF | SBD   | Eremochloa ophiuroides        | Centipede Grass                      | ----             | ----     | Dense roots             |
| 5,000 SF  | WETM  | Mix 129                       | Southern Wetland Meadow Mix          |                  |          | Hydroseeded             |
| 37,000 SF | SEED  | Mix 199 Region 4              | Steep Slope Stabilization Native Mix |                  |          | Hydroseeded             |
| 1037      | MUHC  | Muhlenbergia capillaris       | Pink Muhly Grass                     | CONT. : 3 GAL    | 3'       | Full                    |
| 206       | RUD   | Rudbeckia fulgida 'Goldstrum' | Yellow Coneflower                    | 3 GAL 18" X 18"  | AS SHOWN | Full                    |
| 729       | SPOR  | Sporobolus heterolepis        | Prairie dropseed                     | 3' CONT. : 3 GAL | 3'       | Full and well formed    |

| QNTY | ABBRV | SCIENTIFIC NAME                            | COMMON NAME               | PLANTING SIZE                        | SPACING  | MISCELLANEOUS / REMARKS              |
|------|-------|--------------------------------------------|---------------------------|--------------------------------------|----------|--------------------------------------|
| 20   | ARO   | Acer rubrum 'October Glory'                | 'October Glory' Red Maple | B @ B OR CONT. : 3" CAL '8 - 12' HT. | AS SHOWN | Specimen                             |
| 20   | BNH   | Betula nigra 'Heritage'                    | 'Heritage' River Birch    | B @ B OR CONT. : 3" CAL '8 - 12' HT. | AS SHOWN | Specimen, multi-trunk, 3 trunk min   |
| 36   | CCF   | Cercis canadensis 'Forest Pansy'           | 'Forest Pansy' Redbud     | B @ B OR CONT. : 3" CAL '6 - 8' HT.  | AS SHOWN | Specimen, single trunk               |
| 31   | JANR  | Jas. equisetum x cordata 'Nelle's Stevens' | 'Nelle's Stevens' Holly   | B @ B OR CONT. : 3" CAL '8 - 12' HT. | AS SHOWN | Specimen, full to ground             |
| 107  | JN    | Juniperus x 'Conin' P.P.# 9486             | 'Robin' Red Cedar         | B @ B OR CONT. : 3" CAL '8 - 12' HT. | AS SHOWN | Specimen, Full to Ground & Unsheared |
| 13   | RV    | Juniperus virginiana                       | Eastern Red Holly         | B @ B OR CONT. : 3" CAL '8 - 10' HT. | AS SHOWN | Full to ground                       |
| 13   | LIN   | Lagerstroemia indica 'Natchez'             | 'Natchez' Grape Myrtle    | B @ B OR CONT. : 2" CAL '6 x 8' HT.  | AS SHOWN | Specimen, multi-trunk, 3 trunk min   |
| 26   | QP    | Quercus phellos                            | Willow Oak                | B @ B OR CONT. : 3" CAL '8 - 12' HT. | AS SHOWN | Specimen                             |

| QNTY | ABBRV | SCIENTIFIC NAME                              | COMMON NAME                     | PLANTING SIZE        | SPACING  | MISCELLANEOUS / REMARKS        |
|------|-------|----------------------------------------------|---------------------------------|----------------------|----------|--------------------------------|
| 125  | CDC   | Camellia x 'Coral Delight'                   | Coral Delight Camellia          | 7 GAL., 3'6" x 3'6"  | AS SHOWN | Full                           |
| 69   | DIS   | Disyllum 'Ginnome Girl' PP #027631           | Ginnome Girl Disyllum           | CONT., 18" x 18"     | AS SHOWN | Full                           |
| 12   | ILBN  | Illex cornuta 'Burfordii Nana'               | Dwarf Burford Holly             | 5 GAL., 3'6" x 3'6"  | AS SHOWN | Full                           |
| 154  | ILCA  | Illex cornuta 'Crissp'                       | Crissolo Holly                  | 7 GAL., 3'6" x 3'6"  | AS SHOWN | Full                           |
| 99   | JUNP  | Juniperus x pfitzeriana                      | Pfitzer Juniper                 | 5 GAL., 48" O.A. HT. | AS SHOWN | Full                           |
| 19   | LOR   | Loropetalum chinense 'Rubrum'                | Evergreen Loropetalum           | 3 GAL., 18" X 18"    | AS SHOWN | Full to ground and well formed |
| 239  | POD   | Podocarpus macrophyllum                      | Podocarpus                      | CONT., 18" X 24"     | AS SHOWN | Full to ground and well formed |
| 75   | RHCD  | Rhododendron 'Conical'                       | Autumn Coral Eucnea Azalea      | CONT., 18" X 18"     | AS SHOWN | Full to ground and well formed |
| 165  | VBMS  | Viburnum 'Obovatum 'Mrs. Schiller's Delight' | Viburnum Mrs. Schillers Delight | CONT., 18" X 18"     | AS SHOWN | Full to ground and well formed |



|        |              |
|--------|--------------|
| NO:    | J-29240.0000 |
| E:     | 4/6/2022     |
| WN:    | JAS          |
| GNED:  | JAS          |
| EWED:  | JAC          |
| ROVED: | JLG          |
| E:     | 1" = 20'     |

## L1.1



73 2022-04-17 17:29:00



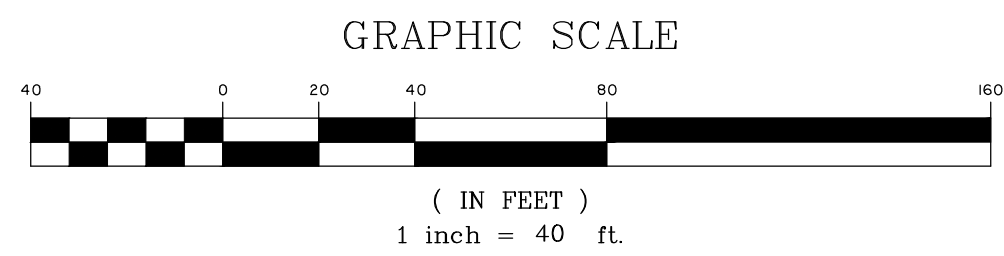
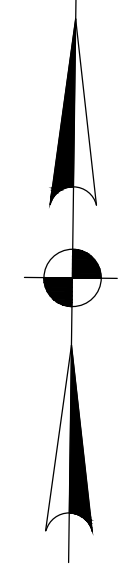




DEMOLITION LEGEND

REMOVE EXISTING TREE

310 TREES TO BE REMOVED



TMS 195-1-2.1  
Area=5.90 Acres

- NOTES:
- SURVEY DATA PROVIDED BY EAS PROFESSIONALS, INC. DATED 2/13/2013.
  - SEWER INFORMATION PROVIDED BY CITY OF GREENVILLE, SC.

| REVISIONS |  |  | BY | DATE |
|-----------|--|--|----|------|
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**THOMAS & HUTTON**

1501 Main Street • Suite 760  
Columbia, SC 29201 • 803.451.6789  
www.thomasandhutton.com

**SCHAUMBER DEVELOPMENT, LLC**  
CITY OF GREENVILLE, SC

THE RILEY OVERBROOK

EXISTING CONDITIONS

|           |              |
|-----------|--------------|
| JOB NO:   | J-29240.0000 |
| DATE:     | 12/06/2021   |
| DRAWN:    | BMC          |
| DESIGNED: | CGW          |
| REVIEWED: | MGD          |
| APPROVED: | MGD          |
| SCALE:    | 1" = 40'     |

**EX1.1**



























































S A&B









Hill Rd

ndes Hill Road





Hill Rd  
ndes Hill Road





Hill Rd

ndes Hill Road





ndes Hill Rd





Rd







Catalog #: \_\_\_\_\_ Project: \_\_\_\_\_

Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_ Type: \_\_\_\_\_

# Mirada Medium (MRM)

## Outdoor LED Area Light



IP66 IK08



### OVERVIEW

|                      |                |
|----------------------|----------------|
| Lumen Package        | 7,000 - 48,000 |
| Wattage Range        | 48 - 401       |
| Efficacy Range (LPW) | 117 - 160      |
| Weight lbs(kg)       | 30 (13.6)      |

### QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

## FEATURES & SPECIFICATIONS

### Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

### Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

### Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 5)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

### Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor (see page 9 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 9 for more details).

### Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products. (See drawing on page 9)

### Warranty

- LSI LED Fixtures carry a 5-year warranty.

### Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminaire per IEC 60662 mechanical impact code

*Specifications and dimensions subject to change without notice.*







Type: \_\_\_\_\_

# Mirada Medium Outdoor LED Area Light

## ORDERING GUIDE

[Back to Quick Links](#)TYPICAL ORDER EXAMPLE: **MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

| Luminaire Prefix                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Light Source | Lumen Package                                                                                                                                                                                                      | Light Output   | Distribution                                                                                                                                                                                                                                                                                                                                                                                                                 | Orientation <sup>2</sup>                                                         | Voltage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Driver                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| MRM - Mirada                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | LED          | 7L - 7,000 lms<br>9L - 9,000 lms<br>12L - 12,000 lms<br>18L - 18,000 lms<br>24L - 24,000 lms<br>30L - 30,000 lms<br>36L - 36,000 lms<br>42L - 42,000 lms<br>48L - 48,000 lms<br>Custom Lumen Packages <sup>1</sup> | SIL - Silicone | 2 - Type 2<br>3 - Type 3<br>5W - Type 5 Wide<br>FT - Forward Throw<br>FTA - Forward Throw Automotive<br>AM - Automotive Merchandise                                                                                                                                                                                                                                                                                          | (blank) - standard<br>L- Optics rotated left 90°<br>R - Optics rotated right 90° | UNV - Universal Voltage (120-277V)<br>HV - High Voltage (347-480V)                                                                                                                                                                                                                                                                                                                                                                                                                            | DIM - 0-10V Dimming (0-10%) |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |                                                                                                                                                                                                                    |                |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                             |
| Color Temp                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              | Color Rendering                                                                                                                                                                                                    |                | Finish                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                  | Options                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                             |
| 50 - 5,000 CCT<br>40 - 4,000 CCT<br>30 - 3,000 CCT<br>AMB - Phosphor Converted Amber <sup>12</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              | 70CRI - 70 CRI                                                                                                                                                                                                     |                | BLK - Black<br>BRZ - Dark Bronze<br>GMG - Gun Metal Gray<br>GPT - Graphite<br>MSV - Metallic Silver<br>PLP - Platinum Plus<br>SVG - Satin Verde Green<br>WHT - White                                                                                                                                                                                                                                                         |                                                                                  | (Blank) - None<br><br>IH - Integral Houseside Shield <sup>2</sup><br>IL - Integral Louver (Sharp Spill Light Cutoff) <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                             |                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |                                                                                                                                                                                                                    |                |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                             |
| Controls (Choose One)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                                                                                                                                                                                                                    |                |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                             |
| (Blank) - None<br><br><b>Wireless Controls System</b><br>ALSC - AirLink Synapse Control System<br>ALSCH - AirLink Synapse Control System Host / Satellite <sup>3</sup><br>ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor<br>ALSCHS02 - AirLink Synapse Control System Host / Satellite with 12-20' Motion Sensor <sup>3</sup><br>ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor<br>ALSCS04 - AirLink Synapse Control System Host / Satellite with 20-40' Motion Sensor <sup>3</sup><br>ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height)<br>ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) |              |                                                                                                                                                                                                                    |                | <b>Stand-Alone Controls</b><br>EXT - 0-10v Dimming leads extended to housing exterior<br>CR7P - 7 Pin Control Receptacle ANSI C136.41 <sup>6</sup><br>IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) <sup>5</sup><br>IMSBT2 - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) <sup>5</sup><br><br><b>Button Type Photocells</b><br>PCI120 - 120V<br>PCI208-277 - 208 -277V<br>PCI347 - 347V |                                                                                  | <b>Lutron Limelight Controls</b><br>LLC – LimeLight Integral Wireless Radio Control by Lutron <sup>4</sup><br>LLCS1 – Limelight Integral Wireless Radio Control and PIR Motion/Daylight Sensor by Lutron 8-15' mt height <sup>4</sup><br>LLCS2 – Limelight Integral Wireless Radio Control and PIR Motion/Daylight Sensor by Lutron 16-30' mt height <sup>4</sup><br>LLCS3 – Limelight Integral Wireless Radio Control and PIR Motion/Daylight Sensor by Lutron 31-40' mt height <sup>4</sup> |                             |

## Accessory Ordering Information<sup>7</sup>

| Controls Accessories                                                         |                            |
|------------------------------------------------------------------------------|----------------------------|
| Description                                                                  | Order Number <sup>10</sup> |
| PC120 Photocell for use with CR7P option (120V) <sup>8</sup>                 | 122514                     |
| PC208-277 Photocell for use with CR7P option (208V, 240V, 277V) <sup>8</sup> | 122515                     |
| Twist Lock Photocell (347V) for use with CR7P <sup>8</sup>                   | 122516                     |
| Twist Lock Photocell (480V) for use with CR7P <sup>8</sup>                   | 1225180                    |
| AirLink 5 Pin Twist Lock Controller <sup>8</sup>                             | 661409                     |
| AirLink 7 Pin Twist Lock Controller <sup>8</sup>                             | 661410                     |
| PMOS24-24V Pole-Mounted Occupancy Sensor (24V)                               | 663284CLR                  |
| Shorting Cap for use with CR7P                                               | 149328                     |

| Fusing Options <sup>11</sup> |                                            | Shielding Options |                                     |
|------------------------------|--------------------------------------------|-------------------|-------------------------------------|
| Description                  | Order Number                               |                   |                                     |
| Single Fusing (120V)         | <a href="#">See Fusing Accessory Guide</a> | Mirada Small      | <a href="#">See Shielding Guide</a> |
| Single Fusing (277V)         |                                            | Mirada Medium     |                                     |
| Double Fusing (208V, 240V)   |                                            | Mirada Large      |                                     |
| Double Fusing (480V)         |                                            | Zone Medium       |                                     |
| Double Fusing (347V)         |                                            | Zone Large        |                                     |
|                              |                                            | Slice Medium      |                                     |

| Mounting Accessories <sup>9</sup>                  |                            |
|----------------------------------------------------|----------------------------|
| Description                                        | Order Number <sup>10</sup> |
| Universal Mounting Bracket                         | 684616CLR                  |
| Adjustable Slip Fitter (2" - 2 3/8" Tenon)         | 688138CLR                  |
| Horizontal Slip Fitter (2" - 2 3/8" Tenon)         | 652761CLR                  |
| Quick Mount Pole Bracket (Square Pole)             | 687073CLR                  |
| Quick Mount Pole Bracket (4-5" Round Pole)         | 689903CLR                  |
| 15 Tilt Quick Mount Pole Bracket (Square Pole)     | 688003CLR                  |
| 15 Tilt Quick Mount Pole Bracket (4-5" Round Pole) | 689905CLR                  |
| Wall Mount Bracket                                 | 382132CLR                  |
| Wood Pole Bracket (6" Minimum Pole Diameter)       | 751219CLR                  |

| Miscellaneous Accessories                                |              |
|----------------------------------------------------------|--------------|
| Description                                              | Order Number |
| Integral Louver/Shield                                   | 690981       |
| Integral House Side Shield                               | 743415       |
| 10' Linear Bird Spike Kit (3' Recommended per Luminaire) | 751632       |

### FOOTNOTES:

- Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
- Not available with 5W distribution
- Consult Factory for availability.
- Not available in HV.
- IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
- Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
- Accessories are shipped separately and field installed.
- Factory installed CR7P option required. See Options.
- "CLR" denotes finish. See Finish options.
- Only available with ALSC/ALSCH control options.
- Fusing must be located in hand hole of pole. See [Fusing Accessory Guide](#) for compatibility.
- Only available in 9L and 12L Lumen Packages. Consult factory for lead time and availability.

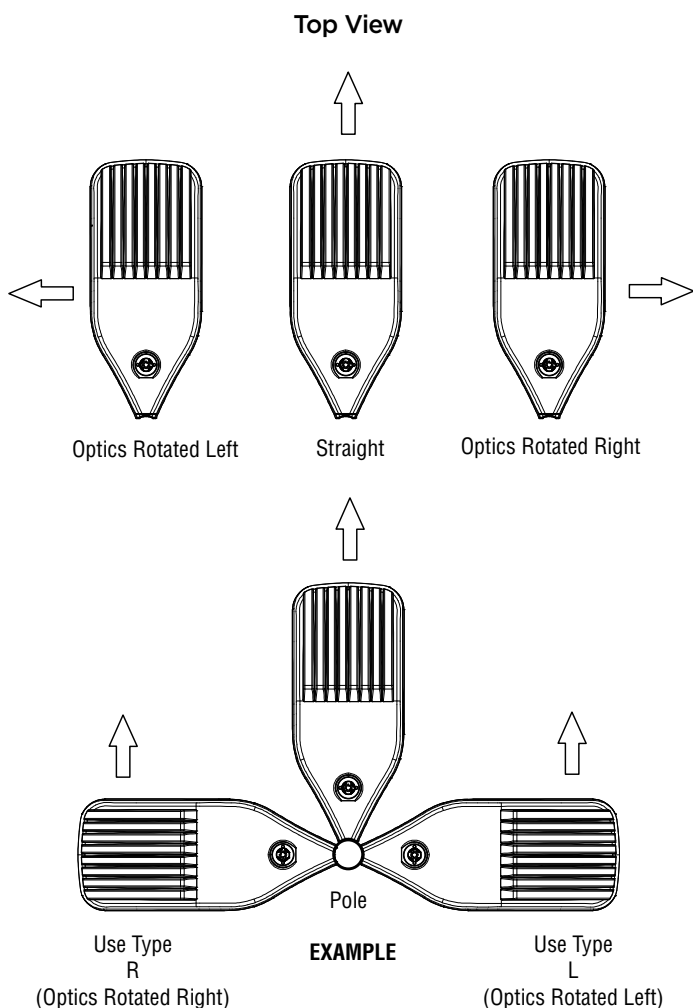






# Mirada Medium Outdoor LED Area Light

## OPTICS ROTATION



## ACCESSORIES/OPTIONS

### Integral Louver (IL) and House-Side Shield (IH)

Accessory louver and shield available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (L) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

#### Luminaire Shown with IMSBT & IL/IH Options



### 7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

#### Luminaire Shown with PCR 7P







# Mirada Medium Outdoor LED Area Light

[Back to Quick Links](#)

## PERFORMANCE

| Delivered Lumens* |              |     |                  |          |            |                  |          |            |                  |          |            |         |
|-------------------|--------------|-----|------------------|----------|------------|------------------|----------|------------|------------------|----------|------------|---------|
| Lumen Package     | Distribution | CRI | 3000K CCT        |          |            | 4000K CCT        |          |            | 5000K CCT        |          |            | Wattage |
|                   |              |     | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating |         |
| 7L                | 2            | 70  | 7560             | 157      | B2-U0-G2   | 7560             | 157      | B2-U0-G2   | 7560             | 157      | B2-U0-G2   | 48      |
|                   | 3            |     | 7616             | 159      | B1-U0-G2   | 7616             | 159      | B1-U0-G2   | 7616             | 159      | B1-U0-G2   |         |
|                   | 5W           |     | 7292             | 152      | B3-U0-G1   | 7292             | 152      | B3-U0-G1   | 7292             | 152      | B3-U0-G1   |         |
|                   | FT           |     | 7562             | 158      | B2-U0-G2   | 7562             | 158      | B2-U0-G2   | 7562             | 158      | B2-U0-G2   |         |
|                   | FTA          |     | 7595             | 158      | B2-U0-G2   | 7595             | 158      | B2-U0-G2   | 7595             | 158      | B2-U0-G2   |         |
|                   | AM           |     | 7687             | 160      | B1-U0-G1   | 7687             | 160      | B1-U0-G1   | 7687             | 160      | B1-U0-G1   |         |
| 9L                | 2            | 70  | 9853             | 159      | B2-U0-G2   | 9853             | 159      | B2-U0-G2   | 9853             | 159      | B2-U0-G2   | 62      |
|                   | 3            |     | 9926             | 160      | B2-U0-G2   | 9926             | 160      | B2-U0-G2   | 9926             | 160      | B2-U0-G2   |         |
|                   | 5W           |     | 9504             | 153      | B3-U0-G2   | 9504             | 153      | B3-U0-G2   | 9504             | 153      | B3-U0-G2   |         |
|                   | FT           |     | 9856             | 159      | B2-U0-G3   | 9856             | 159      | B2-U0-G3   | 9856             | 159      | B2-U0-G3   |         |
|                   | FTA          |     | 9900             | 160      | B2-U0-G2   | 9900             | 160      | B2-U0-G2   | 9900             | 160      | B2-U0-G2   |         |
|                   | AM           |     | 10019            | 162      | B2-U0-G1   | 10019            | 162      | B2-U0-G1   | 10019            | 162      | B2-U0-G1   |         |
| 12L               | 2            | 70  | 13135            | 155      | B3-U0-G2   | 13135            | 155      | B3-U0-G2   | 13135            | 155      | B3-U0-G2   | 85      |
|                   | 3            |     | 13232            | 156      | B2-U0-G2   | 13232            | 156      | B2-U0-G2   | 13232            | 156      | B2-U0-G2   |         |
|                   | 5W           |     | 12669            | 149      | B4-U0-G2   | 12669            | 149      | B4-U0-G2   | 12669            | 149      | B4-U0-G2   |         |
|                   | FT           |     | 13138            | 155      | B2-U0-G3   | 13138            | 155      | B2-U0-G3   | 13138            | 155      | B2-U0-G3   |         |
|                   | FTA          |     | 13196            | 155      | B2-U0-G2   | 13196            | 155      | B2-U0-G2   | 13196            | 155      | B2-U0-G2   |         |
|                   | AM           |     | 13355            | 157      | B2-U0-G2   | 13355            | 157      | B2-U0-G2   | 13355            | 157      | B2-U0-G2   |         |
| 18L               | 2            | 70  | 19318            | 143      | B3-U0-G3   | 19318            | 143      | B3-U0-G3   | 19318            | 143      | B3-U0-G3   | 135     |
|                   | 3            |     | 19461            | 144      | B3-U0-G3   | 19461            | 144      | B3-U0-G3   | 19461            | 144      | B3-U0-G3   |         |
|                   | 5W           |     | 18633            | 138      | B4-U0-G2   | 18633            | 138      | B4-U0-G2   | 18633            | 138      | B4-U0-G2   |         |
|                   | FT           |     | 19324            | 143      | B3-U0-G3   | 19324            | 143      | B3-U0-G3   | 19324            | 143      | B3-U0-G3   |         |
|                   | FTA          |     | 19408            | 144      | B3-U0-G3   | 19408            | 144      | B3-U0-G3   | 19408            | 144      | B3-U0-G3   |         |
|                   | AM           |     | 19641            | 145      | B3-U0-G2   | 19641            | 145      | B3-U0-G2   | 19641            | 145      | B3-U0-G2   |         |
| 24L               | 2            | 70  | 25957            | 147      | B4-U0-G3   | 25957            | 147      | B4-U0-G3   | 25957            | 147      | B4-U0-G3   | 176     |
|                   | 3            |     | 26149            | 149      | B3-U0-G4   | 26149            | 149      | B3-U0-G4   | 26149            | 149      | B3-U0-G4   |         |
|                   | 5W           |     | 25037            | 142      | B5-U0-G3   | 25037            | 142      | B5-U0-G3   | 25037            | 142      | B5-U0-G3   |         |
|                   | FT           |     | 25964            | 148      | B3-U0-G4   | 25964            | 148      | B3-U0-G4   | 25964            | 148      | B3-U0-G4   |         |
|                   | FTA          |     | 26077            | 148      | B3-U0-G3   | 26077            | 148      | B3-U0-G3   | 26077            | 148      | B3-U0-G3   |         |
|                   | AM           |     | 26393            | 150      | B3-U0-G2   | 26393            | 150      | B3-U0-G2   | 26393            | 150      | B3-U0-G2   |         |
| 30L               | 2            | 70  | 32417            | 140      | B4-U0-G3   | 32417            | 140      | B4-U0-G3   | 32417            | 140      | B4-U0-G3   | 232     |
|                   | 3            |     | 32656            | 141      | B3-U0-G4   | 32656            | 141      | B3-U0-G4   | 32656            | 141      | B3-U0-G4   |         |
|                   | 5W           |     | 31267            | 135      | B5-U0-G3   | 31267            | 135      | B5-U0-G3   | 31267            | 135      | B5-U0-G3   |         |
|                   | FT           |     | 32424            | 140      | B3-U0-G4   | 32424            | 140      | B3-U0-G4   | 32424            | 140      | B3-U0-G4   |         |
|                   | FTA          |     | 32566            | 140      | B4-U0-G3   | 32566            | 140      | B4-U0-G3   | 32566            | 140      | B4-U0-G3   |         |
|                   | AM           |     | 32960            | 142      | B3-U0-G3   | 32960            | 142      | B3-U0-G3   | 32960            | 142      | B3-U0-G3   |         |
| 36L               | 2            | 70  | 38275            | 133      | B4-U0-G4   | 38275            | 133      | B4-U0-G4   | 38275            | 133      | B4-U0-G4   | 288     |
|                   | 3            |     | 38557            | 134      | B4-U0-G5   | 38557            | 134      | B4-U0-G5   | 38557            | 134      | B4-U0-G5   |         |
|                   | 5W           |     | 36917            | 128      | B5-U0-G4   | 36917            | 128      | B5-U0-G4   | 36917            | 128      | B5-U0-G4   |         |
|                   | FT           |     | 38283            | 133      | B4-U0-G5   | 38283            | 133      | B4-U0-G5   | 38283            | 133      | B4-U0-G5   |         |
|                   | FTA          |     | 38450            | 134      | B4-U0-G4   | 38450            | 134      | B4-U0-G4   | 38450            | 134      | B4-U0-G4   |         |
|                   | AM           |     | 38916            | 135      | B3-U0-G3   | 38916            | 135      | B3-U0-G3   | 38916            | 135      | B3-U0-G3   |         |







# Mirada Medium Outdoor LED Area Light

## PERFORMANCE (CONT.)

| Delivered Lumens* |              |     |                  |          |            |                  |          |            |                  |          |            |         |
|-------------------|--------------|-----|------------------|----------|------------|------------------|----------|------------|------------------|----------|------------|---------|
| Lumen Package     | Distribution | CRI | 3000K CCT        |          |            | 4000K CCT        |          |            | 5000K CCT        |          |            | Wattage |
|                   |              |     | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating |         |
| 42L               | 2            | 70  | 44118            | 125      | B5-U0-G4   | 44118            | 125      | B5-U0-G4   | 44118            | 125      | B5-U0-G4   | 354     |
|                   | 3            |     | 44444            | 126      | B4-U0-G5   | 44444            | 126      | B4-U0-G5   | 44444            | 126      | B4-U0-G5   |         |
|                   | 5W           |     | 42555            | 120      | B5-U0-G4   | 42555            | 120      | B5-U0-G4   | 42555            | 120      | B5-U0-G4   |         |
|                   | FT           |     | 44130            | 125      | B4-U0-G5   | 44130            | 125      | B4-U0-G5   | 44130            | 125      | B4-U0-G5   |         |
|                   | FTA          |     | 44322            | 125      | B4-U0-G4   | 44322            | 125      | B4-U0-G4   | 44322            | 125      | B4-U0-G4   |         |
|                   | AM           |     | 44859            | 127      | B4-U0-G3   | 44859            | 127      | B4-U0-G3   | 44859            | 127      | B4-U0-G3   |         |
| 48L               | 2            | 70  | 48795            | 122      | B5-U0-G4   | 48795            | 122      | B5-U0-G4   | 48795            | 122      | B5-U0-G4   | 401     |
|                   | 3            |     | 49156            | 123      | B4-U0-G5   | 49156            | 123      | B4-U0-G5   | 49156            | 123      | B4-U0-G5   |         |
|                   | 5W           |     | 47066            | 117      | B5-U0-G4   | 47066            | 117      | B5-U0-G4   | 47066            | 117      | B5-U0-G4   |         |
|                   | FT           |     | 48809            | 122      | B4-U0-G5   | 48809            | 122      | B4-U0-G5   | 48809            | 122      | B4-U0-G5   |         |
|                   | FTA          |     | 49021            | 122      | B5-U0-G4   | 49021            | 122      | B5-U0-G4   | 49021            | 122      | B5-U0-G4   |         |
|                   | AM           |     | 49615            | 124      | B4-U0-G3   | 49615            | 124      | B4-U0-G3   | 49615            | 124      | B4-U0-G3   |         |

| ELECTRICAL DATA (AMPS)* |      |      |      |      |      |      |
|-------------------------|------|------|------|------|------|------|
| Lumens                  | 120V | 208V | 240V | 277V | 347V | 480V |
| 7L                      | 0.40 | 0.23 | 0.20 | 0.17 | 0.14 | 0.10 |
| 9L                      | 0.52 | 0.30 | 0.26 | 0.22 | 0.18 | 0.13 |
| 12L                     | 0.71 | 0.41 | 0.35 | 0.31 | 0.24 | 0.18 |
| 18L                     | 1.13 | 0.65 | 0.56 | 0.49 | 0.39 | 0.28 |
| 24L                     | 1.47 | 0.85 | 0.73 | 0.64 | 0.51 | 0.37 |
| 30L                     | 1.93 | 1.12 | 0.97 | 0.84 | 0.67 | 0.48 |
| 36L                     | 2.40 | 1.38 | 1.20 | 1.04 | 0.83 | 0.60 |
| 42L                     | 2.95 | 1.70 | 1.48 | 1.28 | 1.02 | 0.74 |
| 48L                     | 3.4A | 1.9A | 1.7A | 1.5A | 1.2A | 0.8A |

| ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)* |       |      |      |      |      |      |      |
|----------------------------------------------------|-------|------|------|------|------|------|------|
| Lumens                                             | Watts | 120V | 208V | 240V | 277V | 347V | 480V |
| 9L                                                 | 74.3  | 0.6A | 0.4A | 0.3A | 0.3A | 0.2A | 0.2A |
| 12L                                                | 102.9 | 0.9A | 0.5A | 0.4A | 0.4A | 0.3A | 0.2A |

\*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

| RECOMMENDED LUMEN MAINTENANCE <sup>1</sup> (7-18L) |                      |                  |                   |                   |                    |
|----------------------------------------------------|----------------------|------------------|-------------------|-------------------|--------------------|
| Ambient                                            | Initial <sup>2</sup> | 25h <sup>2</sup> | 50hr <sup>2</sup> | 75hr <sup>2</sup> | 100hr <sup>2</sup> |
| 0-50 C                                             | 100%                 | 96%              | 92%               | 88%               | 84%                |

| RECOMMENDED LUMEN MAINTENANCE <sup>1</sup> (24-48L) |                      |                  |                   |                   |                    |
|-----------------------------------------------------|----------------------|------------------|-------------------|-------------------|--------------------|
| Ambient                                             | Initial <sup>2</sup> | 25h <sup>2</sup> | 50hr <sup>2</sup> | 75hr <sup>2</sup> | 100hr <sup>2</sup> |
| 0-40 C                                              | 100%                 | 100%             | 97%               | 94%               | 92%                |

- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

| DELIVERED LUMENS* |              |                                       |          |            |         |
|-------------------|--------------|---------------------------------------|----------|------------|---------|
| Lumen Package     | Distribution | Phosphor Converted Amber (Peak 610nm) |          |            | Wattage |
|                   |              | Delivered Lumens                      | Efficacy | BUG Rating |         |
| 9L                | 2            | 5848                                  | 80       | B2-U0-G2   | 74      |
|                   | 2 - IL       | 3644                                  | 50       | B0-U0-G1   |         |
|                   | 3            | 6018                                  | 82       | B1-U0-G2   |         |
|                   | 3 - IL       | 4468                                  | 61       | B0-U0-G2   |         |
|                   | 5W           | 5471                                  | 74       | B3-U0-G1   |         |
|                   | FT           | 5801                                  | 79       | B1-U0-G2   |         |
|                   | FT - IL      | 3649                                  | 50       | B0-U0-G1   |         |
|                   | FTA          | 5924                                  | 81       | B1-U0-G1   |         |
| 12L               | FTA - IL     | 4243                                  | 58       | B1-U0-G1   | 102     |
|                   | 2            | 7530                                  | 74       | B2-U0-G2   |         |
|                   | 2 - IL       | 4692                                  | 46       | B0-U0-G1   |         |
|                   | 3            | 7749                                  | 76       | B1-U0-G2   |         |
|                   | 3 - IL       | 5753                                  | 57       | B0-U0-G2   |         |
|                   | 5W           | 7045                                  | 69       | B3-U0-G2   |         |
|                   | FT           | 7470                                  | 73       | B2-U0-G2   |         |
|                   | FT - IL      | 4699                                  | 46       | B0-U0-G2   |         |
|                   | FTA          | 7628                                  | 75       | B2-U0-G2   |         |
|                   | FTA-IL       | 5464                                  | 54       | B1-U0-G1   |         |

\*LEDs are frequently updated therefore values are nominal.







# Mirada Medium Outdoor LED Area Light

## PHOTOMETRICS

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Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See <https://www.lsicorp.com/product/mirada-medium/> for detailed photometric data.

### MRM-LED-30L-SIL-2-40-70CRI

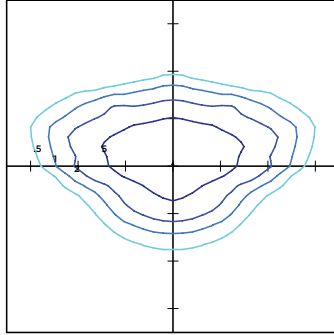
#### LUMINAIRE DATA

| Type 2 Distribution |                     |
|---------------------|---------------------|
| Description         | 4000 Kelvin, 70 CRI |
| Delivered Lumens    | 32,416              |
| Watts               | 232                 |
| Efficacy            | 140                 |
| IES Type            | Type II - Short     |
| BUG Rating          | B4-U0-G3            |

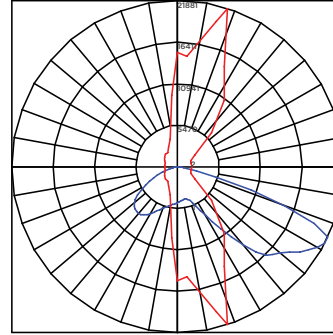
#### Zonal Lumen Summary

| Zone               | Lumens | %Luminaire |
|--------------------|--------|------------|
| Low (0-30)°        | 4796   | 15%        |
| Medium (30-60)°    | 19811  | 61%        |
| High (60-80)°      | 7474   | 23%        |
| Very High (80-90)° | 335    | 1%         |
| Uplight (90-180)°  | 0      | 0%         |
| Total Flux         | 32416  | 100%       |

#### ISO FOOTCANDLE



#### POLAR CURVE



25' Mounting Height/ 25' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

### MRM-LED-30L-SIL-3-40-70CRI

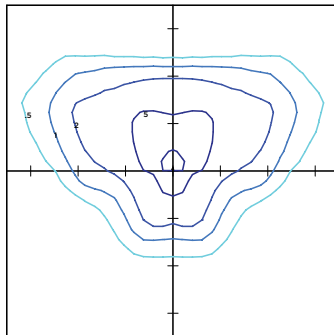
#### LUMINAIRE DATA

| Type 3 Distribution |                     |
|---------------------|---------------------|
| Description         | 4000 Kelvin, 70 CRI |
| Delivered Lumens    | 32,656              |
| Watts               | 232                 |
| Efficacy            | 141                 |
| IES Type            | Type III - Short    |
| BUG Rating          | B3-U0-G4            |

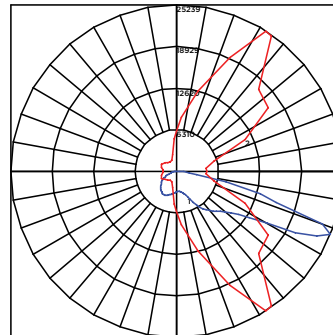
#### Zonal Lumen Summary

| Zone               | Lumens | %Luminaire |
|--------------------|--------|------------|
| Low (0-30)°        | 3385   | 10%        |
| Medium (30-60)°    | 16250  | 50%        |
| High (60-80)°      | 12430  | 38%        |
| Very High (80-90)° | 591    | 2%         |
| Uplight (90-180)°  | 0      | 0%         |
| Total Flux         | 32656  | 100%       |

#### ISO FOOTCANDLE



#### POLAR CURVE



25' Mounting Height/ 25' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

### MRM-LED-30L-SIL-FT-40-70CRI

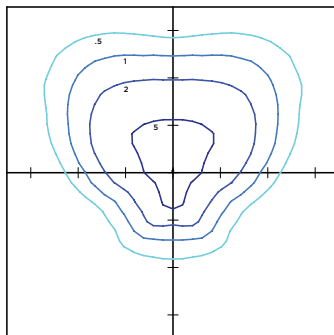
#### LUMINAIRE DATA

| Type FT Distribution |                     |
|----------------------|---------------------|
| Description          | 4000 Kelvin, 70 CRI |
| Delivered Lumens     | 32,424              |
| Watts                | 232                 |
| Efficacy             | 140                 |
| IES Type             | Type IV - Short     |
| BUG Rating           | B3-U0-G4            |

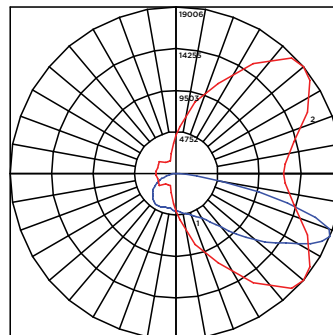
#### Zonal Lumen Summary

| Zone               | Lumens | %Luminaire |
|--------------------|--------|------------|
| Low (0-30)°        | 3952   | 12%        |
| Medium (30-60)°    | 15505  | 48%        |
| High (60-80)°      | 12279  | 38%        |
| Very High (80-90)° | 688    | 2%         |
| Uplight (90-180)°  | 0      | 0%         |
| Total Flux         | 32424  | 100%       |

#### ISO FOOTCANDLE



#### POLAR CURVE



20' Mounting Height/15' Grid Spacing

■ 20 FC ■ 10 FC ■ 5 FC ■ 2 FC







# Mirada Medium Outdoor LED Area Light

## PHOTOMETRICS (CONT)

### MRM-LED-30L-SIL-5W-40-70CRI

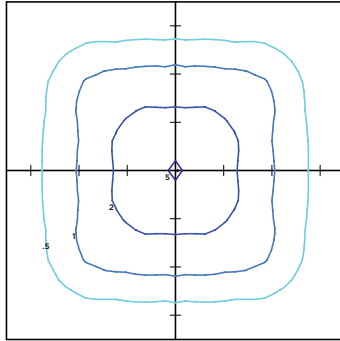
#### LUMINAIRE DATA

| Type 5W Distribution |                     |
|----------------------|---------------------|
| Description          | 4000 Kelvin, 70 CRI |
| Delivered Lumens     | 31,267              |
| Watts                | 232                 |
| Efficacy             | 135                 |
| IES Type             | Type VS - Short     |
| BUG Rating           | B5-U0-G3            |

#### Zonal Lumen Summary

| Zone               | Lumens | %Luminaire |
|--------------------|--------|------------|
| Low (0-30)°        | 3138   | 10%        |
| Medium (30-60)°    | 13193  | 42%        |
| High (60-80)°      | 14641  | 47%        |
| Very High (80-90)° | 296    | 1%         |
| Uplight (90-180)°  | 0      | 0%         |
| Total Flux         | 31267  | 100%       |

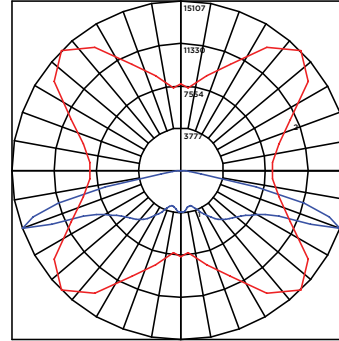
#### ISO FOOTCANDLE



25' Mounting Height/ 25' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

#### POLAR CURVE



### MRM-LED-30L-SIL-FTA-40-70CRI

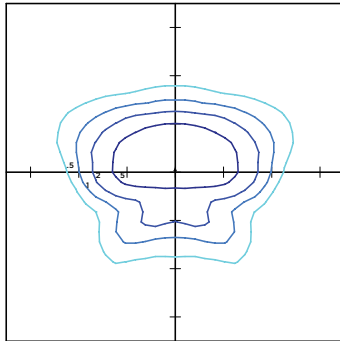
#### LUMINAIRE DATA

| Type FTA Distribution |                     |
|-----------------------|---------------------|
| Description           | 4000 Kelvin, 70 CRI |
| Delivered Lumens      | 32,566              |
| Watts                 | 232                 |
| Efficacy              | 140                 |
| IES Type              | Type VS - Short     |
| BUG Rating            | B4-U0-G3            |

#### Zonal Lumen Summary

| Zone               | Lumens | %Luminaire |
|--------------------|--------|------------|
| Low (0-30)°        | 6986   | 21%        |
| Medium (30-60)°    | 19172  | 59%        |
| High (60-80)°      | 5875   | 18%        |
| Very High (80-90)° | 534    | 2%         |
| Uplight (90-180)°  | 0      | 0%         |
| Total Flux         | 32566  | 100%       |

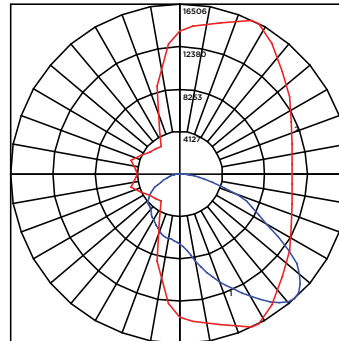
#### ISO FOOTCANDLE



25' Mounting Height/ 25' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

#### POLAR CURVE



### MRM-LED-30L-SIL-AM-40-70CRI

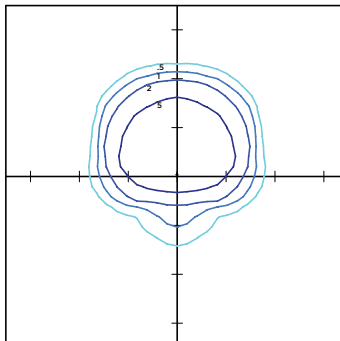
#### LUMINAIRE DATA

| Type AM Distribution |                       |
|----------------------|-----------------------|
| Description          | 4000 Kelvin, 70 CRI   |
| Delivered Lumens     | 32,960                |
| Watts                | 232                   |
| Efficacy             | 142                   |
| IES Type             | Type III - Very Short |
| BUG Rating           | B3-U0-G3              |

#### Zonal Lumen Summary

| Zone               | Lumens | %Luminaire |
|--------------------|--------|------------|
| Low (0-30)°        | 6363   | 9%         |
| Medium (30-60)°    | 22026  | 43%        |
| High (60-80)°      | 4192   | 48%        |
| Very High (80-90)° | 379    | 1%         |
| Uplight (90-180)°  | 0      | 0%         |
| Total Flux         | 32960  | 100%       |

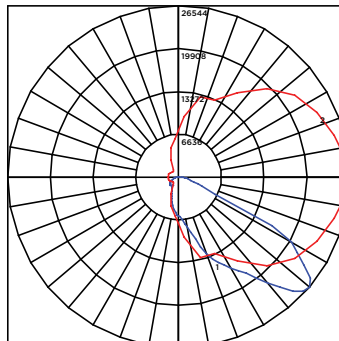
#### ISO FOOTCANDLE



25' Mounting Height/ 25' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

#### POLAR CURVE



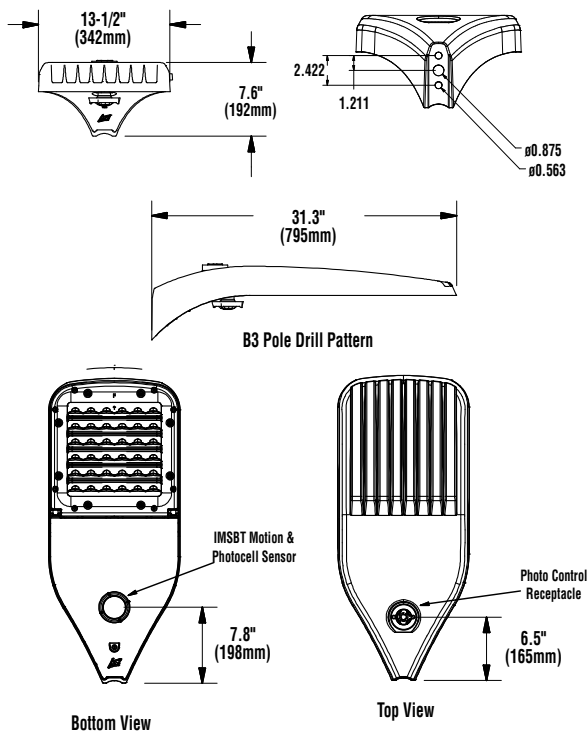




# Mirada Medium Outdoor LED Area Light

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## PRODUCT DIMENSIONS



| LUMINAIRE EPA CHART - MRM                                                         |        |     |     |     |                                                                                     |        |     |     |     |
|-----------------------------------------------------------------------------------|--------|-----|-----|-----|-------------------------------------------------------------------------------------|--------|-----|-----|-----|
| Tilt Degree                                                                       |        | 0°  | 30° | 45° | Tilt Degree                                                                         |        | 0°  | 30° | 45° |
|  | Single | 0.5 | 1.5 | 1.9 |  | T90°   | 1.0 | 2.5 | 2.8 |
|  | D180°  | 1.0 | 1.5 | 1.9 |  | TN120° | 1.0 | 3.3 | 3.9 |
|  | D90°   | 0.8 | 1.9 | 2.3 |  | Q90°   | 1.0 | 2.5 | 2.8 |

## CONTROLS

### AirLink Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

Click the link below to learn more details about AirLink.

<https://www.lsicorp.com/wp-content/uploads/documents/products/airlink-outdoor-specsheet.pdf>

### Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click the link below to learn more details about IMSBT.

<https://www.lsicorp.com/wp-content/uploads/documents/products/imsbt-specsheet.pdf>

### AirLink Blue

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click the link below to learn more details about AirLink Blue.

<https://www.lsicorp.com/product/airlink-blue/>







# Mirada Medium Outdoor LED Area Light

## POLES & BRACKETS

LSI offers a full line of poles and mounting accessories to complete your lighting assembly. Aluminum and steel in both square and round shafts. In addition, LSI offers round tapered, fluted and hinge based poles. Designed and engineered for durability and protected with our oven baked DuraGrip Protection System. Also available with our DuraGrip+ Protection system for unmatched corrosion resistance and an extended warranty. American made in our Ohio facility with industry leading lead times.

Click the link below to learn more details about poles & brackets.

<https://www.lsicorp.com/products/poles-brackets/>



### BKA UMB CLR

The 3G rated UMB allows for seamless integration of LSI luminaires onto existing/ retrofit or new construction poles. The UMB was designed for square or round (tapered or straight) poles with two mounting hole spacings between 3.5" - 5".



### BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" iron pipe, 2 3/8 OD tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.



### BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° up tilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern.



### BKS PQMH CLR

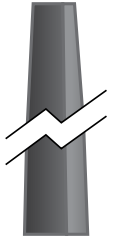
The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's B3 or B5 standard pole bolt patterns.



Square Pole  
14'-39'



Round Pole  
10'-30'



Tapered Pole  
20'-39'





## Outdoor Lighting

### Traditional LED



Subject to variance from manufacturer. Contact us for region-specific details.

Illuminate pathways and residential communities with the energy-efficient Traditional LED. This Colonial lantern-style fixture will add style and charm to any neighborhood or park.

|                                             |          |
|---------------------------------------------|----------|
| <b>LED</b><br><i>(Light Emitting Diode)</i> | 50 watts |
|---------------------------------------------|----------|

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|                        |     |
|------------------------|-----|
| <b>Mounting height</b> | 12' |
|------------------------|-----|

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|               |                |
|---------------|----------------|
| <b>Colors</b> | Black<br>Green |
|---------------|----------------|

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|              |                        |
|--------------|------------------------|
| <b>Poles</b> | Style A, B, C, D, E, F |
|--------------|------------------------|

For additional information, visit us at  
[duke-energy.com/OutdoorLighting](http://duke-energy.com/OutdoorLighting)  
or call us toll free: 800.653.5307



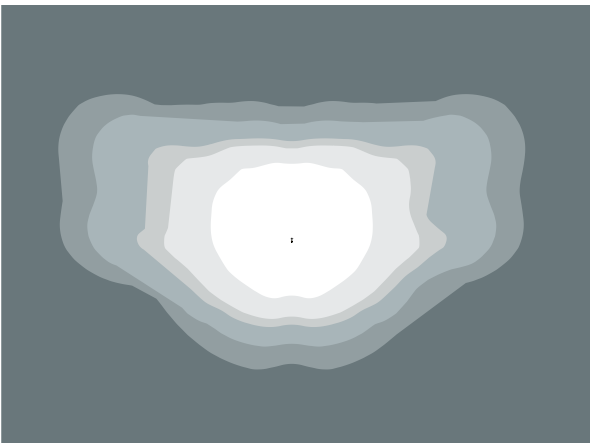
BUILDING A SMARTER ENERGY FUTURE<sup>SM</sup>



# Outdoor Lighting

## Traditional LED

- Light source: LED (white)
- Wattage: 50
- Lumens: 4,500
- Light pattern: IESNA Type III (oval)
- IESNA cutoff classification: Cutoff
- Color temperature: 4,000K
- Warm-up and restrike time: Instant on (no warm-up or restrike time)



light distribution pattern

### Pole available:

| Type     | Mounting height | Color          |
|----------|-----------------|----------------|
| Aluminum | 12'             | Black<br>Green |

### Features

- Little or no upfront capital cost
- Design services by lighting professionals included
- Maintenance included
- Electricity included
- Warranty included
- One low monthly cost on your electric bill
- Turnkey operation
- Backed by over 100 years of experience

### Benefits

- Frees up capital for other projects
- Meets industry standards and lighting ordinances
- Eliminates high and unexpected repair bills
- Less expensive than metered service
- Worry-free
- Convenience and savings for you
- Provides hassle-free installation and service
- A name you can trust today ... and tomorrow





# WDGE1 LED

## Architectural Wall Sconce



Catalog  
Number

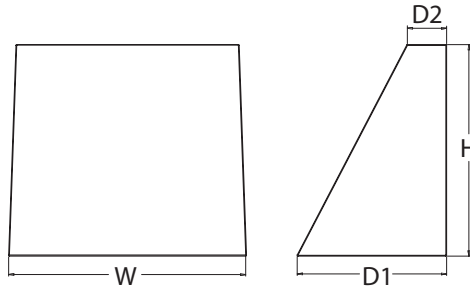
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

**Depth (D1):** 5.5"  
**Depth (D2):** 1.5"  
**Height:** 8"  
**Width:** 9"  
**Weight:** 9 lbs  
 (without options)



### Introduction

The WDGE1 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

### WDGE LED Family Overview

| Luminaire | Standard EM, 0°C | Cold EM, -20°C | Sensor              | Lumens (4000K) |        |        |        |        |        |
|-----------|------------------|----------------|---------------------|----------------|--------|--------|--------|--------|--------|
|           |                  |                |                     | P1             | P2     | P3     | P4     | P5     | P6     |
| WDGE1 LED | 4W               | --             | --                  | 1,200          | 2,000  | --     | --     | --     | --     |
| WDGE2 LED | 10W              | 18W            | Standalone / nLight | 1,200          | 2,000  | 3,000  | 4,500  | 6,000  | --     |
| WDGE3 LED | 15W              | 18W            | Standalone / nLight | 7,500          | 8,500  | 10,000 | 12,000 | --     | --     |
| WDGE4 LED | --               | --             | Standalone / nLight | 12,000         | 16,000 | 18,000 | 20,000 | 22,000 | 25,000 |

### Ordering Information

**EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD**

| Series    | Package | Color Temperature      | CRI   | Distribution                    | Voltage                | Mounting                                                                                                                                                                                                                                                                             |
|-----------|---------|------------------------|-------|---------------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| WDGE1 LED | P1      | 27K 2700K              | 80CRI | VF Visual comfort forward throw | MVOLT 347 <sup>2</sup> | <b>Shipped included</b><br>SRM Surface mounting bracket<br>ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) <sup>5</sup><br><b>Shipped separately</b><br>AWS 3/8inch Architectural wall spacer<br>PBBW Surface-mounted back box (top, left, right conduit entry) |
|           | P2      | 30K 3000K              | 90CRI | VW Visual comfort wide          |                        |                                                                                                                                                                                                                                                                                      |
|           |         | 35K 3500K              |       |                                 |                        |                                                                                                                                                                                                                                                                                      |
|           |         | 40K 4000K              |       |                                 |                        |                                                                                                                                                                                                                                                                                      |
|           |         | 50K <sup>1</sup> 5000K |       |                                 |                        |                                                                                                                                                                                                                                                                                      |

| Options                                                                                               | Finish                           |
|-------------------------------------------------------------------------------------------------------|----------------------------------|
| E4WH <sup>3</sup> Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)             | DDBXD Dark bronze                |
| PE <sup>4</sup> Photocell, Button Type                                                                | DBLXD Black                      |
| DS Dual switching ( comes with 2 drivers and 2 light engines; see page 3 for details)                 | DNAXD Natural aluminum           |
| DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) | DWHXD White                      |
| BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.                                | DSSXD Sandstone                  |
|                                                                                                       | DDBTXD Textured dark bronze      |
|                                                                                                       | DBLTXD Textured black            |
|                                                                                                       | DNATXD Textured natural aluminum |
|                                                                                                       | DWHGXD Textured white            |
|                                                                                                       | DSSTXD Textured sandstone        |

### Accessories

Ordered and shipped separately.

WDGEAWS DDBXD U WDGE 3/8inch Architectural Wall Spacer (specify finish)  
 WDGE1PBBW DDBXD U WDGE1 surface-mounted back box (specify finish)

### NOTES

- 50K not available in 90CRI.
- 347V not available with E4WH, DS or PE.
- E4WH not available with PE or DS.
- PE not available with DS.
- Not qualified for DLC. Not available with E4WH.



COMMERCIAL OUTDOOR

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WDGE1 LED  
 Rev. 11/16/20



## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

| Performance Package | System Watts | Dist. Type | 27K (2700K, 80 CRI) |     |   |   |   | 30K (3000K, 80 CRI) |     |   |   |   | 35K (3500K, 80 CRI) |     |   |   |   | 40K (4000K, 80 CRI) |     |   |   |   | 50K (5000K, 80 CRI) |     |   |   |   |
|---------------------|--------------|------------|---------------------|-----|---|---|---|---------------------|-----|---|---|---|---------------------|-----|---|---|---|---------------------|-----|---|---|---|---------------------|-----|---|---|---|
|                     |              |            | Lumens              | LPW | B | U | G | Lumens              | LPW | B | U | G | Lumens              | LPW | B | U | G | Lumens              | LPW | B | U | G | Lumens              | LPW | B | U | G |
| P1                  | 10W          | VF         | 1,120               | 112 | 0 | 0 | 0 | 1,161               | 116 | 0 | 0 | 0 | 1,194               | 119 | 0 | 0 | 0 | 1,227               | 123 | 0 | 0 | 0 | 1,235               | 123 | 0 | 0 | 0 |
|                     |              | VW         | 1,122               | 112 | 0 | 0 | 0 | 1,163               | 116 | 0 | 0 | 0 | 1,196               | 120 | 0 | 0 | 0 | 1,229               | 123 | 0 | 0 | 0 | 1,237               | 124 | 0 | 0 | 0 |
| P2                  | 15W          | VF         | 1,806               | 120 | 1 | 0 | 0 | 1,872               | 125 | 1 | 0 | 0 | 1,925               | 128 | 1 | 0 | 0 | 1,978               | 132 | 1 | 0 | 0 | 1,992               | 133 | 1 | 0 | 0 |
|                     |              | VW         | 1,809               | 120 | 1 | 0 | 0 | 1,876               | 125 | 1 | 0 | 0 | 1,929               | 128 | 1 | 0 | 0 | 1,982               | 132 | 1 | 0 | 0 | 1,996               | 133 | 1 | 0 | 0 |

### Electrical Load

| Performance Package | System Watts | Current (A) |       |       |       |       |
|---------------------|--------------|-------------|-------|-------|-------|-------|
|                     |              | 120V        | 208V  | 240V  | 277V  | 347V  |
| P1                  | 10W          | 0.082       | 0.049 | 0.043 | 0.038 | --    |
|                     | 13W          | --          | --    | --    | --    | 0.046 |
| P2                  | 15W          | 0.132       | 0.081 | 0.072 | 0.064 | --    |
|                     | 18W          | --          | --    | --    | --    | 0.056 |

### Lumen Multiplier for 90CRI

| CCT | Multiplier |
|-----|------------|
| 27K | 0.845      |
| 30K | 0.867      |
| 35K | 0.845      |
| 40K | 0.885      |
| 50K | 0.898      |

### Lumen Output in Emergency Mode (4000K, 80 CRI)

| Option | Dist. Type | Lumens |
|--------|------------|--------|
| E4WH   | VF         | 646    |
|        | VW         | 647    |

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient |       | Lumen Multiplier |
|---------|-------|------------------|
| 0°C     | 32°F  | 1.03             |
| 10°C    | 50°F  | 1.02             |
| 20°C    | 68°F  | 1.01             |
| 25°C    | 77°F  | 1.00             |
| 30°C    | 86°F  | 0.99             |
| 40°C    | 104°F | 0.98             |

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours          | 0   | 25,000 | 50,000 | 100,000 |
|--------------------------|-----|--------|--------|---------|
| Lumen Maintenance Factor | 1.0 | >0.96  | >0.95  | >0.91   |

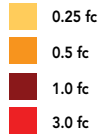




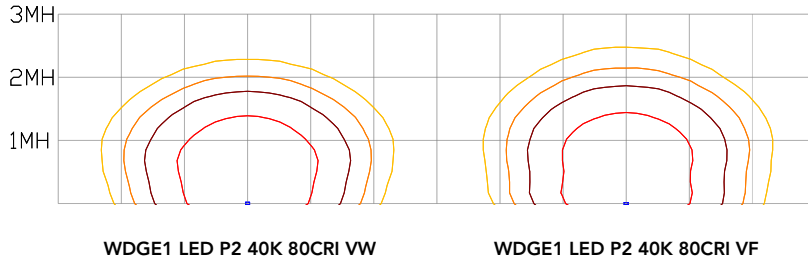
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage.  
Tested in accordance with IESNA LM-79 and LM-80 standards.

### LEGEND



MH = 8ft  
Grid = 8ft x 8ft



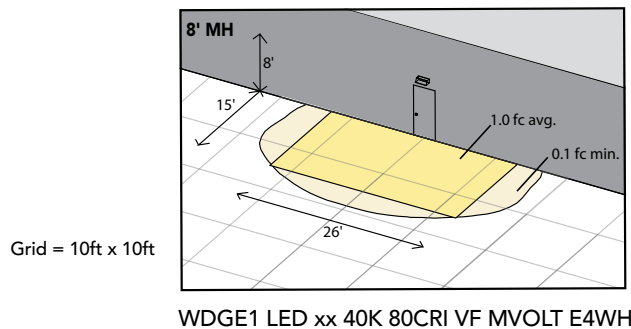
## Emergency Egress Options

### Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

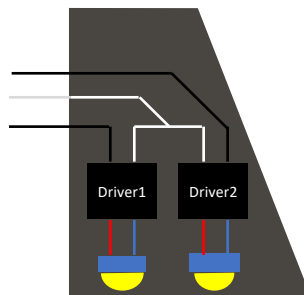
The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.



### Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9







**E4WH – 4W Emergency Battery Backup**

D = 5.5"

H = 8"

W = 9"



**PBBW – Surface-Mounted Back Box**

D = 1.75"

H = 8"

W = 9"



**AWS – 3/8inch Architectural Wall Spacer**

D = 0.38"

H = 4.4"

W = 7.5"

## FEATURES & SPECIFICATIONS

### INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

### CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

### FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

### OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

### INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

### LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

### WARRANTY

5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



# **TRAFFIC IMPACT AND ACCESS STUDY**

## **PROPOSED APARTMENT COMPLEX- RILEY AT OVERBROOK GREENVILLE, SOUTH CAROLINA**

*Prepared for:*

**Thomas & Hutton  
Columbia, SC**

**Submitted  
December 2021**

*Prepared by:*



**EPC, LLC**  
1144 Woodtrail Drive  
Gaston, SC 29053





**EPC, LLC**  
1144 Woodtrail Drive  
Gaston, SC 29053

December 8, 2021

Mr. Mark DeSouza  
**Thomas & Hutton**  
1501 Main St, Suite 760  
Columbia, SC 29201

**Email:** desouza.m@tandh.com  
**Cell:** 678 863 0549

**RE: Traffic Impact and Access Study  
Riley at Overbrook- Lowndes Hill Road  
Greenville, SC**

Dear Mr. DeSouza:

As requested, Encroachment Permit Clearinghouse (EPC) has completed an assessment of the traffic impacts associated with the development of a new residential apartment complex to be located on the south side of Lowndes Hill Road in Greenville, SC. The following provides a summary of this study's findings.

## **PROJECT DESCRIPTION**

The project site is generally located between I 385 and Lowndes Hill Road in Greenville, SC. The site is comprised of a single parcel (TMS #195-1-2.1) and totals 5.9-acres, and is sporadically wooded. As planned, 88 multi-family apartment units are proposed which will be provided a single access to/from Lowndes Hill Road. The access as proposed is provided via the existing right-of-way of the prior Woodlark Street (now closed) which allows this parcel to access Lowndes Hill Road.

As scheduled, this development is planned to be constructed and occupied by 2024. **Figure 1** depicts the site location in relation to the regional roadway system. **Figure 2** depicts the proposed development plan.

## **EXISTING CONDITIONS**

A comprehensive field inventory of the project study area was conducted in early December 2021 while schools were in session. The field inventory included a collection of geometric data, traffic volumes and traffic control within the study area. The following sections detail the current traffic conditions and include a description of roadways/intersections serving the site and traffic flow in close proximity to the project.



### **Study Area Intersection**

As identified by City of Greenville staff, the intersection of Lowndes Hill Road at Arbutus Trail has been required to be analyzed in order to determine project impact on the surrounding roadway network as well as review the possible need for turning lanes as the future access.

**Figure 3** illustrates the existing geometrics and traffic control for the study area intersections and surrounding roadways.

### **Traffic Volumes**

In order to determine the existing traffic volume flow patterns within the study area, manual turning movement counts were performed. Weekday morning (7:00-9:00 AM) and evening (4:00-6:00 PM) peak period turning movement specific counts were conducted for the above referenced intersection.

Summarized count sheets for the study area intersection are included in the Appendix of this report. **Figure 4** graphically depicts the respective 2021 Existing AM and PM peak-hour traffic volumes at the study area intersections to be used for analytical purposes.

## **FUTURE CONDITIONS**

Traffic analyses for future conditions have been conducted for two separate scenarios: first, 2024 No-Build conditions, which include an annual normal growth in traffic, all pertinent background development traffic, and any pertinent planned roadway/intersection improvements; and secondly, 2024 Build conditions, which account for all No-Build conditions PLUS traffic generated by the proposed development.

### **Future No-Build Traffic Conditions**

#### **Background Development/Planned Roadway Improvements**

Based on discussions with City staff, there are no planned background developments planned within the immediate area of the site nor are there any scheduled roadway improvements in the study area prior to the development year of this project.

#### **Annual Growth Rate**

Based on SCDOT permanent count station data, one count station exists directly at the site access at the old intersection of Woodlark Street, #23-0326. Reviewing this data reflects an actual decrease in daily traffic volumes between the three-year period of 2018 and 2020. Based on this and to maintain a conservative analyses framework, a 2-percent annual growth has been assumed and used for purposes of this report.

The anticipated 2024 No-Build AM and PM peak-hour traffic volumes, which reflect the annual 2-percent annual growth rate are shown in **Figure 5**.



### **Site-Generated Traffic**

Traffic volumes expected to be generated by the proposed project were forecasted using the Tenth Edition of the ITE *Trip Generation* manual, as published by the Institute of Transportation Engineers. As planned, 88 apartment/multi-family units are being planned. **Table 1** depicts the anticipated site-generated traffic.

**Table 1**  
**TRIP GENERATION SUMMARY<sup>1</sup>**  
*Riley at Overbrook Apartments*

| <b>Time Period</b>   | <b>88<br/>Multi-Family Units</b> |
|----------------------|----------------------------------|
| <b>Weekday Daily</b> | 644                              |
| <b>AM Peak-Hour</b>  |                                  |
| Enter                | 9                                |
| <u>Exit</u>          | <u>33</u>                        |
| Total                | 42                               |
| <b>PM Peak-Hour</b>  |                                  |
| Enter                | 33                               |
| <u>Exit</u>          | <u>20</u>                        |
| Total                | 53                               |

1. ITE *TRIP GENERATION* 10th Ed. LUC 220.

As shown, the proposed development can be expected to generate 644 two-way daily trips of which a total of 42 trips (9 entering and 33 exiting) are expected during the AM peak-hour. During the PM peak-hour, a total of 53 trips (33 entering, 20 exiting) are expected.

### **Distribution Pattern**

The directional distribution of site-generated traffic on the study area roadways has been based on an evaluation of existing travel patterns in the study area. As expected, a majority of the site-generated traffic can be expected to orient towards I 385 which can be accessed via adjacent interchanges to both the east and west. Also considered as part of the attractions are the schools directly to the north of the project site along Lowndes Avenue which can be accessed via Arbutus Trail. The anticipated pattern is shown in **Table 2**. This distribution pattern has been applied to the site-generated traffic volumes from Table 1 to develop the site-generated specific volumes for the study area intersections illustrated in **Figure 6**.



**Table 2**  
**TRIP DISTRIBUTION PATTERN**  
*Riley at Overbrook Apartments*

| <b>Roadways</b>   | <b>Direction<br/>To/From</b> | <b>Percent of Trips<br/>Enter/Exit</b> |
|-------------------|------------------------------|----------------------------------------|
| Lowndes Hill Road | East                         | 50                                     |
|                   | West                         | 40                                     |
| Arbutus Trail     | North                        | 10                                     |
|                   | <b>Total</b>                 | <b>100</b>                             |

Note: Based on the existing traffic patterns during both peak hours

### **Future Build Traffic Conditions**

The site-generated traffic, as depicted in Figure 6 has been added to the respective 2024 No-Build traffic volumes shown in Figure 5. This results in the peak-hour 2024 Build traffic volumes, which are graphically depicted in **Figure 7**. These volumes were used as the basis to determine potential improvement measures necessary to mitigate traffic impacts caused by the project.

## **TRAFFIC OPERATIONS**

### **Analysis Methodology**

A primary result of capacity analysis is the assignment of Level-of-Service (LOS) to traffic facilities under various traffic flow conditions. The concept of Level-of-Service is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A Level-of-Service designation provides an index to the quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six Levels-of-Service are defined for each type of facility (signalized and unsignalized intersections). They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst.

Since the Level-of-Service of a traffic facility is a function of the traffic flows placed upon it, such a facility may operate at a wide range of Levels-of-Service depending on the time of day, day of week, or period of a year.

### **Analysis Results**

As part of this TIAS, capacity analyses have been performed at the study area intersections under both Existing and Future (No-Build & Build) conditions. The results of these analyses are summarized in **Table 3**.

**Table 3**  
**LEVEL-OF-SERVICE SUMMARY<sup>1</sup>**  
*Riley at Overbrook Apartments*



| <u>Unsignalized Intersections</u> | <u>Time</u>   | <u>2021 EXISTING</u>             |                        | <u>2024 NO-BUILD</u> |            | <u>2024 BUILD</u> |            |
|-----------------------------------|---------------|----------------------------------|------------------------|----------------------|------------|-------------------|------------|
|                                   | <u>Period</u> | <u>Delay<sup>2</sup></u>         | <u>LOS<sup>3</sup></u> | <u>Delay</u>         | <u>LOS</u> | <u>Delay</u>      | <u>LOS</u> |
| Lowndes Hill Road at              | AM            | 10.4                             | B                      | 10.5                 | B          | 10.7              | B          |
| Arbutus Trail                     | PM            | 10.3                             | B                      | 10.5                 | B          | 10.6              | B          |
| Woodlark St Alignment/Site        | AM            | To be Constructed by Development |                        |                      |            | 9.7               | A          |
| Access                            | PM            |                                  |                        |                      |            | 9.8               | A          |

1. Calculations completed using the HCM 6th Ed methodology.

2. Delay in seconds-per-vehicle.

3. LOS = Level-of-Service.

**GENERAL NOTES:**

1. For unsignalized intersections, delay is representative of the worst approach.

As shown in Table 3, under Existing, future 2024 No-Build and future 2024 Build conditions, the unsignalized study area intersection of Lowndes Hill Road at Arbutus Trail operates at LOS B during both peak hours.

Operations for the Woodlark Street/site access indicate a LOS A during both the AM and PM peak-hours assuming the geometry and traffic control presented in the following section.

## MITIGATION

The final phase of the analysis process is to identify mitigating measures which may either minimize the impact of the project on the transportation system or tend to alleviate poor service levels not caused by the project. The following describes measures necessary to mitigate the project's impact.

### **Woodlark Street Access**

The Woodlark Street right-of-way (approx. location of existing graveled access) is located approximately 55-feet west of Arbutus Trail. The following geometrics are recommended for this approach:

- ***Northbound (Woodlark Street/Access) Approach:*** Construct site access to provide a two-lane approach with one lane entering and one lane exiting designated as a shared left/right-turn lane;
- ***Eastbound (Lowndes Hill Road) Approach*** Based on projected peak-hour volumes, a right-turn lane entering is not required at this location based on *Fig. 9.5-A of the SCDOT Design Manual*;
- ***Westbound (Lowndes Hill Road) Approach:*** Based on projected peak-hour volumes, a left-turn lane is not required at this location based on *Fig. 9.5-G of the SCDOT Design Manual*;
- ***Throat Length:*** The recommended throat length between Lowndes Hill Road and the first internal intersection is suggested at a minimum of 100-feet based on the projected turning volumes during the AM peak-hour; and
- ***Traffic Control:*** Place intersection under STOP sign control where traffic approaching Lowndes Hill Road must stop prior to entering the intersection.



Note: The separation of 55-feet between Woodlark Street and Arbutus Trail does not meet the SCDOT standard of separation as indicated by *Figure 3-7 of the ARMs Manual* (recommends 160-ft for a 30-mph roadway).

### **Sight Distance Considerations**

The access drive intersection should be designed/constructed to meet current applicable SCDOT standards and/or guidelines in terms of sight distance. It is assumed that this will be the responsibility of the project's civil engineer and will be depicted by the site plan/submittal information. As recommended by *Table 7-12 of the SCDOT ARMs*, at 30 mph a sight distance of 335-feet is recommended.

### **Off-Site Study Area Intersection**

As shown in Table 3, the unsignalized off-site study area intersection of Lowndes Hill Road at Arbutus Trail operates at a LOS B for all conditions during both peak hours. Based on this, no improvements are suggested for this intersection at this time.

### **SUMMARY**

EPC has completed a Traffic Impact and Access Study relative to the Riley at Overbrook apartment project which is located on the south side of Lowndes Hill in Greenville, SC. This property is planned to be developed/occupied by 2024 as an 88-unit complex with access to/from Woodlark Street which in turn provides access to Lowndes Hill Road.

Detailed analyses have been conducted for the adjacent off-site intersection of Lowndes Hill Road at Arbutus Trail as well as the site access drive to Lowndes Hill Road. These analyses indicated that each of these intersections will operate at good service levels during both peak hours under the future Build condition.

Recommendations have been made for the proposed approach of Woodlark Street/site access to Lowndes Hill Road including roadway cross-section of the new approach and sight distance recommendations.

If you have any questions, please contact me at 803 361 3265.



Todd E. Salvagin  
EPC, LLC



Attachments





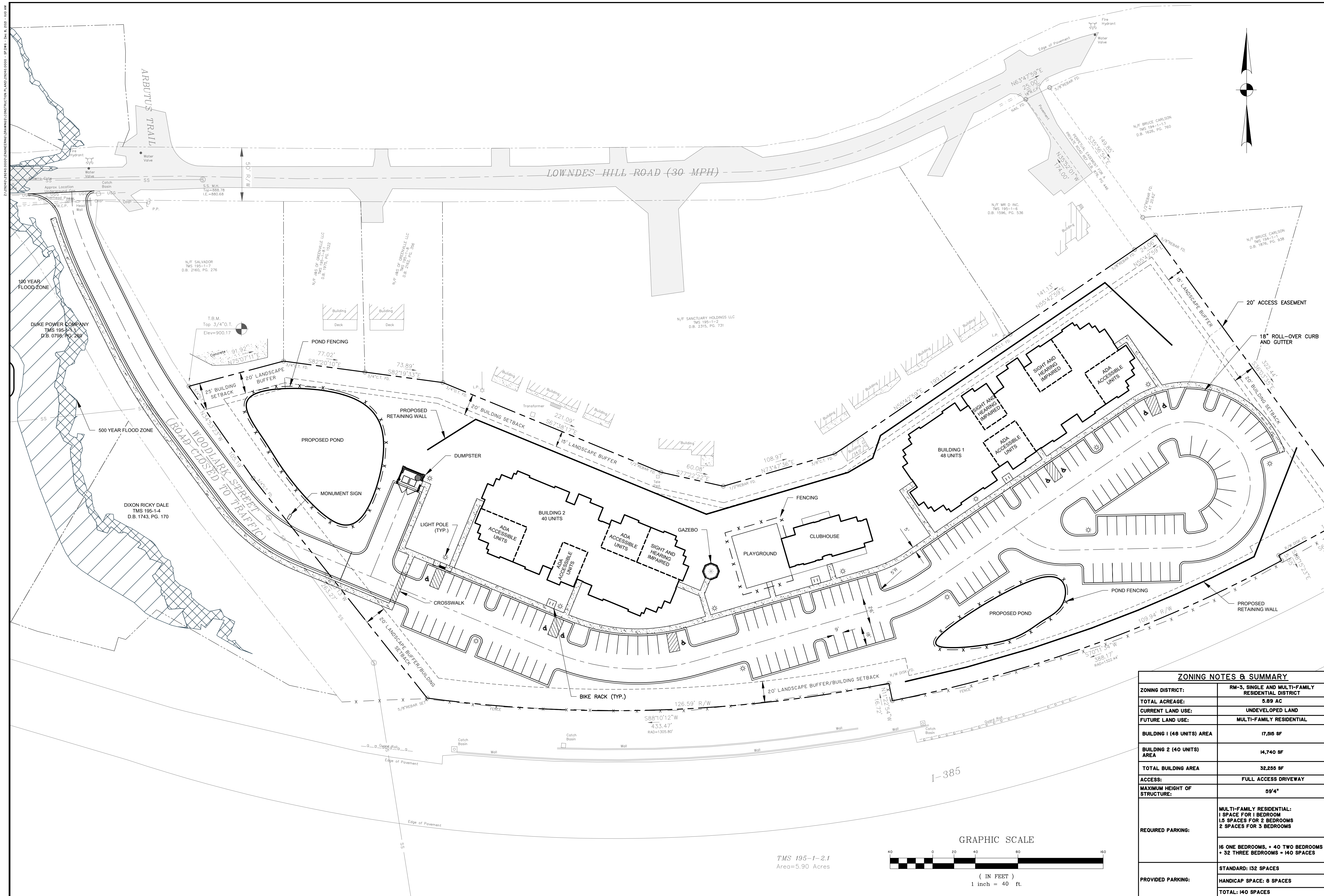
NOT TO SCALE

*Figure 1*  
**SITE LOCATION MAP**  
*Riley at Overbrook Apartments*  
*City of Greenville, SC*

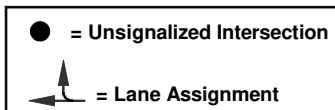
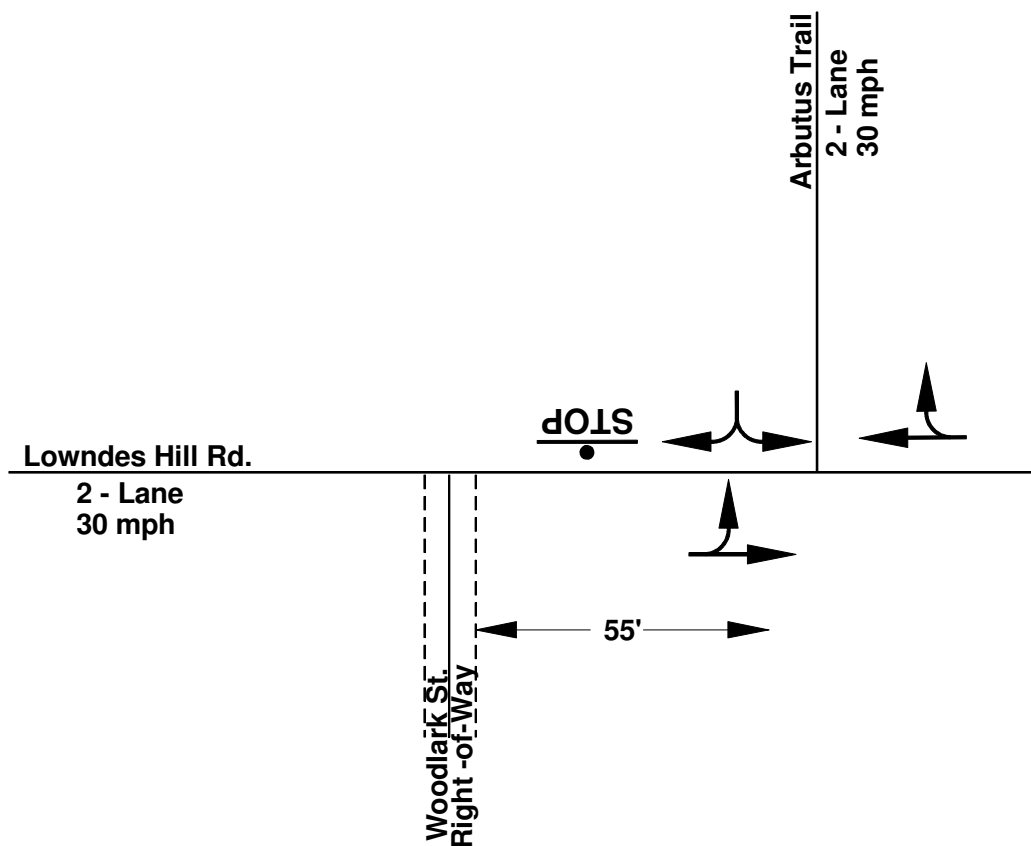
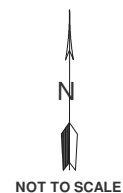


**EPC, LLC**



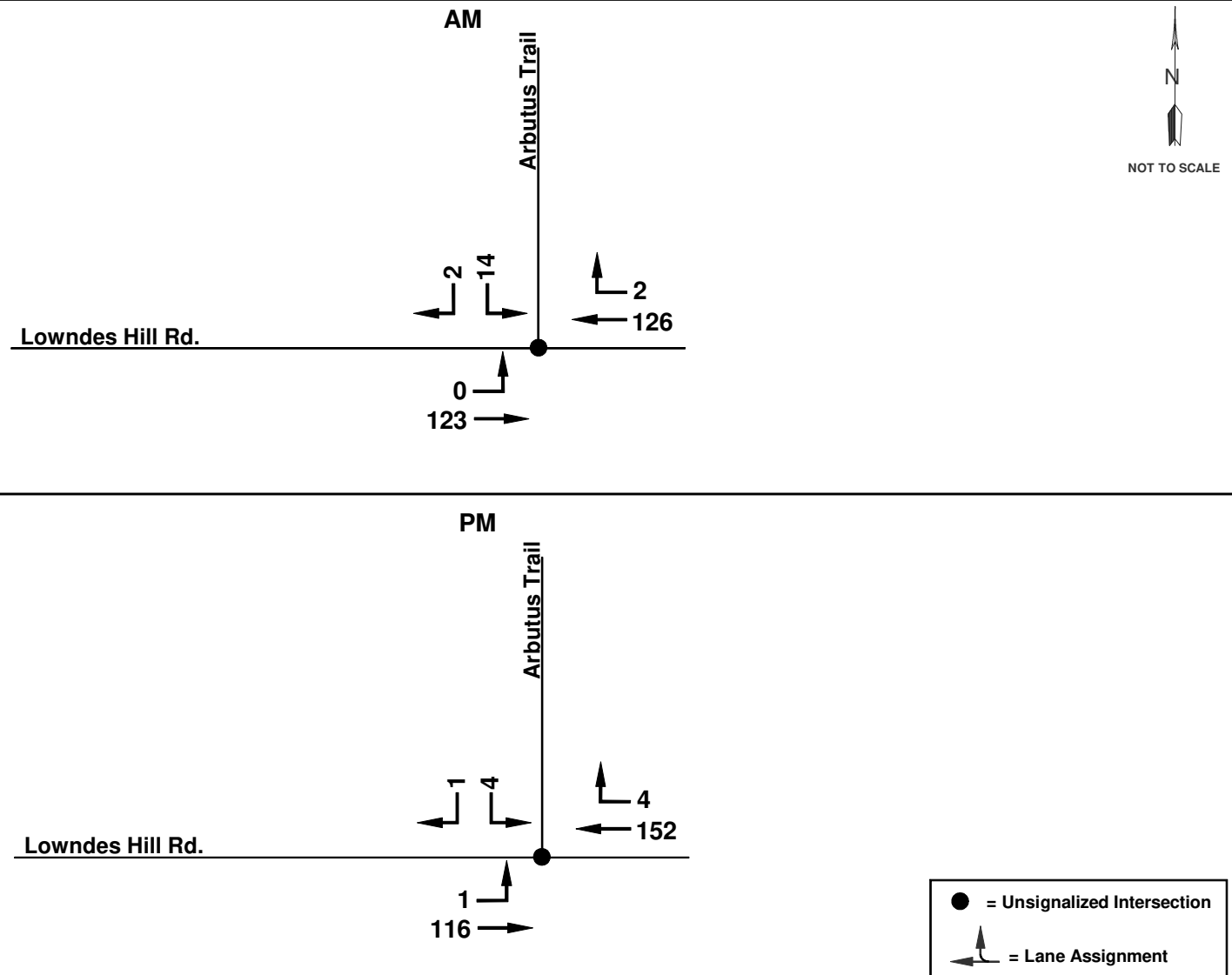






**Figure 3**  
**EXISTING GEOMETRICS & TRAFFIC CONTROL**  
Riley at Overbrook Apartments  
Greenville, S.C.





**Figure 4**  
**2021 EXISTING TRAFFIC VOLUMES**  
**AM & PM PEAK HOURS**  
Riley at Overbrook Apartments  
Greenville, S.C.



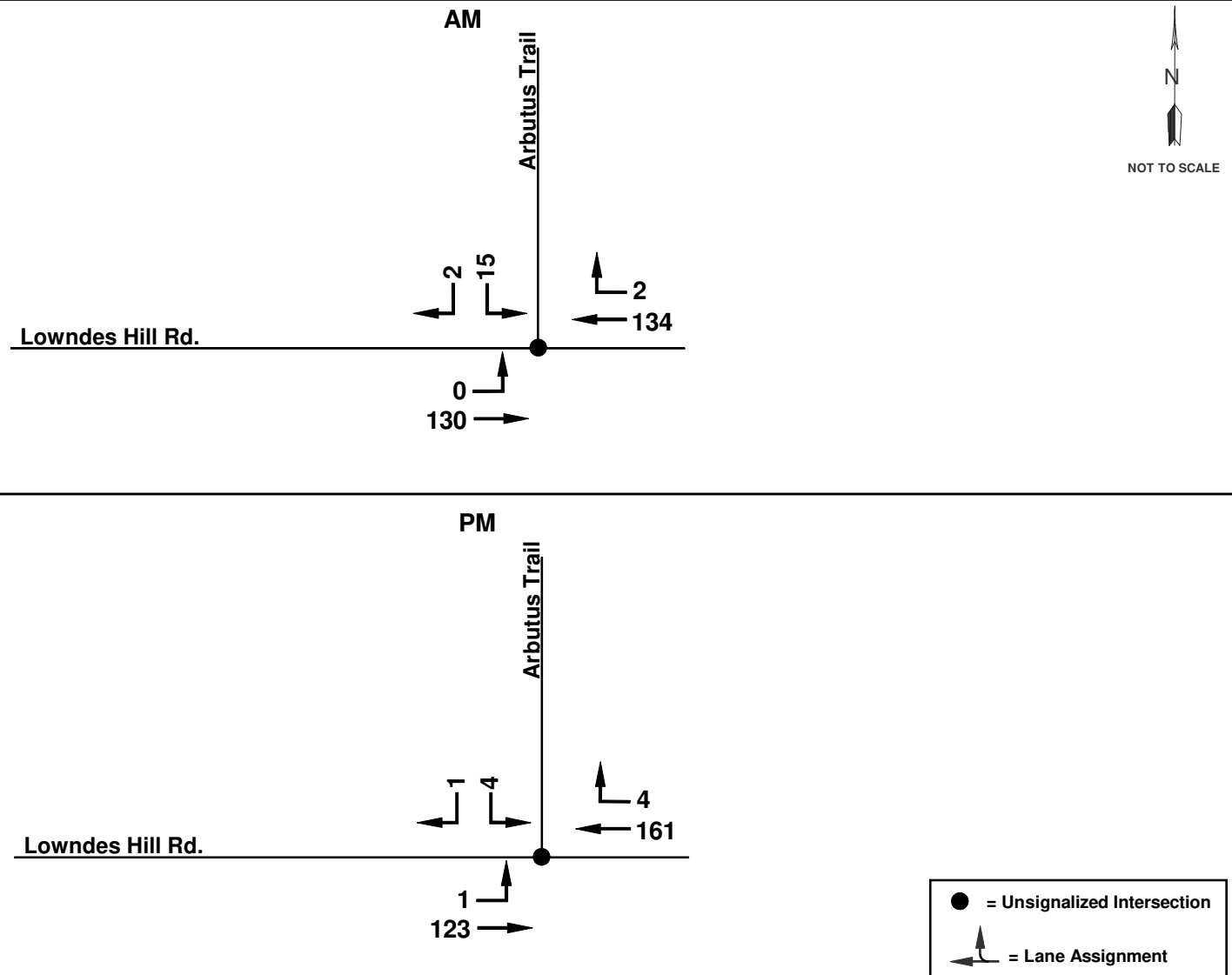
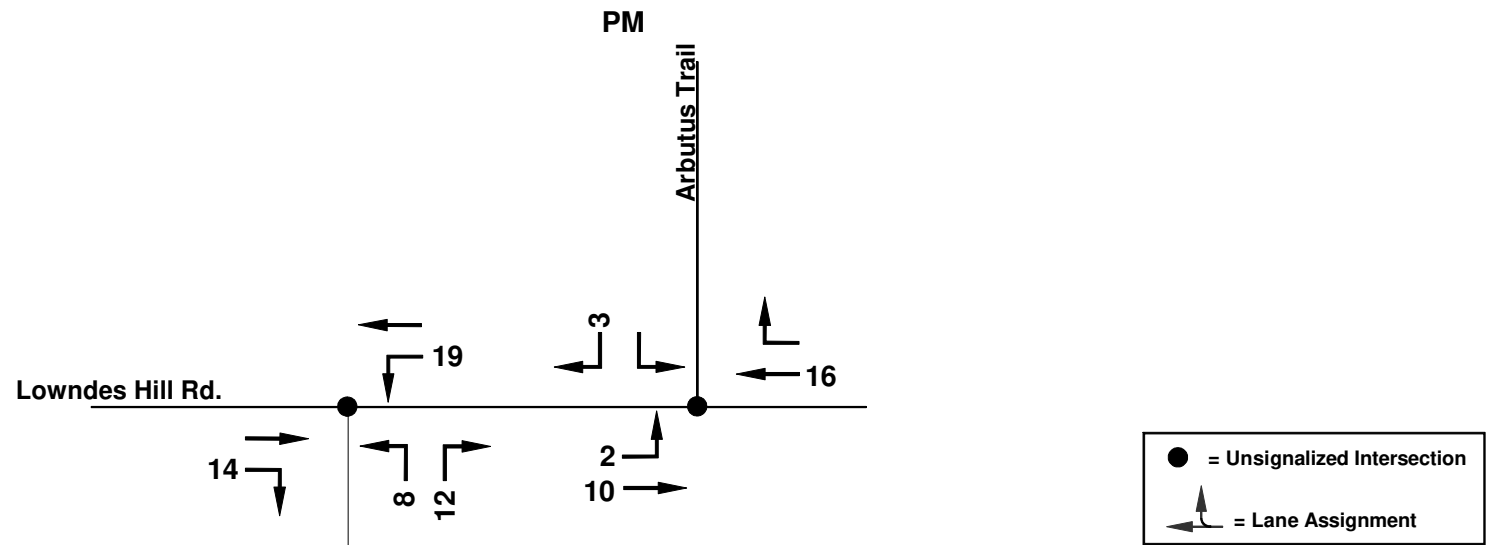
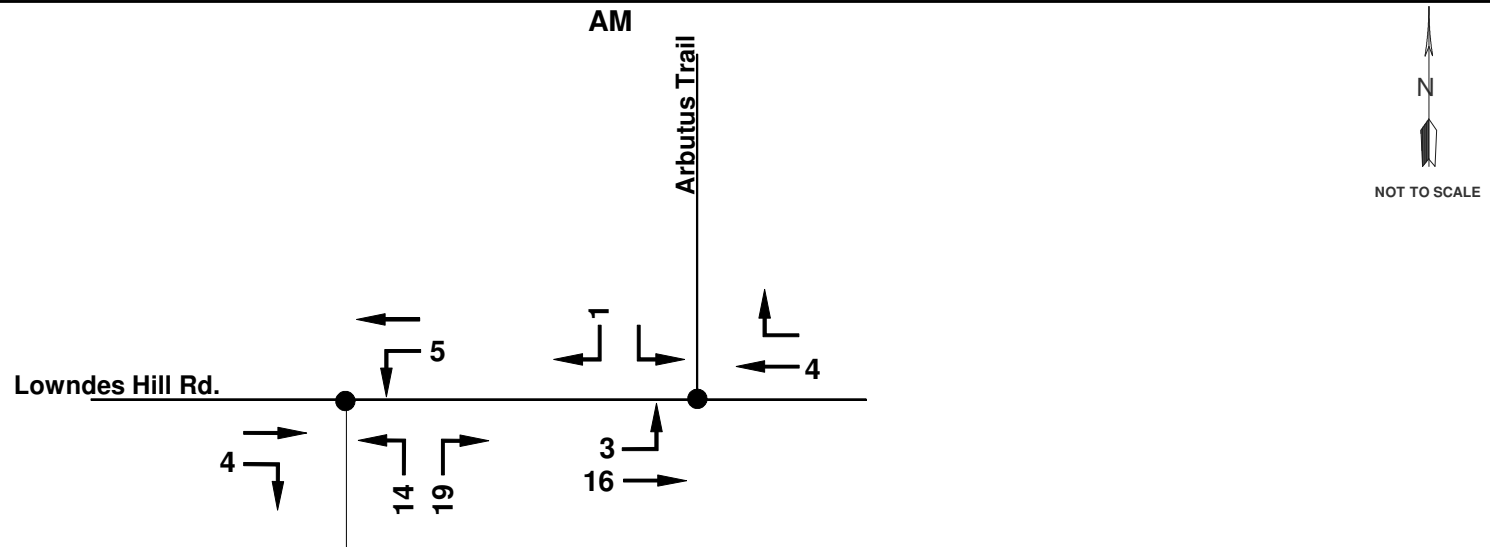


Figure 5  
**2024 NO-BUILD TRAFFIC VOLUMES**  
**AM & PM PEAK HOURS**  
Riley at Overbrook Apartments  
Greenville, S.C.





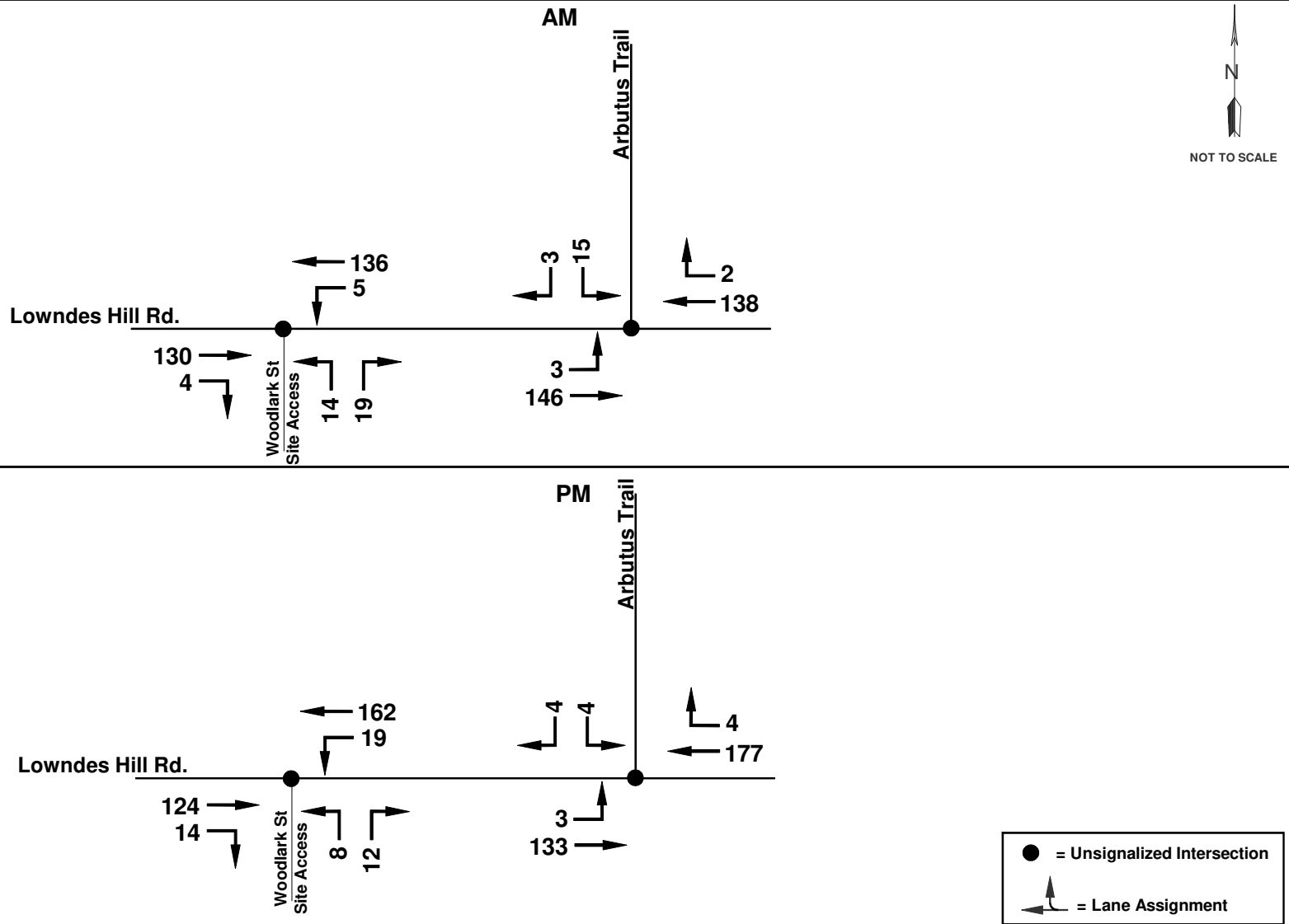
**Figure 6**

**2024 SITE-GENERATED TRAFFIC VOLUMES**

**AM & PM PEAK HOURS**

Riley at Overbrook Apartments  
Greenville, S.C.





**Figure 7**  
**2024 BUILD TRAFFIC VOLUMES**  
**AM & PM PEAK HOURS**  
 Riley at Overbrook Apartments  
 Greenville, S.C.



## **COUNT DATA**



# Turning Movement Count Report

Report Generated Using Turning Movement Count for Android by PortableStudies.com

## Study Information

|               |                                        |       |                                                                                                                                                                         |                    |          |
|---------------|----------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------|
| Study Summary | Count Name                             | Notes | <p>U = U Turn    L = Left Turn    T = Thru    R = Right Turn<br/> P1 = Pedestrian Direction 1    P2 = Pedestrian Direction 2<br/> Veh = Total Vehicles for Approach</p> | Peak Hour Volume   |          |
|               | Lowndes Hill Rd at Arbutus Trl AM Peak |       |                                                                                                                                                                         | 267                |          |
|               | Location                               |       |                                                                                                                                                                         | % Bank 1           | % Bank 2 |
|               | Greenville , Not Available             |       |                                                                                                                                                                         | 96.3%              | 3.7%     |
|               | Performed By                           |       |                                                                                                                                                                         | % Bank 3           | % Bank 4 |
|               | Nathan                                 |       |                                                                                                                                                                         | 0.0%               | 0.0%     |
|               | Date                                   |       |                                                                                                                                                                         | Pedestrians Volume |          |
|               | Wednesday, December 1, 2021            |       |                                                                                                                                                                         | 0                  |          |

## Peak Hour Data

| Time Period | EB Lowndes Hill Rd |   |    |   |    |    |     | WB Lowndes Hill Rd |   |    |   |    |    |     | SB Arbutus Trail |   |   |   |    |    |     | Total Vehicles | Total Pedestrians |
|-------------|--------------------|---|----|---|----|----|-----|--------------------|---|----|---|----|----|-----|------------------|---|---|---|----|----|-----|----------------|-------------------|
|             | U                  | L | T  | R | P1 | P2 | Veh | U                  | L | T  | R | P1 | P2 | Veh | U                | L | T | R | P1 | P2 | Veh |                |                   |
| 7:30 AM     | 0                  | 0 | 38 | 0 | 0  | 0  | 38  | 0                  | 0 | 35 | 1 | 0  | 0  | 36  | 0                | 0 | 0 | 0 | 0  | 0  | 4   | 78             | 0                 |
| 7:45 AM     | 0                  | 0 | 32 | 0 | 0  | 0  | 32  | 0                  | 0 | 29 | 1 | 0  | 0  | 30  | 0                | 0 | 0 | 0 | 0  | 0  | 3   | 65             | 0                 |
| 8:00 AM     | 0                  | 0 | 25 | 0 | 0  | 0  | 25  | 0                  | 0 | 26 | 0 | 0  | 0  | 26  | 0                | 0 | 0 | 0 | 0  | 0  | 4   | 55             | 0                 |
| 8:15 AM     | 0                  | 0 | 28 | 0 | 0  | 0  | 28  | 0                  | 0 | 36 | 0 | 0  | 0  | 36  | 0                | 0 | 0 | 0 | 0  | 0  | 5   | 69             | 0                 |

## Vehicle Movement Summary

| Movement / Details | EB Lowndes Hill Rd |      |       |      |    |    |      | WB Lowndes Hill Rd |      |       |        |    |    |      | SB Arbutus Trail |      |      |      |    |    |      | Entire Intersection                                                          |             |
|--------------------|--------------------|------|-------|------|----|----|------|--------------------|------|-------|--------|----|----|------|------------------|------|------|------|----|----|------|------------------------------------------------------------------------------|-------------|
|                    | U                  | L    | T     | R    | P1 | P2 | Veh  | U                  | L    | T     | R      | P1 | P2 | Veh  | U                | L    | T    | R    | P1 | P2 | Veh  | Vehicles                                                                     | Pedestrians |
| Movement Volume    | 0                  | 0    | 123   | 0    | 0  | 0  | 123  | 0                  | 0    | 126   | 2      | 0  | 0  | 128  | 0                | 0    | 0    | 0    | 0  | 0  | 16   | 267                                                                          | 0           |
| PHF                | -                  | -    | 0.81  | -    | -  | -  | 0.81 | -                  | -    | 0.88  | 0.50   | -  | -  | 0.89 | -                | -    | -    | -    | -  | -  | 0.80 | 0.86                                                                         | -           |
| % Bank 1           | 0.0%               | 0.0% | 97.6% | 0.0% |    |    |      | 0.0%               | 0.0% | 96.8% | 100.0% |    |    |      | 0.0%             | 0.0% | 0.0% | 0.0% |    |    |      | <p>Need a custom report?</p> <p>Contact:<br/>support@portablestudies.com</p> |             |
| % Bank 2           | 0.0%               | 0.0% | 2.4%  | 0.0% |    |    |      | 0.0%               | 0.0% | 3.2%  | 0.0%   |    |    |      | 0.0%             | 0.0% | 0.0% | 0.0% |    |    |      |                                                                              |             |
| % Bank 3           | 0.0%               | 0.0% | 0.0%  | 0.0% |    |    |      | 0.0%               | 0.0% | 0.0%  | 0.0%   |    |    |      | 0.0%             | 0.0% | 0.0% | 0.0% |    |    |      |                                                                              |             |
| % Bank 4           | 0.0%               | 0.0% | 0.0%  | 0.0% |    |    |      | 0.0%               | 0.0% | 0.0%  | 0.0%   |    |    |      | 0.0%             | 0.0% | 0.0% | 0.0% |    |    |      |                                                                              |             |



# Turning Movement Count Report

Report Generated Using Turning Movement Count for Android by PortableStudies.com

## Study Information

|               |                                        |       |                                                                                                                                                                                 |                    |          |
|---------------|----------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------|
| Study Summary | Count Name                             | Notes | <p>U = U Turn      L = Left Turn      T = Thru      R = Right Turn<br/> P1 = Pedestrian Direction 1      P2 = Pedestrian Direction 2<br/> Veh = Total Vehicles for Approach</p> | Peak Hour Volume   |          |
|               | Lowndes Hill Rd at Arbutus Trl PM Peak |       |                                                                                                                                                                                 | 278                |          |
|               | Location                               |       |                                                                                                                                                                                 | % Bank 1           | % Bank 2 |
|               | Greenville , Not Available             |       |                                                                                                                                                                                 | 97.5%              | 2.5%     |
|               | Performed By                           |       |                                                                                                                                                                                 | % Bank 3           | % Bank 4 |
|               | Nathan                                 |       |                                                                                                                                                                                 | 0.0%               | 0.0%     |
|               | Date                                   |       |                                                                                                                                                                                 | Pedestrians Volume |          |
|               | Wednesday, December 1, 2021            |       |                                                                                                                                                                                 | 0                  |          |

## Peak Hour Data

| Time Period | EB Lowndes Hill Rd |   |    |   |    |    |     | WB Lowndes Hill Rd |   |    |   |    |    |     | SB Arbutus Trail |   |   |   |    |    |     | Total Vehicles | Total Pedestrians |
|-------------|--------------------|---|----|---|----|----|-----|--------------------|---|----|---|----|----|-----|------------------|---|---|---|----|----|-----|----------------|-------------------|
|             | U                  | L | T  | R | P1 | P2 | Veh | U                  | L | T  | R | P1 | P2 | Veh | U                | L | T | R | P1 | P2 | Veh |                |                   |
| 4:55 PM     | 0                  | 1 | 18 | 0 | 0  | 0  | 19  | 0                  | 0 | 32 | 0 | 0  | 32 | 0   | 0                | 0 | 0 | 0 | 0  | 0  | 0   | 51             | 0                 |
| 5:10 PM     | 0                  | 0 | 25 | 0 | 0  | 0  | 25  | 0                  | 0 | 49 | 0 | 0  | 49 | 0   | 0                | 0 | 0 | 0 | 0  | 1  | 1   | 75             | 0                 |
| 5:25 PM     | 0                  | 0 | 40 | 0 | 0  | 0  | 40  | 0                  | 0 | 46 | 0 | 0  | 46 | 0   | 0                | 0 | 0 | 0 | 0  | 2  | 2   | 88             | 0                 |
| 5:40 PM     | 0                  | 0 | 33 | 0 | 0  | 0  | 33  | 0                  | 0 | 25 | 4 | 0  | 0  | 29  | 0                | 0 | 0 | 0 | 0  | 1  | 1   | 64             | 0                 |

## Vehicle Movement Summary

| Movement / Details | EB Lowndes Hill Rd |        |       |      |    |    |      | WB Lowndes Hill Rd |      |       |        |    |    |      | SB Arbutus Trail |      |      |      |    |    |      | Entire Intersection                                                          |             |
|--------------------|--------------------|--------|-------|------|----|----|------|--------------------|------|-------|--------|----|----|------|------------------|------|------|------|----|----|------|------------------------------------------------------------------------------|-------------|
|                    | U                  | L      | T     | R    | P1 | P2 | Veh  | U                  | L    | T     | R      | P1 | P2 | Veh  | U                | L    | T    | R    | P1 | P2 | Veh  | Vehicles                                                                     | Pedestrians |
| Movement Volume    | 0                  | 1      | 116   | 0    | 0  | 0  | 117  | 0                  | 0    | 152   | 4      | 0  | 0  | 156  | 0                | 0    | 0    | 0    | 0  | 0  | 0    | 278                                                                          | 0           |
| PHF                | -                  | 0.25   | 0.73  | -    | -  | -  | 0.73 | -                  | -    | 0.78  | 0.25   | -  | -  | 0.80 | -                | -    | -    | -    | -  | -  | 0.63 | 0.79                                                                         | -           |
| % Bank 1           | 0.0%               | 0.0%   | 97.4% | 0.0% |    |    |      | 0.0%               | 0.0% | 98.0% | 100.0% |    |    |      | 0.0%             | 0.0% | 0.0% | 0.0% |    |    |      | <p>Need a custom report?</p> <p>Contact:<br/>support@portablestudies.com</p> |             |
| % Bank 2           | 0.0%               | 100.0% | 2.6%  | 0.0% |    |    |      | 0.0%               | 0.0% | 2.0%  | 0.0%   |    |    |      | 0.0%             | 0.0% | 0.0% | 0.0% |    |    |      |                                                                              |             |
| % Bank 3           | 0.0%               | 0.0%   | 0.0%  | 0.0% |    |    |      | 0.0%               | 0.0% | 0.0%  | 0.0%   |    |    |      | 0.0%             | 0.0% | 0.0% | 0.0% |    |    |      |                                                                              |             |
| % Bank 4           | 0.0%               | 0.0%   | 0.0%  | 0.0% |    |    |      | 0.0%               | 0.0% | 0.0%  | 0.0%   |    |    |      | 0.0%             | 0.0% | 0.0% | 0.0% |    |    |      |                                                                              |             |



## **CAPACITY ANALYSIS**

- **2021 Existing**
- **2024 No-Build**
- **2024 Build**



| Intersection             |        |                                                                                   |                                                                                   |        |                                                                                   |       |
|--------------------------|--------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------|-----------------------------------------------------------------------------------|-------|
| Int Delay, s/veh         | 0.6    |                                                                                   |                                                                                   |        |                                                                                   |       |
| Movement                 | EBL    | EBT                                                                               | WBT                                                                               | WBR    | SBL                                                                               | SBR   |
| Lane Configurations      |        |  |  |        |  |       |
| Traffic Vol, veh/h       | 0      | 123                                                                               | 126                                                                               | 2      | 14                                                                                | 2     |
| Future Vol, veh/h        | 0      | 123                                                                               | 126                                                                               | 2      | 14                                                                                | 2     |
| Conflicting Peds, #/hr   | 0      | 0                                                                                 | 0                                                                                 | 0      | 0                                                                                 | 0     |
| Sign Control             | Free   | Free                                                                              | Free                                                                              | Free   | Stop                                                                              | Stop  |
| RT Channelized           | -      | None                                                                              | -                                                                                 | None   | -                                                                                 | None  |
| Storage Length           | -      | -                                                                                 | -                                                                                 | -      | 0                                                                                 | -     |
| Veh in Median Storage, # | -      | 0                                                                                 | 0                                                                                 | -      | 0                                                                                 | -     |
| Grade, %                 | -      | 0                                                                                 | 0                                                                                 | -      | 0                                                                                 | -     |
| Peak Hour Factor         | 86     | 86                                                                                | 86                                                                                | 86     | 86                                                                                | 86    |
| Heavy Vehicles, %        | 2      | 3                                                                                 | 3                                                                                 | 2      | 21                                                                                | 2     |
| Mvmt Flow                | 0      | 143                                                                               | 147                                                                               | 2      | 16                                                                                | 2     |
|                          |        |                                                                                   |                                                                                   |        |                                                                                   |       |
| Major/Minor              | Major1 | Major2                                                                            |                                                                                   | Minor2 |                                                                                   |       |
| Conflicting Flow All     | 149    | 0                                                                                 | -                                                                                 | 0      | 291                                                                               | 148   |
| Stage 1                  | -      | -                                                                                 | -                                                                                 | -      | 148                                                                               | -     |
| Stage 2                  | -      | -                                                                                 | -                                                                                 | -      | 143                                                                               | -     |
| Critical Hdwy            | 4.12   | -                                                                                 | -                                                                                 | -      | 6.61                                                                              | 6.22  |
| Critical Hdwy Stg 1      | -      | -                                                                                 | -                                                                                 | -      | 5.61                                                                              | -     |
| Critical Hdwy Stg 2      | -      | -                                                                                 | -                                                                                 | -      | 5.61                                                                              | -     |
| Follow-up Hdwy           | 2.218  | -                                                                                 | -                                                                                 | -      | 3.689                                                                             | 3.318 |
| Pot Cap-1 Maneuver       | 1432   | -                                                                                 | -                                                                                 | -      | 661                                                                               | 899   |
| Stage 1                  | -      | -                                                                                 | -                                                                                 | -      | 835                                                                               | -     |
| Stage 2                  | -      | -                                                                                 | -                                                                                 | -      | 840                                                                               | -     |
| Platoon blocked, %       |        | -                                                                                 | -                                                                                 | -      |                                                                                   |       |
| Mov Cap-1 Maneuver       | 1432   | -                                                                                 | -                                                                                 | -      | 661                                                                               | 899   |
| Mov Cap-2 Maneuver       | -      | -                                                                                 | -                                                                                 | -      | 661                                                                               | -     |
| Stage 1                  | -      | -                                                                                 | -                                                                                 | -      | 835                                                                               | -     |
| Stage 2                  | -      | -                                                                                 | -                                                                                 | -      | 840                                                                               | -     |
|                          |        |                                                                                   |                                                                                   |        |                                                                                   |       |
| Approach                 | EB     | WB                                                                                |                                                                                   | SB     |                                                                                   |       |
| HCM Control Delay, s     | 0      | 0                                                                                 |                                                                                   | 10.4   |                                                                                   |       |
| HCM LOS                  | B      |                                                                                   |                                                                                   |        |                                                                                   |       |
|                          |        |                                                                                   |                                                                                   |        |                                                                                   |       |
| Minor Lane/Major Mvmt    | EBL    | EBT                                                                               | WBT                                                                               | WBR    | SBLn1                                                                             |       |
| Capacity (veh/h)         | 1432   | -                                                                                 | -                                                                                 | -      | 684                                                                               |       |
| HCM Lane V/C Ratio       | -      | -                                                                                 | -                                                                                 | -      | 0.027                                                                             |       |
| HCM Control Delay (s)    | 0      | -                                                                                 | -                                                                                 | -      | 10.4                                                                              |       |
| HCM Lane LOS             | A      | -                                                                                 | -                                                                                 | -      | B                                                                                 |       |
| HCM 95th %tile Q(veh)    | 0      | -                                                                                 | -                                                                                 | -      | 0.1                                                                               |       |



| Intersection             |        |                                                                                   |                                                                                   |        |                                                                                   |       |
|--------------------------|--------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------|-----------------------------------------------------------------------------------|-------|
| Int Delay, s/veh         | 0.2    |                                                                                   |                                                                                   |        |                                                                                   |       |
| Movement                 | EBL    | EBT                                                                               | WBT                                                                               | WBR    | SBL                                                                               | SBR   |
| Lane Configurations      |        |  |  |        |  |       |
| Traffic Vol, veh/h       | 1      | 116                                                                               | 152                                                                               | 4      | 4                                                                                 | 1     |
| Future Vol, veh/h        | 1      | 116                                                                               | 152                                                                               | 4      | 4                                                                                 | 1     |
| Conflicting Peds, #/hr   | 0      | 0                                                                                 | 0                                                                                 | 0      | 0                                                                                 | 0     |
| Sign Control             | Free   | Free                                                                              | Free                                                                              | Free   | Stop                                                                              | Stop  |
| RT Channelized           | -      | None                                                                              | -                                                                                 | None   | -                                                                                 | None  |
| Storage Length           | -      | -                                                                                 | -                                                                                 | -      | 0                                                                                 | -     |
| Veh in Median Storage, # | -      | 0                                                                                 | 0                                                                                 | -      | 0                                                                                 | -     |
| Grade, %                 | -      | 0                                                                                 | 0                                                                                 | -      | 0                                                                                 | -     |
| Peak Hour Factor         | 79     | 79                                                                                | 79                                                                                | 79     | 79                                                                                | 79    |
| Heavy Vehicles, %        | 2      | 3                                                                                 | 2                                                                                 | 2      | 2                                                                                 | 2     |
| Mvmt Flow                | 1      | 147                                                                               | 192                                                                               | 5      | 5                                                                                 | 1     |
|                          |        |                                                                                   |                                                                                   |        |                                                                                   |       |
| Major/Minor              | Major1 | Major2                                                                            |                                                                                   | Minor2 |                                                                                   |       |
| Conflicting Flow All     | 197    | 0                                                                                 | -                                                                                 | 0      | 344                                                                               | 195   |
| Stage 1                  | -      | -                                                                                 | -                                                                                 | -      | 195                                                                               | -     |
| Stage 2                  | -      | -                                                                                 | -                                                                                 | -      | 149                                                                               | -     |
| Critical Hdwy            | 4.12   | -                                                                                 | -                                                                                 | -      | 6.42                                                                              | 6.22  |
| Critical Hdwy Stg 1      | -      | -                                                                                 | -                                                                                 | -      | 5.42                                                                              | -     |
| Critical Hdwy Stg 2      | -      | -                                                                                 | -                                                                                 | -      | 5.42                                                                              | -     |
| Follow-up Hdwy           | 2.218  | -                                                                                 | -                                                                                 | -      | 3.518                                                                             | 3.318 |
| Pot Cap-1 Maneuver       | 1376   | -                                                                                 | -                                                                                 | -      | 652                                                                               | 846   |
| Stage 1                  | -      | -                                                                                 | -                                                                                 | -      | 838                                                                               | -     |
| Stage 2                  | -      | -                                                                                 | -                                                                                 | -      | 879                                                                               | -     |
| Platoon blocked, %       |        | -                                                                                 | -                                                                                 | -      |                                                                                   |       |
| Mov Cap-1 Maneuver       | 1376   | -                                                                                 | -                                                                                 | -      | 651                                                                               | 846   |
| Mov Cap-2 Maneuver       | -      | -                                                                                 | -                                                                                 | -      | 651                                                                               | -     |
| Stage 1                  | -      | -                                                                                 | -                                                                                 | -      | 837                                                                               | -     |
| Stage 2                  | -      | -                                                                                 | -                                                                                 | -      | 879                                                                               | -     |
|                          |        |                                                                                   |                                                                                   |        |                                                                                   |       |
| Approach                 | EB     | WB                                                                                |                                                                                   | SB     |                                                                                   |       |
| HCM Control Delay, s     | 0.1    | 0                                                                                 |                                                                                   | 10.3   |                                                                                   |       |
| HCM LOS                  | B      |                                                                                   |                                                                                   |        |                                                                                   |       |
|                          |        |                                                                                   |                                                                                   |        |                                                                                   |       |
| Minor Lane/Major Mvmt    | EBL    | EBT                                                                               | WBT                                                                               | WBR    | SBLn1                                                                             |       |
| Capacity (veh/h)         | 1376   | -                                                                                 | -                                                                                 | -      | 682                                                                               |       |
| HCM Lane V/C Ratio       | 0.001  | -                                                                                 | -                                                                                 | -      | 0.009                                                                             |       |
| HCM Control Delay (s)    | 7.6    | 0                                                                                 | -                                                                                 | -      | 10.3                                                                              |       |
| HCM Lane LOS             | A      | A                                                                                 | -                                                                                 | -      | B                                                                                 |       |
| HCM 95th %tile Q(veh)    | 0      | -                                                                                 | -                                                                                 | -      | 0                                                                                 |       |



| Intersection             |        |                                                                                   |                                                                                   |      |                                                                                   |       |
|--------------------------|--------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------|-------|
| Int Delay, s/veh         | 0.6    |                                                                                   |                                                                                   |      |                                                                                   |       |
| Movement                 | EBL    | EBT                                                                               | WBT                                                                               | WBR  | SBL                                                                               | SBR   |
| Lane Configurations      |        |  |  |      |  |       |
| Traffic Vol, veh/h       | 0      | 123                                                                               | 126                                                                               | 2    | 14                                                                                | 2     |
| Future Vol, veh/h        | 0      | 123                                                                               | 126                                                                               | 2    | 14                                                                                | 2     |
| Conflicting Peds, #/hr   | 0      | 0                                                                                 | 0                                                                                 | 0    | 0                                                                                 | 0     |
| Sign Control             | Free   | Free                                                                              | Free                                                                              | Free | Stop                                                                              | Stop  |
| RT Channelized           | -      | None                                                                              | -                                                                                 | None | -                                                                                 | None  |
| Storage Length           | -      | -                                                                                 | -                                                                                 | -    | 0                                                                                 | -     |
| Veh in Median Storage, # | -      | 0                                                                                 | 0                                                                                 | -    | 0                                                                                 | -     |
| Grade, %                 | -      | 0                                                                                 | 0                                                                                 | -    | 0                                                                                 | -     |
| Peak Hour Factor         | 86     | 86                                                                                | 86                                                                                | 86   | 86                                                                                | 86    |
| Heavy Vehicles, %        | 2      | 3                                                                                 | 3                                                                                 | 2    | 21                                                                                | 2     |
| Mvmt Flow                | 0      | 152                                                                               | 155                                                                               | 2    | 17                                                                                | 2     |
| Major/Minor              | Major1 | Major2                                                                            | Minor2                                                                            |      |                                                                                   |       |
| Conflicting Flow All     | 157    | 0                                                                                 | -                                                                                 | 0    | 308                                                                               | 156   |
| Stage 1                  | -      | -                                                                                 | -                                                                                 | -    | 156                                                                               | -     |
| Stage 2                  | -      | -                                                                                 | -                                                                                 | -    | 152                                                                               | -     |
| Critical Hdwy            | 4.12   | -                                                                                 | -                                                                                 | -    | 6.61                                                                              | 6.22  |
| Critical Hdwy Stg 1      | -      | -                                                                                 | -                                                                                 | -    | 5.61                                                                              | -     |
| Critical Hdwy Stg 2      | -      | -                                                                                 | -                                                                                 | -    | 5.61                                                                              | -     |
| Follow-up Hdwy           | 2.218  | -                                                                                 | -                                                                                 | -    | 3.689                                                                             | 3.318 |
| Pot Cap-1 Maneuver       | 1423   | -                                                                                 | -                                                                                 | -    | 646                                                                               | 890   |
| Stage 1                  | -      | -                                                                                 | -                                                                                 | -    | 828                                                                               | -     |
| Stage 2                  | -      | -                                                                                 | -                                                                                 | -    | 832                                                                               | -     |
| Platoon blocked, %       |        | -                                                                                 | -                                                                                 | -    |                                                                                   |       |
| Mov Cap-1 Maneuver       | 1423   | -                                                                                 | -                                                                                 | -    | 646                                                                               | 890   |
| Mov Cap-2 Maneuver       | -      | -                                                                                 | -                                                                                 | -    | 646                                                                               | -     |
| Stage 1                  | -      | -                                                                                 | -                                                                                 | -    | 828                                                                               | -     |
| Stage 2                  | -      | -                                                                                 | -                                                                                 | -    | 832                                                                               | -     |
| Approach                 | EB     | WB                                                                                |                                                                                   | SB   |                                                                                   |       |
| HCM Control Delay, s     | 0      | 0                                                                                 |                                                                                   | 10.5 |                                                                                   |       |
| HCM LOS                  |        |                                                                                   |                                                                                   | B    |                                                                                   |       |
| Minor Lane/Major Mvmt    | EBL    | EBT                                                                               | WBT                                                                               | WBR  | SBLn1                                                                             |       |
| Capacity (veh/h)         | 1423   | -                                                                                 | -                                                                                 | -    | 669                                                                               |       |
| HCM Lane V/C Ratio       | -      | -                                                                                 | -                                                                                 | -    | 0.029                                                                             |       |
| HCM Control Delay (s)    | 0      | -                                                                                 | -                                                                                 | -    | 10.5                                                                              |       |
| HCM Lane LOS             | A      | -                                                                                 | -                                                                                 | -    | B                                                                                 |       |
| HCM 95th %tile Q(veh)    | 0      | -                                                                                 | -                                                                                 | -    | 0.1                                                                               |       |



| Intersection             |        |                                                                                   |                                                                                   |        |                                                                                   |       |
|--------------------------|--------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------|-----------------------------------------------------------------------------------|-------|
| Int Delay, s/veh         | 0.2    |                                                                                   |                                                                                   |        |                                                                                   |       |
| Movement                 | EBL    | EBT                                                                               | WBT                                                                               | WBR    | SBL                                                                               | SBR   |
| Lane Configurations      |        |  |  |        |  |       |
| Traffic Vol, veh/h       | 1      | 116                                                                               | 152                                                                               | 4      | 4                                                                                 | 1     |
| Future Vol, veh/h        | 1      | 116                                                                               | 152                                                                               | 4      | 4                                                                                 | 1     |
| Conflicting Peds, #/hr   | 0      | 0                                                                                 | 0                                                                                 | 0      | 0                                                                                 | 0     |
| Sign Control             | Free   | Free                                                                              | Free                                                                              | Free   | Stop                                                                              | Stop  |
| RT Channelized           | -      | None                                                                              | -                                                                                 | None   | -                                                                                 | None  |
| Storage Length           | -      | -                                                                                 | -                                                                                 | -      | 0                                                                                 | -     |
| Veh in Median Storage, # | -      | 0                                                                                 | 0                                                                                 | -      | 0                                                                                 | -     |
| Grade, %                 | -      | 0                                                                                 | 0                                                                                 | -      | 0                                                                                 | -     |
| Peak Hour Factor         | 79     | 79                                                                                | 79                                                                                | 79     | 79                                                                                | 79    |
| Heavy Vehicles, %        | 2      | 3                                                                                 | 2                                                                                 | 2      | 2                                                                                 | 2     |
| Mvmt Flow                | 1      | 156                                                                               | 204                                                                               | 5      | 5                                                                                 | 1     |
| Major/Minor              | Major1 | Major2                                                                            |                                                                                   | Minor2 |                                                                                   |       |
| Conflicting Flow All     | 209    | 0                                                                                 | -                                                                                 | 0      | 365                                                                               | 207   |
| Stage 1                  | -      | -                                                                                 | -                                                                                 | -      | 207                                                                               | -     |
| Stage 2                  | -      | -                                                                                 | -                                                                                 | -      | 158                                                                               | -     |
| Critical Hdwy            | 4.12   | -                                                                                 | -                                                                                 | -      | 6.42                                                                              | 6.22  |
| Critical Hdwy Stg 1      | -      | -                                                                                 | -                                                                                 | -      | 5.42                                                                              | -     |
| Critical Hdwy Stg 2      | -      | -                                                                                 | -                                                                                 | -      | 5.42                                                                              | -     |
| Follow-up Hdwy           | 2.218  | -                                                                                 | -                                                                                 | -      | 3.518                                                                             | 3.318 |
| Pot Cap-1 Maneuver       | 1362   | -                                                                                 | -                                                                                 | -      | 635                                                                               | 833   |
| Stage 1                  | -      | -                                                                                 | -                                                                                 | -      | 828                                                                               | -     |
| Stage 2                  | -      | -                                                                                 | -                                                                                 | -      | 871                                                                               | -     |
| Platoon blocked, %       |        | -                                                                                 | -                                                                                 | -      |                                                                                   |       |
| Mov Cap-1 Maneuver       | 1362   | -                                                                                 | -                                                                                 | -      | 634                                                                               | 833   |
| Mov Cap-2 Maneuver       | -      | -                                                                                 | -                                                                                 | -      | 634                                                                               | -     |
| Stage 1                  | -      | -                                                                                 | -                                                                                 | -      | 827                                                                               | -     |
| Stage 2                  | -      | -                                                                                 | -                                                                                 | -      | 871                                                                               | -     |
| Approach                 | EB     | WB                                                                                |                                                                                   | SB     |                                                                                   |       |
| HCM Control Delay, s     | 0.1    | 0                                                                                 |                                                                                   | 10.5   |                                                                                   |       |
| HCM LOS                  |        |                                                                                   |                                                                                   | B      |                                                                                   |       |
| Minor Lane/Major Mvmt    | EBL    | EBT                                                                               | WBT                                                                               | WBR    | SBLn1                                                                             |       |
| Capacity (veh/h)         | 1362   | -                                                                                 | -                                                                                 | -      | -                                                                                 | 666   |
| HCM Lane V/C Ratio       | 0.001  | -                                                                                 | -                                                                                 | -      | -                                                                                 | 0.01  |
| HCM Control Delay (s)    | 7.6    | 0                                                                                 | -                                                                                 | -      | -                                                                                 | 10.5  |
| HCM Lane LOS             | A      | A                                                                                 | -                                                                                 | -      | -                                                                                 | B     |
| HCM 95th %tile Q(veh)    | 0      | -                                                                                 | -                                                                                 | -      | -                                                                                 | 0     |



| Intersection             |        |                                                                                   |                                                                                   |        |                                                                                   |       |
|--------------------------|--------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------|-----------------------------------------------------------------------------------|-------|
| Int Delay, s/veh         | 0.7    |                                                                                   |                                                                                   |        |                                                                                   |       |
| Movement                 | EBL    | EBT                                                                               | WBT                                                                               | WBR    | SBL                                                                               | SBR   |
| Lane Configurations      |        |  |  |        |  |       |
| Traffic Vol, veh/h       | 3      | 146                                                                               | 138                                                                               | 2      | 15                                                                                | 3     |
| Future Vol, veh/h        | 3      | 146                                                                               | 138                                                                               | 2      | 15                                                                                | 3     |
| Conflicting Peds, #/hr   | 0      | 0                                                                                 | 0                                                                                 | 0      | 0                                                                                 | 0     |
| Sign Control             | Free   | Free                                                                              | Free                                                                              | Free   | Stop                                                                              | Stop  |
| RT Channelized           | -      | None                                                                              | -                                                                                 | None   | -                                                                                 | None  |
| Storage Length           | -      | -                                                                                 | -                                                                                 | -      | 0                                                                                 | -     |
| Veh in Median Storage, # | -      | 0                                                                                 | 0                                                                                 | -      | 0                                                                                 | -     |
| Grade, %                 | -      | 0                                                                                 | 0                                                                                 | -      | 0                                                                                 | -     |
| Peak Hour Factor         | 86     | 86                                                                                | 86                                                                                | 86     | 86                                                                                | 86    |
| Heavy Vehicles, %        | 2      | 3                                                                                 | 3                                                                                 | 2      | 21                                                                                | 2     |
| Mvmt Flow                | 3      | 170                                                                               | 160                                                                               | 2      | 17                                                                                | 3     |
| Major/Minor              | Major1 | Major2                                                                            |                                                                                   | Minor2 |                                                                                   |       |
| Conflicting Flow All     | 162    | 0                                                                                 | -                                                                                 | 0      | 337                                                                               | 161   |
| Stage 1                  | -      | -                                                                                 | -                                                                                 | -      | 161                                                                               | -     |
| Stage 2                  | -      | -                                                                                 | -                                                                                 | -      | 176                                                                               | -     |
| Critical Hdwy            | 4.12   | -                                                                                 | -                                                                                 | -      | 6.61                                                                              | 6.22  |
| Critical Hdwy Stg 1      | -      | -                                                                                 | -                                                                                 | -      | 5.61                                                                              | -     |
| Critical Hdwy Stg 2      | -      | -                                                                                 | -                                                                                 | -      | 5.61                                                                              | -     |
| Follow-up Hdwy           | 2.218  | -                                                                                 | -                                                                                 | -      | 3.689                                                                             | 3.318 |
| Pot Cap-1 Maneuver       | 1417   | -                                                                                 | -                                                                                 | -      | 622                                                                               | 884   |
| Stage 1                  | -      | -                                                                                 | -                                                                                 | -      | 824                                                                               | -     |
| Stage 2                  | -      | -                                                                                 | -                                                                                 | -      | 811                                                                               | -     |
| Platoon blocked, %       |        | -                                                                                 | -                                                                                 | -      |                                                                                   |       |
| Mov Cap-1 Maneuver       | 1417   | -                                                                                 | -                                                                                 | -      | 621                                                                               | 884   |
| Mov Cap-2 Maneuver       | -      | -                                                                                 | -                                                                                 | -      | 621                                                                               | -     |
| Stage 1                  | -      | -                                                                                 | -                                                                                 | -      | 822                                                                               | -     |
| Stage 2                  | -      | -                                                                                 | -                                                                                 | -      | 811                                                                               | -     |
| Approach                 | EB     | WB                                                                                |                                                                                   | SB     |                                                                                   |       |
| HCM Control Delay, s     | 0.2    | 0                                                                                 |                                                                                   | 10.7   |                                                                                   |       |
| HCM LOS                  |        |                                                                                   |                                                                                   | B      |                                                                                   |       |
| Minor Lane/Major Mvmt    | EBL    | EBT                                                                               | WBT                                                                               | WBR    | SBLn1                                                                             |       |
| Capacity (veh/h)         | 1417   | -                                                                                 | -                                                                                 | -      | 653                                                                               |       |
| HCM Lane V/C Ratio       | 0.002  | -                                                                                 | -                                                                                 | -      | 0.032                                                                             |       |
| HCM Control Delay (s)    | 7.5    | 0                                                                                 | -                                                                                 | -      | 10.7                                                                              |       |
| HCM Lane LOS             | A      | A                                                                                 | -                                                                                 | -      | B                                                                                 |       |
| HCM 95th %tile Q(veh)    | 0      | -                                                                                 | -                                                                                 | -      | 0.1                                                                               |       |



| Intersection             |        |                                                                                   |                                                                                   |      |                                                                                   |       |
|--------------------------|--------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------|-------|
| Int Delay, s/veh         | 0.3    |                                                                                   |                                                                                   |      |                                                                                   |       |
| Movement                 | EBL    | EBT                                                                               | WBT                                                                               | WBR  | SBL                                                                               | SBR   |
| Lane Configurations      |        |  |  |      |  |       |
| Traffic Vol, veh/h       | 3      | 133                                                                               | 177                                                                               | 4    | 4                                                                                 | 4     |
| Future Vol, veh/h        | 3      | 133                                                                               | 177                                                                               | 4    | 4                                                                                 | 4     |
| Conflicting Peds, #/hr   | 0      | 0                                                                                 | 0                                                                                 | 0    | 0                                                                                 | 0     |
| Sign Control             | Free   | Free                                                                              | Free                                                                              | Free | Stop                                                                              | Stop  |
| RT Channelized           | -      | None                                                                              | -                                                                                 | None | -                                                                                 | None  |
| Storage Length           | -      | -                                                                                 | -                                                                                 | -    | 0                                                                                 | -     |
| Veh in Median Storage, # | -      | 0                                                                                 | 0                                                                                 | -    | 0                                                                                 | -     |
| Grade, %                 | -      | 0                                                                                 | 0                                                                                 | -    | 0                                                                                 | -     |
| Peak Hour Factor         | 72     | 70                                                                                | 70                                                                                | 72   | 70                                                                                | 70    |
| Heavy Vehicles, %        | 2      | 3                                                                                 | 2                                                                                 | 2    | 2                                                                                 | 2     |
| Mvmt Flow                | 4      | 190                                                                               | 253                                                                               | 6    | 6                                                                                 | 6     |
| Major/Minor              | Major1 | Major2                                                                            | Minor2                                                                            |      |                                                                                   |       |
| Conflicting Flow All     | 259    | 0                                                                                 | -                                                                                 | 0    | 454                                                                               | 256   |
| Stage 1                  | -      | -                                                                                 | -                                                                                 | -    | 256                                                                               | -     |
| Stage 2                  | -      | -                                                                                 | -                                                                                 | -    | 198                                                                               | -     |
| Critical Hdwy            | 4.12   | -                                                                                 | -                                                                                 | -    | 6.42                                                                              | 6.22  |
| Critical Hdwy Stg 1      | -      | -                                                                                 | -                                                                                 | -    | 5.42                                                                              | -     |
| Critical Hdwy Stg 2      | -      | -                                                                                 | -                                                                                 | -    | 5.42                                                                              | -     |
| Follow-up Hdwy           | 2.218  | -                                                                                 | -                                                                                 | -    | 3.518                                                                             | 3.318 |
| Pot Cap-1 Maneuver       | 1306   | -                                                                                 | -                                                                                 | -    | 564                                                                               | 783   |
| Stage 1                  | -      | -                                                                                 | -                                                                                 | -    | 787                                                                               | -     |
| Stage 2                  | -      | -                                                                                 | -                                                                                 | -    | 835                                                                               | -     |
| Platoon blocked, %       |        | -                                                                                 | -                                                                                 | -    |                                                                                   |       |
| Mov Cap-1 Maneuver       | 1306   | -                                                                                 | -                                                                                 | -    | 562                                                                               | 783   |
| Mov Cap-2 Maneuver       | -      | -                                                                                 | -                                                                                 | -    | 562                                                                               | -     |
| Stage 1                  | -      | -                                                                                 | -                                                                                 | -    | 785                                                                               | -     |
| Stage 2                  | -      | -                                                                                 | -                                                                                 | -    | 835                                                                               | -     |
| Approach                 | EB     | WB                                                                                |                                                                                   | SB   |                                                                                   |       |
| HCM Control Delay, s     | 0.2    | 0                                                                                 |                                                                                   | 10.6 |                                                                                   |       |
| HCM LOS                  |        |                                                                                   |                                                                                   | B    |                                                                                   |       |
| Minor Lane/Major Mvmt    | EBL    | EBT                                                                               | WBT                                                                               | WBR  | SBLn1                                                                             |       |
| Capacity (veh/h)         | 1306   | -                                                                                 | -                                                                                 | -    | 654                                                                               |       |
| HCM Lane V/C Ratio       | 0.003  | -                                                                                 | -                                                                                 | -    | 0.017                                                                             |       |
| HCM Control Delay (s)    | 7.8    | 0                                                                                 | -                                                                                 | -    | 10.6                                                                              |       |
| HCM Lane LOS             | A      | A                                                                                 | -                                                                                 | -    | B                                                                                 |       |
| HCM 95th %tile Q(veh)    | 0      | -                                                                                 | -                                                                                 | -    | 0.1                                                                               |       |



| Intersection             |                                                                                   |        |       |                                                                                   |                                                                                   |       |
|--------------------------|-----------------------------------------------------------------------------------|--------|-------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------|
| Int Delay, s/veh         | 1.2                                                                               |        |       |                                                                                   |                                                                                   |       |
| Movement                 | EBT                                                                               | EBR    | WBL   | WBT                                                                               | NBL                                                                               | NBR   |
| Lane Configurations      |  |        |       |  |  |       |
| Traffic Vol, veh/h       | 130                                                                               | 4      | 5     | 136                                                                               | 14                                                                                | 19    |
| Future Vol, veh/h        | 130                                                                               | 4      | 5     | 136                                                                               | 14                                                                                | 19    |
| Conflicting Peds, #/hr   | 0                                                                                 | 0      | 0     | 0                                                                                 | 0                                                                                 | 0     |
| Sign Control             | Free                                                                              | Free   | Free  | Free                                                                              | Stop                                                                              | Stop  |
| RT Channelized           | -                                                                                 | None   | -     | None                                                                              | -                                                                                 | None  |
| Storage Length           | -                                                                                 | -      | -     | -                                                                                 | 0                                                                                 | -     |
| Veh in Median Storage, # | 0                                                                                 | -      | -     | 0                                                                                 | 0                                                                                 | -     |
| Grade, %                 | 0                                                                                 | -      | -     | 0                                                                                 | 0                                                                                 | -     |
| Peak Hour Factor         | 92                                                                                | 92     | 92    | 92                                                                                | 92                                                                                | 92    |
| Heavy Vehicles, %        | 2                                                                                 | 2      | 2     | 2                                                                                 | 2                                                                                 | 2     |
| Mvmt Flow                | 141                                                                               | 4      | 5     | 148                                                                               | 15                                                                                | 21    |
| Major/Minor              | Major1                                                                            | Major2 |       | Minor1                                                                            |                                                                                   |       |
| Conflicting Flow All     | 0                                                                                 | 0      | 145   | 0                                                                                 | 301                                                                               | 143   |
| Stage 1                  | -                                                                                 | -      | -     | -                                                                                 | 143                                                                               | -     |
| Stage 2                  | -                                                                                 | -      | -     | -                                                                                 | 158                                                                               | -     |
| Critical Hdwy            | -                                                                                 | -      | 4.12  | -                                                                                 | 6.42                                                                              | 6.22  |
| Critical Hdwy Stg 1      | -                                                                                 | -      | -     | -                                                                                 | 5.42                                                                              | -     |
| Critical Hdwy Stg 2      | -                                                                                 | -      | -     | -                                                                                 | 5.42                                                                              | -     |
| Follow-up Hdwy           | -                                                                                 | -      | 2.218 | -                                                                                 | 3.518                                                                             | 3.318 |
| Pot Cap-1 Maneuver       | -                                                                                 | -      | 1437  | -                                                                                 | 691                                                                               | 905   |
| Stage 1                  | -                                                                                 | -      | -     | -                                                                                 | 884                                                                               | -     |
| Stage 2                  | -                                                                                 | -      | -     | -                                                                                 | 871                                                                               | -     |
| Platoon blocked, %       | -                                                                                 | -      | -     | -                                                                                 | -                                                                                 | -     |
| Mov Cap-1 Maneuver       | -                                                                                 | -      | 1437  | -                                                                                 | 688                                                                               | 905   |
| Mov Cap-2 Maneuver       | -                                                                                 | -      | -     | -                                                                                 | 688                                                                               | -     |
| Stage 1                  | -                                                                                 | -      | -     | -                                                                                 | 884                                                                               | -     |
| Stage 2                  | -                                                                                 | -      | -     | -                                                                                 | 868                                                                               | -     |
| Approach                 | EB                                                                                |        | WB    |                                                                                   | NB                                                                                |       |
| HCM Control Delay, s     | 0                                                                                 |        | 0.3   |                                                                                   | 9.7                                                                               |       |
| HCM LOS                  |                                                                                   |        |       |                                                                                   | A                                                                                 |       |
| Minor Lane/Major Mvmt    | NBLn1                                                                             | EBT    | EBR   | WBL                                                                               | WBT                                                                               |       |
| Capacity (veh/h)         | 798                                                                               | -      | -     | 1437                                                                              | -                                                                                 |       |
| HCM Lane V/C Ratio       | 0.045                                                                             | -      | -     | 0.004                                                                             | -                                                                                 |       |
| HCM Control Delay (s)    | 9.7                                                                               | -      | -     | 7.5                                                                               | 0                                                                                 |       |
| HCM Lane LOS             | A                                                                                 | -      | -     | A                                                                                 | A                                                                                 |       |
| HCM 95th %tile Q(veh)    | 0.1                                                                               | -      | -     | 0                                                                                 | -                                                                                 |       |



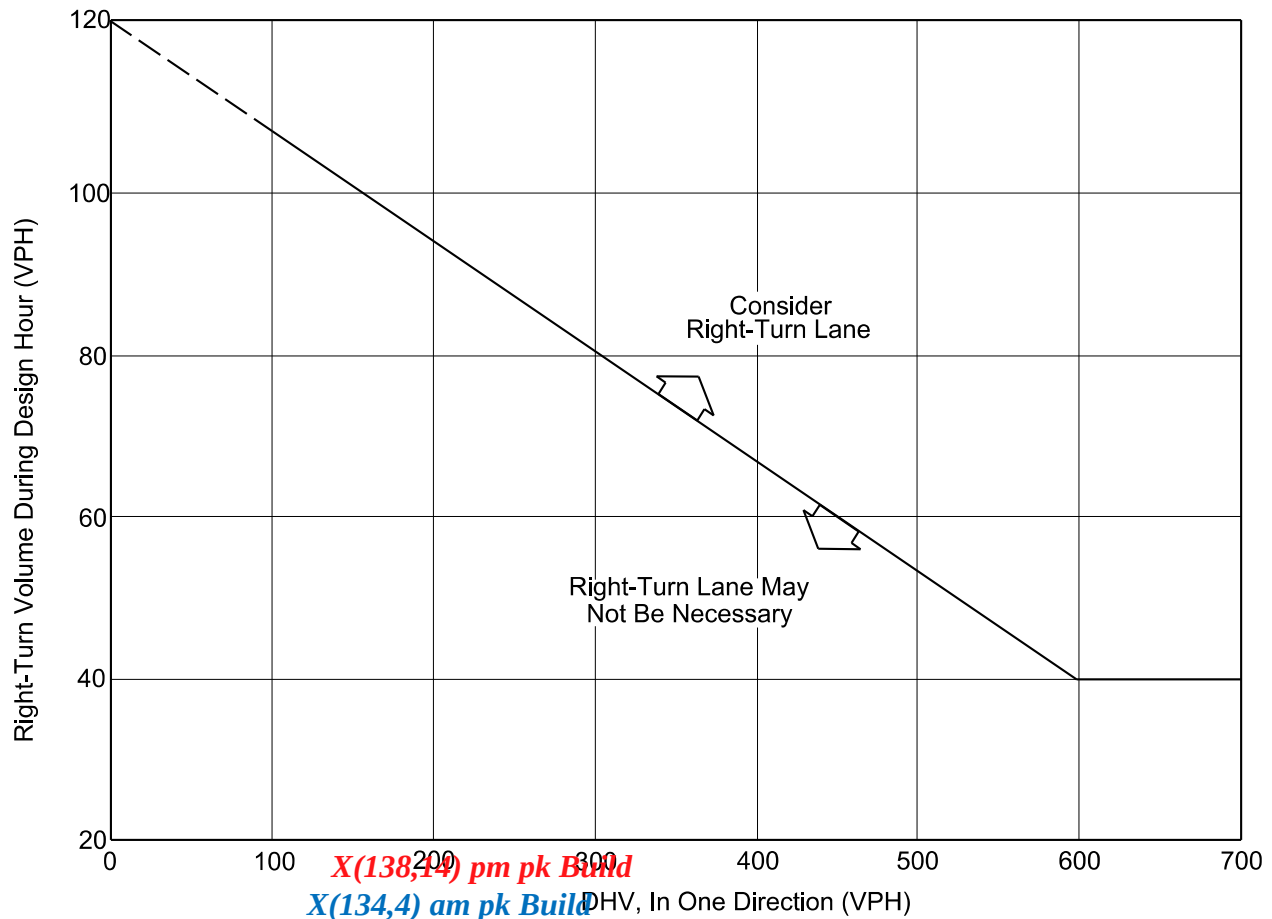
| Intersection             |                                                                                   |      |        |                                                                                   |                                                                                   |       |
|--------------------------|-----------------------------------------------------------------------------------|------|--------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------|
| Int Delay, s/veh         | 1                                                                                 |      |        |                                                                                   |                                                                                   |       |
| Movement                 | EBT                                                                               | EBR  | WBL    | WBT                                                                               | NBL                                                                               | NBR   |
| Lane Configurations      |  |      |        |  |  |       |
| Traffic Vol, veh/h       | 124                                                                               | 14   | 19     | 162                                                                               | 8                                                                                 | 12    |
| Future Vol, veh/h        | 124                                                                               | 14   | 19     | 162                                                                               | 8                                                                                 | 12    |
| Conflicting Peds, #/hr   | 0                                                                                 | 0    | 0      | 0                                                                                 | 0                                                                                 | 0     |
| Sign Control             | Free                                                                              | Free | Free   | Free                                                                              | Stop                                                                              | Stop  |
| RT Channelized           | -                                                                                 | None | -      | None                                                                              | -                                                                                 | None  |
| Storage Length           | -                                                                                 | -    | -      | -                                                                                 | 0                                                                                 | -     |
| Veh in Median Storage, # | 0                                                                                 | -    | -      | 0                                                                                 | 0                                                                                 | -     |
| Grade, %                 | 0                                                                                 | -    | -      | 0                                                                                 | 0                                                                                 | -     |
| Peak Hour Factor         | 92                                                                                | 92   | 92     | 92                                                                                | 92                                                                                | 92    |
| Heavy Vehicles, %        | 2                                                                                 | 2    | 2      | 2                                                                                 | 2                                                                                 | 2     |
| Mvmt Flow                | 135                                                                               | 15   | 21     | 176                                                                               | 9                                                                                 | 13    |
|                          |                                                                                   |      |        |                                                                                   |                                                                                   |       |
| Major/Minor              | Major1                                                                            |      | Major2 |                                                                                   | Minor1                                                                            |       |
| Conflicting Flow All     | 0                                                                                 | 0    | 150    | 0                                                                                 | 361                                                                               | 143   |
| Stage 1                  | -                                                                                 | -    | -      | -                                                                                 | 143                                                                               | -     |
| Stage 2                  | -                                                                                 | -    | -      | -                                                                                 | 218                                                                               | -     |
| Critical Hdwy            | -                                                                                 | -    | 4.12   | -                                                                                 | 6.42                                                                              | 6.22  |
| Critical Hdwy Stg 1      | -                                                                                 | -    | -      | -                                                                                 | 5.42                                                                              | -     |
| Critical Hdwy Stg 2      | -                                                                                 | -    | -      | -                                                                                 | 5.42                                                                              | -     |
| Follow-up Hdwy           | -                                                                                 | -    | 2.218  | -                                                                                 | 3.518                                                                             | 3.318 |
| Pot Cap-1 Maneuver       | -                                                                                 | -    | 1431   | -                                                                                 | 638                                                                               | 905   |
| Stage 1                  | -                                                                                 | -    | -      | -                                                                                 | 884                                                                               | -     |
| Stage 2                  | -                                                                                 | -    | -      | -                                                                                 | 818                                                                               | -     |
| Platoon blocked, %       | -                                                                                 | -    |        | -                                                                                 |                                                                                   |       |
| Mov Cap-1 Maneuver       | -                                                                                 | -    | 1431   | -                                                                                 | 628                                                                               | 905   |
| Mov Cap-2 Maneuver       | -                                                                                 | -    | -      | -                                                                                 | 628                                                                               | -     |
| Stage 1                  | -                                                                                 | -    | -      | -                                                                                 | 884                                                                               | -     |
| Stage 2                  | -                                                                                 | -    | -      | -                                                                                 | 805                                                                               | -     |
|                          |                                                                                   |      |        |                                                                                   |                                                                                   |       |
|                          |                                                                                   |      |        |                                                                                   |                                                                                   |       |
| Approach                 | EB                                                                                |      | WB     |                                                                                   | NB                                                                                |       |
| HCM Control Delay, s     | 0                                                                                 |      | 0.8    |                                                                                   | 9.8                                                                               |       |
| HCM LOS                  | A                                                                                 |      |        |                                                                                   |                                                                                   |       |
|                          |                                                                                   |      |        |                                                                                   |                                                                                   |       |
|                          |                                                                                   |      |        |                                                                                   |                                                                                   |       |
| Minor Lane/Major Mvmt    | NBLn1                                                                             | EBT  | EBR    | WBL                                                                               | WBT                                                                               |       |
| Capacity (veh/h)         | 769                                                                               | -    | -      | 1431                                                                              | -                                                                                 |       |
| HCM Lane V/C Ratio       | 0.028                                                                             | -    | -      | 0.014                                                                             | -                                                                                 |       |
| HCM Control Delay (s)    | 9.8                                                                               | -    | -      | 7.6                                                                               | 0                                                                                 |       |
| HCM Lane LOS             | A                                                                                 | -    | -      | A                                                                                 | A                                                                                 |       |
| HCM 95th %tile Q(veh)    | 0.1                                                                               | -    | -      | 0                                                                                 | -                                                                                 |       |



# **TURNING LANE WARRANT**



## Lowndes Hill Rd @ Woodlark St



**Note:** For highways with a design speed below 50 miles per hour with a DHV < 300 and where right turns > 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

**Example**

**Given:**

|              |   |                       |
|--------------|---|-----------------------|
| Design Speed | = | 35 miles per hour     |
| DHV          | = | 250 vehicles per hour |
| Right Turns  | = | 100 vehicles per hour |

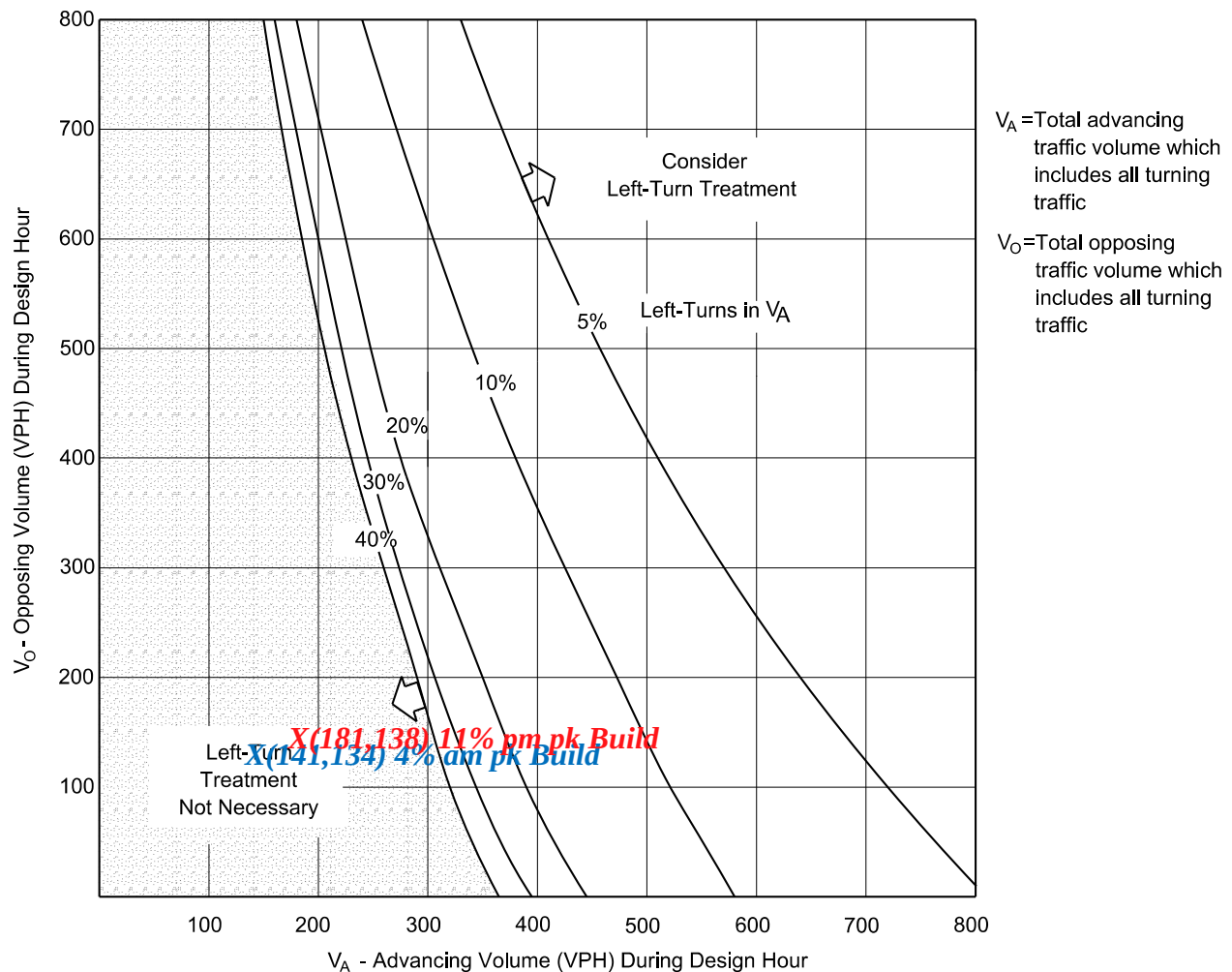
**Problem:** Determine if a right-turn lane is necessary.

**Solution:** To read the vertical axis, use  $100 - 20 = 80$  vehicles per hour. The figure indicates that a right-turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

**GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS  
ON TWO-LANE HIGHWAYS**

**Figure 9.5-A**





Lowndes Hill Rd @ Woodlark St

**Instructions:**

1. The family of curves represents the percent of left turns in the advancing volume ( $V_A$ ). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of 5, the designer should estimate where the curve lies.
2. Read  $V_A$  and  $V_O$  into the chart and locate the intersection of the two volumes.
3. Note the location of the point in #2 relative to the line in #1. If the point is to the right of the line, then a left-turn lane is warranted. If the point is to the left of the line, then a left-turn lane is not warranted based on traffic volumes.

**VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (40 mph)**

**Figure 9.5-G**





July 20, 2021

DHD Riley, LLC  
Attn: Mr. Drew Schaumber  
[drew@schaumberdevelopment.com](mailto:drew@schaumberdevelopment.com)

**Subject:           Site Assessment and Aquatic Resources Delineation  
                      The Riley at Overbrook - Parcel #0195.00-01-002.01  
                      Greenville County, South Carolina**

**RLC# 21-111**

Dear Mr. Schaumber:

At your request, Resource & Land Consultants (RLC) conducted an aquatic resource assessment and delineation on the ±5.9-acre Parcel #0195.00-01-002.01 located on Lowndes Hill Road in Greenville, South Carolina (34.852290°, -82.368565°). Current US Army Corps of Engineers (USACE) interpretations of the *Regional Supplement to the Wetland Delineation Manual: Eastern Mountains and Piedmont Region Version 2.0* were applied in the identification of wetlands and waters of the U.S. within the study area. This evaluation also included the review of the USGS Topographic Map, NRCS Soil Survey, USFWS National Wetlands Inventory, available aerial imagery, and NOAA Topographic Lidar for the project area.

Based on our delineation on April 20, 2021 and review of the available materials, it is our opinion that the ±5.9-acre project area contains only uplands and does not contain jurisdictional or non-jurisdictional waters of the U.S. Please note that this determination has not been verified by the USACE and impacts to waters of the U.S., as determined by the USACE, may require permit authorization.

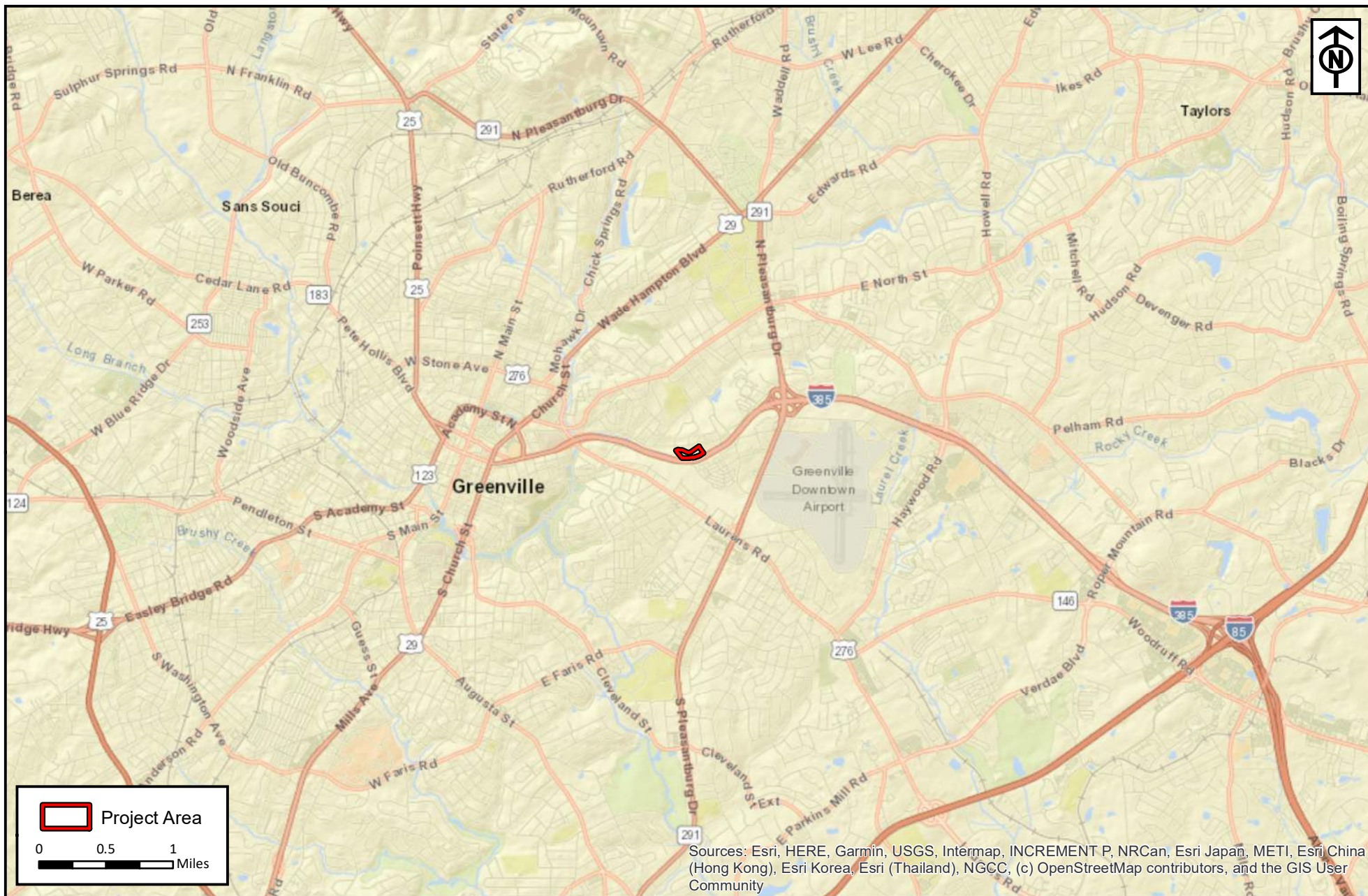
RLC appreciates the opportunity to assist with this project. Should you have any questions or require any additional information, please do not hesitate to contact us at (912) 443-5896.

Sincerely,

Russell Parr, Sr.  
Project Manager  
Resource & Land Consultants

Enclosure:       Figures 1-7





|                  |                  |
|------------------|------------------|
| RLC Project No.: | 21-111           |
| Figure No.:      | 1                |
| Prepared By:     | JP               |
| Sketch Date:     | 7/20/2021        |
| Map Scale :      | 1 inch = 1 miles |

## The Riley at Overbrook

Greenville County, South Carolina

## Project Location Map

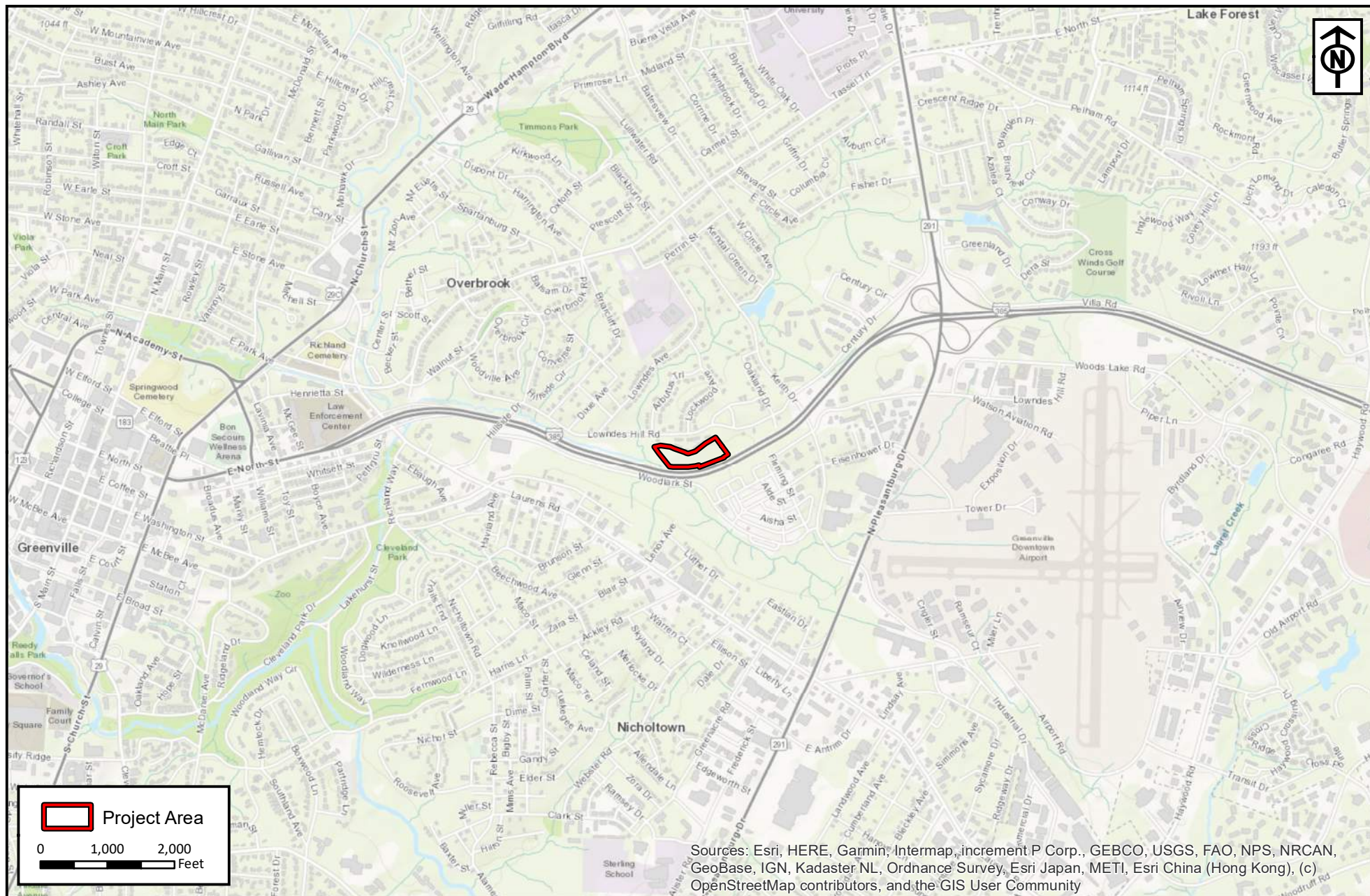
Prepared For: DHD RILEY, LLC



### RESOURCE+LAND CONSULTANTS

41 Park of Commerce Way, Ste 101  
Savannah, GA 31405  
tel 912.443.5896 fax 912.443.5898





RLC Project No.: 21-111  
 Figure No.: 2  
 Prepared By: JP  
 Sketch Date: 5/4/2021  
 Map Scale : 1 inch = 2,000 feet

## The Riley at Overbrook

Greenville County, South Carolina

## Topographic Map

Prepared For: DHD RILEY, LLC



### RESOURCE+LAND CONSULTANTS

41 Park of Commerce Way, Ste 101  
 Savannah, GA 31405  
 tel 912.443.5896 fax 912.443.5898





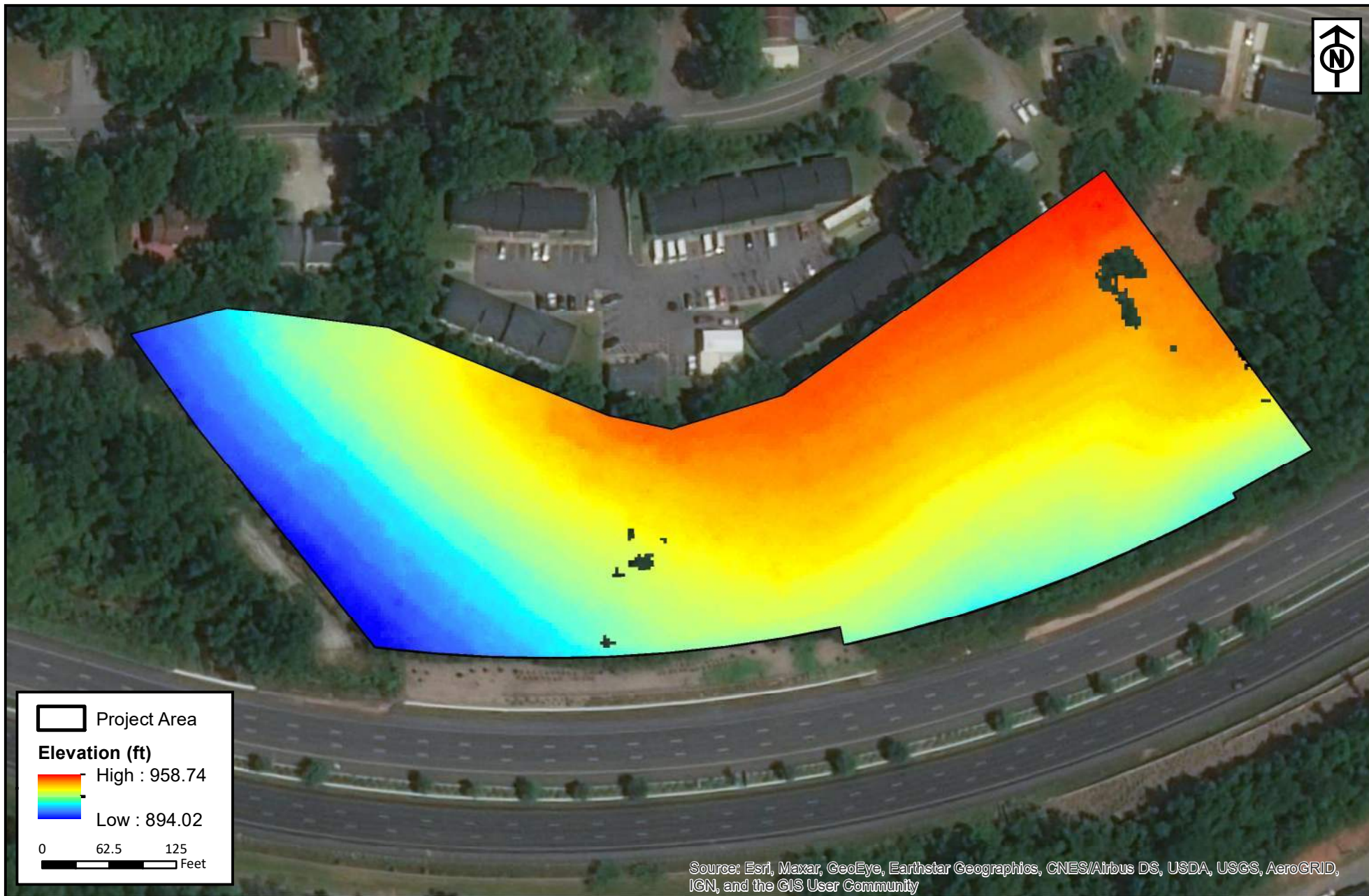
RLC Project No.: 21-111  
 Figure No.: 4  
 Prepared By: JP  
 Sketch Date: 5/4/2021  
 Map Scale : 1 inch = 125 feet

**The Riley at Overbrook**  
 Greenville County, South Carolina

**2018 ESRI World Imagery**  
 Prepared For: DHD RILEY, LLC

**RESOURCE+LAND**  
 CONSULTANTS  
 41 Park of Commerce Way, Ste 101  
 Savannah, GA 31405  
 tel 912.443.5896 fax 912.443.5898





|                  |                   |
|------------------|-------------------|
| RLC Project No.: | 21-111            |
| Figure No.:      | 5                 |
| Prepared By:     | JP                |
| Sketch Date:     | 7/20/2021         |
| Map Scale :      | 1 inch = 125 feet |

**The Riley at Overbrook**

Greenville County, South Carolina

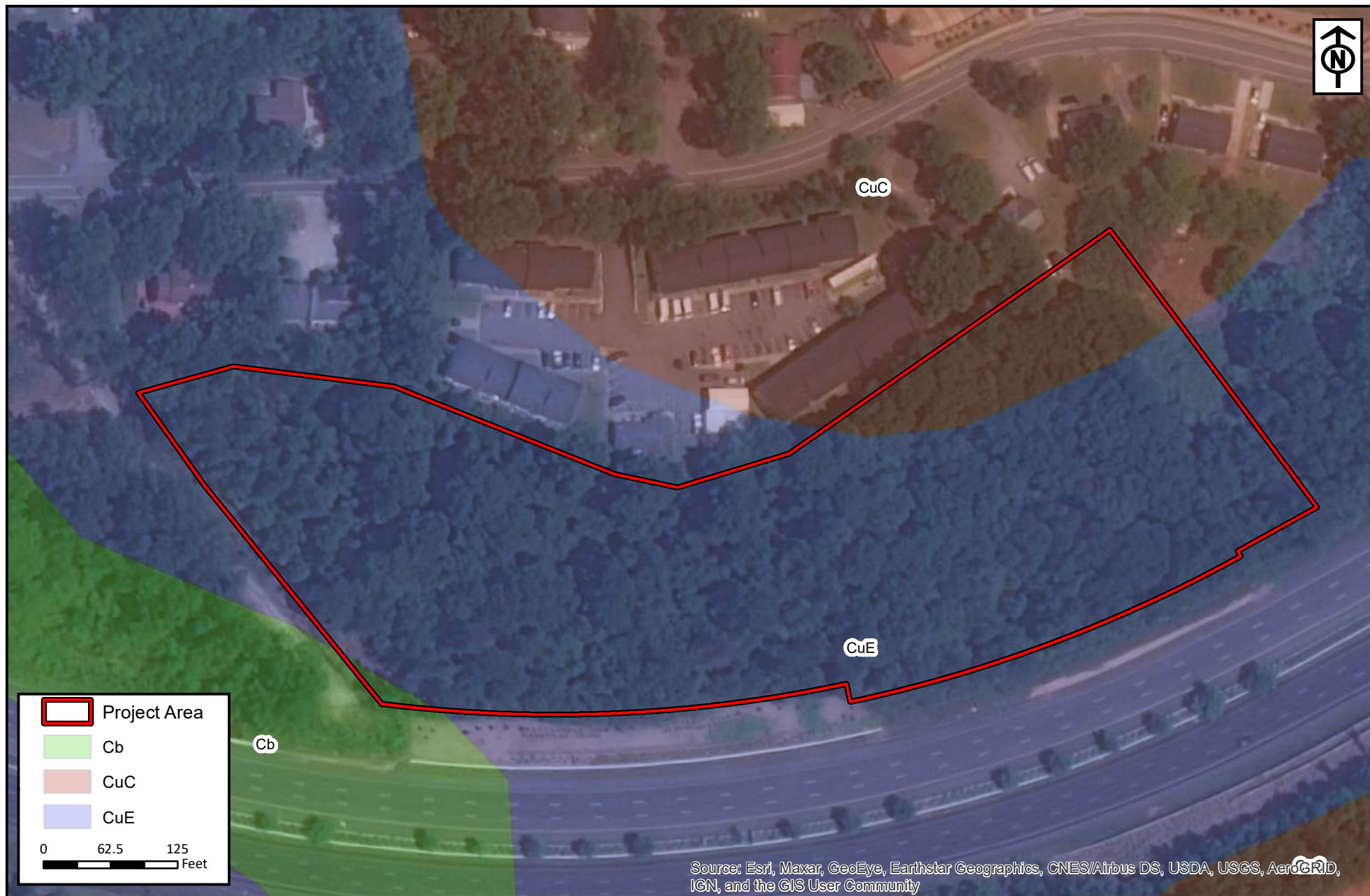
**NOAA Topographic Lidar**

Prepared For: DHD Riley, LLC

**RESOURCE+LAND**  
CONSULTANTS

41 Park of Commerce Way, Ste 101  
Savannah, GA 31405  
tel 912.443.5896 fax 912.443.5898





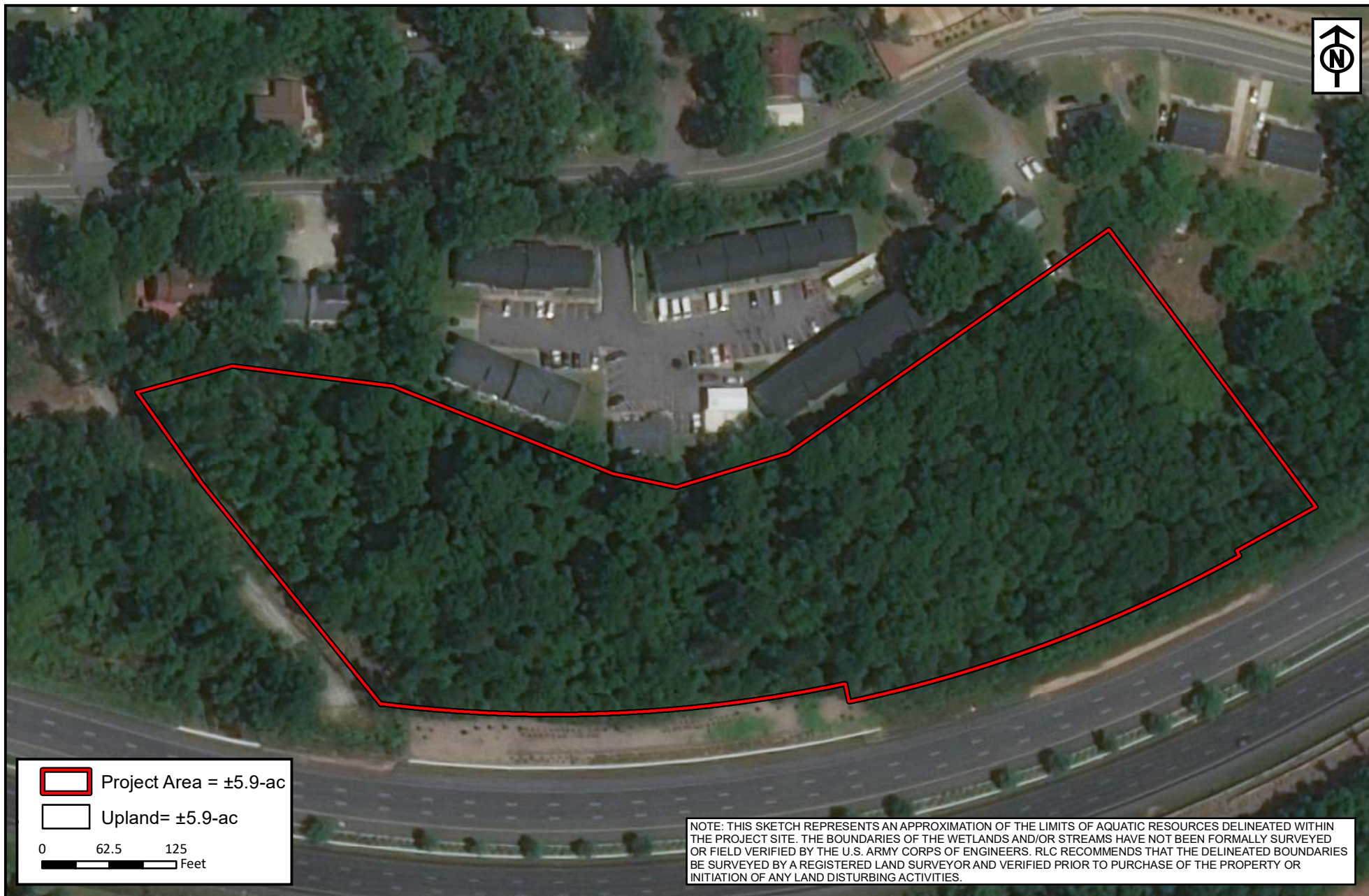
|                  |                   |
|------------------|-------------------|
| RLC Project No.: | 21-111            |
| Figure No.:      | 6                 |
| Prepared By:     | JP                |
| Sketch Date:     | 7/20/2021         |
| Map Scale :      | 1 inch = 125 feet |

**The Riley at Overbrook**  
Greenville County, South Carolina

**NRCS Soil Map**  
Prepared For: DHD Riley, LLC

|            |                                      |
|------------|--------------------------------------|
| <b>RLC</b> | <b>RESOURCE+LAND<br/>CONSULTANTS</b> |
|            | 41 Park of Commerce Way, Ste 101     |
|            | Savannah, GA 31405                   |
|            | tel 912.443.5896 fax 912.443.5898    |





|                  |                   |
|------------------|-------------------|
| RLC Project No.: | 21-111            |
| Figure No.:      | 7                 |
| Prepared By:     | RP                |
| Sketch Date:     | 7/20/2021         |
| Map Scale :      | 1 inch = 125 feet |

**The Riley at Overbrook**  
Greenville County, South Carolina

**Aquatic Resource  
Delineation Exhibit**  
Prepared For: DHD RILEY, LLC

**RESOURCE+LAND  
CONSULTANTS**  
41 Park of Commerce Way, Ste 101  
Savannah, GA 31405  
tel 912.443.5896 fax 912.443.5898



# Threatened & Endangered Species Survey

Lowndes Hill Road Development  
Southwest of Lowndes Hill Road and Lockwood Avenue  
Greenville, Greenville County, South Carolina

December 17, 2021

Terracon Project No. 86217332



**Prepared for:**

BRD Land & Investment, LP  
Fort Mill, South Carolina

**Prepared by:**

Terracon Consultants, Inc.  
Greenville, South Carolina

Offices Nationwide  
Employee-Owned

Established in 1965  
[terracon.com](http://terracon.com)

# Terracon

Geotechnical   ■   Environmental   ■   Construction Materials   ■   Facilities



December 17, 2021



Mr. Drew Schaumber  
Schaumber Development, LLC  
1 Chick Springs Road, Suite 115  
Greenville, South Carolina 29609

Telephone: (202) 905-7722  
Email: drew@schaumberdevelopment.com

Re: Threatened & Endangered Species Survey  
Lowndes Hill Road Development  
Southwest of Lowndes Hill Road and Lockwood Avenue  
Greenville, Greenville County, South Carolina 29607  
Terracon Project No. 86217332

Dear Mr. Schaumber:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Threatened & Endangered Species Survey report for the above-referenced site. This assessment was performed in accordance with Terracon's Supplement to Agreement for Services dated December 7, 2021.

We appreciate the opportunity to be of service to you on this project. If there are any questions regarding this report or if we may be of further assistance, please contact us at (864) 292-2901.

Sincerely,

**Terracon**

A handwritten signature in blue ink, reading "Katherine L. Weatherly".

Katherine L. Weatherly  
Project Scientist

A handwritten signature in blue ink, reading "Andy Ruocco". To the right of the signature, the word "FOR:" is written in blue capital letters.

Andy Ruocco  
Principal / Environmental Manager

Terracon Consultants Inc. 72 Pointe Cir Greenville, SC 29615-3506

P 864-292-2901 F 864-292-6361 terracon.com



Environmental



Facilities



Geotechnical



Materials



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## **Threatened & Endangered Species Survey**

Lowndes Hill Road Development ■ Greenville, South Carolina

December 17, 2021 ■ Terracon Project No. 86217332



## **APPENDICES**

### **APPENDIX A**

Exhibit 1 - Site Location Map

Exhibit 2 - Topographic Map

Exhibit 3 - USFWS NWI Map

Exhibit 4 - NRCS Soils Map

Exhibit 5 - Habitat Map

### **APPENDIX B**

USFWS County List

USFWS IPaC Report

USFWS Clearance Letter

Coordination with SCDNR

Site Plan

### **APPENDIX C**

Site Photographs



## **1.0 INTRODUCTION**

The following report details methodology and an assessment of survey results for the threatened and endangered species survey completed on December 14, 2021 for the project site described below and depicted in Appendix A. This threatened and endangered species survey was conducted within the site boundaries and immediate vicinity of the site to determine the occurrence of, or potential for occurrence of animal and plant species recognized as threatened or endangered within the boundaries of the referenced site. Completion of this survey was directed by and complies with the Federal Endangered Species Act (ESA) of 1973.

### **1.1 Site Location**

The approximate 5.7-acre site is located southwest of Lowndes Hill Road and Lockwood Avenue in Greenville, Greenville County, South Carolina. The approximate center of the review area is located at 34.852311 latitude and -82.368742 longitude. The site is identified as Greenville County Parcel No. 0195000100201.

The project site is located with the Southern Outer Piedmont (45b) level IV Ecoregion within the Piedmont level III Ecoregion of South Carolina. The irregular plains of the Southern Outer Piedmont has less relief, and less precipitation than the adjacent, higher elevation Southern Inner Piedmont Ecoregion. Planted pine plantations are common in the Southern Outer Piedmont which consist of predominantly of loblolly pine (*Pinus taeda*) and shortleaf pine (*Pinus echinata*). Areas which have not been heavily altered by humans consist of mixed pine-hardwood woodlands. Gneiss, schist and granite are the dominant rock types, covered with deep saprolite and mostly red, clayey subsoils. The majority of soils are Kanhapludults.

### **1.2 Existing Conditions**

At the time of site reconnaissance, land cover primarily consisted of wooded areas with minimal to moderate understory growth and recently cleared trails crisscrossing throughout the site.

The site is bordered by apartments and residential houses to the north. Wooded areas and residential houses are located to the east. Interstate-385 followed by wooded areas and residential development are located to the south. An abandoned road followed by an undeveloped floodplain around Richland Creek is located to the west. The wooded area onsite is an even mixture of hardwoods and pines and cedars. The general existing conditions are depicted on Exhibit 5 in Appendix A, and photographs of the site taken during the field visit are included in Appendix C.



### 1.3 Proposed Project

Proposed development plans provided by the client indicate development of a multi-family residential complex across the entire site to consist of two apartment buildings containing 48 units, a clubhouse, playground, two ponds and associated paved parking areas and drives. A copy of the proposed site plan is included in Appendix B. It should be noted the aquatic resources were delineated by Resources and Land Consultants (RLC) on July 20, 2021 where the site was observed to be entirely upland. It is unknown if verification from the US Army Corps of Engineers has been obtained as of the issuance of this report.

## 2.0 RECORDS REVIEW

The following federally threatened, and endangered species are listed by the United States Fish and Wildlife Service (USFWS) South Carolina Ecological Services Field Office and as potentially occurring within the project boundaries based on the information obtained from the Information, Planning, and Conservation (IPaC) search engine.

**Table 1: USFWS IPaC Official Species List**

| Class                   | Listed Species                                                                | Federal Status |
|-------------------------|-------------------------------------------------------------------------------|----------------|
| <b>Mammals</b>          | Northern Long-eared Bat ( <i>Myotis septentrionalis</i> )*                    | Threatened     |
| <b>Reptiles</b>         | Box Turtle ( <i>Clemmys muhlenbergii</i> )*                                   | Threatened     |
| <b>Insects</b>          | Monarch Butterfly ( <i>Danaus plexippus</i> )*                                | Candidate      |
| <b>Flowering Plants</b> | Bunched Arrowhead ( <i>Sagittaria fasciculata</i> )*                          | Endangered     |
|                         | Dwarf-flowered Heartleaf ( <i>Hexastylis naniflora</i> )*                     | Threatened     |
|                         | Mountain Sweet Pitcher-plant ( <i>Sarracenia rubra</i> ssp. <i>jonesii</i> )* | Endangered     |
|                         | Small Whorled Pogonia ( <i>Isotria medeoloides</i> )*                         | Threatened     |
|                         | Swamp Pink ( <i>Helonias bullata</i> )*                                       | Threatened     |
|                         | White Fringeless Orchid ( <i>Platanthera integrilabia</i> )*                  | Threatened     |
|                         | White Irisette ( <i>Sisyrinchium dichotomum</i> )*                            | Endangered     |
| <b>Lichens</b>          | Rock Gnome Lichen ( <i>Gymnoderma lineare</i> )*                              | Endangered     |

Sources: USFWS – IPaC Official Species List generated on December 10, 2021 (Consultation Code: 04ES1000-2022-SLI-0210)

\*= SCDNR Rare, Threatened, and Endangered Species and Communities Known to Occur in Greenville County<sup>1</sup>

<sup>1</sup> <http://www.dnr.sc.gov/species/county.html>



## **2.1 Federal Status Explanation**

According to the ESA threatened species are those species “which are likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range”. Species listed as endangered are considered to have a higher risk of extinction, and are defined by the ESA as “any species which is in danger of extinction throughout all or a significant portion of its range”.

### **2.1.1 At-Risk Species**

According the USFWS list of At-Risk, Candidate, Endangered, and Threatened Species for Greenville County (included in Appendix B), there are a total of eight species in Greenville County which have been federally designated as an At-Risk Species (ARS). These species include: Golden-winged warbler (*Vermivora chrysoptera*), Broad River spiny crayfish (*Cambarus spicatus*), mimic crayfish (*Distocambarus carlsoni*), Little brown bat (*Myotis lucifugus*), Tri-colored bat (*Perimyotis subflavus*), Carolina hemlock (*Tsuga caroliniana*), purple pitcher plant (*Sarracenia purpurea* var. *montana*), and the sun-facing coneflower (*Rudbeckia heliopsidis*). ARS are species in which the USFWS has petitioned to list but are not currently federally protected and do not require Section 7 Consultation at this time. These species are not evaluated, or discussed further in this survey report. In the event of an ARS being federally listed, informal and/or formal consultation with USFWS may be required if the species, or suitable habitat occurs on the project site or vicinity.

Monarch butterflies (*Danaus plexippus*) have bright orange wings surrounded by a black border and covered with black veins. The black border has a double row of white spots, present on the upper side of the wings. Habitat for the Monarch Butterfly is diverse, as long as milkweed and flowering plants are present. Adult monarchs are sexually dimorphic, with males having narrower wing venation and scent patches. The bright coloring of a monarch serves as a warning to predators that eating them can be toxic. During the breeding season, monarchs lay their eggs on their obligate milkweed host plant (primarily *Asclepias spp.*), and larvae emerge after two to five days.

Although milkweed was not specifically identified during the field survey, suitable habitat is located on the site for a variety of milkweed species. In turn, if suitable habitat for milkweed is on the site then suitable habitat for the Monarch Butterfly is as well. However, the Monarch Butterfly is listed as a Candidate species and is not federally protected at this time.

### **2.1.2 Critical Habitat**

On December 10, 2021 Terracon utilized the USFWS IPaC search engine to identify critical habitat that may occur on the site. According to IPaC (consultation code: 04ES1000-2022-SLI-0210), there are no critical habitats, national wildlife refuges or fish hatcheries within the project boundaries. A copy of the USFWS IPaC report is included in Appendix B.



## **2.2 Coordination with SCDNR**

Terracon contacted the South Carolina Department of Natural Resources (SCDNR) Heritage Trust Program for technical assistance regarding documented occurrences of rare, threatened or endangered species on the site or in the vicinity of the site. Based on the response provided by SCDNR, dated December 10, 2021 there are no federally listed species, state listed species, or Heritage 'watch list' species documented on the site. One At-Risk species (American Bumble Bee *Bombus pensylvanicus*) and two state protected species (Snail Bullhead *Ameiurus brunneus*, Flat Bullhead *Ameiurus platycephalus*) are within a 2-mile radius of the site. As noted by SCDNR, their records are not assumed complete nor should they be assumed comprehensive; therefore, field surveys should be conducted for more thorough evaluations. A copy of the response provided by the SCDNR Heritage Trust Program is included in Appendix B.

## **3.0 HABITAT ASSESSMENT**

A field survey was conducted on December 14, 2021 by Ms. Katherine Weatherly to identify suitable habitat for federally threatened and endangered species protected by the ESA. During the field survey, plant communities and habitats were observed and noted to determine if they matched habitat types where the listed species have the potential to occur. The existing site conditions are depicted in Appendix A Exhibit 5. The habitat classifications and associated descriptions are discussed below.

### **3.1 Mesic Mixed Hardwood Forest**

The mesic mixed hardwood forest habitat is distributed throughout the entirety of the site. The canopy trees in the mesic mixed hardwood forest habitat consist of a mixture of various softwood and hardwood species mainly including: water oak (*Quercus nigra*), American beech (*Fagus grandifolia*), eastern red cedar (*Juniperus virginiana*), sweetgum (*Liquidambar styraciflua*), and loblolly pine (*Pinus taeda*). The understory has recently been partially cleared with remaining species dominated by: Chinese privet (*Ligustrum sinense*), American holly (*Ilex opaca*), sacred bamboo (*Nandina domestica*), kudzu (*Pueraria montana*), muscadine (*Vitis rotundifolia*), and English ivy (*Hedera helix*). Photographs in Appendix C are representative of the habitat designated as mesic mixed hardwood forest on the site.

## **4.0 EFFECT DETERMINATIONS**

The following determinations were made for each species, based on the likelihood of that species occurring on the site, or being impacted by development of the site. These effect determinations are listed in order of priority from lowest to highest, and are based on USFWS standard language implemented for Section 7 Consultation.



## Threatened & Endangered Species Survey

Lowndes Hill Road Development ■ Greenville, South Carolina

December 17, 2021 ■ Terracon Project No. 86217332



- "No effect" – will not affect listed species
- "Not likely to adversely affect" - effects are expected to be completely beneficial, discountable or insignificant
- "Likely to adversely affect" - adverse effects to listed species may occur

The following is a brief description of each federally listed threatened and endangered species located on the IPaC Official Species List for the site. The site was surveyed for each of the species and its recognized habitat. Comments are provided regarding results of the onsite survey with regard to habitat and occurrence.

### 4.1 Mammals

#### **Northern Long-Eared Bat (*Myotis septentrionalis*)**

The northern long-eared bat has large distinct ears, and roosts in caves, mines or large trees. They are typically seen through cracks or crevices with only the ears and nose visible, or at dusk dark flying through the air catching macroinvertebrates such as: beetles, caddisflies, moths, flies, or leafhoppers. The northern long-eared bat has only recently been discovered in the coastal plain area of South Carolina. Prior to the fall of 2016 it was thought to only occur in the Upstate.

Compared to other species of bats, the northern long-eared bat is the most susceptible to the fungal disease known as white-nose-syndrome. This disease is the main cause for the decline of this species. In accordance with the Key to the Northern Long-Eared Bat 4(d) Rule for Federal Actions that May Affect Northern Long-Eared Bats, Terracon determined that the site is located inside the white-nose syndrome zone. Generally, the white-nose syndrome zone is determined based on a review of a white-nose syndrome zone map prepared by USFWS. Based on previous correspondence with the USFWS South Carolina Ecological Field Office, all counties within South Carolina are within the white-nose syndrome zone. As a result, the Northern Long-Eared Bat 4(d) Rule may be applied. Therefore, if the site contains suitable habitat for the northern long eared bat but is not located within 150 feet from a known roost tree, the project has met the criteria for the 4(d) rule. As a result, any incidental take is therefore exempt.

Individuals or communities of the northern long-eared bat were not observed during the site visit. Based on the forested habitat detailed above in the Mesic Mixed Hardwood Forest habitat located on the site and the broad habitat described by USFWS, there is a potential for the northern long-eared bat to occur within the site boundaries. Terracon has determined that the proposed project *may affect, not likely to adversely affect* the northern long-eared bat.



## **4.2     Reptiles**

### **Bog Turtle (*Clemmys muhlenbergii*)**

The bog turtle measures 3 to 4 inches and can be identified by a mahogany-colored shell and bright yellow-orange blotches located on both sides of the head. Bog turtles live in a mosaic of open, sunny, wet meadows, spring-fed wetlands and scattered dry areas. The variety of wet and dry places meets the basic needs of the bog turtle: basking, foraging, nesting, hibernating and finding shelter. Sunny open areas provide the warmth needed to regulate the turtle's body temperature and incubate its eggs. Soft muddy areas allow turtles to escape, both from predators and extreme temperatures. Dry areas provide a place to nest. Springs and seeps that flow year-round ensure that bog turtles will not freeze during the winter.

Bog turtles are active from April through October and feed on worms, slugs, beetles, snails, millipedes, seeds and carrion. During summer months, bog turtles build nests in sphagnum moss or on clumps of sedges above the water level of a wetland. The eggs hatch from late August through September. In October, bog turtles nestle into abandoned burrows, logs, mud or tree roots, where they lie dormant through the winter.

There are no aquatic features, including wetlands, or open sunny meadows on the site. The Mesic Mixed Hardwood Forest lacks suitable habitat and therefore development on the site will have *no effect* on the bog turtle.

## **4.3     Flowering Plants**

### **Bunched Arrowhead (*Sagittaria fasciculata*)**

Bunched arrowhead is a small herbaceous plant growing 15-16 inches tall in saturated soils. It's the only *Sagittaria* species in the Southern Appalachians that does not have arrowhead-shaped leaves. Emergent leaves are broad and tapered at the tip and up to 12 inches long and 1-2 inches wide. The white flowers begin blooming in mid-May and continue through July. The fruits mature a few weeks after flowering. Bunched arrowhead occurs in undisturbed sites that are typically located just below the origin of slow, clean, continuous seeps on gently sloping terrain in deciduous woodlands.

There are no aquatic features, including wetlands, on the site. The Mesic Mixed Hardwood Forest lacks suitable habitat and therefore development on the site will have *no effect* on the bunched arrowhead.



### **Dwarf-flowered Heartleaf (*Hexastylis naniflora*)**

The dwarf-flowered heartleaf is a low-growing evergreen perennial plant. It has heart-shaped leaves that are four to five inches long, dark green and leathery, supported by long thin leaf stems connecting it to an underground stem. The jug-shaped flowers are usually beige to dark brown or purple and appear from mid-March to early June. The flowers are small and inconspicuous and are found near the base of the leaf stems, often buried beneath the leaf litter. The dwarf-flowered heartleaf grows in acidic soils along bluffs and adjacent slopes, in boggy areas next to streams and creek heads, and along the slopes of nearby hillsides and ravines in the upper piedmont region of Western North Carolina and upstate South Carolina.

Although the site contained sloping features and acidic soils, the entire site contains dry upland soils where no aquatic features are present. The Mesic Mixed Hardwood Forest lacks suitable habitat and therefore development on the site will have *no effect* on the dwarf-flowered heartleaf.

### **Mountain Sweet Pitcher Plant (*Sarracenia rubra* ssp. *jonesii*)**

Mountain sweet pitcher plant is a carnivorous perennial herb with tall, hollow pitcher-shaped leaves and red sweet-smelling flowers. The hollow leaves contain liquid and enzymes. When insects fall in to the pitchers, they're digested and the nutrients are incorporated into the plant's tissues. The evolutionary role of carnivory in such plants is not fully understood, but some evidence indicates that absorption of minerals from insect prey may allow carnivorous species to compete in nutrient-poor habitats. The unusual red flowers (yellow in rare cases) appear from April to June, with fruits ripening in August. Flowering plants reach heights of 29 inches. Like other pitcher plants, it has rhizomes that are probably long-lived and capable of persisting and reproducing vegetatively for decades without producing seedlings. Habitat for the mountain sweet pitcher plant consists of mountain bogs.

There are no aquatic features, including wetlands, on the site. The Mesic Mixed Hardwood Forest lacks suitable habitat and therefore development on the site will have *no effect* on the mountain sweet pitcher plant.

### **Small Whorled Pogonia (*Isotria medeoloides*)**

Small-whorled pogonia has a greenish-white stem that grows to between 3 and 13 inches tall. It gets its common name from the 5 or 6 grayish-green leaves that are displayed in a single whorl around the stem. When the leaves are well developed, a single flower or sometimes a pair rises from the center of the circle of leaves. The flowers are yellowish-green with a greenish-white lip. Each flower has three sepals of equal length that spread outward. The flowers are scentless, lack nectar, and are primarily self-pollinating. The pogonia produces fruit that ripens in the fall. The seeds contain very little food reserves and therefore need to fall on soil containing mycorrhizal fungi in order for the seed to germinate and seedlings to become established. An over-wintering



vegetative bud may form in late August or September. Occasionally small whorled-pogonia will reproduce vegetatively, without the use of seeds.

Habitat for the species can be limited by shade. The species seems to require small light gaps, or canopy breaks, and generally grows in areas with sparse to moderate ground cover. Too many other plants in an area can be harmful to this plant. This orchid typically grows under canopies that are relatively open or near features that create long-persisting breaks in the forest canopy such as a road or a stream. It grows in mixed-deciduous or mixed-deciduous/coniferous forests that are generally in second- or third-growth successional stages. The soils in which it lives are usually acidic, moist, and have very few nutrients.

The site contains dry upland soils, and although cleared trails have become a recent development on the site, the intact understory is moderately thick and would provide too much shade for this species. The Mesic Mixed Hardwood Forest lacks suitable habitat and therefore development on the site will have *no effect* on the small whorled pogonia.

### **Swamp Pink (*Helonias bullata*)**

Swamp pink is only found in wetlands along streams and seepage areas in freshwater swamps including mountain bogs, swampy forested wetlands bordering small streams, wet meadows, and spring seepage areas. It is a perennial herb in the lily family which has a basal rosette of evergreen, strap-like leaves and an upright pink to lavender flower head. The tall flower stalk (up to 4.5 feet) appears from March to May. During the winter the leaves often turn reddish brown and lie flat or slightly raised above the ground. These winter leaves are often hidden by leaf litter, but a visible button in the center of the leaves represents the next season's flower head. Although the plant can reproduce by seed, most of its reproduction is by vegetative expansion of established plants.

There are no aquatic features, including wetlands, on the site. The Mesic Mixed Hardwood Forest lacks suitable habitat and therefore development on the site will have *no effect* on the swamp pink.

### **White Fringeless Orchid (*Platanthera integrilabia*)**

White fringeless orchid is a perennial herb that grows up to 24 inches tall. It has a single, light-green stem rising from a tuber. The leaves have smooth edges and tend to be long and narrow, with leaves lower on the plant being larger. The plant bears white flowers in a loose cluster at the end of the stem, and it flowers from late July through September with small fruit maturing in October. Habitat for the species consists of wet, boggy areas at the heads of streams and on sloping areas kept moist by groundwater seeping to the surface. It is often associated with Sphagnum in partially, but not fully, shaded areas.



There are no aquatic features, including wetlands, on the site. The Mesic Mixed Hardwood Forest lacks suitable habitat and therefore development on the site will have *no effect* on the white fringeless orchid.

#### **White Irisette (*Sisyrinchium dichotomum*)**

White irisette is a perennial herb that lives in areas with partial sun. An individual white irisette plant is typically defined as a cluster of stems arising from fibrous roots. It generally grows from 10 to 16 inches tall and has winged stems. There may be 10 or more stems on one plant. White irisette flowers from late May through July. The seeds are very small and black; and 3 to 6 seeds are contained in each capsule. The species is found on mid-elevation slopes, characterized by open, dry to moderate moisture oak-hickory forests. White irisette usually grown in shallow soils on regularly disturbed sites (such as woodland edges and roadsides) and over rock, steep terrain.

The site contains deep to very deep soils, and, and although cleared trails have become a recent development on the site, the intact understory is moderately thick and would provide too much shade for this species on mid-elevation slopes. The Mesic Mixed Hardwood Forest lacks suitable habitat and therefore development on the site will have *no effect* on the white irisette.

## **4.4 Lichens**

#### **Rock Gnome Lichen (*Gymnoderma lineare*)**

Rock gnome lichen occurs in dense colonies of narrow strap-like lobes that are about 1 millimeter across and 1-2 centimeters long. These lobes are blue gray on the terminal upper surface, and generally shiny white on the lower surface, grading to black near the base. The fruiting bodies are born on the tips of these lobes, are black, and have been found from July through September. The primary means of propagation appears to be asexual, with colonies spreading clonally. Rock gnome lichen is primarily limited to vertical rock faces where seepage water from forest soils above flows during very wet times. Also found in areas of high humidity, such as high-elevation vertical rock faces that are frequently bathed in fog or in deep gorges at lower elevations. It appears the species needs a moderate amount of light, but that it cannot tolerate high-intensity solar radiation. It does well on moist, generally open, sites with northern exposures, but needs at least partial canopy coverage where the aspect is southern or western.

The site does not contain rock faces, vertical or semi-vertical, with moisture exposure by seeps or fog. The Mesic Mixed Hardwood Forest lacks suitable habitat and therefore development on the site will have *no effect* on the rock gnome lichen.



## **5.0 FINDINGS**

According to the SCDNR Heritage Trust Program, there are no federally listed species, state listed species, or Heritage 'watch list' species documented on the site. One at risk and two state protected species are listed within a two-mile radius of the site. A copy of the response provided by SCDNR Environmental Program is included in Appendix B.

No federally threatened or endangered species were observed on the site during the field survey. However, due to the wide-ranging and generalized habitat description for the federally threatened northern long eared bat described by the USFWS, the mature forest on the site represents potential habitat for the species. In consideration of the USFWS habitat designation of mature forest as potential habitat for the species, the proposed project *may affect, not likely to adversely affect* the northern long eared bat.

## **6.0 CONCLUSIONS**

Development of the site *may affect, not likely to adversely affect* the northern long-eared bat. In accordance with the *Key to the Northern Long-Eared Bat 4(d) Rule for Federal Actions that May Affect Northern Long-Eared Bats*, and previous correspondence with USFWS, Terracon determined that the site is located inside the white-nose syndrome zone. As a result, the Northern Long-Eared Bat 4(d) Rule may be applied. Because the site is not located within 150 feet from a known roost tree, nor is the site located within 0.25 miles from a known hibernacula and winter roost, the project has met the criteria for the 4(d) rule. As a result, any incidental take is exempt.

The *may affect, not likely to adversely affect* conclusion of this assessment regarding the northern long-eared bat does not require coordinated with USFWS. The USFWS South Carolina Ecological Services Field Office maintains a clearance letter that applies to all projects that meet certain criteria. This letter serves as the USFWS concurrence with the conclusions of the habitat assessment. A copy of this letter is included in Appendix B.

## **7.0 GENERAL COMMENTS**

This survey was performed in accordance with generally accepted practices of this profession undertaken in similar studies at the same time and in the same geographical area. This report is for the exclusive use of the client for the project being discussed. No warranties, either expressed or implied, are intended or made. It should be noted that USFWS has specific survey windows and time periods established for surveys of listed species. The findings of this survey are constrained by the project schedule, which may not coincide with the applicable survey windows. USFWS may require species to be reevaluated within the established surveys windows. In conducting the limited scope of services described herein, certain sources of information and public records were reviewed. No biological assessment can wholly eliminate uncertainty regarding the potential for concerns in connection with a project.



## **8.0 REFERENCES**

Griffith, G.E., Omernik, J.M., Comstock, J.A., Glover, J.B., and Shelburne, V.B., 2002, Ecoregions of South Carolina, U.S. Environmental Protection Agency, Corvallis, OR (map scale 1:1,500,000).

Information, Planning, and Conservation (IPAC) online screening tool (December 10, 2021).

"South Carolina List of At-Risk, Candidate, Endangered, and Threatened Species – Greenville County" USFWS South Carolina Ecological Services Field Office.  
Accessed December 15, 2021



## **APPENDIX A**

**Exhibit 1 – Site Location Map**

**Exhibit 2 - Topographic Map**

**Exhibit 3 - USFWS NWI Map**

**Exhibit 4 - NRCS Soils Map**

**Exhibit 5 - Habitat Map**









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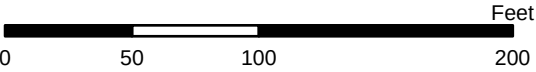
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 Project Site Boundary

DATA SOURCES:  
ESRI WMS - World Aerial Imagery, OpenStreetMap



|              |          |
|--------------|----------|
| Project No.: | 86217111 |
| Date:        | Dec 2021 |
| Drawn By:    | MDP      |
| Reviewed By: | AR       |



72 Pointe Circle  
Greenville, SC 29615  
PH: (864) 292-2901  
terracon.com

| Habitat Map                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------|
| Lowndes Hill Road Development<br>Southwest of Lowndes Hill Rd and Lockwood Ave<br>Greenville, Greenville County, South Carolina |

| Exhibit |
|---------|
| 5       |



## **APPENDIX B**

**USFWS County List  
USFWS IPaC Report  
USFWS Clearance Letter  
Coordination with SCDNR  
Site Plan**



## GREENVILLE COUNTY

| CATEGORY    | COMMON NAME/STATUS                             | SCIENTIFIC NAME                         | SURVEY WINDOW/<br>TIME PERIOD | COMMENTS                                         |
|-------------|------------------------------------------------|-----------------------------------------|-------------------------------|--------------------------------------------------|
| Amphibians  | None Found                                     |                                         |                               |                                                  |
| Birds       | Golden-winged warbler (ARS)                    | <i>Vermivora chrysoptera</i>            | April-July (nesting surveys)  | Spring/Fall migration; variable throughout State |
| Crustaceans | Broad River spiny crayfish (ARS)               | <i>Cambarus spicatus</i>                | November-April                |                                                  |
|             | Mimic crayfish (ARS)                           | <i>Distocambarus carlsoni</i>           | November-April                |                                                  |
| Fishes      | None Found                                     |                                         |                               |                                                  |
| Insects     | Monarch butterfly (C)                          | <i>Danaus plexippus</i>                 | August-December               | Overwinter populations departs: March-April      |
| Mammals     | Little brown bat (ARS)                         | <i>Myotis lucifugus</i>                 | Year round                    | Found in trees, rock crevices, and under bridges |
|             | Northern long-eared bat (T)                    | <i>Myotis septentrionalis</i>           | Year round                    | Winter surveys not as successful                 |
|             | Tri-colored bat (ARS)                          | <i>Perimyotis subflavus</i>             | Year round                    | Found in mines and caves in the winter           |
| Mollusks    | None Found                                     |                                         |                               |                                                  |
| Plants      | Bunched arrowhead (E)                          | <i>Sagittaria fasciculata</i>           | Mid May-July                  |                                                  |
|             | Carolina hemlock (ARS)                         | <i>Tsuga caroliniana</i>                | Year around                   |                                                  |
|             | Dwarf-flowered heartleaf (T)                   | <i>Hexastylis naniflora</i>             | March-May                     |                                                  |
|             | Mountain sweet pitcher plant (E)               | <i>Sarracenia rubra ssp. jonesii</i>    | April-October                 |                                                  |
|             | Purple pitcher plant (ARS)                     | <i>Sarracenia purpurea var. montana</i> | April-May                     |                                                  |
|             | Rock gnome lichen (E)                          | <i>Gymnoderma lineare</i>               | Year around                   |                                                  |
|             | Small whorled pogonia (T)                      | <i>Isotria medeoloides</i>              | Mid May-early July            |                                                  |
|             | Sun-facing coneflower (ARS)                    | <i>Rudbeckia heliopsidis</i>            | July-September                |                                                  |
|             | Swamp pink (T)                                 | <i>Helonias bullata</i>                 | April-May                     |                                                  |
|             | White fringeless orchid (T)                    | <i>Platanthera integrilabia</i>         | Late July-October             |                                                  |
|             | White irisette or Reflexed blue-eyed grass (E) | <i>Sisyrinchium dichotomum</i>          | Late May-July                 |                                                  |
| Reptiles    | Bog turtle (S/A, T)                            | <i>Glyptemys muhlenbergii</i>           | April 15-September 15         | Active period                                    |



## GREENVILLE COUNTY

|             |                                                                                                                                                                                                                                       |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| *           | Contact National Marine Fisheries Service (NMFS) for more information on this species.                                                                                                                                                |
| **          | The U.S. Fish and Wildlife Service (FWS) and NMFS share jurisdiction of this species.                                                                                                                                                 |
| ARS         | Species that the FWS has been petitioned to list and for which a positive 90-day finding has been issued (listing may be warranted); information is provided only for conservation actions as no Federal protections currently exist. |
| ARS*        | Species that are either former Candidate Species or are emerging conservation priority species.                                                                                                                                       |
| BGEPA       | Federally protected under the Bald and Golden Eagle Protection Act                                                                                                                                                                    |
| C           | FWS or NMFS has on file sufficient information on biological vulnerability and threat(s) to support proposals to list these species.                                                                                                  |
| CH          | Critical Habitat                                                                                                                                                                                                                      |
| E           | Federally Endangered                                                                                                                                                                                                                  |
| P or P – CH | Proposed for listing or critical habitat in the Federal Register                                                                                                                                                                      |
| S/A         | Federally protected due to similarity of appearance to a listed species                                                                                                                                                               |
| T           | Federally Threatened                                                                                                                                                                                                                  |

These lists should be used only as a guideline, not as the final authority. The lists include known occurrences and areas where the species has a high possibility of occurring. Records are updated as deemed necessary and may differ from earlier lists.

For a list of State endangered, threatened, and species of concern, please visit <https://www.dnr.sc.gov/species/index.html>.





## United States Department of the Interior



### FISH AND WILDLIFE SERVICE

South Carolina Ecological Services

176 Croghan Spur Road, Suite 200

Charleston, SC 29407-7558

Phone: (843) 727-4707 Fax: (843) 727-4218

<http://www.fws.gov/charleston/>

In Reply Refer To:

December 10, 2021

Consultation Code: 04ES1000-2022-SLI-0210

Event Code: 04ES1000-2022-E-00502

Project Name: Lowndes Hill Road Development

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

#### To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.



A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan ([http://www.fws.gov/windenergy/eagle\\_guidance.html](http://www.fws.gov/windenergy/eagle_guidance.html)). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at:

<http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>;

<http://www.towerkill.com>; and

[http://](http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html)

[www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html](http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html).

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
  - USFWS National Wildlife Refuges and Fish Hatcheries
  - Migratory Birds
-



## Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**South Carolina Ecological Services**

176 Croghan Spur Road, Suite 200

Charleston, SC 29407-7558

(843) 727-4707

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## Project Summary

Consultation Code: 04ES1000-2022-SLI-0210

Event Code: Some(04ES1000-2022-E-00502)

Project Name: Lowndes Hill Road Development

Project Type: DEVELOPMENT

Project Description: Approximate 5.7 acre parcel with proposed residential development.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@34.8525164,-82.36853489457498,14z>



Counties: Greenville County, South Carolina

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## Endangered Species Act Species

There is a total of 11 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

### Mammals

| NAME                                                                                                                                                                                                                             | STATUS     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Northern Long-eared Bat <i>Myotis septentrionalis</i><br>No critical habitat has been designated for this species.<br>Species profile: <a href="https://ecos.fws.gov/ecp/species/9045">https://ecos.fws.gov/ecp/species/9045</a> | Threatened |

### Reptiles

| NAME                                                                                                                                                                                                                                                         | STATUS                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| Bog Turtle <i>Clemmys muhlenbergii</i><br>Population: U.S.A. (GA, NC, SC, TN, VA)<br>No critical habitat has been designated for this species.<br>Species profile: <a href="https://ecos.fws.gov/ecp/species/6962">https://ecos.fws.gov/ecp/species/6962</a> | Similarity of Appearance (Threatened) |

### Insects

| NAME                                                                                                                                                                                                                 | STATUS    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Monarch Butterfly <i>Danaus plexippus</i><br>No critical habitat has been designated for this species.<br>Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a> | Candidate |

---



## Flowering Plants

| NAME                                                                                                                                                                                                                                                     | STATUS     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>Bunched Arrowhead</b> <i>Sagittaria fasciculata</i><br>No critical habitat has been designated for this species.<br>Species profile: <a href="https://ecos.fws.gov/ecp/species/1720">https://ecos.fws.gov/ecp/species/1720</a>                        | Endangered |
| <b>Dwarf-flowered Heartleaf</b> <i>Hexastylis naniflora</i><br>No critical habitat has been designated for this species.<br>Species profile: <a href="https://ecos.fws.gov/ecp/species/2458">https://ecos.fws.gov/ecp/species/2458</a>                   | Threatened |
| <b>Mountain Sweet Pitcher-plant</b> <i>Sarracenia rubra ssp. jonesii</i><br>No critical habitat has been designated for this species.<br>Species profile: <a href="https://ecos.fws.gov/ecp/species/4283">https://ecos.fws.gov/ecp/species/4283</a>      | Endangered |
| <b>Small Whorled Pogonia</b> <i>Isotria medeoloides</i><br>Population:<br>No critical habitat has been designated for this species.<br>Species profile: <a href="https://ecos.fws.gov/ecp/species/1890">https://ecos.fws.gov/ecp/species/1890</a>        | Threatened |
| <b>Swamp Pink</b> <i>Helonias bullata</i><br>No critical habitat has been designated for this species.<br>Species profile: <a href="https://ecos.fws.gov/ecp/species/4333">https://ecos.fws.gov/ecp/species/4333</a>                                     | Threatened |
| <b>White Fringeless Orchid</b> <i>Platanthera integrilabia</i><br>Population:<br>No critical habitat has been designated for this species.<br>Species profile: <a href="https://ecos.fws.gov/ecp/species/1889">https://ecos.fws.gov/ecp/species/1889</a> | Threatened |
| <b>White Irisette</b> <i>Sisyrinchium dichotomum</i><br>No critical habitat has been designated for this species.<br>Species profile: <a href="https://ecos.fws.gov/ecp/species/8097">https://ecos.fws.gov/ecp/species/8097</a>                          | Endangered |

## Lichens

| NAME                                                                                                                                                                                                                          | STATUS     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>Rock Gnome Lichen</b> <i>Gymnoderma lineare</i><br>No critical habitat has been designated for this species.<br>Species profile: <a href="https://ecos.fws.gov/ecp/species/3933">https://ecos.fws.gov/ecp/species/3933</a> | Endangered |

## Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.



## USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

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## Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

- 
1. The [Migratory Birds Treaty Act](#) of 1918.
  2. The [Bald and Golden Eagle Protection Act](#) of 1940.
  3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

| NAME                                                                                                                                                                                                                                                                                                                                                           | BREEDING SEASON        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Bald Eagle <i>Haliaeetus leucocephalus</i><br>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.<br><a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a> | Breeds Sep 1 to Jul 31 |
| Prothonotary Warbler <i>Protonotaria citrea</i><br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.                                                                                                                                                                                                        | Breeds Apr 1 to Jul 31 |

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| NAME                                                                                                                                                                        | BREEDING SEASON         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Red-headed Woodpecker</b> <i>Melanerpes erythrocephalus</i><br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.      | Breeds May 10 to Sep 10 |
| <b>Rusty Blackbird</b> <i>Euphagus carolinus</i><br>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA | Breeds elsewhere        |
| <b>Wood Thrush</b> <i>Hylocichla mustelina</i><br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.                      | Breeds May 10 to Aug 31 |

## Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

### Breeding Season (■)



Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

### Survey Effort (|)

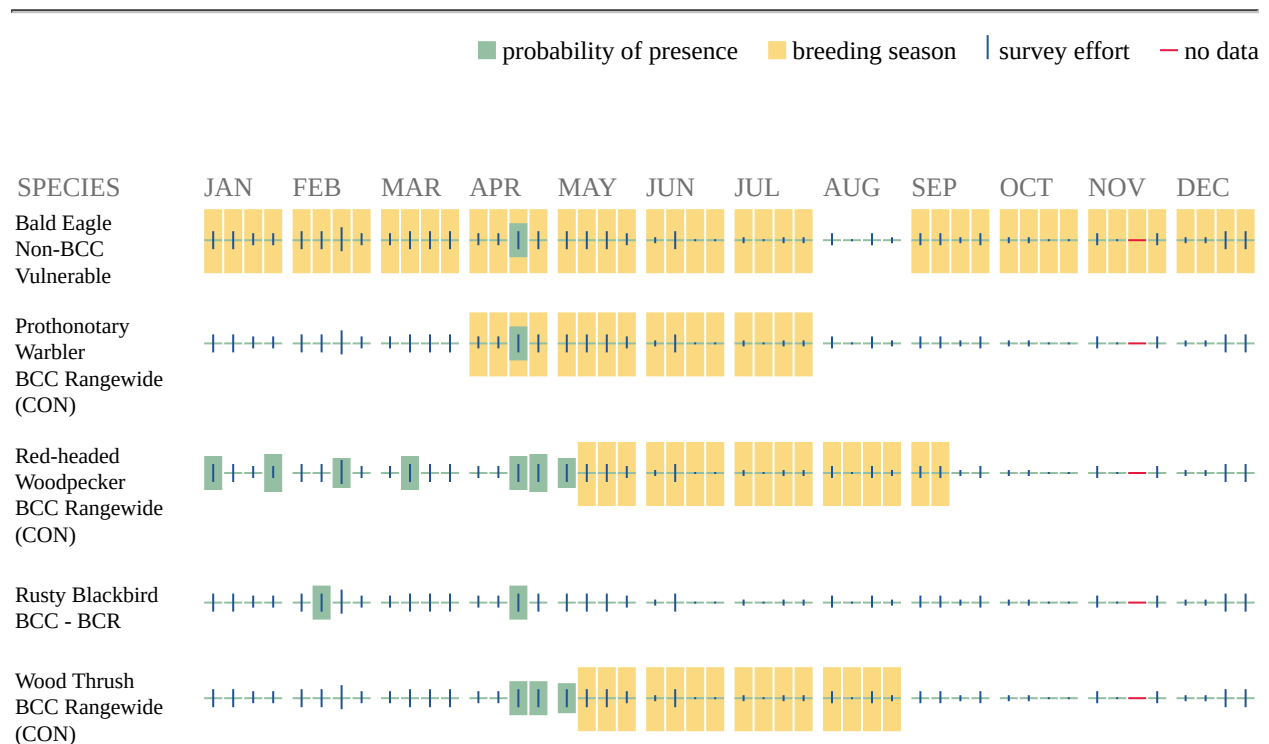
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

### No Data (—)

A week is marked as having no data if there were no survey events for that week.

### Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
  - Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
-



- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

## Migratory Birds FAQ

**Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.**

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

**What does IPaC use to generate the migratory birds potentially occurring in my specified location?**

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

**What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?**

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

**How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?**

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab](#)

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[of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

### **What are the levels of concern for migratory birds?**

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

### **Details about birds that are potentially affected by offshore projects**

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

### **What if I have eagles on my list?**

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

### **Proper Interpretation and Use of Your Migratory Bird Report**

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be

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aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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United States Department of the Interior  
FISH AND WILDLIFE SERVICE  
176 Croghan Spur Road, Suite 200  
Charleston, South Carolina 29407  
May 30, 2019



**U.S. Fish and Wildlife Service Clearance Letter for Species and Habitat Assessments**

The U.S. Fish and Wildlife Service (Service) is one of two lead Federal Agencies mandated with the protection and conservation of Federal trust resources, including threatened and endangered (T&E) species and designated critical habitat as listed under the Endangered Species Act of 1973 (16 U.S.C. 1531 *et seq.*) (ESA). Development of lands in South Carolina have the potential to impact federally protected species. Accordingly, obligations under the ESA, National Environmental Policy Act (NEPA), Clean Water Act (CWA), Federal Power Act (FPA), and other laws, require project proponents to perform an environmental impact review prior to performing work on the site. These projects may include a wide variety of activities including, but not limited to, residential or commercial developments, energy production, power transmission, transportation, infrastructure repair, maintenance, or reconstruction of existing facilities on previously developed land.

Project applicants, or their designated representatives, may perform initial species assessments in advance of specific development proposals to determine the presence of T&E species and designated critical habitat that are protected under the ESA. These reviews are purposely speculative and do not include specific project or site development plans. Many of these speculative proposals are for previously developed or disturbed lands such as pasture lands, agricultural fields, or abandoned industrial facilities. Due to historical uses and existing conditions, these sites often do not contain suitable habitat to support T&E species. Therefore, an assessment may conclude that any future development of the site would have no effect to T&E species or adversely modify designated critical habitat. If the applicant, or their designee, determines there is no effect or impact to federally protected species or designated critical habitat, no further action is required under the ESA.

**Clearance to Proceed**

For all sites with potential projects that have no effect or impact upon federally protected species or designated critical habitat, no further coordination with the Service is necessary at this time. This letter may be downloaded and serve as the Service's concurrence or agreement to the conclusions of the species assessment. Any protected species survey or assessment conducted for the property should be included with this letter when submitting the project to Federal permitting agencies. Due to obligations under the ESA potential impacts must be reconsidered if: (1) new information reveals impacts of this identified action may affect any listed species or critical habitat in a manner not previously considered; (2) this action is subsequently modified in a manner which was not considered in this assessment; or (3) a new species is listed or critical habitat is designated that may be affected by the identified action.



**Please note this Clearance Letter applies only to assessments in South Carolina but may not be used to satisfy section 7 requirements for projects that have already been completed or currently under construction.**

If suitable habitat for T&E species or designated critical habitat occurs on, or nearby, the project site, a determination of no effect/impact may not be appropriate. In these cases, direct consultation requests with the Service should be initiated. Additional coordination with the Service may also be required if the potential project requires an evaluation under another resource law such as, but not limited to, NEPA, CWA, FPA, and the Coastal Zone Management Act.

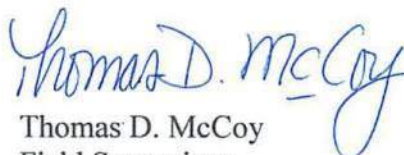
### **Northern Long-eared Bat Consideration**

The Service issued a nationwide programmatic biological opinion (PBO) for the northern long-eared bat (*Myotis septentrionalis*, NLEB) on January 5, 2016. The PBO was issued pursuant to section 7(a)(2) of the ESA to address impacts that Federal actions may have on this species. In addition, the Service published a final 4(d) rule on January 14, 2016, which details special consultation provisions for Federal actions that may affect the NLEB. Briefly, the PBO and the 4(d) rule allow for "incidental" take of the NLEB throughout its range under certain conditions. Take is defined in section 3 of the ESA as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture or collect, or to attempt to engage in any such conduct. Further, incidental take is defined as take that results from, but is not the purpose of, carrying out an otherwise lawful activity. Under the PBO and 4(d) rule, all incidental take of the NLEB is exempted from the ESA's take prohibitions under certain conditions. However, incidental take is prohibited within one quarter mile from known hibernacula and winter roost, or within 150 feet from a known maternity roost tree during the months of June and July.

In consideration of known hibernacula, winter roosts, and maternity roost tree locations in South Carolina, this letter hereby offers blanket concurrence for a may affect, but is not likely to adversely affect determination for the NLEB if the proposed work occurs more than one quarter mile from known hibernacula, winter roosts, or is further than 150 feet from a known maternity roost trees. If an activity falls within one-quarter mile of hibernacula or winter roost or within 150 feet of a maternity roost tree additional consultation with the Service will be required. As a conservation measure for all projects it is recommended that all tree clearing activities be conducted during the NLEB inactive season of November 15<sup>th</sup> to March 31<sup>st</sup> of any given year.

The Service appreciates your cooperation in the protection of federally listed species and their habitats in South Carolina.

Sincerely,

  
Thomas D. McCoy  
Field Supervisor



South Carolina Department of  
**Natural Resources**



Robert H. Boyles, Jr.

**Director**

Emily C. Cope

Deputy Director for

## Wildlife and Freshwater Fisheries

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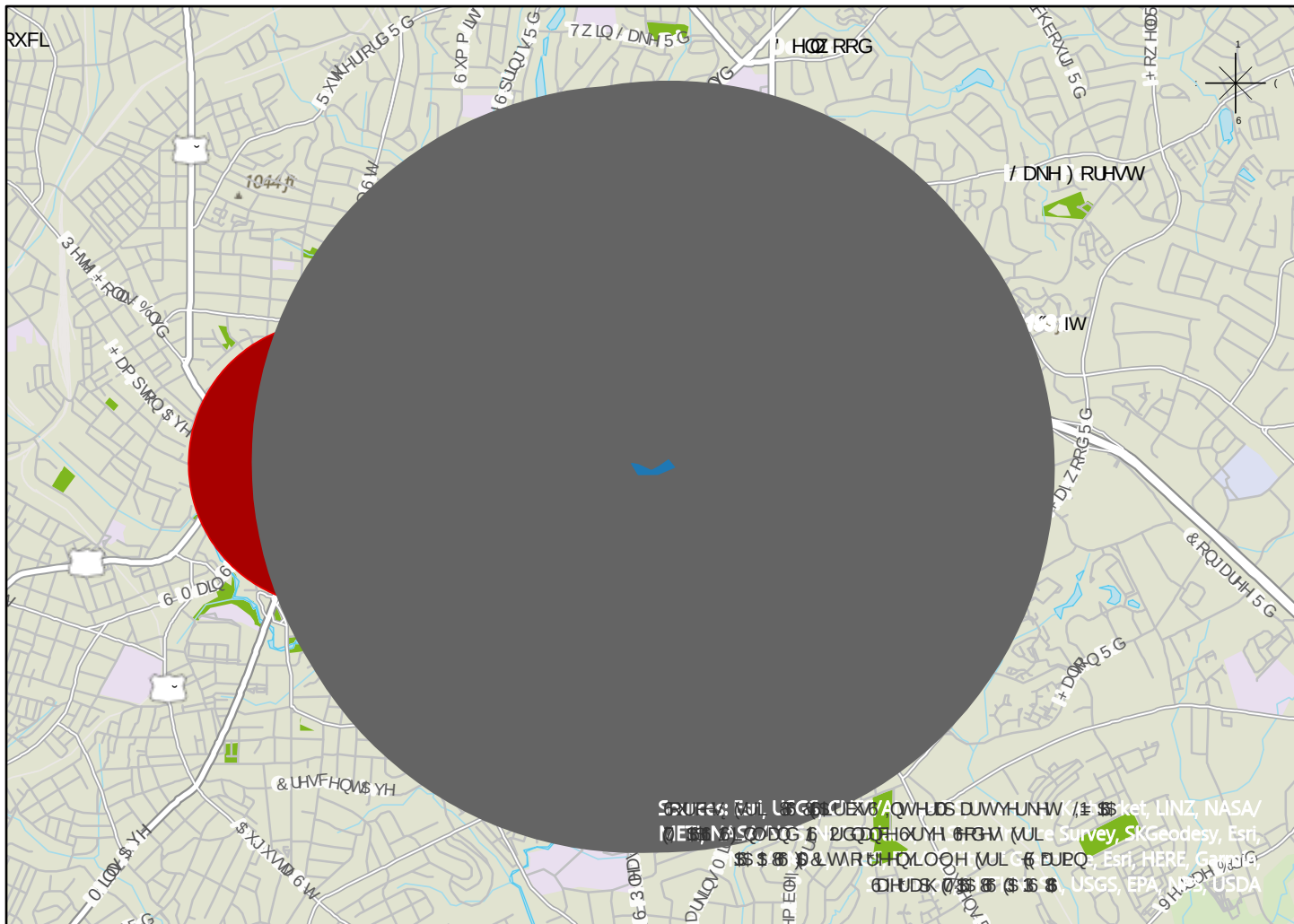
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DOHV



# South Carolina Department of Natural Resources

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Robert H. Boyles, Jr.

**Director**

Emily C. Cope

Deputy Director for

**Wildlife and Freshwater Fisheries**

This report includes the following items:

- A - A report for species which intersect the project area
- B - A report for species which intersect the buffer around the project area
- C - A list of best management practices relevant to species near to or within the project area
- D - A list of best management practices relevant to the chosen project type
- E - Instructions to submit new species observation records to the SC Natural Heritage Program

Please be advised:

The contents of this report, including all tables, maps, recommendations, and various other text, are produced as a direct result of the information a user provides at the time of submission. The SCDNR assumes that all information submitted by the user represents the project scope as proposed, and recommends that additional reports be requested should the scope deviate from how the project was initially represented to the SCDNR.

The technical comments outlined in this report are submitted to speak to the general impacts of the activities as described through inquiry by parties outside the South Carolina Department of Natural Resources. These technical comments are submitted as guidance to be considered and are not submitted as final agency comments that might be related to any unspecified local, state or federal permit, certification or license applications that may be needed by any applicant or their contractors, consultants or agents presently under review or not yet made available for public review. In accordance with its policy 600.01, Comments on Projects Under Department Review, the South Carolina Department of Natural Resources, reserves the right to comment on any permit, certification or license application that may be published by any regulatory agency which may incorporate, directly or by reference, these technical comments.

Interested parties are to understand that SCDNR may provide a final agency position to regulatory agencies if any local, state or federal permit, certification or license applications may be needed by any applicant or their contractors, consultants or agents. For further information regarding comments and input from SCDNR on your project, please contact our Office of Environmental Programs by emailing [environmental@dnr.sc.gov](mailto:environmental@dnr.sc.gov) or by visiting [www.dnr.sc.gov/environmental](http://www.dnr.sc.gov/environmental). Pursuant to Section 7 of the Endangered Species Act, requests for formal letters of concurrence with regards to federally listed species should be directed to the USFWS.

Should you have any questions or need more information, please do not hesitate to contact our office by email at [speciesreview@dnr.sc.gov](mailto:speciesreview@dnr.sc.gov) or by phone at 803-734-1396.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Lemeris, Jr.", is written over a horizontal line.

Joseph Lemeris, Jr.  
Heritage Trust Program  
SC Department of Natural Resources

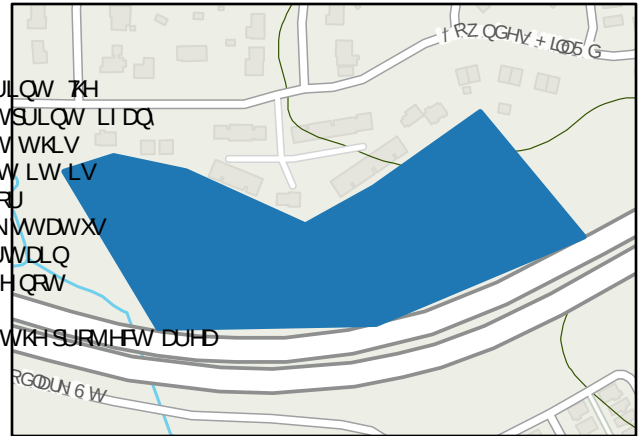


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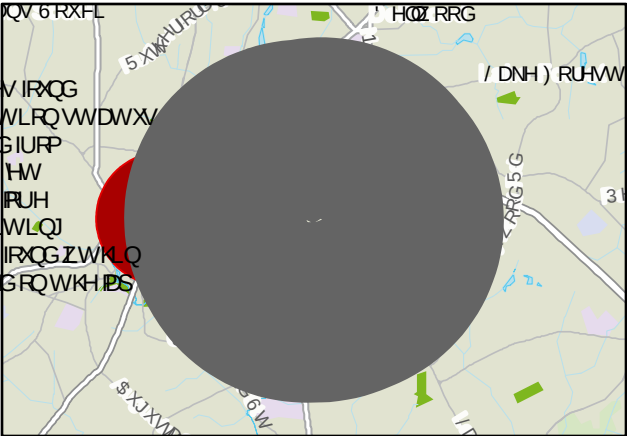


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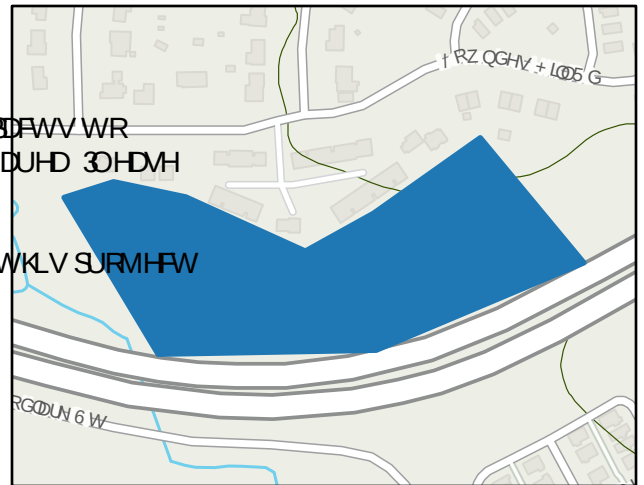
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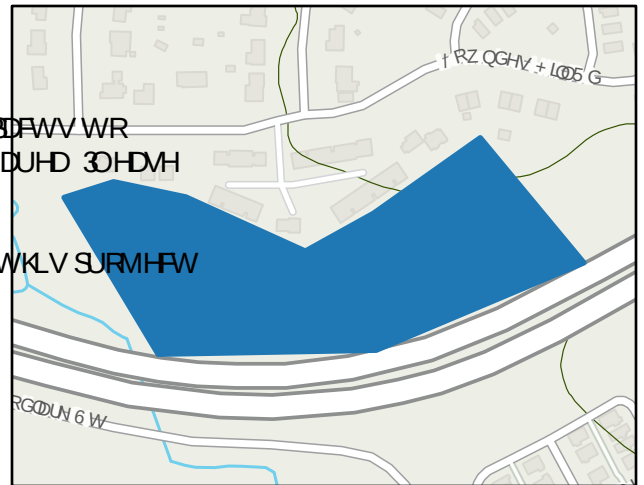
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VWUXFWXUH  
KHUH QHFWDUIRU UHFRYH YHJWDWLRQ VXSOLHQWDO SODQWLQV VROG EH LQWDOOHG IROORZQI FRSOHWLRQ RI WKH SURMIFAW  
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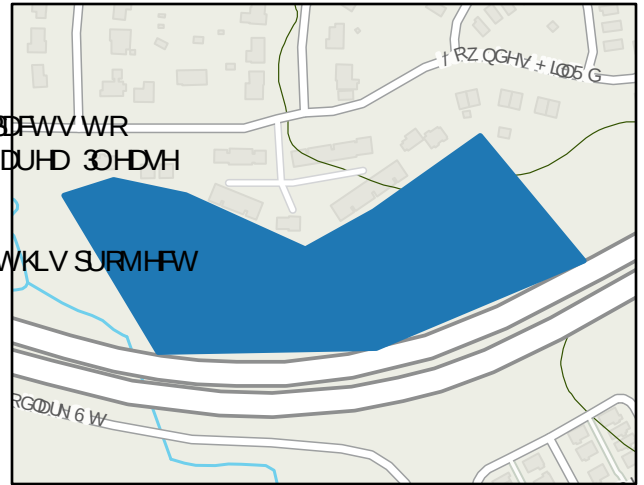
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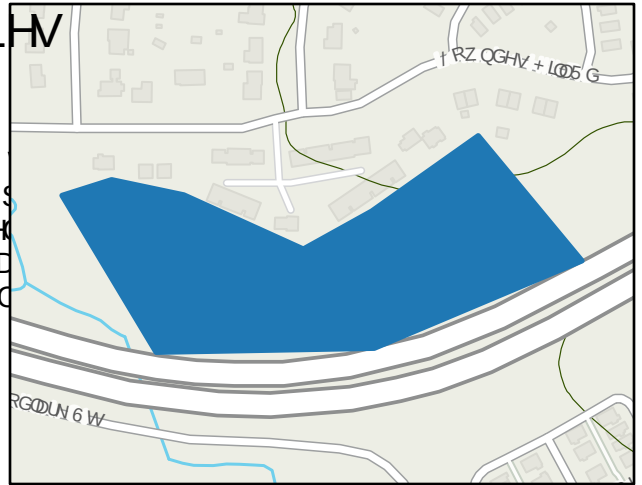
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%HORZDUH LQWUXFWLRQV IRU KRZWR GRZORDG WKH &DWXUDO  
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\$\$



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E DSWKH VHWWLQV JDU VERO LQWKH XSSHU ULJKW FRUQHU  
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G \$WHU WKH μKWWSV, ¶ WSH VAKWSRUWDO GQU VFJRYRUWDO  
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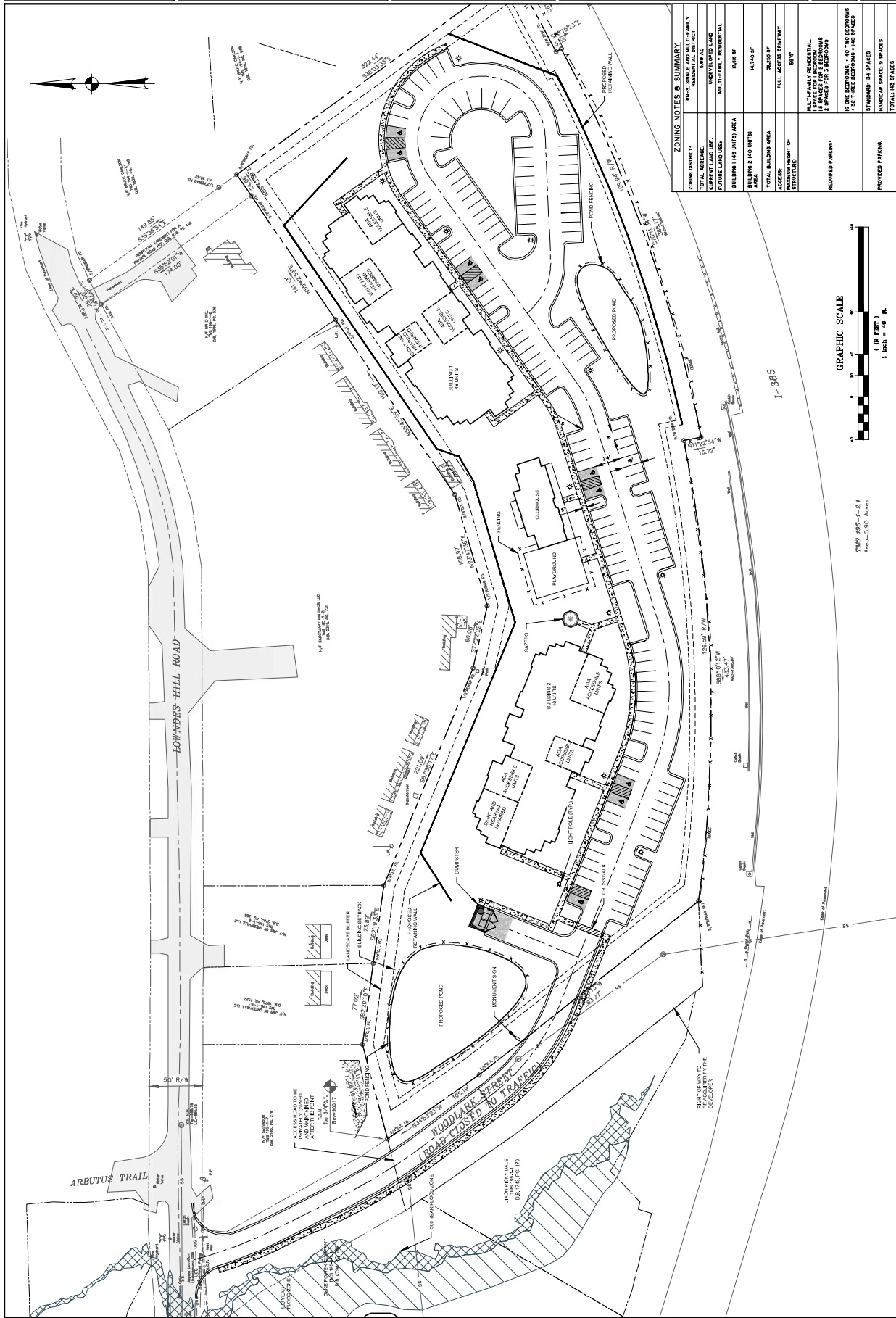
## SITE PLAN



THOMAS & HUTTON  
1501 Main Street • Suite 760  
Columbia, SC 29201 • 803.451.6789  
www.thomasandhutton.com

[illegible]

NOT FOR  
CONSTRUCTION



TMS 195-1-2.1  
Area=5.90 Acres

( IN FEET )  
1 inch = 40 ft.

\_\_\_\_\_

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## **APPENDIX C**

### **Site Photographs**



## Threatened & Endangered Species Survey

Lowndes Hill Road Development ■ Greenville, SC

Photos Taken: December 10, 2021 ■ Terracon Project No. 86217332



Photo 1 Typical view of the Mesic Mixed Hardwood Forest habitat on the site

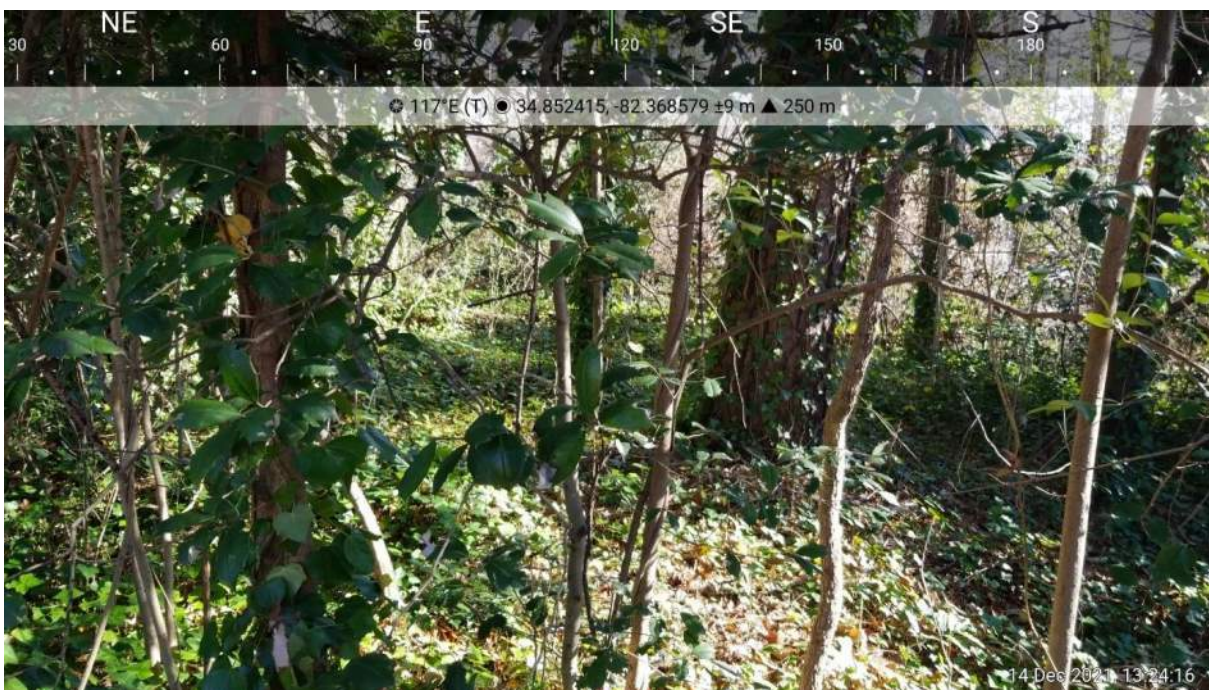


Photo 2 Typical view of the Mesic Mixed Hardwood Forest habitat on the site



## Threatened & Endangered Species Survey

Lowndes Hill Road Development ■ Greenville, SC

Photos Taken: December 10, 2021 ■ Terracon Project No. 86217332



Photo 3 Typical view of cleared paths within the Mesic Mixed Hardwood Forest habitat on the site

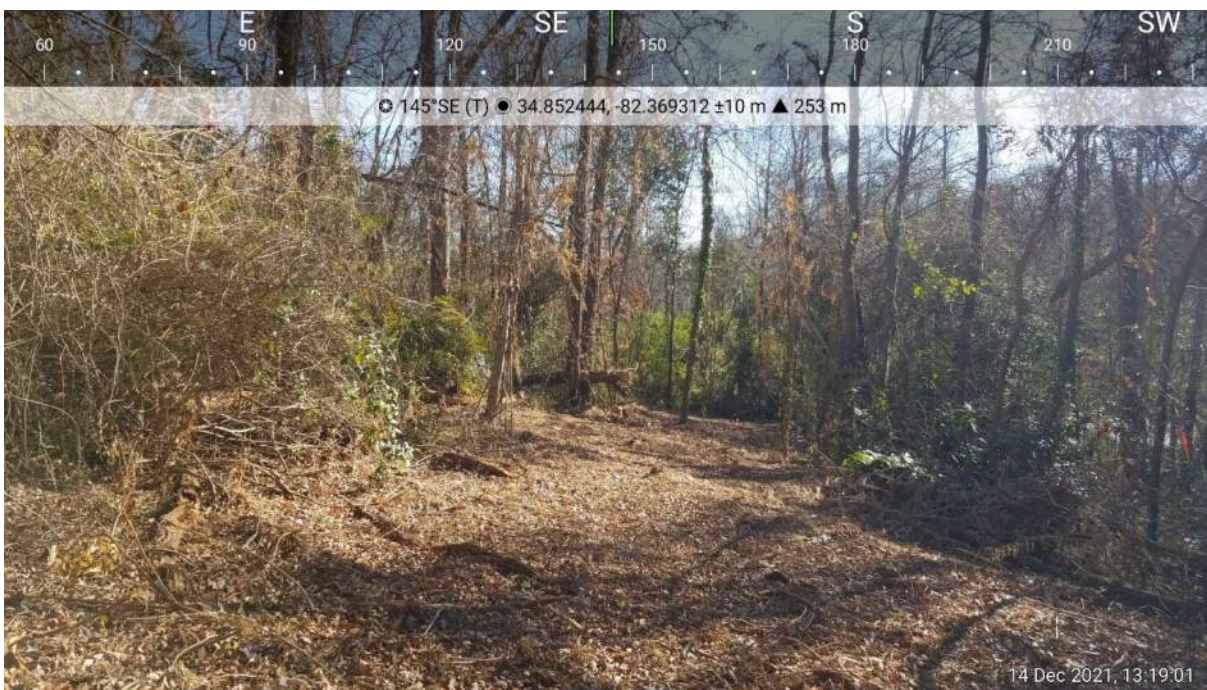


Photo 4 Typical view of cleared paths within the Mesic Mixed Hardwood Forest habitat on the site



## Threatened & Endangered Species Survey

Lowndes Hill Road Development ■ Greenville, SC

Photos Taken: December 10, 2021 ■ Terracon Project No. 86217332

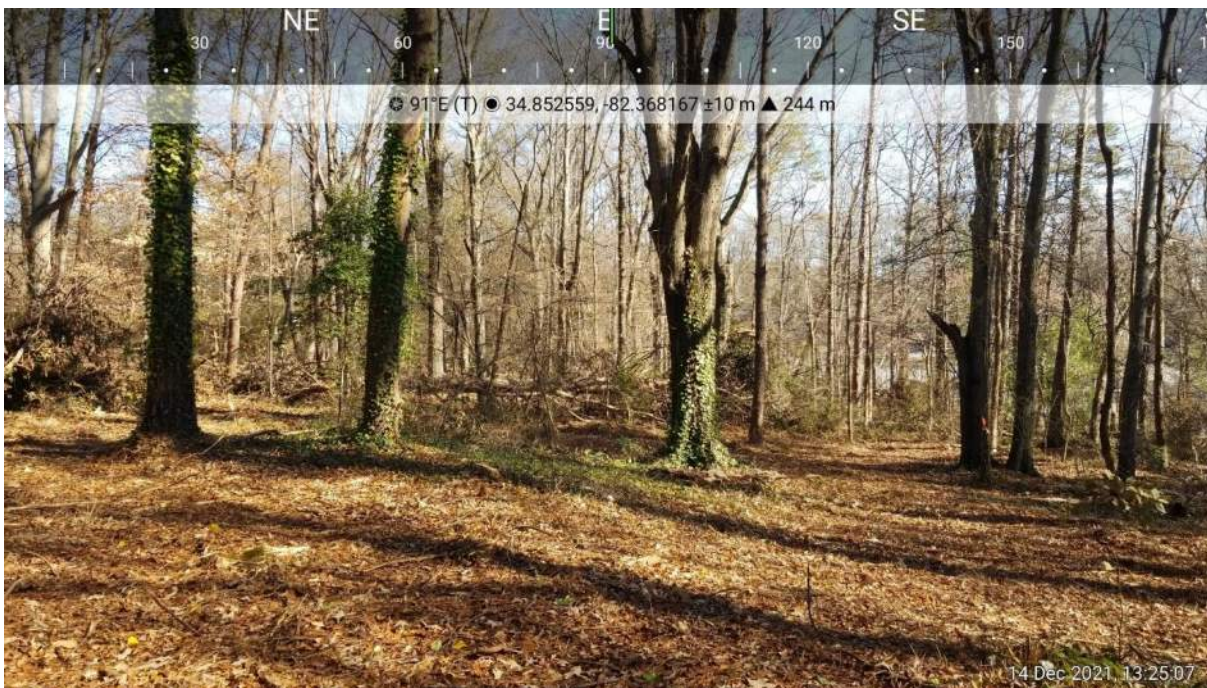


Photo 5 View of cleared understory in the east portion of the Mesic Mixed Hardwood Forest habitat on the site

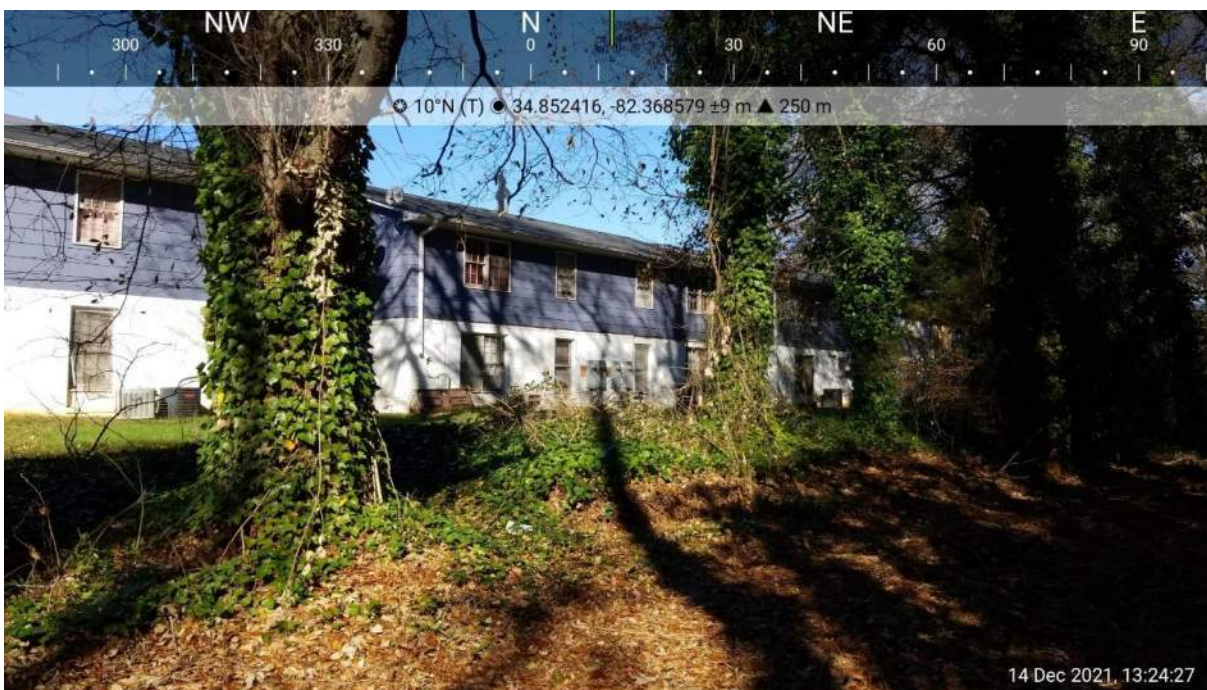


Photo 6 View of residential apartments to the north of the site



## Threatened & Endangered Species Survey

Lowndes Hill Road Development ■ Greenville, SC

Photos Taken: December 10, 2021 ■ Terracon Project No. 86217332

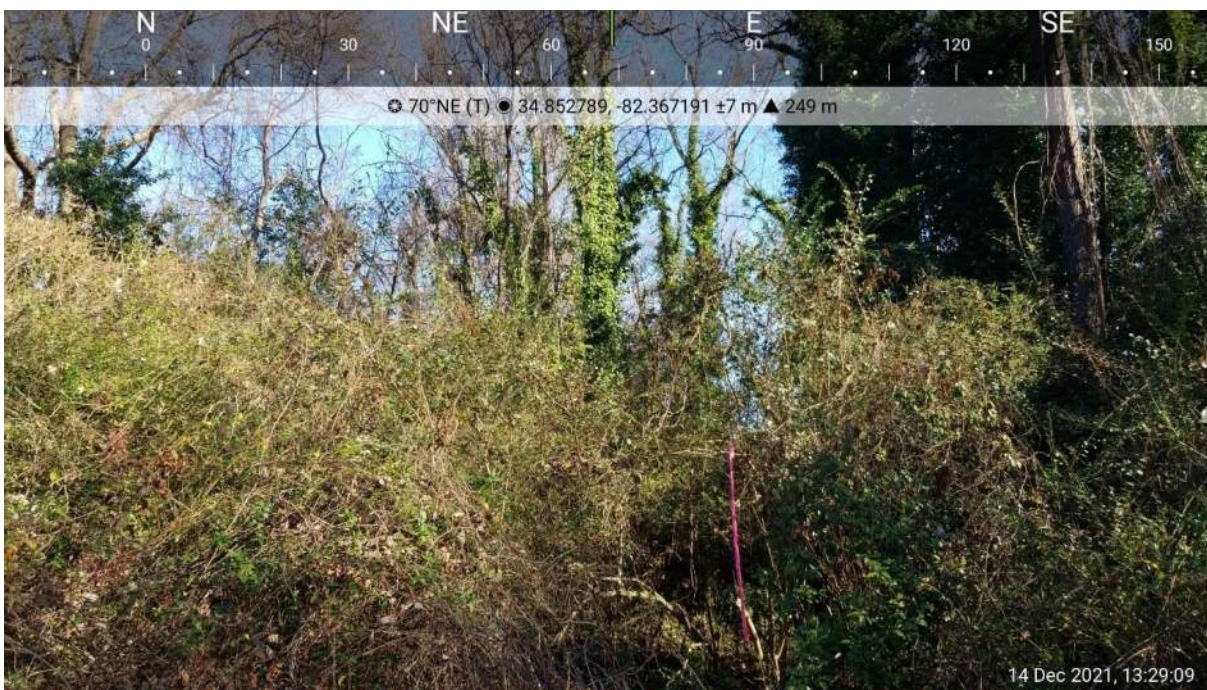


Photo 7 View of wooded area with thick understory to the east of the site

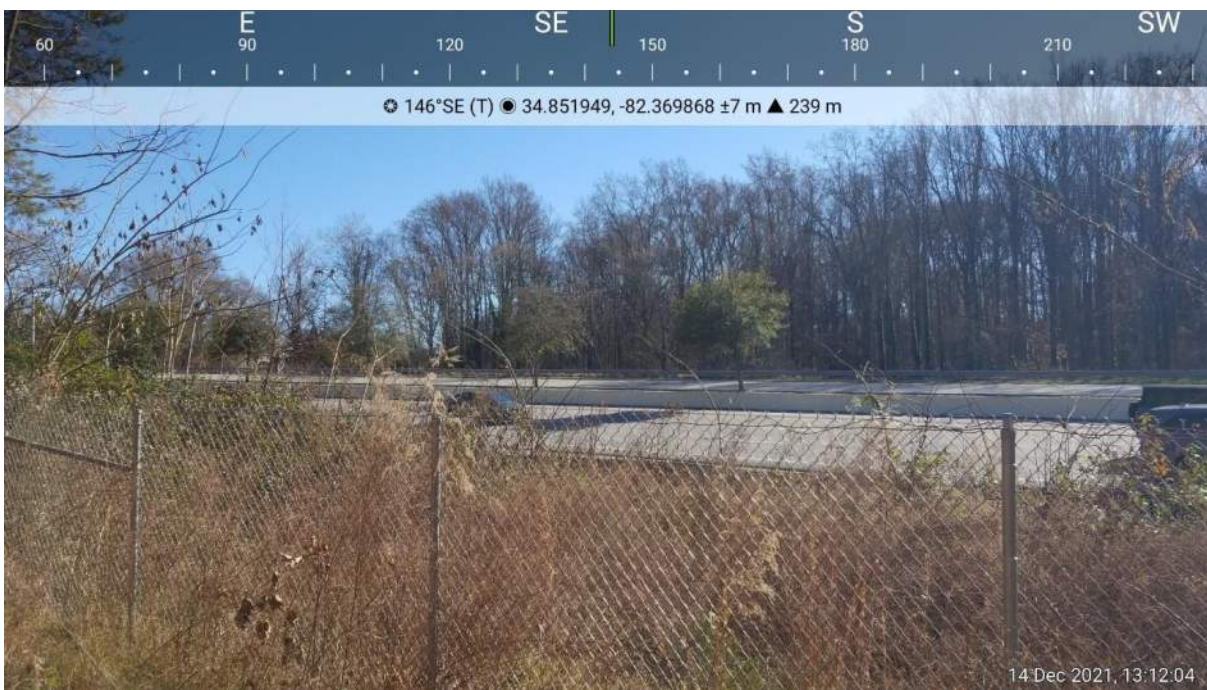


Photo 8 View of I-385 to the south of the site



## Threatened & Endangered Species Survey

Lowndes Hill Road Development ■ Greenville, SC

Photos Taken: December 10, 2021 ■ Terracon Project No. 86217332

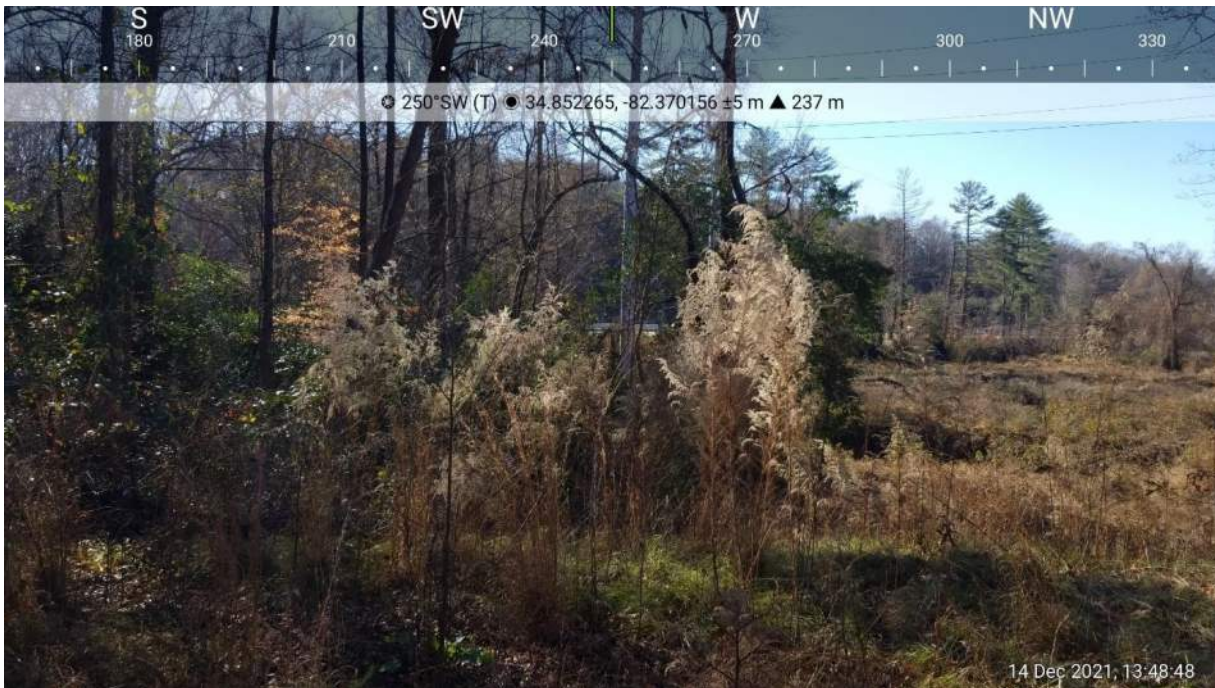


Photo 9 View of floodplain to the west of the site



# Neighborhood Meeting

Project Name: The Riley Overbrook / Road Name Change (Woodlark St.)

Location: Overbrook Gospel Chapel

Time of the meeting: 6:00 pm

Date: 12-6-2021

Representative holding meeting: Della Saath with Overbrook Neighborhood Association  
Drew Schamber with Schamber Development

| Name                        | Street Address           | Email                         |
|-----------------------------|--------------------------|-------------------------------|
| 1 W. Lloyd Walker           | 19 Arbutus Tr.           | Wlloydwalker@hotmail.com      |
| 2 Esther Joseph             | 24 Arbutus Tr            |                               |
| 3 Jeremiah Joseph           | 24 Arbutus Tr            |                               |
| 4 Darryl Joseph             | 24 Arbutus Tr.           |                               |
| 5 Artha Rutland             | 206 S. Main St           | aruthaford@greenvillesc.gov   |
| 6 Steve & Susan Skipwith    | 115 Greenridge Dr.       | steveskipwith@yahoo.com       |
| 7 Solutions Recovery Center | 520 Lowndes Hill Rd.     | josephaciriacco@gmail.com     |
| 8 Gina Calvin               | 323 Buncombe St.         | ginacalvin@realtor.com        |
| 9 Laura + Cody Buch         | 108 Brookside Ave        | LGARDNER2@ELON.EDU            |
| 10 Elizabeth + Chris Gary   | 110 Lockwood Avenue      | EGARY2010@gmail.com           |
| 11 Kari Braden              | 15 Greenridge Dr         | Karibraden@gmail.com          |
| 12 Derrick Dawson           | 11 Greenridge Pl         | Derrickdd27@gmail.com         |
| 13 Dick + Cindy Robinson    | 213 Brookside Ave        | Robinsoncm49@gmail.com        |
| 14 Mario McCreter           | 18 Lockwood Ave          | qlonzo, M. Greer @ ythol. com |
| 15 Trent Dinger             | 1 Lockwood Ave           | dingmenten@gmail.com          |
| 16 Charles Drant            | 502 Lowndes Hill Rd.     | jannlund@gmail.com            |
| 17 Sherry Borden            | 502 Lowndes Hill Rd      | sherryborden@gmail.com        |
| 18 Rennie Waldron           | 10 Cottage Hill Dr.      | waldronrennie@gmail.com       |
| 19 Frances Cook             | 21 Spruce Street         | cookfr@ad.com                 |
| 20 WENDY RENTZ              | 311 OVERBROOK RD         | WENDYHOLMAN77@GMAIL.COM       |
| 21 Gerald Farmer            | 310 Overbrook Rd., 29607 | ghaynes49@gmail.com           |
| 22 Vernet Sue Biddle        | 36 Arbutus Tr            | rbiddle@a1.net                |
| 23 Joel Armistead           | 19 Hillside Dr.          | joelsparr@bellsouth.net       |
| 24 David C Mitchell         | 40 Lowndes Hill Rd       | david.mitchell@usco.wv        |
| 25 Mike Koble               | 2 Arbutus Tr             | KatieKeyes08@hotmail.com      |



Neighborhood Meeting

Project Name:

The Riley Overbrook / Road Name Change (Woodlark St)

Location:

Overbrook Gospel Chapel

Time of the meeting:

6:00 pm

Date:

12-6-2021

Representative holding meeting:

Della Scott with Overbrook Neighborhood Association  
Drew Schamber with Schamber Development

Name

Street Address

Email

|    |              |                    |                            |
|----|--------------|--------------------|----------------------------|
| 1  | Loris Atkins | 138 Oakl Dr.       | horticulturalist@gmail.com |
| 2  | ROHIE ATKINS | 571 Whites Hill Rd | ROHIEATKINS29@gmail.com    |
| 3  |              |                    |                            |
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# Sign In Sheet

Gene Berger overbrook Circle

Shannon Henley Woodlark St. Gsxr1000she@gmail.com

Esther Joseph 24 Arbutus Trail Greenville SC 29607

W. Lloyd Walker 19 Arbutus Tr. Greenville.



Notes from neighborhood meeting on December 6, 2021, 6:00 pm at Overbrook Gospel Chapel:

The below notes are notes by Drew Schaumber based on his recollection of the meeting and the hand notes he took while in the meeting. Some commentary and information below is being provided as follow up to questions that Mr. Schaumber was unable to address at the meeting. Mr. Schaumber has noted this where applicable.

**1. Traffic – Neighborhood Association stated residents are concerned with traffic on Lowndes Hill Road.**

- Areas of concern raised were the number of cars, speed of the cars and lack of sidewalks.
- Many comments made by attendees about people walking down the road and how dangerous it is due to lack of sidewalks.
- Comments about how fast cars drive along Lowndes Hill Rd. “There is a hill in this area, and cars come down the hill fast.”
- A comment was made about tying into the Swamp Rabbit Trail? The developer certainly would support this idea, but not sure if it’s possible and is not something the developer can do unilaterally.
- Neighbors ask about future residents at our community and what their typical mode of transportation is. LeeAnn Price with Douglas Development advised that within each household typically one or two people are working with at least 1 car per family.
- Neighbors asked if a Traffic Study had been done. Mr. Schaumber advised that a traffic study had been engaged but the results were not in at this time.
- Mr. Schaumber commented that Schaumber and Douglas would be long-term owners in this development and that our residents would have the same concerns and issues as it relates to traffic and sidewalks and that we would be aligned with the Overbrook community in working with the City on Lowndes Hill.

**2. Affordable Housing – Neighbor questions about affordable housing at this site and within this community.**

- Why was this site picked for this type of development? Mr. Schaumber answered that the site was actively listed for sale, the site is zoned for the proposed use (zoned up to 120 units vs. 88 proposed), the City of Greenville housing needs are consistent with the proposed development, the location of this site is close proximity to Greenville’s job market, the acreage of land needed for the proposed development was sufficient.
- What is required of the tenants before being approved for residency? LeeAnn Price answer: Tenants are fully vetted. Proof of income, criminal history, credit check, rental history, etc.
- Can a resident’s income increase while they are living at the community – Mr. Schaumber and LeeAnn Price addressed this question, Tenants can exceed the income limit after initial qualification. This is intended to remove disincentives for upward financial mobility, etc. Thorough compliance checks are made to make sure residents moving in qualify with property’s income limits.
- What are the funding sources and was there a public hearing for the funding – Mr. Schaumber answered that the funding was State Tax Credits, Federal Tax Credits through the 9% program administered by South Carolina State Housing Finance and



Development Authority (SCSHFDA), Greenville Housing Fund permanent loan and a conventional permanent mortgage.

- Regarding public hearings on funding issued by state housing? Mr. Schaumber did not believe there was a public hearing as to the funding but that he would confirm with SCSHFDA. Mr. Schaumber has since confirmed with SCSHFDA that the Authority does public hearings for the Qualified Allocation Plan (QAP), but there are no specific public hearings on specific developments for the 9% program.
- What does the crime report look like in similar affordable housing developments in the Greenville area? LeeAnn Price answered that police/crime reports should be public record and can be readily searched online for a street/zip code/neighborhood area. Attached to end of these notes are crime maps/reports for 2021 at four of our Greenville communities close to the Overbrook neighborhood. These include Laurel Oaks, Magnolia Place, Azalea Place and Brookside Gardens for a total of 223 units. Through all of 2021 (1/1/2021 – 12/15/2021) there appear to only be 4 reports at our locations. Two of them reference addresses adjacent our communities and one was a car break-in where a resident was the victim of the break-in. It appears one of the four was something from a resident or guest of a resident.

### **3. Design – Discussions about the proposed design**

- Neighbors expressed concern about the retaining walls at the site. Mr. Schaumber advised that retaining walls were necessary and permissible per construction. There are existing retaining walls along 385 corridor due to nature of topo.
- Neighbors expressed concern about how high the building would be over I-385, stating that I-385 is a gateway into downtown Greenville. Mark DeSouza (civil engineer) noted there is a 25' landscape buffer around perimeter of property, including along 385.
- Neighbor expressed concern over the proposed design and that the architectural rendering was "awful" and looks like "something built in Simpsonville". Neighbor asked why we didn't design it "with shipping containers or something better looking". Mr. Schaumber advised that we were designing the building to meet the multifamily design standards for Greenville and SCSHFDA. Mr. Schaumber could not comment on modular shipping containers, but he does not believe this type of construction would be accepted by SCSHFDA and/or City of Greenville.
- Neighbors raised concern on the flood plain to the west of Woodlark ROW. Neighbors asked what would be done at "kudzu alley" also west of Woodlark ROW. Mr. Schaumber advised that those areas are outside of the proposed development and thus outside our control. The current design for development and road does not impact any flood plain.
- Neighbor asked if we had done an endangered species study, Mr. Schaumber advised we had not. Based on the comment we have engaged a third party firm to do a study.



- Neighbors wanted to know if we were replacing the trees that would be taken down for the development. Mr. Schaumber advised we will be replacing trees in accordance in the tree ordinance of the City of Greenville. A tree study is being completed in accordance with the City of Greenville requirements.
  - Question was asked about noise mitigation from 385 for the community. Since the meeting, Mr. Schaumber has since confirmed the building design incorporates sound attenuation into the structure to dampen the noise from 385.
4. **Other communities** – A neighbor asked if we had other apartment communities in the area. Mr. Schaumber advised the neighbor that we have Brookside Gardens off Wade Hampton and three properties on Rutherford Road. The addresses for these communities are:
- Brookside Gardens: 31 Brookside Circle, Greenville, SC 29609
  - Azalea Place: 663 Rutherford Rd, Greenville, SC 29609
  - Laurel Oaks: 667 Rutherford Rd, Greenville, SC 29609
  - Magnolia Place: 669 Rutherford Rd, Greenville, SC 29609



Laurel Oaks, Magnolia Place, Azalea Place - Rutherford Rd



LexisNexis®  
RISK SOLUTIONS

## Community Crime Map

Sign up for crime alerts

0 Clear Filters

Menu

Map Data Grid Analytics Metadata



### Search Address

ADDRESS

667 Rutherford Rd greenville sc  
1600 Pennsylvania Ave, Washington, DC 20500

Go to Address

JUMP TO CITY

Start typing or click the arrow...

BUFFER

☐ Off 0.5 miles

☐ Only display events within buffer

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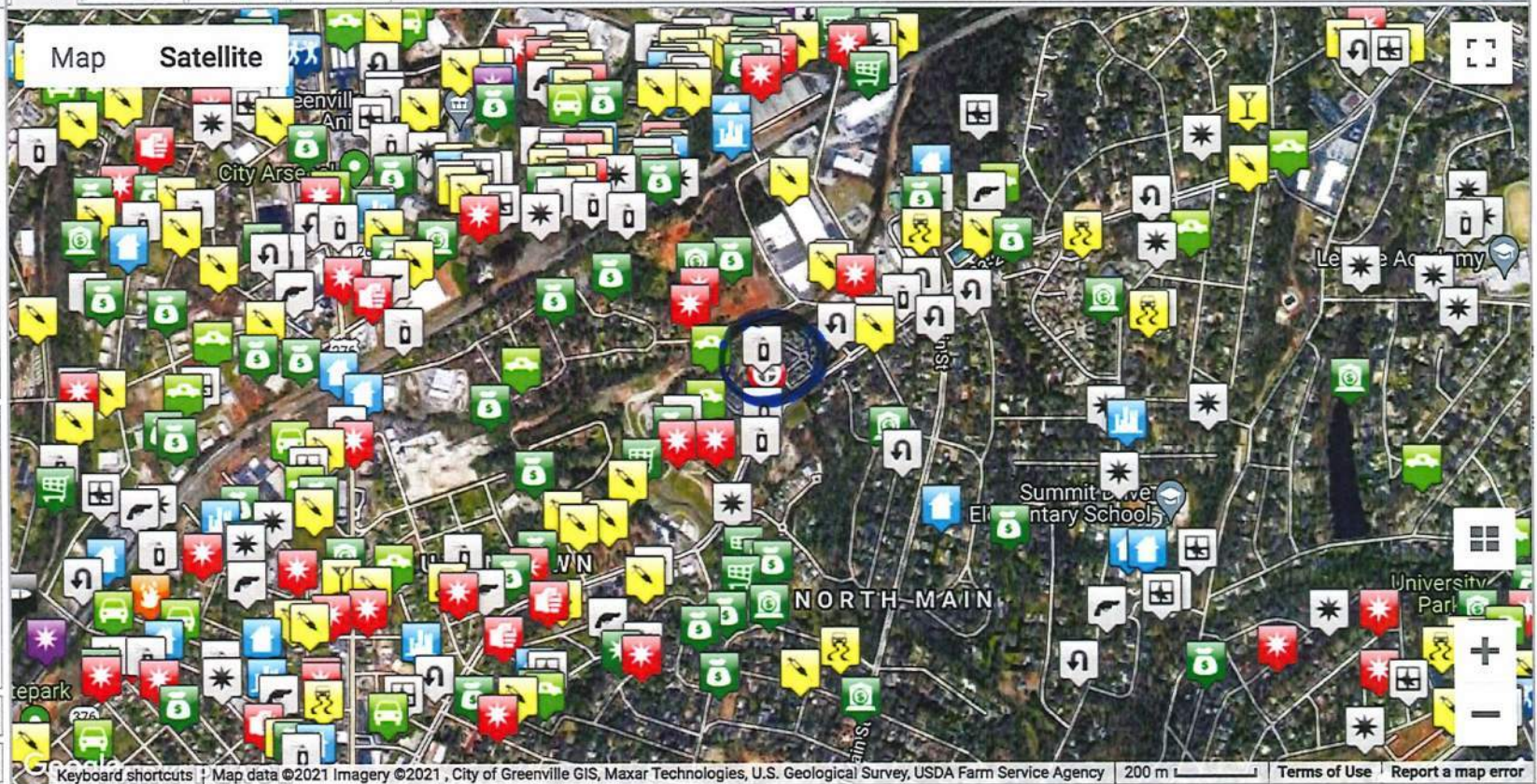
Start Date: 01/01/2021

End Date: 12/15/2021

☐ View points using time slider

Event

Offenders



Keyboard shortcuts | Map data ©2021 Imagery ©2021, City of Greenville GIS, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

200 m

Terms of Use

Report a map error



# Laurel Oaks, Magnolia Place, Azalea Place 2021 crime

Crime mapping, email reports and tips for the public

About Community Crime Map Help About LexisNexis

**LexisNexis**  
RISK SOLUTIONS

Community Crime Map

Sign up for crime alerts 0 Clear Filters

Menu Map Data Grid Analytics Metadata

Search Address

Address  
667 Rutherford Rd Greenville SC  
1600 Pennsylvania Ave, Washington, DC 20500  
Go to Address

JUMP TO CITY  
Start typing or click the arrow...

BUFFER  
☐ Off 0.5 miles  
☐ Only display events within buffer

Date Range

QUICK DATE  
Select a pre-defined range...

DATE RANGE  
Start Date: 01/01/2021  
End Date: 12/15/2021  
☐ View points using time slider

Event

Offenders



Keyboard shortcuts Map data ©2021 Imagery ©2021 City of Greenville GIS, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency 50 m Terms of Use Report a map error

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LexisNexis® Community Crime Map is best viewed in Internet Explorer 11+, Firefox V27+ and Chrome V30+.

2 items noted:

- 1: car Break-in 6/18/2021. A residents' car was broken into.
- 2: Malicious Damage 6/11/2021. Do not have details at this time.



Brookside Gardens / Wade Hampton area



## Community Crime Map

Sign up for crime alerts

0 Clear Filters

### Menu

#### Search Address

##### ADDRESS

31 brookside circle greenville sc  
1600 Pennsylvania Ave, Washington, DC 20500

Go to Address

##### JUMP TO CITY

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☐ Off 0.5 miles

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Select a pre-defined range...

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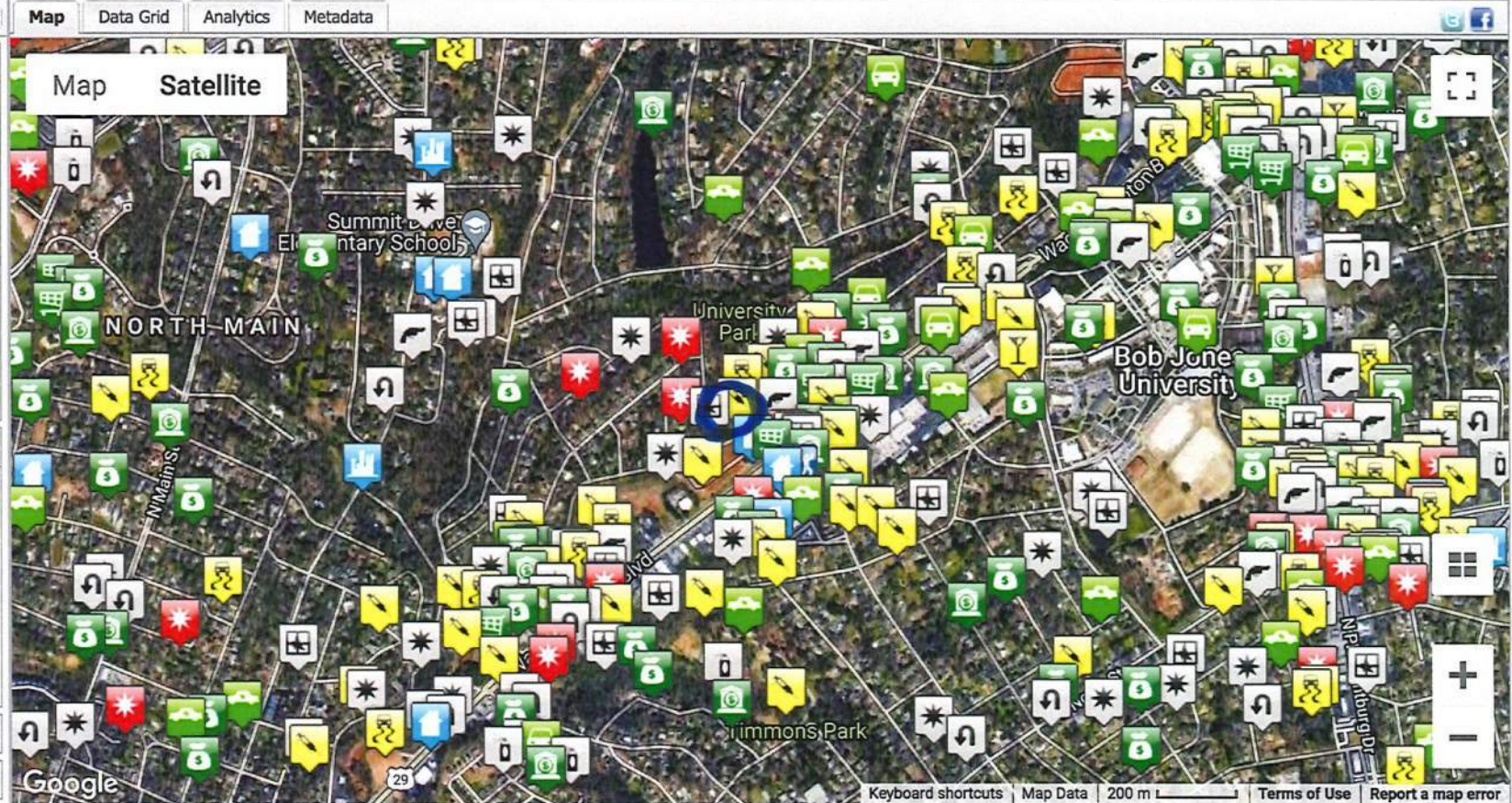
Start Date: 01/01/2021

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☐ View points using time slider

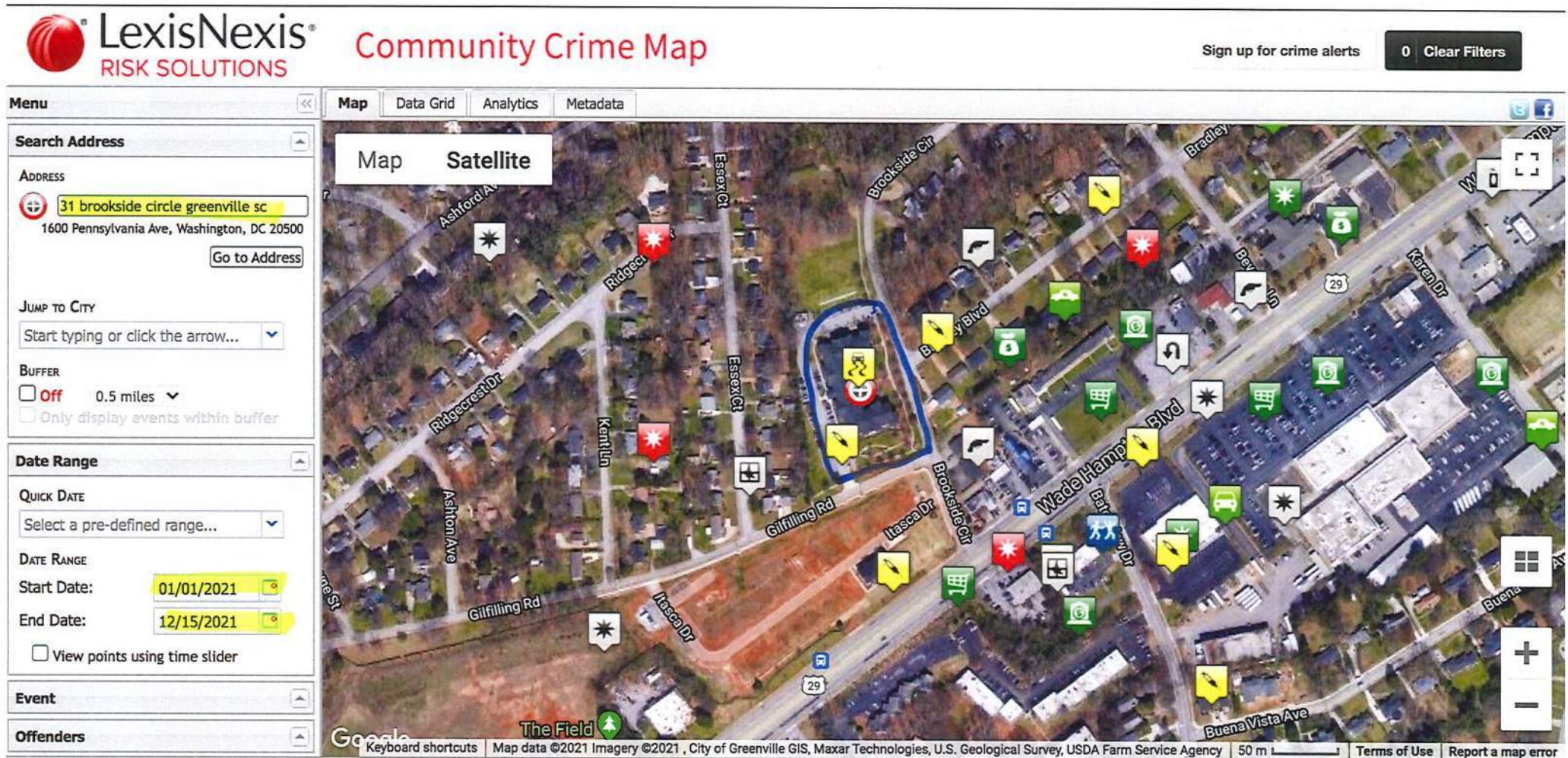
##### Event

##### Offenders





# Brookside Gardens 2021 Crime



2 items noted:

- 1: DUI with address of Wade Hampton Blvd (not our property)
- 2: Drug possession with address of Essex Ct. (not our property)



# Sign In - Name, email

Rebecca Edwards - redwards@greenville.sc.gov

Kari Braden - karibraden@gmail.com

Andie McDaniel - mcdaniel.andie@gmail.com

STUART Hungerford - stuart.hungerfordiii@gmail.com

Dick Robinson - ROBINSONRM49@gmail.com

Kaye Montell - kayemontell5@gmail.com

Cindy Robinson - CESR60@GMAIL.com

Trent Dingman - dingmenten1@gmail.com

Kristen Kelly - kristen.kelly000@gmail.com

Susan Skipwith - susanskipwith@yahoo.com

Steve Skipwith - steveskipwith@yahoo.com

Drew Schamber - Drew@schamberdevelopment.com

Pat Taber - Pattaber7911@gmail.com

Derrick Davison - Derrickdd27@gmail.com

Frances Cook - cookfe@aol.com

TREY BONNETTE - TREYBONNETTE@GMAIL.COM

Gerald Haynes - ghaynes49@gmail.com

David E. Mitchell - david.mitchell@tmsco.net

LISA BARNICK - lisashai@gmail.com





**Planning Staff Report to  
Greenville Planning Commission  
May 13, 2022  
for the May 19, 2022 Public Hearing**

---

**Docket Number:** SN-21-1005  
**Proposal:** Street Name Change from Woodlark Street to Oakley Drive  
**Applicant:** DHD Riley, LLC/Drew Schaumber  
**Property Owner:** City of Greenville  
**Property Location:** Between Lowndes Hill Road and I-385  
**Tax Map Number(s):** N/A  
**Staff Recommendation:** Approve

**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.*

**Project Overview:**

The proposed street name change is affiliated with a request for an 88-unit multifamily affordable housing development located south of Lowndes Hill ~~Red Road~~ at Lockwood Avenue~~ue~~ and adjacent to I-385. This project would be accessed by a portion of Woodlark Street cut off during the construction of I-385.

The item was previous deferred at the February 2022 Planning Commission Meeting.

**Procedural Requirements:**

***Pre-Application and Development Meetings***

A pre-application meeting was held on December 20, 2021, between the applicant and City staff about the property and its redevelopment. During this meeting, it was noted by Engineering and Planning staff that the applicant would need to rename a portion of Woodlark Street to prevent EMS and service confusion.

***Neighborhood Meeting***

The applicant presented their project at a neighborhood meeting on December 6, 2021, at the Overbrook Gospel Chapel. No comments related to the street name change were provided by the neighborhood.

**Staff Analysis:**

This applicant proposes a street name change from Woodlark Street to Oakley Drive from Lowndes Hill Road to I-385. Prior to the construction of I-385, Woodlark Street connected Lowndes Hill Road to Keith Drive. When I-385 was constructed, the northern portion of Woodlark Street was cut off and the southern portion was rerouted to be a side road of I-385.



The applicant will be reconstructing the northern portion of the right-of-way to provide access to The Riley Overbrook, MD-21-1004. To prevent EMS and City services confusion with the southern portion of Woodlark Street, staff requested the applicant apply for a name change for the northern portion.

The proposed name complies with the city's street naming requirements and has been approved by Greenville County E-911.

**STAFF RECOMMENDATION:**

**Staff recommends approval with staff comments and conditions.**

**Planning Department Comments**

No Comments

**City Engineer Comments**

**Recommend:** Approve w/ Conditions

**Comments:**

Pending confirmation of R/W ownership, Engineering recommends approval of name change.

**Environmental Engineer Comments**

No Comments

**Parks & Recreation Comments**

**Recommend:** Approve

**Comments:**

Reviewed, no comments.

**Traffic Engineer Comments**

**Recommend:** Approve w/ Conditions

**Comments:**

Pending confirmation of R/W ownership, Traffic Engineering recommends approval of name change.

**Fire Department Comments**

**Recommend:** Approve



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



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

### APPLICANT INFORMATION

|                                        |                                      |
|----------------------------------------|--------------------------------------|
| <u>DHD Riley, LLC - Drew Schaumber</u> | <u>(202) 905-7722</u>                |
| APPLICANT NAME                         | PHONE                                |
| <u>709 N Main St</u>                   | <u>N/A</u>                           |
| ADDRESS                                | FAX                                  |
| <u>Aynor, SC 29511</u>                 | <u>drew@schaumberdevelopment.com</u> |
|                                        | EMAIL                                |

### STREET NAME INFORMATION

CURRENT NAME: Woodlark Street (Closed Section off Lowndes Hill Road)

MAP BOOK: Not Known PAGE: Not Known

PROPOSED NAME: Oakley Drive

### 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.

Paul Schenckel APPLICANT  
12/21/2021 DATE  
City of Greenville PROPERTY OWNER  
12/21/2021 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**:

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

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

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

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

DS 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.).

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

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

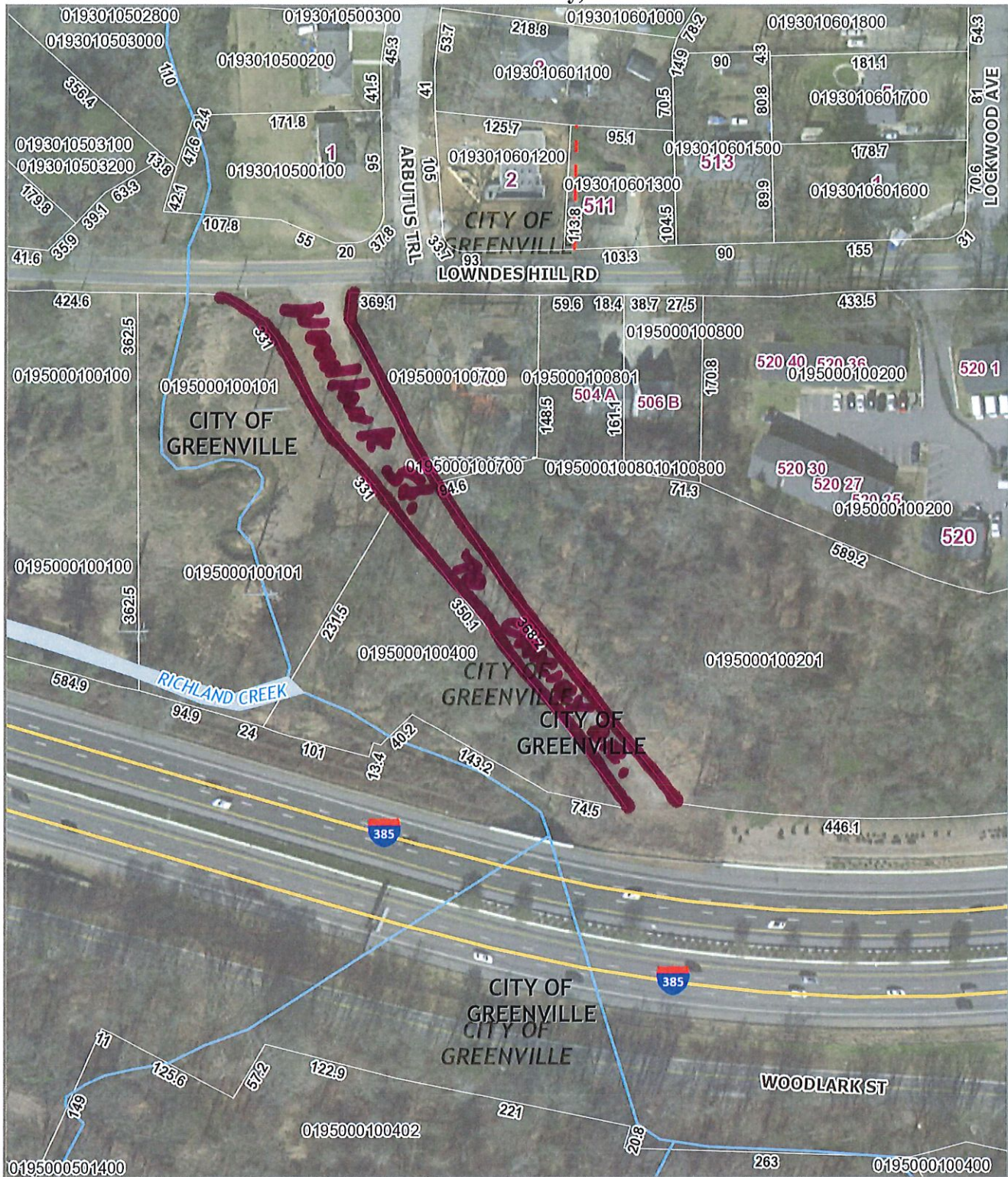
THE PLANNING COMMISSION WILL ASSIGN THE APPROPRIATE SUFFIX PURSUANT TO THE STANDARDS ENUMERATED IN THE **DESIGN AND SPECIFICATIONS MANUAL**.







# Greenville County, SC



*Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned 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.*



Map Scale  
1 inch = 133 feet  
12/21/2021



# Neighborhood Meeting

Project Name: The Riley Overbrook / Road Name Change (Woodlark St.)

Location: Overbrook Gospel Chapel

Time of the meeting: 6:00 pm

Date: 12-6-2021

Representative holding meeting: Della Saath with Overbrook Neighborhood Association  
Drew Schamber with Schamber Development

| Name                        | Street Address           | Email                        |
|-----------------------------|--------------------------|------------------------------|
| 1 W. Lloyd Walker           | 19 Arbutus TR.           | Wlloydwalker@hotmail.com     |
| 2 Esther Joseph             | 24 Arbutus Tr            |                              |
| 3 Jeremiah Joseph           | 24 Arbutus TR            |                              |
| 4 Darryl Joseph             | 24 Arbutus TR            |                              |
| 5 Artha Rutland             | 206 S. Main St           | aruthafund@greenville-sc.gov |
| 6 Steve & Susan Skipwith    | 115 Greenridge Dr.       | steveskipwith@yahoo.com      |
| 7 Solutions Recovery Center | 520 Lowndes Hill Rd.     | josephacmcc@gmail.com        |
| 8 Gina Calvin               | 323 Buncombe St.         | ginacalvin@realtor.com       |
| 9 Laura + Cody Buch         | 108 Brookside Ave        | LGARDNER2@ELON.EDU           |
| 10 Elizabeth + Chris Gary   | 110 Lockwood Avenue      | EGARY2010@gmail.com          |
| 11 Kari Braden              | 15 Greenridge DR         | Karibraden@gmail.com         |
| 12 Derrick Davison          | 11 Greenridge Prvt       | Derrickdd27@gmail.com        |
| 13 Dick + Cindy Robinson    | 213 Brookside Ave        | Robinsoncm49@gmail.com       |
| 14 Mario McCreer            | 18 Lockwood Ave          | qlonzo, M. Greer@yahoo.com   |
| 15 Trent Dinger             | 1 Lockwood Ave           | dingmenten@gmail.com         |
| 16 Charles Drant            | 502 Lowndes Hill Rd.     | jannland@gmail.com           |
| 17 Sherry Boulton           | 502 Lowndes Hill Rd      | sherryboulton@gmail.com      |
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Drew Schaumbier with Schaumbier Development

Name

Street Address

Email

|    |              |                    |                            |
|----|--------------|--------------------|----------------------------|
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# Sign In Sheet

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Shannon Henley Woodlark St. Gsxr1000she@gmail.com

Esther Joseph 24 Arbutus Trail Greenville SC 29607

W. Woyd Walker 19 Arbutus Tr. Greenville.



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- Mr. Schaumber commented that Schaumber and Douglas would be long-term owners in this development and that our residents would have the same concerns and issues as it relates to traffic and sidewalks and that we would be aligned with the Overbrook community in working with the City on Lowndes Hill.

**2. Affordable Housing – Neighbor questions about affordable housing at this site and within this community.**

- Why was this site picked for this type of development? Mr. Schaumber answered that the site was actively listed for sale, the site is zoned for the proposed use (zoned up to 120 units vs. 88 proposed), the City of Greenville housing needs are consistent with the proposed development, the location of this site is close proximity to Greenville’s job market, the acreage of land needed for the proposed development was sufficient.
- What is required of the tenants before being approved for residency? LeeAnn Price answer: Tenants are fully vetted. Proof of income, criminal history, credit check, rental history, etc.
- Can a resident’s income increase while they are living at the community – Mr. Schaumber and LeeAnn Price addressed this question, Tenants can exceed the income limit after initial qualification. This is intended to remove disincentives for upward financial mobility, etc. Thorough compliance checks are made to make sure residents moving in qualify with property’s income limits.
- What are the funding sources and was there a public hearing for the funding – Mr. Schaumber answered that the funding was State Tax Credits, Federal Tax Credits through the 9% program administered by South Carolina State Housing Finance and



Development Authority (SCSHFDA), Greenville Housing Fund permanent loan and a conventional permanent mortgage.

- Regarding public hearings on funding issued by state housing? Mr. Schaumber did not believe there was a public hearing as to the funding but that he would confirm with SCSHFDA. Mr. Schaumber has since confirmed with SCSHFDA that the Authority does public hearings for the Qualified Allocation Plan (QAP), but there are no specific public hearings on specific developments for the 9% program.
- What does the crime report look like in similar affordable housing developments in the Greenville area? LeeAnn Price answered that police/crime reports should be public record and can be readily searched online for a street/zip code/neighborhood area. Attached to end of these notes are crime maps/reports for 2021 at four of our Greenville communities close to the Overbrook neighborhood. These include Laurel Oaks, Magnolia Place, Azalea Place and Brookside Gardens for a total of 223 units. Through all of 2021 (1/1/2021 – 12/15/2021) there appear to only be 4 reports at our locations. Two of them reference addresses adjacent our communities and one was a car break-in where a resident was the victim of the break-in. It appears one of the four was something from a resident or guest of a resident.

### **3. Design – Discussions about the proposed design**

- Neighbors expressed concern about the retaining walls at the site. Mr. Schaumber advised that retaining walls were necessary and permissible per construction. There are existing retaining walls along 385 corridor due to nature of topo.
- Neighbors expressed concern about how high the building would be over I-385, stating that I-385 is a gateway into downtown Greenville. Mark DeSouza (civil engineer) noted there is a 25' landscape buffer around perimeter of property, including along 385.
- Neighbor expressed concern over the proposed design and that the architectural rendering was "awful" and looks like "something built in Simpsonville". Neighbor asked why we didn't design it "with shipping containers or something better looking". Mr. Schaumber advised that we were designing the building to meet the multifamily design standards for Greenville and SCSHFDA. Mr. Schaumber could not comment on modular shipping containers, but he does not believe this type of construction would be accepted by SCSHFDA and/or City of Greenville.
- Neighbors raised concern on the flood plain to the west of Woodlark ROW. Neighbors asked what would be done at "kudzu alley" also west of Woodlark ROW. Mr. Schaumber advised that those areas are outside of the proposed development and thus outside our control. The current design for development and road does not impact any flood plain.
- Neighbor asked if we had done an endangered species study, Mr. Schaumber advised we had not. Based on the comment we have engaged a third party firm to do a study.



- Neighbors wanted to know if we were replacing the trees that would be taken down for the development. Mr. Schaumber advised we will be replacing trees in accordance in the tree ordinance of the City of Greenville. A tree study is being completed in accordance with the City of Greenville requirements.
  - Question was asked about noise mitigation from 385 for the community. Since the meeting, Mr. Schaumber has since confirmed the building design incorporates sound attenuation into the structure to dampen the noise from 385.
4. **Other communities** – A neighbor asked if we had other apartment communities in the area. Mr. Schaumber advised the neighbor that we have Brookside Gardens off Wade Hampton and three properties on Rutherford Road. The addresses for these communities are:
- Brookside Gardens: 31 Brookside Circle, Greenville, SC 29609
  - Azalea Place: 663 Rutherford Rd, Greenville, SC 29609
  - Laurel Oaks: 667 Rutherford Rd, Greenville, SC 29609
  - Magnolia Place: 669 Rutherford Rd, Greenville, SC 29609



Laurel Oaks, Magnolia Place, Azalea Place - Rutherford Rd



LexisNexis®  
RISK SOLUTIONS

## Community Crime Map

Sign up for crime alerts

0 Clear Filters

Menu

Map Data Grid Analytics Metadata



### Search Address

ADDRESS

667 Rutherford Rd greenville sc  
1600 Pennsylvania Ave, Washington, DC 20500

Go to Address

### JUMP TO CITY

Start typing or click the arrow...

### BUFFER

☐ Off 0.5 miles  
☐ Only display events within buffer

### Date Range

#### QUICK DATE

Select a pre-defined range...

#### DATE RANGE

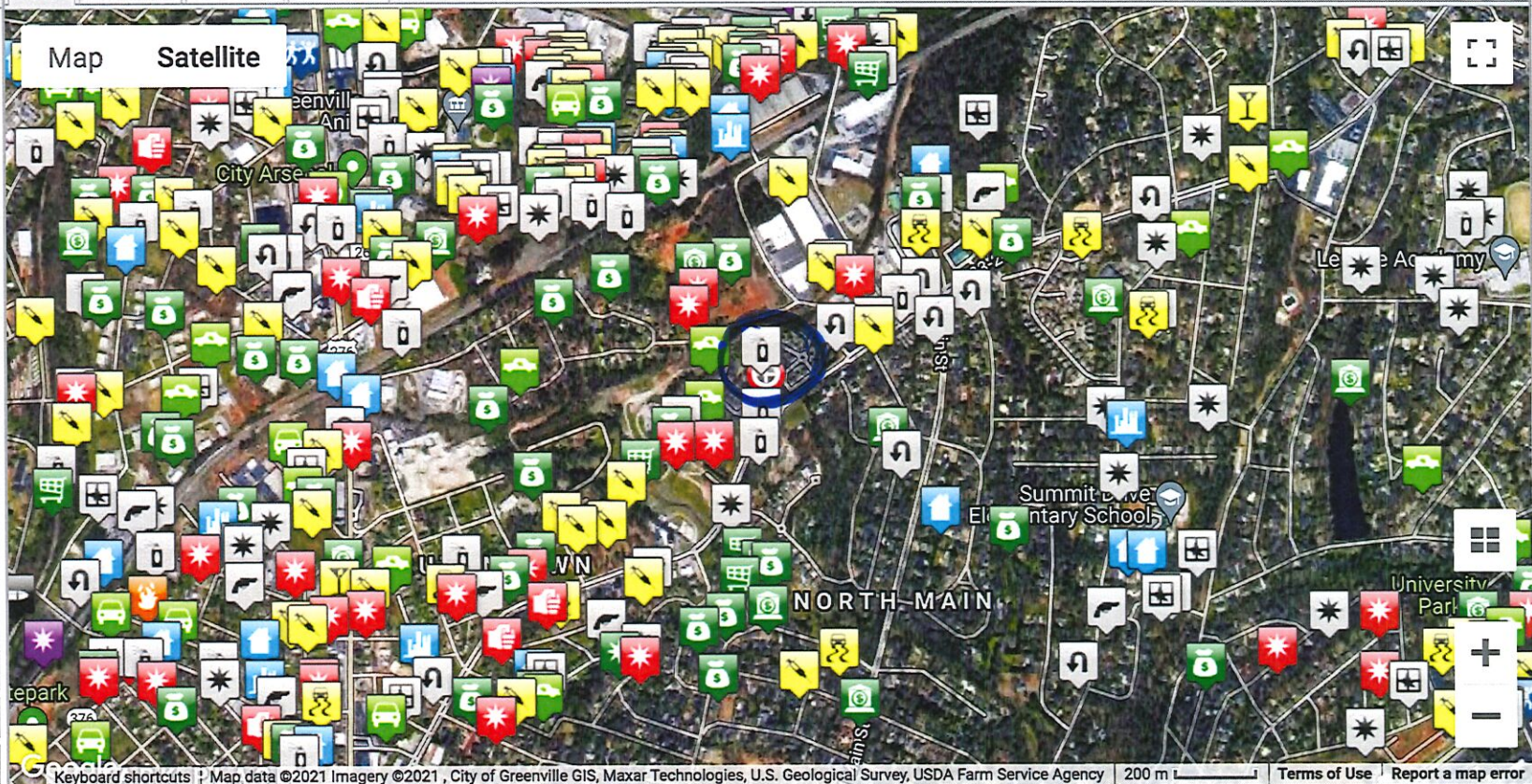
Start Date: 01/01/2021

End Date: 12/15/2021

☐ View points using time slider

### Event

### Offenders





# Laurel Oaks, Magnolia Place, Azalea Place 2021 crime

Crime mapping, email reports and tips for the public

About Community Crime Map Help About LexisNexis

**LexisNexis**  
RISK SOLUTIONS

Community Crime Map

Sign up for crime alerts 0 Clear Filters

Menu Map Data Grid Analytics Metadata

Search Address

ADDRESS

667 Rutherford Rd Greenville SC  
1600 Pennsylvania Ave, Washington, DC 20500  
Go to Address

JUMP TO CITY

Start typing or click the arrow...

BUFFER

☐ Off 0.5 miles ☐ Only display events within buffer

DATE RANGE

QUICK DATE

Select a pre-defined range...

DATE RANGE

Start Date: 01/01/2021  
End Date: 12/15/2021  
☐ View points using time slider

Event

Offenders

Map data ©2021 Imagery ©2021, City of Greenville GIS, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency 50 m

LexisNexis® Community Crime Map is best viewed in Internet Explorer 11+, Firefox V27+ and Chrome V30+.

2 items noted:

- 1: car Break-in 6/18/2021. A residents' car was broken into.
- 2: Malicious Damage 6/11/2021. Do not have details at this time.



Brookside Gardens / Wade Hampton area



LexisNexis®  
RISK SOLUTIONS

## Community Crime Map

Sign up for crime alerts

0 Clear Filters

Menu

Map Data Grid Analytics Metadata

### Search Address

ADDRESS

31 brookside circle greenville sc  
1600 Pennsylvania Ave, Washington, DC 20500

Go to Address

JUMP TO CITY

Start typing or click the arrow...

BUFFER

☐ Off 0.5 miles

☐ Only display events within buffer

### Date Range

QUICK DATE

Select a pre-defined range...

DATE RANGE

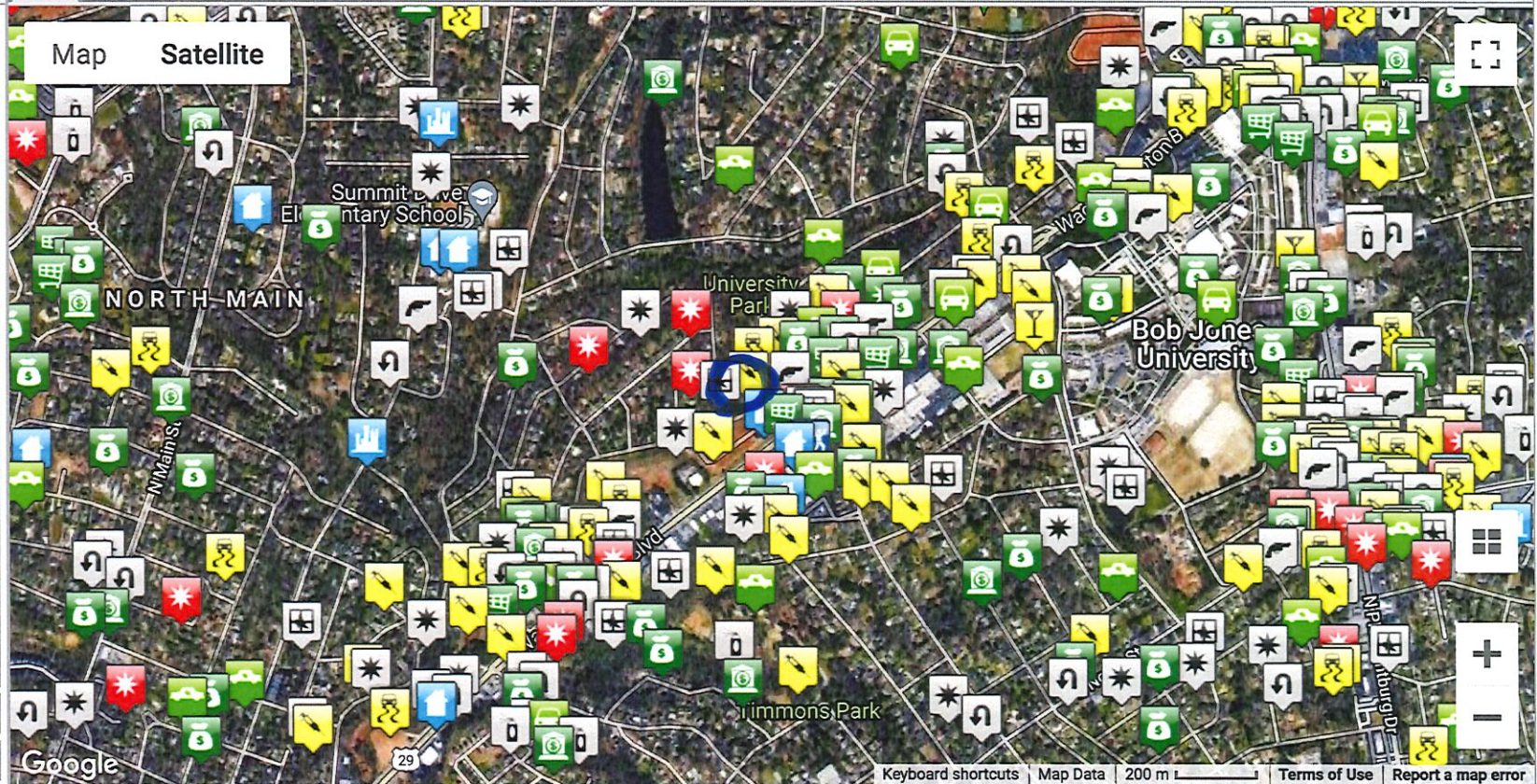
Start Date: 01/01/2021

End Date: 12/15/2021

☐ View points using time slider

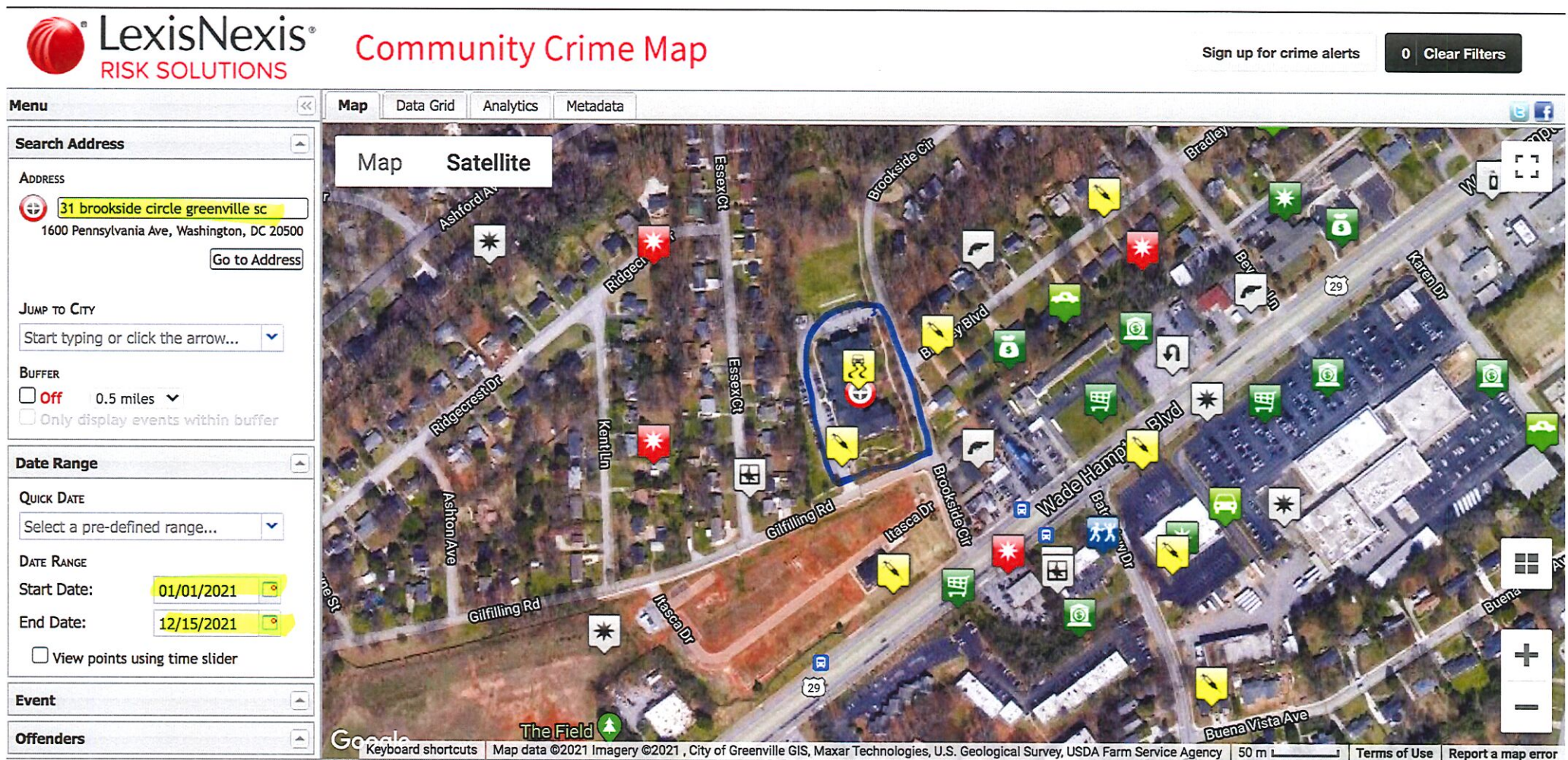
Event

Offenders





# Brookside Gardens 2021 Crime



2 items noted:

- 1: DUI with address of Wade Hampton Blvd (not our property)
- 2: Drug possession with address of Essex Ct. (not our property)





**Planning Staff Report to  
Greenville Planning Commission  
May 13, 2022  
for the May 19, 2022 Public Hearing**

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|                              |                                                   |
|------------------------------|---------------------------------------------------|
| <b>Docket Number:</b>        | <b>SD 22-202</b>                                  |
| <b>Applicant:</b>            | Rich Hincapie                                     |
| <b>Property Owner:</b>       | S & H of SC LLC                                   |
| <b>Property Location:</b>    | 25 Winn Street and Allison Street                 |
| <b>Tax Map Number(s):</b>    | 0021000101900, 0021000102012                      |
| <b>Acreage:</b>              | 0.697 acres                                       |
| <b>Zoning:</b>               | RM-1, Single- & Multi-Family Residential District |
| <b>Proposal:</b>             | Major subdivision request for 4 lots              |
| <b>Staff Recommendation:</b> | <b>APPROVE with Staff comments and conditions</b> |

**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 2 lots into 4 lots on a 0.697-acre tract on Allison Street. The request includes three new lots for construction of single-family detached dwelling units, with the balance of the property remaining with the existing warehouse building. The new lots in the subdivision will be served by Allison Street, an existing alley being converted into a street. No new sidewalks are planned along the street.

**Procedural Requirements:**

***Pre-Application and Development Meetings***

A pre-application meeting was held on January 4, 2022 between the applicant and City Staff from Planning, Civil Engineering, Environmental Engineering and the Fire Department. Discussions during this meeting was focused on lot sizes and setbacks, required road improvements, fire access, and through-access of this drive.

***Neighborhood Meeting***

The Applicant held a neighborhood meeting on February 10, 2022, as part of the virtual Southernside Neighborhood Association monthly meeting, consistent with subsection 19-2.2.4 of the Land Management Ordinance. A list of attendees and their concerns is included with the agenda packet for this item. A member of City Planning Staff attended this meeting.



**Site Information:**

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The proposed subdivision is located on Allison Street, between Winn Street and Pinckney Street and south of the Starbucks location on Pete Hollis Boulevard.

The subject property is zoned RM-1, Single- & Multi-Family Residential District and is located within the Southernside Special Emphasis Neighborhood. Current land use of the property is warehousing, with a portion of the property that is vacant. Adjacent land uses include single-family attached and detached residential to the north, west, and south, and retail and auto service to the east.

The GVL 2040 Future Land Use designation for this property is "Neighborhood Mixed-Use", which includes a combination of vertical and horizontal mixed-use developments that includes small retail and commercial uses along with a variety of residential types.

**Staff Analysis:**

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***Development Use, Layout and Dimensional Requirements***

The RM-1, Single- & Multi-Family Residential District allows a density of up to 10 residential units per acre with a prorated minimum lot area of 4,356 square feet. Typical lot dimensions in this development comply with minimum lot width and lot area requirements. The lots, as proposed, appear to have adequate space to meet setback requirements and remain developable. The single-family detached residential use is a permitted use in the RM-1, Single- & Multi-Family Residential District. Homes constructed on these lots would be subject to the Single-family residential infill standards in Land Management Ordinance Section 19-6.9.

***Vehicle and Pedestrian Access and Circulation***

Proposed lots on this site will be served by Allison Street. Allison Street will be improved along the extent of the project site, and up to Pinckney Street as part of this project. This will include an 18.5 foot wide paved way and curb and gutter on the north side of the street, resulting in a 20 foot wide roadway.

No sidewalks are being proposed under the subdivision request. Due to the constrained width of roadway east and west of the development along Allison Street, extending sidewalks the length of Allison Street is not feasible and therefore not required within this development.

***Landscaping, Buffering, and Common Open Space***

A preliminary landscape plan has not yet been submitted. Street tree and tree protection requirements will be enforced during site plan permit review on this site.

Common open space or recreational space is not required as part of the City's regulations for single-family detached residential developments.

**STAFF RECOMMENDATION:**

**APPROVE with Staff comments and conditions**

**Staff Comments and Conditions**

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**Planning Comments**

Single-family residential infill standards apply to this site and resultant parcels, as outlined in the Land Management Ordinance (LMO) Section 19-6.9.

**City Engineer Comments**

Application review approval is subject to the applicant satisfying all conditions and requirements of the individual engineering divisions.

**Civil Engineer Comments and Conditions**



### **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 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 Comments**

- 6) Allison Street will need to be improved all the way to Pinckney Street. The typical section for Allison Street will be curb and gutter on the north side of the street and a minimum of 18.5 feet of asphalt. Basically 20 Feet from back of curb to edge of pavement. The lane needs to be superelevated to allow all runoff to flow to curb and gutter.

### **Environmental Engineer Comments**

- 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, however the main will need to be extended to serve Lot 3. 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 not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.
  - 4) Adequate stormwater conveyance will need to be considered as a part of any proposed development on these lots.

#### **Tree and Landscape Comments**

All trees subject to the tree protection ordinance will be required mitigation via fee in lieu or inch per inch replacement with applicable trees. Landscape plans should show all require street, density, buffering and parking lot landscaping for permit approvals. It is suggested to choose a selection of diverse vegetation to encourage pollinators and habitat. Each lot will be subject to its own tree density and street tree requirements should this not be included in a large common plan.

#### **Fire Department Comments**

With the development of this area and with the inherent increase in fire load, Fire would like to see the addition of a fire hydrant or hydrants added to Allison and Winn.

#### **Traffic Engineer Comments**

No comments.

#### **Parks and Recreation**

No comments





## 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:    | Rich Hincapie                    | S & H of S C LLC                 |
| *Title:   | President                        | Member                           |
| *Address: | 45 Pete Hollis Blvd., Greenville | 45 Pete Hollis Blvd., Greenville |
| *State:   | South Carolina                   | South Carolina                   |
| *Zip:     | 29601                            | 29601                            |
| *Phone:   | (864) 400-3040                   | (864) 400-3040                   |
| *Email:   | rich@hincapiesports.com          | rich@hincapiesports.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 25 Winn Street & Allison Street

\*TAX MAP #(S) 0021000102012 & 0021000101900

\*CURRENT ZONING DESIGNATION RM-1

\*ORIGINAL APPLICATION # \_\_\_\_\_

\*SUBDIVISION PLAT # \_\_\_\_\_

\*SUBDIVISION NAME Allison Street Subdivision

\*TOTAL ACREAGE 0.697 acres

\*# ORIGINAL LOTS 2 \*# PROPOSED LOTS 4

### 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 January 10th, 2022

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, <i>public hearing required</i><br>\$300.00 – Final Plat review, <i>administrative review</i> |
| B. Major Subdivision – New (11+ lots)  | \$550.00 – Preliminary Plat review, <i>public hearing required</i><br>\$550.00 – Final Plat review, <i>administrative review</i> |
| C. Major Subdivision – Modification    | \$150.00 / \$275.00 – <i>public hearing may be required</i>                                                                      |
| D. Minor Subdivision – New (2 lots)    | \$300.00 – Summary Plat review, <i>administrative review</i>                                                                     |
| E. Minor Subdivision – Modification    | \$150.00 – <i>administrative review</i>                                                                                          |

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

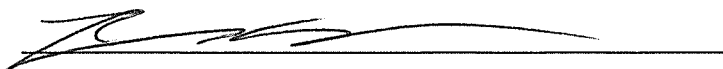
\*APPLICANT SIGNATURE



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.



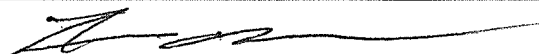
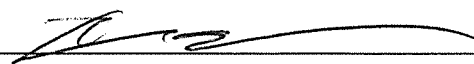
\*APPLICANT SIGNATURE

03/02/2022

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                       |  |
| Date                            | 03/02/2022                                                                         |
| Property Owner/Authorized Agent |  |
| Date                            | 03/02/2022                                                                         |

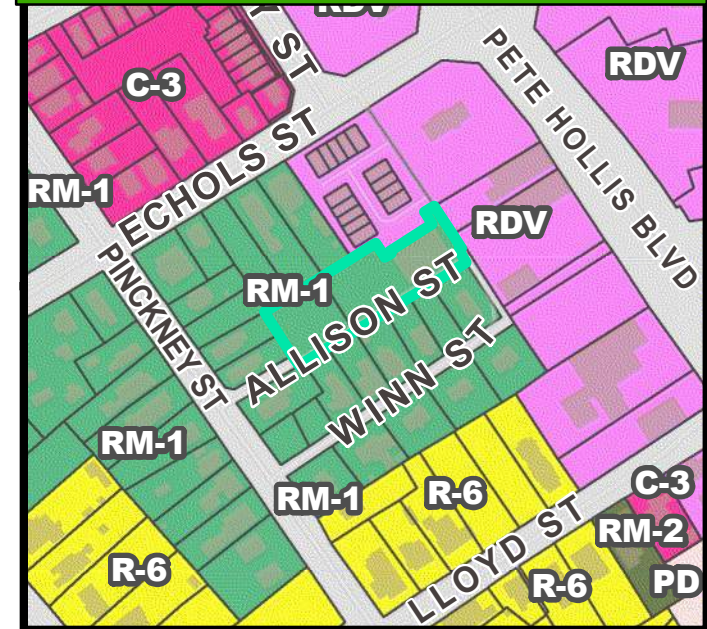


# SD-22-202 • 25 WINN STREET AND ALLISON STREET

## AERIAL VIEW



## CURRENT ZONING



## FUTURE LAND USE



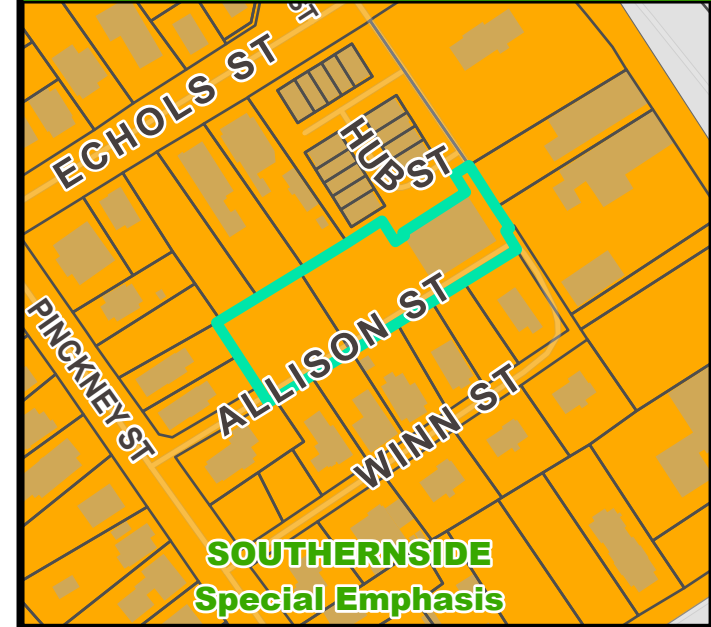


# SD-22-202 • 25 WINN STREET AND ALLISON STREET

## NATURAL / ENVIRONMENTAL FEATURES



## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS





GENERAL LEGEND

|                                |     |     |
|--------------------------------|-----|-----|
| PROPERTY LINE                  | --- | --- |
| ADJACENT PROPERTY LINE         | --- | --- |
| LOT LINE                       | --- | --- |
| RIGHT OF WAY                   | --- | --- |
| EASEMENT                       | --- | --- |
| SETBACK                        | --- | --- |
| CENTERLINE                     | --- | --- |
| EXISTING EDGE OF PAVEMENT      | --- | --- |
| PROPOSED CURB AND GUTTER       | --- | --- |
| EXISTING CONTOUR - MAJOR       | --- | --- |
| EXISTING CONTOUR - MINOR       | --- | --- |
| EXISTING ASPHALT               | --- | --- |
| PROPOSED STANDARD DUTY ASPHALT | --- | --- |

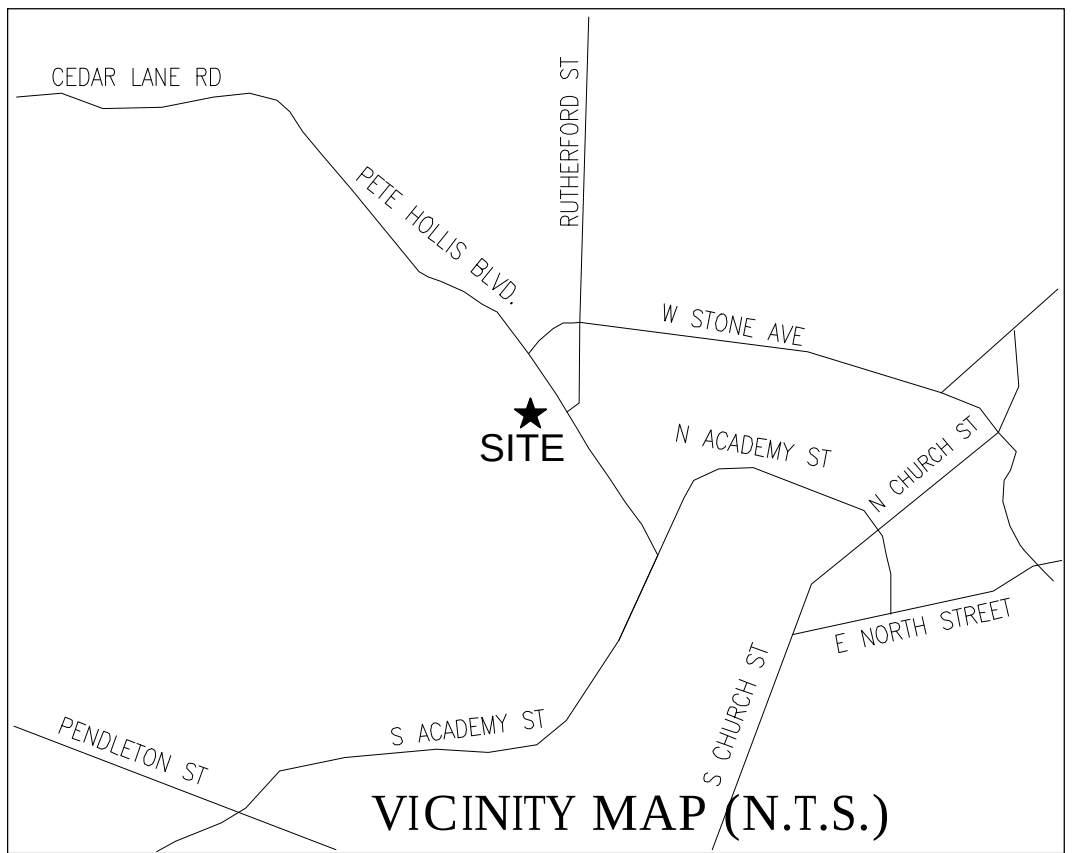
UTILITY LEGEND

|                         |     |     |
|-------------------------|-----|-----|
| WATER                   | --- | --- |
| EXISTING SANITARY SEWER | --- | --- |
| PROPOSED SANITARY SEWER | --- | --- |
| EXISTING STORM DRAINAGE | --- | --- |
| SANITARY SEWER MANHOLE  | --- | --- |

| Line #   | Length | Direction   |
|----------|--------|-------------|
| L1       | 4.86   | N57°54'22"E |
| L2       | 4.04   | N58°41'39"E |
| L3       | 44.03  | N57°40'47"E |
| L4       | 26.60  | S32°37'28"E |
| L5       | 12.00  | N57°14'49"E |
| L6       | 4.06   | N32°32'16"W |
| L7       | 22.69  | N32°35'33"W |
| L8       | 18.33  | N57°16'20"E |
| L9       | 1.71   | S34°28'41"E |
| L10      | 54.36  | S33°52'26"E |
| L11      | 26.78  | S33°52'25"E |
| L12      | 5.26   | S57°33'44"W |
| L13      | 21.44  | S33°48'46"E |
| L14      | 66.82  | S57°54'23"W |
| L15      | 42.91  | S58°14'03"W |
| L16      | 8.20   | S58°19'52"W |
| L17      | 19.84  | N33°26'32"W |
| L18(TIE) | 42.03  | S33°48'46"E |
| L19      | 53.81  | S58°12'00"W |

LEGEND:

|   |      |                           |
|---|------|---------------------------|
| ○ | IPF  | IRON PIN FOUND            |
| ○ | IPS  | IRON PIN SET (5/8" REBAR) |
| ○ | PT   | POINT                     |
| ○ | R/W  | RIGHT-OF-WAY              |
| ○ | PP   | POWER POLE                |
| ○ | PP   | LIGHT POLE                |
| ○ | EM   | ELECTRIC METER            |
| ○ | EM   | FIRE HYDRANT              |
| ○ | CPP  | CORRUGATED PLASTIC PIPE   |
| ○ | SSMH | SANITARY SEWER MANHOLE    |
| ○ | GV   | GAS VALVE                 |
| ○ | OE   | OVERHEAD ELECTRIC LINE    |
| ○ | SS   | SANITARY SEWER LINE       |
| ○ | OT   | OVERHEAD TELEPHONE LINE   |
| ○ | SD   | STORM DRAIN PIPE          |
| ○ | X    | FENCE                     |



GENERAL NOTES

1. WATER IS PROVIDED BY GREENVILLE WATER SYSTEM.
2. SEWER IS PROVIDED BY CITY OF GREENVILLE.
3. PROPOSED SEWER LINES TO BE 8" PVC.
4. PROPOSED WATER LINES TO BE 6" DIP.

SITE ANALYSIS

|                  |                               |
|------------------|-------------------------------|
| TAX MAP NUMBER   | 0021000102012 & 0021000101900 |
| PHYSICAL ADDRESS | ALLISON ALLEY                 |
| ZONING           | RM-1                          |
| FRONT SETBACK    | 20'                           |
| SIDE SETBACK     | 5'                            |
| REAR SETBACK     | 15'                           |
| TOTAL ACREAGE    | ±0.697 AC.                    |
| EXISTING LOTS    | 2                             |
| PROPOSED LOTS    | 4                             |

BOUNDARY AND TOPO SURVEY PROVIDED BY:

FREELAND & ASSOCIATES, LLC  
323 WEST STONE AVENUE  
GREENVILLE, SC 29609  
(864) 271-4924  
DATE OF SURVEY: 5-19-2021

Preliminary Plan

ALLISON STREET SUBDIVISION

RICH HINCAPIE  
45 PETE HOLLIS BLVD.  
GREENVILLE, SC 29601

JAMIE MCCUTCHEEN  
DAVIS & FLOYD, INC.  
164 MILESTONE WAY, SUITE 200  
GREENVILLE, SC 29615

OWNER

ENGINEER

No. ACRES: ±0.70

LOTS: 4

DATE: 04/07/2022

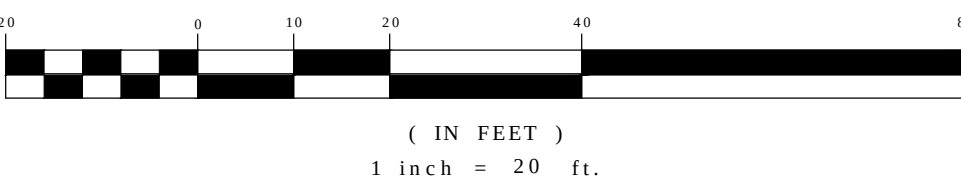
DAVIS & FLOYD

SINCE 1954

WWW.DAVISFLOYD.COM

PREPARED BY: APA  
CHECKED BY: JDM

GRAPHIC SCALE



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



# DAVIS & FLOYD

SINCE 1954

March 14, 2022

Mr. Austin Rutherford  
Senior Development Planner  
City of Greenville  
Via email: arutherford@greenvillesc.gov

Re: Allison Street Subdivision  
Neighborhood Meeting Summary  
D&F Job Number: 042220.00

Dear Mr. Rutherford:

Please find the following summary of the neighborhood meeting or the Allison Street Subdivision. On February 10, 2022, we participated in the Southernside Neighborhood Association monthly meeting. This meeting was chaired by Ms. Mary Duckett as a regular meeting of the Southernside Neighborhood Association. Notice of the meeting was mailed out to property owners in the vicinity based upon a list of property owners provided by to us by the City of Greenville. These letters were mailed to property owners on January 31, 2022.

The meeting was held via Zoom. Attached is a list of attendees as provided by Ms. Mary Duckett. As this was a virtual meeting, we were not able to provide a sign-in sheet or obtain an accurate attendee list ourselves.

When the meeting agenda reached this item, Jamie McCutchen provided a brief presentation, including a power point of the proposed project. He explained that the project consisted of two existing lots that would be developed into three new residential lots and the existing warehouse building would remain on a fourth lot. Mr. Rich Hincapie, the property owner, was also present at the meeting and stated it was his desire to remove the current parking lot behind the warehouse building, clean up the area and provide three lots for single-family homes.

There was discussion about the existing road – Allison Street. Mr. Eddie Littleton with the City of Greenville confirmed the City would require the road to be improved to a 19' wide paved section with curb on one side as part of the project approval and this would allow two-way traffic.

There were several questions regarding the proposed homes for the lots. Mr. Hincapie stated that he did not currently have home designs. His intent is to sell the lots to a builder or individuals wishing to build on the lots. He confirmed his intent was for the property to be developed with homes consistent with the existing neighborhood and to improve the property and general area.

164 Milestone Way, Suite 200, Greenville, SC 29615

O: (864) 527-9800 F: (864) 527-9801

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WWW.DAVISFLOYD.COM



There was no opposition to the project. There was concern expressed regarding the appearance of the future homes.

We informed the attendees that the next steps were to submit the Preliminary Plat to the City of Greenville for approval and after approval we would need to complete the design and permitting process for the lots and homes prior to starting construction.

There was discussion about a vote for approval of the project and it was explained to the attendees that this did not require a vote as it was intended to provide information to the community about the proposed project but did not require their vote of approval to proceed.

There were no further questions, and this docket item was concluded.

Yours truly,

**DAVIS & FLOYD**

James D. McCutchen, Jr., PE  
Senior Project Manager

Enclosures: Neighborhood Meeting Letter mailed to residents and Site Plan provide to residents

c: Rich Hincapie, Property Owner





**Planning Staff Report to  
Greenville Planning Commission  
May 13, 2022  
for the May 19, 2022 Public Hearing**

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**Docket Number:** Z-7-2022  
**Applicant:** Reid Hipp  
**Property Owner:** J Cash LLC  
**Property Location:** 205 Wilton Street  
**Tax Map Number(s):** 000800-04-02200  
**Acreage:** 0.20 acre (portion of 0.243 acre parcel)  
**Future Land Use:** Neighborhood Mixed-use and Areas Suitable for Missing Middle Housing  
**Existing Zoning:** RM-1, Single- & Multi-Family Residential District  
**Proposed Zoning:** OD, Office District  
**Adjacent Zoning:**  
N: R-6, Single-family Residential District  
E: RM-1, Single- & Multi-Family Residential District  
S: OD, Office and Institutional District  
W: OD, Office and Institutional District  
**Special Emphasis District:** None  
**Staff Recommendation:** Recommend Approval to City Council for Rezone

**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*

**Project Overview:**

The applicant requests a rezone a 0.20-acre portion of the property from RM-1 to OD to ensure consistent zoning for the property. A .043-acre portion of property is already zoned OD.

**Procedural Requirements:**

***Pre-Application and Development Meeting***



The applicant held a pre-application meeting with City Planning on January 31, 2022. Discussions centered around future development plans that potentially will come before the Planning Commission pending approval of this rezoning request.

***Neighborhood Meeting***

The applicant held a neighborhood meeting on April 12, 2022, after sending the required mailers. A list of meeting attendees and meeting summaries provided by the applicant are included with the Planning Commission packet.

**Staff Analysis:**

The parcel is currently split zoned RM-1 and OD. RM-1 and OD allow for up to 10 and 20 units/acre, respectively. The parcel is bounded by R-6, RM-1, and OD.

OD, Office and Institutional District, according to the Land Management Ordinance, is intended to provide for a wide variety of professional and business offices and institutions. This district is different from the other commercial districts in that, in most cases, retail sales are not allowed. In limited cases, retail may be allowed as a special exception and subject to specific criteria if its primary purpose is to serve the workers within the district. Residential uses are allowed. The OD district may be used as a buffer between residential and more intense nonresidential districts.

Staff offers the following responses to the standards for rezoning found in 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: The Future Land Use Map (FLUM) associated with the GVL2040 Comprehensive Plan designates the subject area for rezone as '*Neighborhood Mixed-use*.' The plan also notes the area as "*Areas Suitable for Missing Middle Housing*."

The plan states the *Neighborhood Mixed-use* classification is typically in compact urban areas with a combination of vertical and horizontal mixed-use developments that includes small retail and commercial uses along with a variety of residential types. These are pedestrian friendly and in close proximity to downtown. It is anticipated that single uses will not exceed 10,000 square feet and "drive-thrus" are restricted due to the close proximity to downtown and adjacent neighborhoods.

The plan further states *Areas Suitable for Missing Middle Housing* classification is suitable for a variety of housing types as identified in the Missing Middle Housing Study for Greenville City and County. The identified areas are 5 minute/ ¼ mile walksheds around key centers of activity that include downtown, urban centers/downtown transition areas, neighborhood main streets, and key medical/institutional facilities.

Staff believes that the requested OD zoning would align with these existing FLUM designations.

2. Changed conditions since the original designation: Since the original RM-1 designation, GVL2040 has been adopted by City Council recognizing a need for missing middle housing and higher density in certain areas of the city to address the affordable housing shortage in the community. The Neighborhood Mixed-use designation acts as a buffer between downtown and adjacent neighborhoods, such as the Colonel Elias Earle and North Main areas. The OD zoning designation is also defined in the LMO as an appropriate designation between more intensive commercial, such as the downtown central business district, and residential areas.
3. Addresses a demonstrated community need: The OD zoning designation allows for an appropriate range of uses for the area as demonstrated by the existing OD properties along W. Stone Avenue.



4. Compatible with surrounding uses: Surrounding uses mostly include residential or residential-compatible uses. Residential uses nearby include single-family detached and attached with some small multi-family structures. Non-residential uses in the area include offices and local commercial uses.
5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the future development pattern of the area. The depth of the OD zoning designation away from W. Stone Avenue would be the same as other OD properties adjacent to the subject property.
6. Will not result in "strip" or ribbon commercial development: No ribbon or strip development is anticipated as a result of the rezone. Any development at the subject location must comply with the applicable standards of the Land Management Ordinance, which include several site design and access requirements that preclude strip and ribbon commercial developments.
7. Will not create an isolated zoning district: Surrounding properties in the City are zoned OD and are adjacent to properties included within the proposal.
8. Surrounding property values: It is not anticipated that this rezone will have a negative effect on surrounding property values. The OD zoning designation is consistent with zoning districts of nearby properties. The City recently went through a series of text amendments designed to better protect single-family detached neighborhoods from adjacent allowed uses within OD and similarly zoned properties.
9. Effect on natural environment: The rezone and subsequent development is not anticipated to have adverse effects on the natural environment. All future development is required to comply with all applicable environmental regulations, including the City's stormwater, site development standards, and recent text amendments regarding trees and buffers.
10. Public facilities and services: Public facilities and services are available to the site. The property will remain in the Greenville City Fire District and is approximately 1.0 mile from a Greenville City Fire Station. The property is already served by Greenville Water with access to a 6-inch looped water main. Sewer is already provided by the City of Greenville with access to an 8-inch sewer main.

### **Staff Comments and Conditions**

#### **Planning Staff Comments:**

**Recommend:** Approve w/ Comments

**Comments:**

1. Staff recommends the rezone action as it maintains the Future Land Use Map (FLUM) designations of 'Neighborhood Mixed-use' and "Areas Suitable for Missing Middle Housing," rectifies a split zoned property, and only allows the OD designation to extend the same distance from W. Stone Avenue as what currently exists on adjacent OD properties.

#### **Parks & Recreation:**

No Comments

#### **City Engineer Comments**

**Recommend:** Approve w/ Comments

**Comments:**

Approved.



**Civil Engineer Comments**

**Recommend:** Approve

**Comments:**

Approved with no comments.

**Environmental Engineer Comments**

**Recommend:** Approve

**Comments:**

Approved with no comments.

**Traffic Engineer Comments**

**Recommend:** Approve w/ Conditions

**Comments:**

Traffic Impact Analysis form is required for all proposed developments. It can be found at:  
[https://cityofgreenvillesc.formstack.com/forms/tia\\_use\\_and\\_intensity](https://cityofgreenvillesc.formstack.com/forms/tia_use_and_intensity). Please fill out and submit online.

**Fire Department Comments**

**Recommend:** Approve




**Office Use Only:**

Application# \_\_\_\_\_ Fees Paid \_\_\_\_\_  
 Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_  
 Date Complete \_\_\_\_\_ App Deny Conditions \_\_\_\_\_

**APPLICATION FOR REZONE - BASIC**

Contact Planning & Development (864) 467-4476

**APPLICANT/OWNER INFORMATION**

\*Indicates Required Field

|           | APPLICANT                       | PROPERTY OWNER  |
|-----------|---------------------------------|-----------------|
| *Name:    | Reid Hipp                       | J Cash LLC      |
| *Title:   | Authorized Agent/Representative |                 |
| *Address: | PO Box 391                      | 202 W Stone Ave |
| *State:   | South Carolina                  | South Carolina  |
| *Zip:     | 29602                           | 29609           |
| *Phone:   | 864-449-1779                    |                 |
| *Email:   | reid@reidhipp.com               |                 |

**PROPERTY INFORMATION**

\*STREET ADDRESS 205 Wilton St

\*TAX MAP #(S) 0008000402200

\*DEED BOOK/PAGE DB 2295- PG 1492

\*CURRENT ZONING DESIGNATION Split Zoned RM-1 and OD

\*PROPOSED ZONING DESIGNATION OD

\*TOTAL ACREAGE 0.243

**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 1-31-22

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. 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



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** \_\_\_\_\_

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.

4/13/2022 \_\_\_\_\_ *F. Reid Hipp*

**\*APPLICANT SIGNATURE**

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.

|                                 |                     |
|---------------------------------|---------------------|
| <b>*Signatures</b>              |                     |
| Applicant                       | <i>F. Reid Hipp</i> |
| Date                            | 4/13/2022           |
| Property Owner/Authorized Agent | <i>F. Reid Hipp</i> |
| Date                            | 4/13/2022           |

**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.

Future Land use map lists this as neighborhood mixed use, the zoning will still allow for neighborhood mixed use on this parcel

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

The RM-1 was a zoning between the OD and R-6 zoning to the north. The remainder of the OD backs up directly to the R-6 zoning. Because the parcel is used as parking for office uses already it would not need to have the separate zoning of RM-1 between the OD and R-6

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

The proposed zoning allows for the existing use of the parcel and for a higher density of residential use if the use were to change.

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 property is currently split zoned as this zoning and directly adjacent to OD. The land is currently used as a parking lot for the office uses on this and adjacent tracts.



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

Providing this entire corner as OD will allow for a larger area with consistent zoning.

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

This actually expands the zoning and creates less strip or ribbon commercial development.

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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.

The zoning is split on the lot currently and this will create a consistent zoning on the parcel.

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

The land is already in use as the requested zoning.

---

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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.

The land is already in use as the requested zoning.

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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).

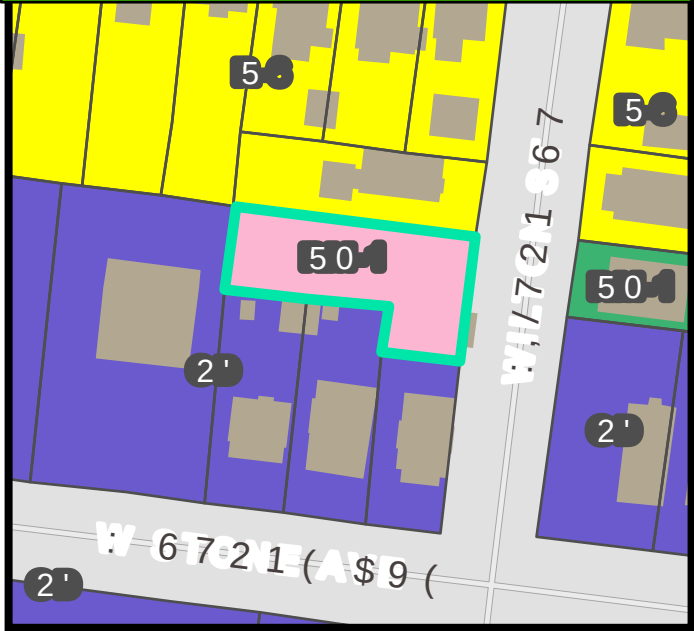
The land is already in use as the requested zoning.

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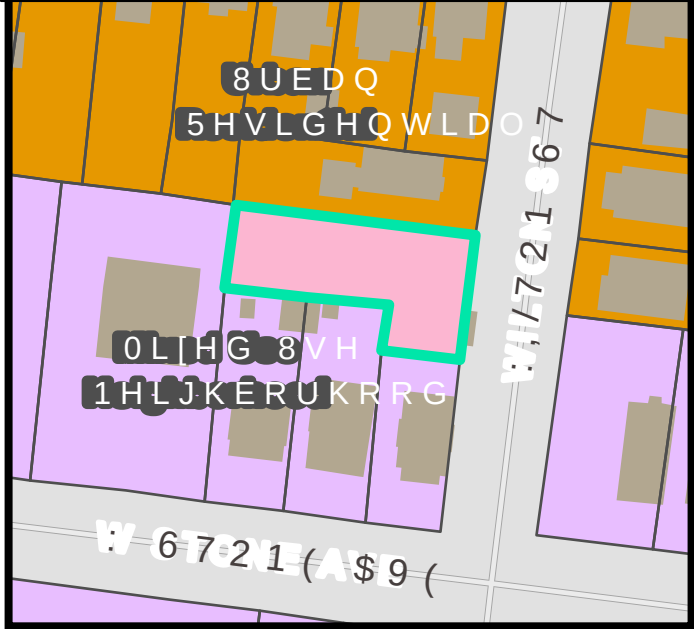
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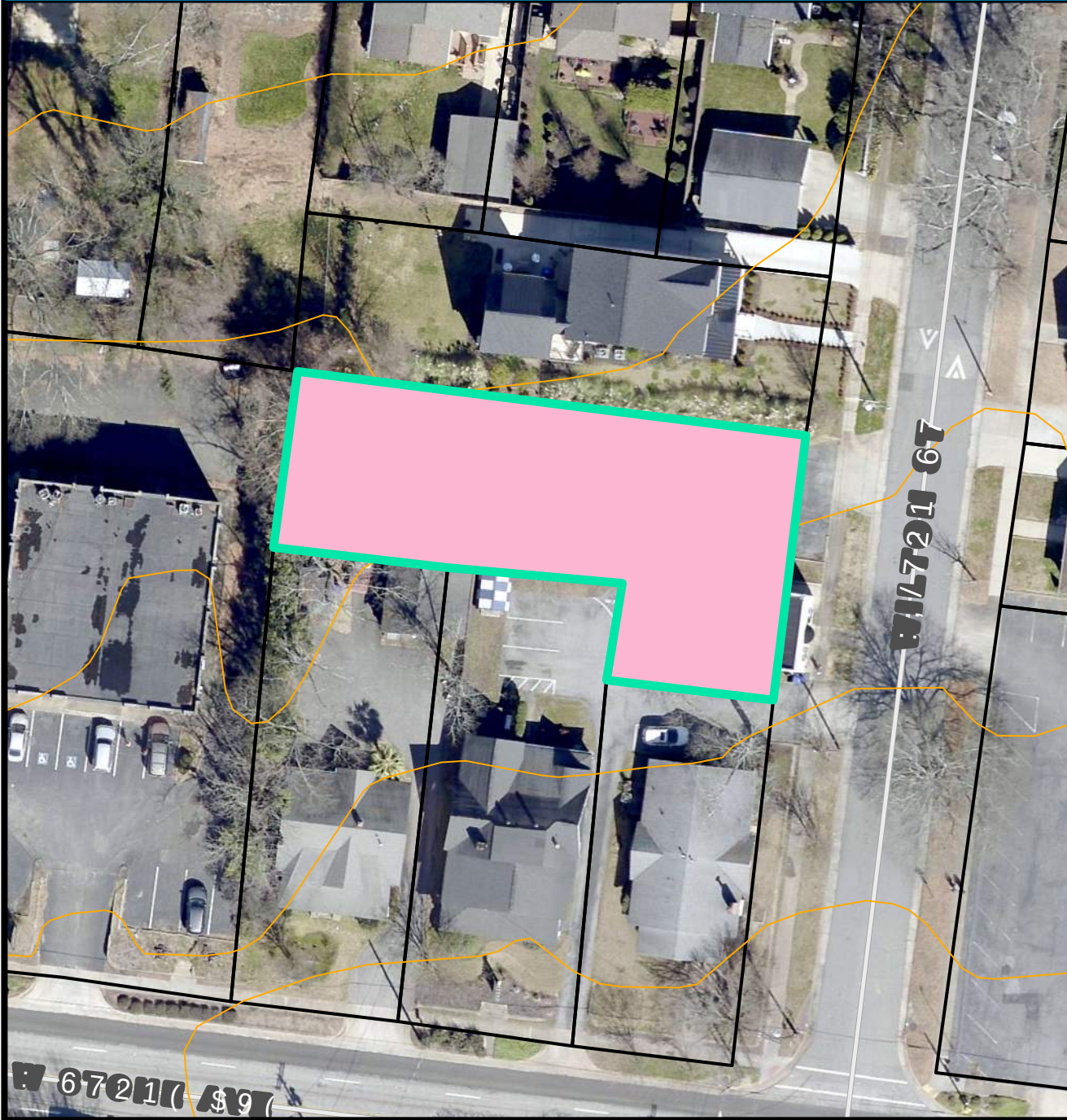
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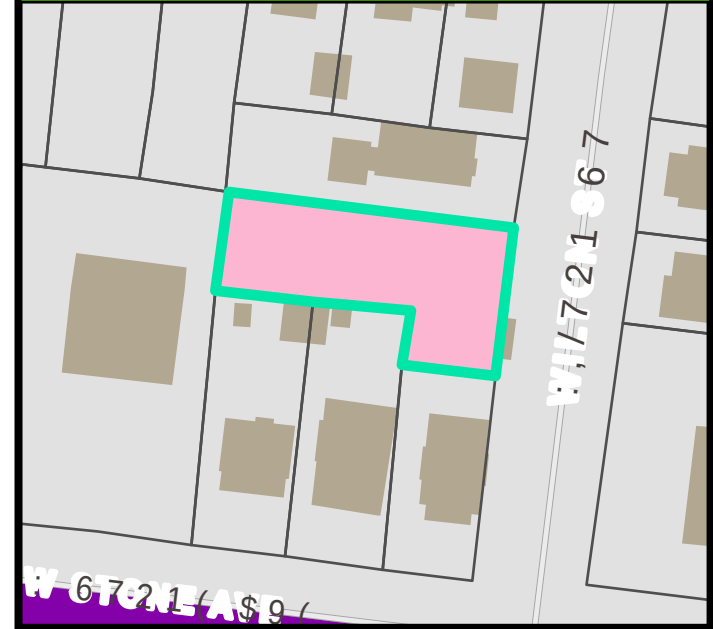


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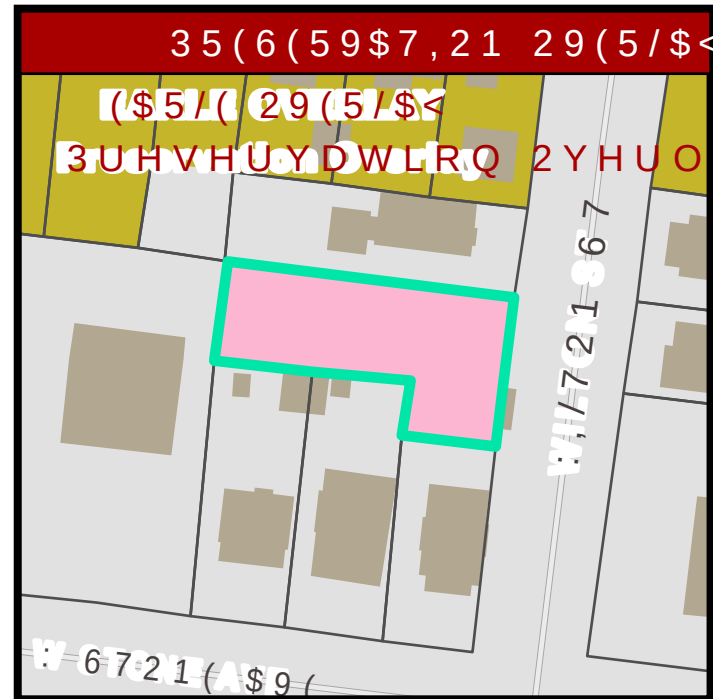
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3 U H V H U Y D W L R Q 2 Y H U O





Neighborhood MeetingProject Name:Location: Law office of Christine HowardTime of the meeting: 6:00 pmDate: 4/12/22Representative holding meeting: Reid Hipp

Name

Street Address

Email

|                                  |                                 |                               |
|----------------------------------|---------------------------------|-------------------------------|
| 1 Sharon Hickman / Mike Staples  | 125 W. Earle Street             | mikestaples1268@gmail.com     |
| 2 Alissa Boswell / Chris Boswell | 11 123 W Earle St               | aboswellable@gmail.com        |
| 3 Bob & Becky Swayer             | 218 W. Earle St.                | bobswayer@gmail.com           |
| 4 Cindy Lee                      | 118 West Stone Ave              | cindyssalon@windsping.com     |
| 5 Lura Godfrey                   | 313 W. Stone Ave                | lgodfrey2@mg-architects.com   |
| 6 MARK GODFREY                   | " " "                           | mgodfrey@mg-architects.com    |
| 7 Austin Rutherford              | arutherford@greenville.sc.gov ← | 206 S. Main St                |
| 8 STEVE HUFFAKER                 | 11 NEAL ST                      | stephanhuffaker@yahoo.com     |
| 9 Cynthia Waddell Wiengands      | 114 Viola St                    | cynthiawaddell@bellsouth.net  |
| 10 TERRY NEAL Cook               | 14 Neal St                      | CAPTAINC_29601@yahoo.com      |
| 11 Andrew Baird / JEN BUCKNER    | 317 CROFT ST                    | ANDREWBAIRD65@gmail.com       |
| 12 Ronald Roberts                | 108 Robinson St Greenville SC   | thegreatdiscovery49@gmail.com |
| 13 SARAH HOFFMAN                 | 209 WILTON ST. GREENVILLE SC    | SarahP.SarahW.hoffman.com     |
| 14 TOM THORSHEIM                 | 209 WILTON ST GREENVILLE SC     | thorsheimt@gmail.com          |
| 15 Michael Sorbello              | 207 W Earle Greenville          | sunnyport2@earthlink.net      |
| 16 Amy Henderson                 | 15 Wilton St                    | amyjorgarden@gmail.com        |
| 17 JEN BUCKNER                   | 317 CROFT ST                    | jabuckner@gmail.com           |
| 18 Todd Harper                   | 307 Wilton                      | Toddjharper@gmail.com         |
| 19                               |                                 |                               |
| 20                               |                                 |                               |
| 21                               |                                 |                               |
| 22                               |                                 |                               |
| 23                               |                                 |                               |
| 24                               |                                 |                               |
| 25                               |                                 |                               |



1. What is RM2?
2. What is OV?
3. Is this part of Historic Earle Street?
4. Any idea of how many stories?
5. Have we checked on the distance to the road?
6. Tell us about green space
7. Can you refer us to a similar complex?
8. What will be price range on units?
9. 3 story units? Blueprints?
10. What will be added neighborhood value?
11. What is the maximum height?
12. No top floor living space?
13. The 3<sup>rd</sup> floor is under roof?
14. Number of cars allowed per unit?
15. Where would overflow parking be?
16. How far back will the units extend?
17. Is this part of the Historic Earle Street?
18. Is anything negotiable?
19. Has the land sold recently?
20. Can homes be grandfathered in?
21. Is the developer working with city about traffic?
22. Will there be a road inside development?
23. Will the units have fire sprinkler systems?
24. Will the dog park/ green space be public?
25. Will the tree ordinance affect this?
26. Will these be closer to the road or set back like Waffle House?
27. Is the zoning important?
28. How long will construction take?
29. Where will the construction storage be?



30. Is this land already zoned?
31. Is the zoning change to make more room for more sites?
32. What happens if this isn't rezoned?
33. The duplex would be two town homes?
34. Will there be speed bumps put in because of increased traffic?
35. Can we access the plans through the city?
36. What about the storm water issues/how will we address this?
37. Is this for mixed use or strictly residential?
38. Is this double zoned?





**Planning Staff Report**  
**Greenville Planning Commission**  
**May 13, 2022**  
*for the May 19, 2022 Public Hearing*

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**Docket Number:** MD 22-283  
**Applicant:** Parke Lammerts/Arris Greenville, LLC  
**Property Owner:** Arris Greenville, LLC  
**Property Location:** 350 Haywood Rd  
**Tax Map Number:** 0259000100600, 0259000100602, 0259000100603, 0259000100604,  
0259000100605  
**Acreage:** 15.42 acres  
**Zoning:** C-3, Regional Commercial District  
**Proposal:** 252-unit multifamily housing development  
**Staff Recommendation:** **Approval with 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 is a 252-unit multifamily housing development located on Haywood Road between Transit Drive and Halton Road. This project was previously approved in June of 2019 (MD 18-007M), but the approval has lapsed, and the design has been revised, prompting a new submittal. As a multifamily project, the design and architecture require informal review before the Design Review Board – Urban Panel, and formal approval by the Planning Commission.

**Procedural Requirements:**

***Pre-Application and Development Meetings***

A pre-application meeting was held on January 24, 2022, between the applicant and Planning staff about the property and its redevelopment. Discussions centered around changes to the design from the previous approval, general building and parking orientation, streetscape requirements, and environmental engineering considerations.

The applicant also attended several meetings with Planning staff to discuss ordinance requirements and modifications to the architecture. An informal meeting was also held between the applicant, staff, and two members of the DRB on April 8th to discuss feedback on the proposed architecture.



### **Neighborhood Meeting**

The applicant presented their project at a developer-led neighborhood meeting online on March 31, 2022, at 6:00 PM. Apart from two members of City Staff, no community members joined the meeting.

### **Site Information:**

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The proposed multifamily housing development is located on the east side of Haywood Road between Halton Road and Transit Drive.

The subject property is zoned C-3, Regional Commercial District, and is not located within a Neighborhood Revitalization Overlay District or Special Emphasis Neighborhood. The lot is largely vacant on the northern end, with two existing single story commercial buildings fronting Haywood Road on the southern end. Adjacent land uses are primarily multifamily residential and commercial.

The GVL2040 Future Land Use designation for the property is "Community Mixed-Use." Community Mixed-use zones are generally located adjacent to highways and major thoroughfares and are buffered from the Sub-urban Residential areas. They serve the larger Greenville community and contain a diverse mix of mid-size to large-size employers in commercial, light manufacturing/ industrial, distribution, medical offices, institutional, etc. Multifamily developments are also included with appropriate buffers when adjacent to high intensity uses.

### **Staff Analysis:**

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- **Acreage** – The subject property is 15.42 acres in size, according to the applicant provided survey.
- **Zoning** – The property is zoned C-3, Regional Commercial District. Multifamily is a permitted use in the C-3 district.
- **Density** – The proposed project consists of 252 units across seven multifamily buildings and a separate clubhouse structure. At 15.42 acres, the density is 16.3 units/acre. This is under the C-3 zoning district maximum of 20 units/acre.
- **Height** – The standard maximum height in the C-3 zoning district is 40 feet. Based on the plans provided, the maximum height of the proposed buildings is 40'-0".
- **Parking** – A total of 429 surface parking spaces are provided on site. This exceeds the minimum requirement of 378 based on the number of units by 51 spaces. Parking spaces above the minimum requirement are to be designed with Low Impact Design (LID) or fee-in-lieu is provided at the time of site permit. The applicant has indicated 76 pervious paver spaces, satisfying this requirement.

The formula for off-street bicycle parking in Section 19-6.1.3(C) requires 13 bicycle parking spaces on the site; these must be shown at the time of permit approval.

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**

- Buildings are primarily oriented toward Haywood Road and along the perimeter of the site. Parking is generally confined to the interior of the site. The buildings are also organized to maximize natural ventilation and solar access as much as possible.
- The scale of the proposed three-story buildings is in keeping with the nearby three- and four-story multifamily developments. The scale of the clubhouse, centrally located, is appropriate.



MD 22-283  
*The Abbey*

*(B) Setbacks & Height*

- Setback requirements for the C-3 district are as follows: 10' front setback, 10' side setback, and 10' rear setback. The buildings are set back more than 10 feet from each property line, satisfying the setback requirements.
- The maximum allowable height within the C-3 district is 40 feet. Each building is three floors and measures at 40'-0" in height.

*(C) Entrances*

- All buildings along Haywood Road contain two street-level shared pedestrian entrances facing the road, and two shared pedestrian entrances facing the internal parking lot. These entrances are pedestrian-scaled and covered with canopies.
- Exterior lighting is shown at each pedestrian entrance.

*(D) Building Facades*

- Each of the seven buildings are designed with variations to the form, textures, and colors to avoid repetition or monotony as the development is viewed from the public realm. The buildings are all tied together through the use of similar materials, accents, and details.
- Each individual building features a consistent design and materials palette. Some variations in form and color are provided between buildings for visual relief. Materials and textures are generally consistent throughout the development.
- The facades are each broken up into recesses and projections that deviate from the primary plane by at least four feet, and each façade incorporates roofline changes, vertical accents, and distinct changes in textures and colors.
- Each façade contains a base, middle, and cap with visually lighter elements progressing from base to cap, as required.
- The clubhouse design employs similar materials and colors while incorporating a farmhouse style. Staff finds that the change in style is appropriate given the use and location of the building.
- The private garage structure features a similar architectural style to the clubhouse; however, the elevation facing Transit Drive (detail 3, 'Private Garages') does not contain any articulation or changes in material.
  - Staff recommends the incorporation of openings, recesses, detailing, or changes in material in keeping with the clubhouse design to reduce the monotony of the Transit Drive façade.

*(E) Service Areas*

- The site plan indicates the location of a trash compactor, an auto maintenance building, and seven transformers, all of which are located away from public and common areas and are indicated to be screened as required.

*(F) Roof Form*

- All principal buildings employ flat roofs with changes in roofline and three-dimensional cornice treatments. All parapet walls are similar in color and material to their respective buildings.
- The clubhouse and garage feature overlaid hip roof systems with roofline variations that break up the mass of the roof. All overhanging eaves shown extend more than six inches beyond the supporting walls.

*(G) Transparency*

- Each of the primary building facades facing Haywood Road satisfy the 20 percent requirement for transparency.
- All other facades incorporate glazed areas in excess of 10 percent.
- The proposed window locations and configuration of the buildings allows for casual surveillance of the parking lot and common areas.

*(H) Materials*



- The development incorporates a coordinated color scheme with consistent materials across all buildings. The materials being used are brick and fiber cement paneling and lap siding, which is consistent with other buildings in the general vicinity.

*(I) Open Space*

- Per Section 19-6.8.9(I)(1), a minimum of 50,400 sf of open space must be provided with the development. The proposed site plan provides approx. 11,500 sf of programmed amenity space at the pool and clubhouse, as well as private balconies associated with each unit totaling approximately 20,000 sf. The remaining open space requirement is satisfied through the incorporation of passive open space between Buildings 1 through 4 and behind Buildings 5 and 6.
  - Staff recommends the incorporation of the stream at the rear of the site as a passive amenity through the addition of overlooks or seating areas and environmentally sensitive trails wherever possible.
- The clubhouse and pool are located as centrally as possible given the site geometry, and are positioned to limit adverse impacts upon residents.

*(J) Parking Lot Location*

- The surface parking lot is primarily located behind the buildings with the exception of two bays of parking facing Haywood Road. These bays are indicated to be screened with planting material and are set back from the right of way more than 40 feet.

*(K) Access and Circulation*

- The site is on a future Greenlink route, but plans do not currently show accommodations for a bus station on Haywood Road.
  - The applicant has indicated the intent to accommodate a bus stop as requested by Greenlink staff.
- Vehicular and pedestrian circulation complements adjacent land uses, and good connectivity is provided for internal circulation.

*(L) Landscaping and Screening*

- Street trees and parking lot trees have been provided as required.
- Foundation plantings have been shown for all buildings.
- Renderings provided by the applicant indicate a hedge along Haywood Road.
  - Landscape plans do not indicate a hedge will be included along the Haywood Road frontage. Staff notes that a hedge will not be allowed as shown in the renderings per Section 19-6.2.2. Compliance will be verified at the time of permitting.
- Stormwater management facilities have not been incorporated into the landscape design of the site per Section 19-6.8.9(L)(5).
  - As an equivalent alternative, staff recommends incorporation of the adjacent stream as a passive amenity in lieu of this requirement.

*(M) Exterior Lighting*

- A site lighting plan has been provided for the parking lot, and sconces have been shown at all primary building entrances. All fixtures are indicated to be 14 feet in height.
  - Staff will verify final compliance with lighting requirements (Section 19-6.4) at the time of permitting.

*(N) Pedestrian Walkways*

- Pedestrian walkways provide connectivity throughout the site and directly connect residences with the central amenity space, and all walkways intersect with primary building entrances.
- The proposed development is adjacent to a future spur connection to the Swamp Rabbit Trail. Staff recommends adequate sidewalk connectivity to provide access for the residents of this community.

*(O) Fences and Walls*



- A decorative fence is indicated for the entire Haywood Road and Transit Drive frontages. No products or details have been provided.
  - Per Section 19-6.8.9(O)(6), fences located between the front of the building and Haywood Road are not permitted to be more than three feet in height. This will be verified at the time of permitting.
- A retaining wall is proposed along Haywood Road in front of Buildings 3 and 4, with the exposed side facing the interior of the site. No wall elevations or details have been provided.

### **Design Review Board Comments**

The project design was presented to the Design Review Board – Urban Panel for informal review on May 5, 2022. The board provided the following comments:

- It seems active without being busy
- Openings in façade convey a greater sense of openness than most suburban multifamily projects
- Overall, it's a positive addition to the area
- Site plan is reasonably well-ordered. Buildings are in close proximity to the street, and this goes a long way to contribute to the pedestrian experience on Haywood.
- 3-story massing seems appropriate for this context.
- Adds richness without adding complication.
- The combination of materials and colors, especially using the brick with the contemporary style is successful.

### **STAFF RECOMMENDATION:**

**Recommend approval with conditions**

### **Staff Comments and Conditions**

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#### **Planning Comments and Conditions**

**Once a multifamily development is approved by the Planning Commission, the applicant is able to begin working on documents for site plan and permit approval. The development must demonstrate compliance with all technical requirements of the City's Land Management Ordinance, in addition to any comments or conditions set forth as part of the Planning Commission approval.**

- 1) The applicant shall provide openings, recesses, detailing, or material changes in the Transit Drive façade of the garage, in keeping with the clubhouse design and Section 19-6.8.9(D).
- 2) The proposed site plan shall accommodate a bus stop located on Haywood Road as requested by Greenlink staff.
- 3) Wherever possible, the applicant shall provide overlooks, seating areas, or environmentally sensitive trails to incorporate the stream as a passive amenity space.
- 4) In accordance with Section 19-6.1.3(C), a total of 13 off-street bicycle parking spaces are required for 429 vehicular parking spaces. Staff did not identify any on the submitted site plan. The required bicycle parking spaces shall be indicated at the time of permit approval.
- 5) In response to the comments from Parks and Recreation, the sidewalk along Transit Drive shall be 8 feet in width, or the width otherwise prescribed by Parks and Recreation, within reason, to facilitate access to a future spur of the Swamp Rabbit Trail.
- 6) The applicant shall obtain a sign permit for all proposed signage. Each sign is required to obtain its own individual permit. Signage must meet the requirements of Appendix J: Sign Standards and Design Guidelines.
- 7) Prior to receipt of a Certificate of Occupancy, an Affidavit of Substantial Compliance shall be provided at the time of Final Zoning Inspection.

#### **City Engineer Comments and Conditions**

**Recommend: Approve**

**Comments:**

Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

**Civil Engineer Comments and Conditions**

**Reviewed By:** Eddie Littleton

**Date:** 5/6/2022

**Recommend:** Approve w/ Comments

**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) A traffic impact analysis will be required as a condition of site permit approval if the administrator determines that a proposed development will generate 100 or more traffic trips during the peak hour or if the administrator determines that a proposed development involving substantial improvement or change of use will generate 125 or more traffic trips during the peak hour. Improvements to the existing transportation infrastructure by a developer will be required as a condition of permit issuance if the projected level of service for the build-out year of the development descends below level "D" for any intersection within the study area as a result of the proposed development.
- 5) 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.
- 6) Haywood Road is a SCDOT road. All work performed in the right of way will require an SCDOT approved encroachment permit.

**Environmental Engineer Comments**

**Reviewed By:** Brooks Dixon

**Date:** 5/3/2022

**Recommend:** Approve w/ Comments

**Comments:**

1. Project was previously reviewed and approved for a stormwater application under permit 19-4002. As of now site permit remains active, any revisions to that site plan must be resubmitted under the existing site permit application.
2. New Sanitary Sewer mains for this development will be permitted and owned by Metro

**Traffic Engineer Conditions**



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The Abbey

**Reviewed By:** Valerie Holmes

**Date:** 5/6/2022

**Recommend:** Approve w/ Comments

**Comments:**

1. A traffic impact study was previously completed for this site in 2018. Given that there is only a minor increase in the proposed number of units and that an R-cut median is proposed for Haywood Rd., an updated impact study is not required at this time.
2. Should the proposed improvements on Haywood Rd. be eliminated, an updated study will be required.

**Fire Department Comments**

**Reviewed by:** Tristan Johnson

**Date:** 5/12/2022

**Recommend:** Approve w/ Comments

**Comments:**

Fire will be looking for compliance with IFC 2018 Fire Access. Buildings front Haywood Rd. For access to buildings the private lot or drive would be our first option for access as to not interfere with Haywood Rd. traffic.

**Parks & Recreation Comments**

**Recommend:** Approve w/ Comments

**Comments:**

Parks & Recreation would like to discuss options with the developer for an 8-foot wide sidewalk on Transit Drive to serve as a connection to a future extension of the Swamp Rabbit Trail along Laurel Creek to the rear of the site.

**Trees & Landscape Comments**

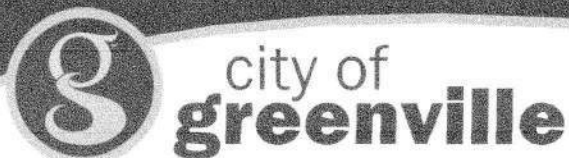
**Reviewed by:** Hannah Slyce

**Date:** 5/6/2022

**Recommend:** Approve w/ Comments

**Comments:**

1. All trees subject to the tree protection ordinance will be required mitigation via fee in lieu or inch per inch replacement with applicable trees. Landscape plans should show all require street, density, buffering and parking lot landscaping for permit approvals. It is suggested to choose a selection of diverse vegetation to encourage pollinators and habitat. This approval does not automatically guarantee approvals in the permitting process.



## 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:    | Parke Lammerts / Arris Greenville, LLC | Arris Greenville, LLC |
| *Title:   | VP                                     |                       |
| *Address: | 3340 Peachtree Rd, Suite 1660, Atlanta |                       |
| *State:   | GA                                     |                       |
| *Zip:     | 30326                                  |                       |
| *Phone:   | 404 504 8770                           |                       |
| *Email:   | plammerts@corepropertycapital.com      |                       |

### PROPERTY INFORMATION

\*STREET ADDRESS \_\_\_\_\_ 100 Transit Dr, 116, 118, 200, 350 Haywood Dr  
\*TAX MAP # \_\_\_\_\_ 0259000100600, 602, 603, 604, 605,  
\*CURRENT ZONING DESIGNATION \_\_\_\_\_ C-3 Regional Commercial District  
\*TOTAL ACREAGE \_\_\_\_\_ 15.415 Ac.

### PROPOSED DEVELOPMENT INFORMATION

\*TYPE OF APPLICATION: ☒ New ☐ Modification – Major ☐ Modification – Minor  
\*ORIGINAL APPLICATION # (put N/A if new application) \_\_\_\_\_ MD 18-007M (PZ 19-457)  
\*NUMBER OF UNITS \_\_\_\_\_ 252 Units  
\*MULTIFAMILY DEVELOPMENT TYPE \_\_\_\_\_ Market Rate  
\*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 \_\_\_\_\_ JAN 24, 2022

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 at least eight (8) days prior 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.

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

- \_\_\_\_\_ 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 **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.

\_\_\_\_\_  
3/3/22

\*APPLICANT ACKNOWLEDGEMENT SIGNATURE

\*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 K restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

|                                  |                                                                                                             |
|----------------------------------|-------------------------------------------------------------------------------------------------------------|
| *Signatures                      |                                                                                                             |
| *Applicant                       |                          |
| *Date                            | 3/3/22                                                                                                      |
| *Property Owner/Authorized Agent | Arrix Greenville, LLC  |
| *Date                            | 3/2/22                                                                                                      |

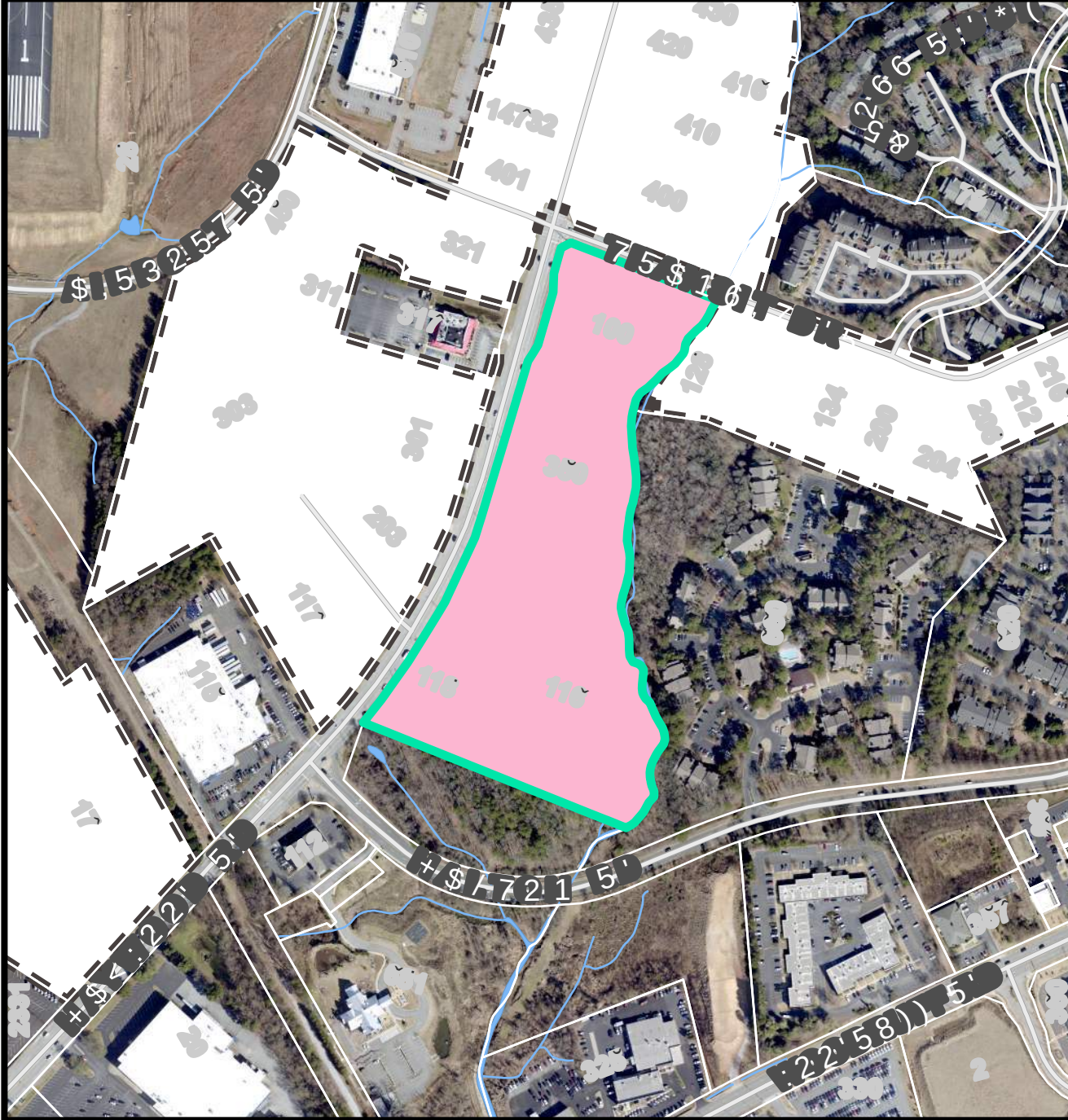
## APPLICATION REQUIREMENTS

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.

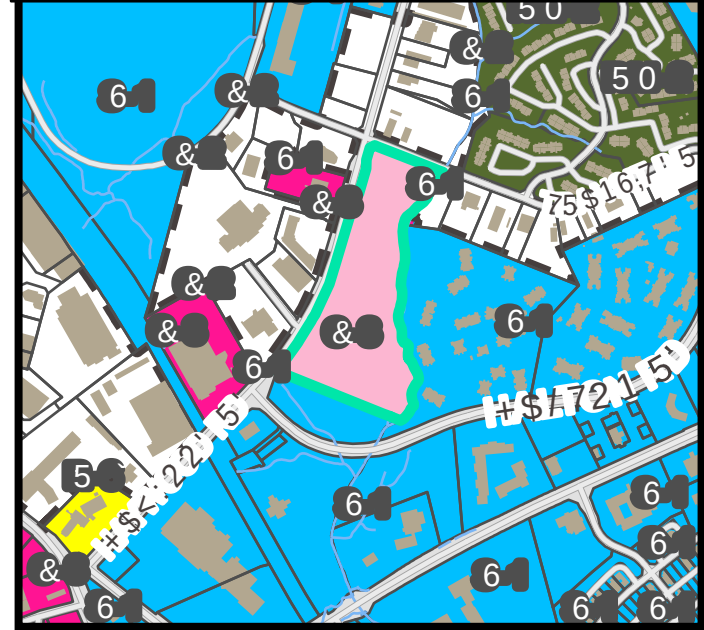


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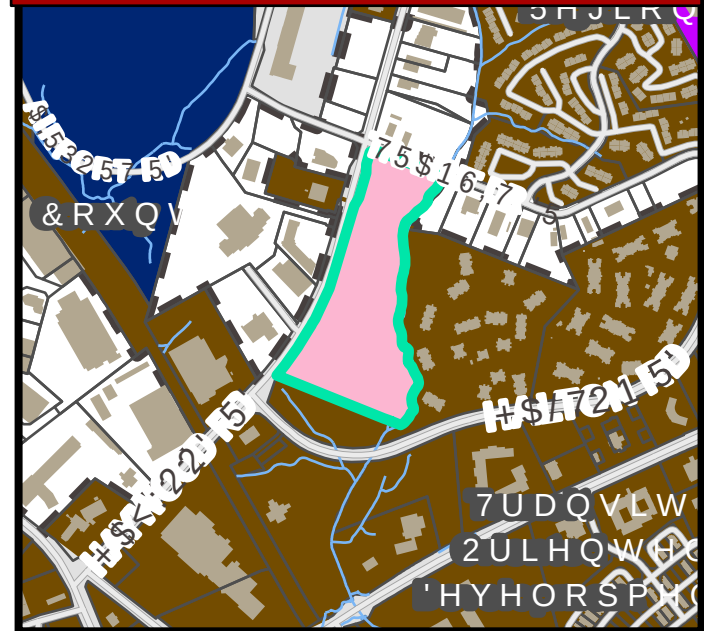
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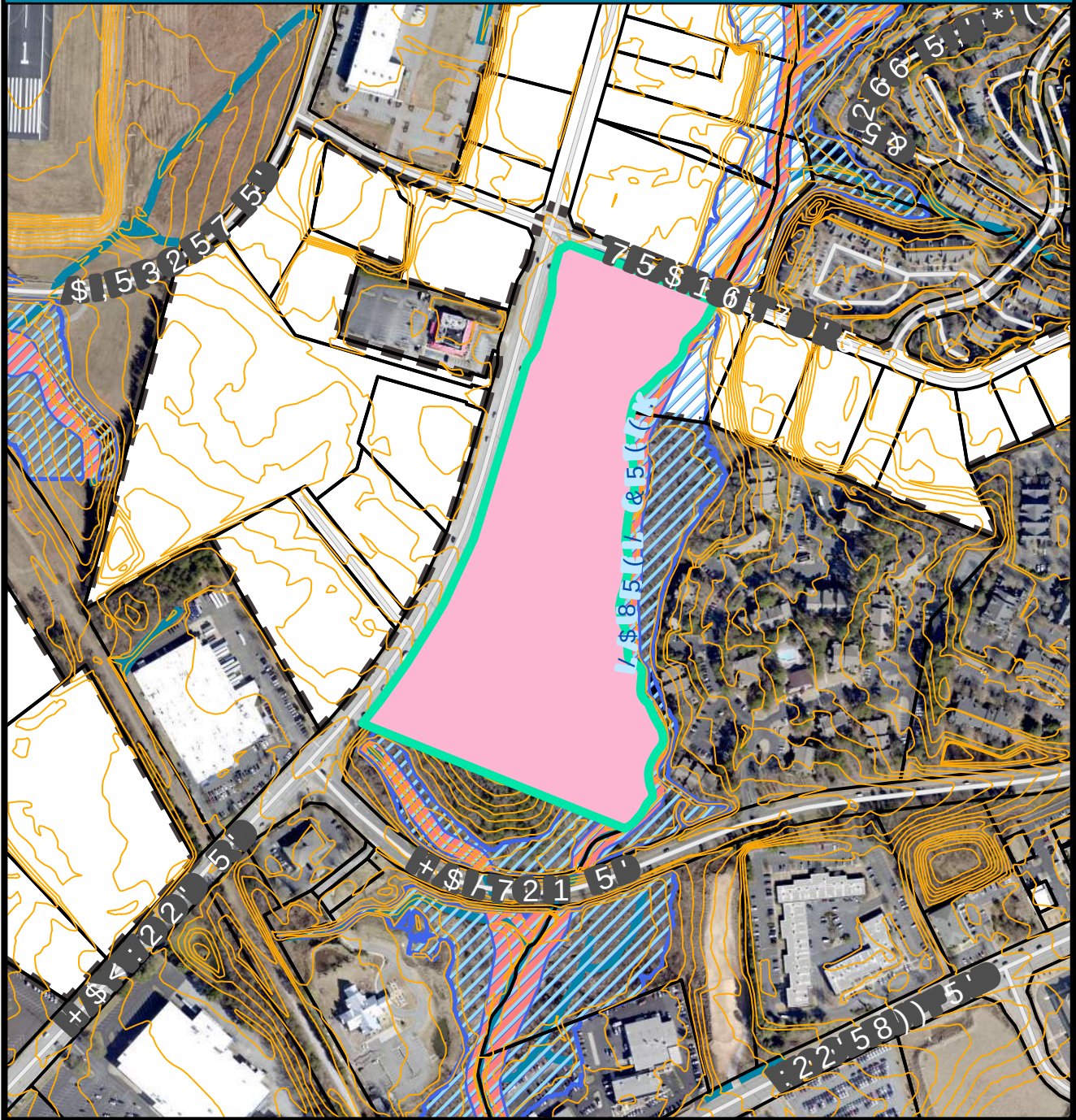


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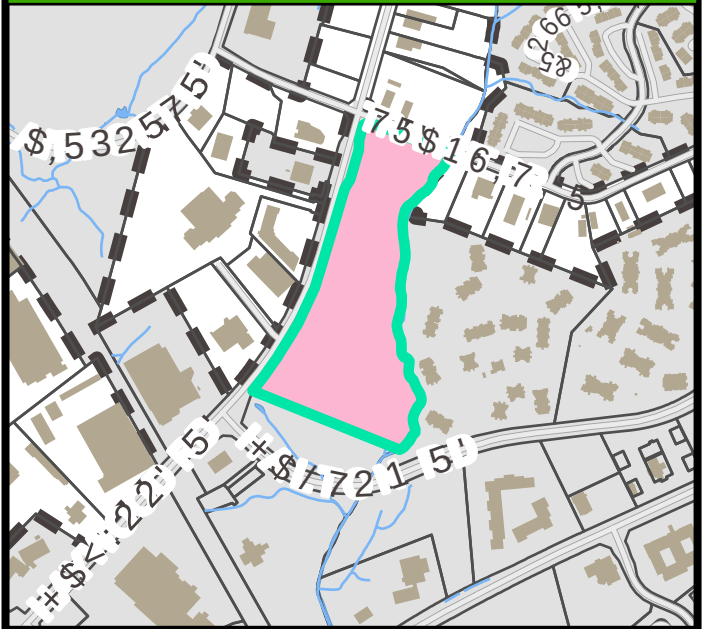




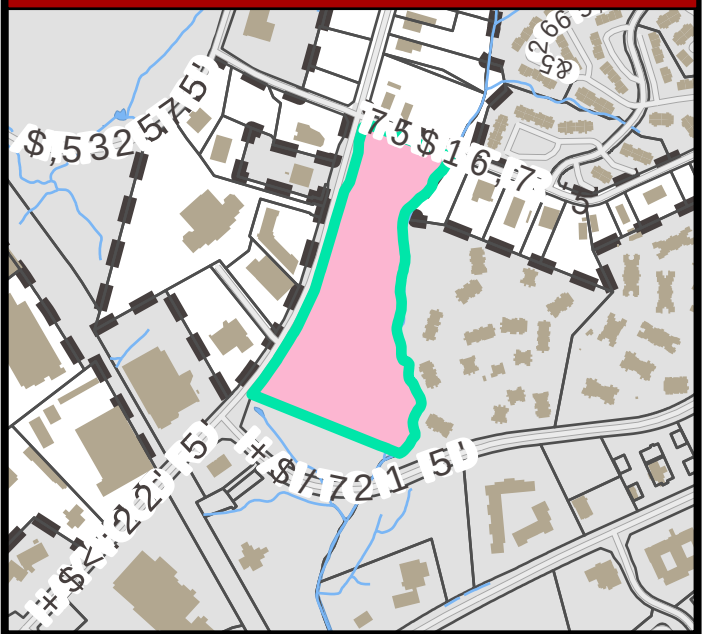
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AERIAL VIEW OF THE SURROUNDING AREA - ARRIS GREENVILLE





PHOTOGRAPHS OF THE SURROUNDING AREA - ARRIS GREENVILLE



VIEW OF SUBJECT FROM INTERSECTION OF  
HAYWOOD RD & TRANSIT DRIVE



HAYWOOD RD - FACING SOUTH AT TRANSIT DRIVE



HAYWOOD RD - FACING NORTH AT TRANSIT DRIVE



HAYWOOD RD - FACING EAST AT TRANSIT DRIVE



PHOTOGRAPHS OF THE SURROUNDING AREA - ARRIS GREENVILLE



VIEW OF INTERIOR OF THE SITE FROM TRANSIT DR.



VIEW OF SUBJECT FROM HAYWOOD RD.



VIEW OF SUBJECT FROM HAYWOOD RD.



VIEW OF SUBJECT FROM HAYWOOD RD.

SITE AREA

52,595 SQ.FT.  
1.207 ACRES

EXCEPTIONS

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT NO.: 31555--0017  
DATED: JULY 16, 2018  
LAST REVISED: JULY 19, 2018

AS TO PARCELS 1, 2 AND 3 ONLY:

- 9 EASEMENT FOR UTILITY INSTALLATION AND MAINTENANCE GRANTED DUKE POWER COMPANY BY INSTRUMENT DATED JANUARY 13, 1948, RECORDED IN BOOK 336, PAGE 51. BLANKET IN NATURE
- 10 EASEMENT FOR UTILITY INSTALLATION AND MAINTENANCE GRANTED DUKE POWER COMPANY BY INSTRUMENT DATED JULY 21, 1953, RECORDED IN BOOK 487, PAGE 301. BLANKET IN NATURE
- 11 EASEMENT FOR SEWER LINE INSTALLATION AND MAINTENANCE GRANTED GREENVILLE COUNTY SEWER AUTHORITY BY INSTRUMENT DATED OCTOBER 21, 1971, RECORDED IN BOOK 928, PAGE 425. UNABLE TO LOCATED BASED ON DEED DESCRIPTION
- 12 EASEMENT FOR WATER LINE INSTALLATION AND MAINTENANCE GRANTED COMMISSIONERS OF PUBLIC WORKS CITY OF GREENVILLE BY INSTRUMENT DATED MAY 3, 1973, RECORDED IN BOOK 974, PAGE 121. (PARCEL 3) BLANKET IN NATURE
- 13 EASEMENT FOR SEWER LINE INSTALLATION AND MAINTENANCE GRANTED CITY OF GREENVILLE BY INSTRUMENT DATED OCTOBER 31, 1977, RECORDED IN BOOK 1068, PAGE 487. NOT LOCATED ON SUBJECT PROPERTY
- 14 EASEMENT FOR SEWER LINE INSTALLATION AND MAINTENANCE GRANTED CITY OF GREENVILLE BY INSTRUMENT DATED OCTOBER 31, 1977, RECORDED IN BOOK 1068, PAGE 488. NOT LOCATED ON SUBJECT PROPERTY
- 15 EASEMENT FOR UTILITY INSTALLATION AND MAINTENANCE GRANTED DUKE TRANSIT \* BY INSTRUMENT DATED NOVEMBER 10, 1980, RECORDED IN BOOK 1137, PAGE 434. UNABLE TO LOCATED BASED ON DEED DESCRIPTION
- 16 RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF LAUREL CREEK, AS SHOWN ON PLAT RECORDED IN PLAT BOOK B, PAGE 60, AND PLAT BOOK S, PAGE 161. LAUREL CREEK SHOWN HEREON

AS TO PARCEL 4 ONLY:

- 18 EASEMENT FOR SEWER LINE INSTALLATION AND MAINTENANCE GRANTED GREENVILLE COUNTY SEWER AUTHORITY BY INSTRUMENT DATED OCTOBER 21, 1971, RECORDED IN BOOK 928, PAGE 425. UNABLE TO LOCATED BASED ON DEED DESCRIPTION
- 19 BUILDING SET-BACK LINE OF 50 FEET ON HAYWOOD ROAD, CONTAINED IN DEED RECORDED IN BOOK 897, PAGE 471. SHOWN HEREON

AS TO PARCEL 5 ONLY:

- 20 LEASE FROM JAMES R. MARKI AND MICHAEL RABY, LESSOR, TO CAPITAL OUTDOOR, INC., LESSEE, DATED AUGUST 7, 1997, RECORDED IN BOOK 1722, PAGE 45. BILLBOARD SHOWN HEREON
- 21 ENCROACHMENT OF BILLBOARD APPURTENANT TO THE LAND ONTO THE PROPERTY ADJOINING ON THE NORTH AS SHOWN ON PLAT PREPARED FOR JAMES RICHARD MARKI, BY FREELAND--CLINKSCALES & ASSOCIATES, INC., DATED SEPTEMBER 14, 1992, AND RECORDED IN PLAT BOOK 23--Q, PAGE 55. BILLBOARD SHOWN HEREON
- 22 ENCROACHMENT OF DIRT DRIVE AND GRAVEL DRIVE APPURTENANT TO THE LAND ONTO THE PROPERTY ADJOINING ON THE NORTH AS SHOWN ON PLAT PREPARED FOR JAMES RICHARD MARKI, BY FREELAND--CLINKSCALES & ASSOCIATES, INC., DATED SEPTEMBER 14, 1992, AND RECORDED IN PLAT BOOK 23--Q, PAGE 55. NO DIRT DRIVE OR GRAVEL DRIVE ENCROACHMENT OBSERVED AT TIME OF SURVEY
- 23 EASEMENTS AND OTHER MATTERS SET FORTH AND IDENTIFIED ON A PLAT PREPARED FOR JAMES RICHARD MARKI, BY FREELAND--CLINKSCALES & ASSOCIATES, INC., DATED SEPTEMBER 14, 1992, AND RECORDED IN PLAT BOOK 23-- Q, PAGE 55, INCLUDING BUT NOT LIMITED TO:  
(A) OVERHEAD POWER LINE.  
CURRENT IMPROVEMENTS TO PROPERTY SHOWN HEREON

ACCESS NOTE

ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT OF WAY OF HAYWOOD ROAD AND TRANSIT DRIVE

ENCROACHMENTS/PROJECTIONS

NONE OBSERVED AT TIME OF SURVEY

REFERENCE PLAT

1. PLAT ENTITLED "TOPOGRAPHIC SURVEY FOR CENTRAL REALTY", PREPARED BY BENCHMARK SURVEYING, INC., DATED JANUARY 10, 1995.

TAX ASSESSOR PARCEL NO.

0259000100603  
0259000100604  
0259000100600  
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0259000100602

BASIS OF BEARINGS

SOUTH CAROLINA STATE PLANE COORDINATES WERE USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA WITH AN EFFECTIVE DATE OF AUGUST 18, 2014, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X", "X-SHADED", "AE" AND FLOODWAY PER COMMUNITY MAP NO. 45045C0404E.

ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

ZONE "X-SHADED" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD

ZONE "AE" DEFINED AS AREAS WHERE A BASE FLOOD ELEVATION HAS BEEN DETERMINED

THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

SURVEYOR'S NOTES

1. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION
3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. NO GAPS OR OVERLAPS OBSERVED.
5. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
6. WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

TITLE COMMITMENT LEGAL DESCRIPTION

PARCEL 1 - 116 HAYWOOD RD.

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND IN GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, SITUATE, LYING AND BEING ON THE EAST SIDE OF HAYWOOD ROAD, SOMETIMES KNOWN AS HEYWARD DRIVE, BEING SHOWN AND DESIGNATED AS THE PROPERTY OF WALTER W. GOLDSMITH AND W. R. TIMMONS, JR. ON A PLAT PREPARED BY CAROLINA ENGINEERING AND SURVEYING COMPANY DATED APRIL 13, 1967, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS, TO-WIT: BEGINNING AT AN IRON PIN ON THE EAST SIDE OF HAYWOOD ROAD, SOMETIMES KNOWN AS HEYWARD DRIVE, AT THE JOINT FRONT CORNER OF THE PROPERTY NOW OR FORMERLY OF PARIE JONES GREEN AND RUNNING N. 38--20 E., 85.9 FEET TO AN IRON PIN ON THE EASTERN SIDE OF HAYWOOD ROAD; THENCE CONTINUING WITH THE EAST SIDE OF HAYWOOD ROAD, N. 33--33 E., 195 FEET TO AN IRON PIN; THENCE N. 28--06 E., 207.8 FEET TO AN IRON PIN; THENCE N. 22--01 E., 214.9 FEET TO AN IRON PIN; THENCE N. 16--48 E., 143 FEET TO AN IRON PIN; THENCE N. 15--30 E., 200 FEET TO AN IRON PIN; THENCE N. 29--29 E., 51.5 FEET TO AN IRON PIN; THENCE N. 15--41 E., 118.2 FEET TO AN IRON PIN; THENCE LEAVING THE EAST SIDE OF HEYWOOD ROAD AND RUNNING 37--44 E., 92.8 FEET; THENCE S. 58--2 E., 100 FEET; THENCE S. 86--16 E., 94 FEET; THENCE S. 2--0 E., 74 FEET; THENCE S. 9--10 E., 100.8 FEET; THENCE S. 13--44 E., 73 FEET TO THE CENTER LINE OF THE CREEK; THENCE WITH THE CENTER LINE OF THE CREEK S. 2--15 W., 275 FEET; THENCE S. 23--00 W., 115.0 FEET; THENCE S. 5--55 E., 244.5 FEET; THENCE S. 2--40 W., 180 FEET; THENCE S. 13--32 W., 226.5 FEET; THENCE LEAVING THE CENTER LINE OF THE CREEK; AND RUNNING WITH THE JOINT BOUNDARY OF THE PROPERTY NOW OR FORMERLY OF PARIE JONES GREEN, N. 62--03 744.6 FEET TO AN IRON PIN AT THE POINT OF BEGINNING; LESS, HOWEVER, THOSE PORTIONS OF SAID TRACT PREVIOUSLY CONVEYED BY THE GRANTOR.

LESS AND EXCLUDING:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, TOGETHER WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, ON THE EASTERN SIDE OF HAYWOOD ROAD, AND BEING SHOWN ON PLAT OF PROPERTY OF GOLDSMITH & TIMMONS PREPARED BY R. B. BRUCE, REG. SURVEYOR, DATED AUGUST 17, 1970, AS LOT #2, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE EASTERN SIDE OF HAYWOOD ROAD AT THE JOINT FRONT CORNER OF LOTS 1 AND 2 AND RUNNING THENCE WITH THE JOINT LINE OF SAID LOTS S. 62--03 E. 199 FEET TO AN IRON PIN; THENCE WITH THE JOINT LINE OF LOT #3 N. 27--57 E. 106 FEET TO AN IRON PIN ON THE SOUTHERN SIDE OF AN UNNAMED ROAD; THENCE WITH THE SOUTHERN SIDE OF SAID ROAD N. 62--03 W. 157.9 FEET TO AN IRON PIN; THENCE S. 75--22 W. 37.7 FEET TO AN IRON PIN ON THE EASTERN SIDE OF HAYWOOD ROAD; THENCE WITH HAYWOOD ROAD S. 37--0 W. 81.8 FEET TO AN IRON AT THE POINT OF BEGINNING.

AND FURTHER LESS AND EXCLUDING:

ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING ON THE EASTERLY SIDE OF HAYWOOD ROAD AND THE NORTHERLY SIDE OF AN UNNAMED ROAD IN THE CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, CONTAINING 0.29 ACRE AS SHOWN ON A PLAT ENTITLED SURVEY FOR JAMES RICHARD MARKI PREPARED BY FREELAND--CLINKSCALES & ASSOCIATES, INC., DATED SEPTEMBER 14, 1992, RECORDED IN PLAT BOOK 23--Q AT PAGE 55, GREENVILLE COUNTY RECORDS. REFERENCE IS MADE TO THE PLAT FOR A METES AND BOUNDS DESCRIPTION.

PARCEL 2 - 350 HAYWOOD RD.

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND IN GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, SITUATE, LYING AND BEING ON THE EAST SIDE OF HAYWOOD ROAD, CONTAINING 3.6 ACRES, MORE OR LESS, AND HAVING ACCORDING TO A SURVEY OF WALTER GOLDSMITH DATED JULY 22, 1972, PREPARED BY CAROLINA SURVEYING CO., THE FOLLOWING METES AND BOUNDS, TO-WIT: BEGINNING AT AN IRON PIN ON THE EAST SIDE OF HAYWOOD ROAD, SAID IRON PIN BEING 375 FEET, MORE OR LESS, FROM THE SOUTHEASTERN CORNER OF THE INTERSECTION OF HAYWOOD ROAD AND TRANSIT DRIVE, AND RUNNING THENCE S. 75--31 E. 335.7 FEET TO A POINT IN THE CENTER OF A CREEK; THENCE WITH THE CENTER OF THE CREEK AS THE LINE, S. 1--18 E., 415.5 FEET, MORE OR LESS, TO A POINT; THENCE N. 75--31 W., 455 FEET, MORE OR LESS, TO AN IRON PIN ON THE EASTERN SIDE OF HAYWOOD ROAD; THENCE WITH SAID ROAD N. 18--04 E., 100 FEET TO AN IRON PIN; THENCE CONTINUING WITH SAID ROAD, N. 14--29 E., 300 FEET, MORE OR LESS, TO AN IRON PIN , THE POINT OF BEGINNING.

PARCEL 3 - 100 TRANSIT RD.

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND IN GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, SHOWN ON A PLAT ENTITLED "SURVEY FOR WILLIAM R. TIMMONS, JR." PREPARED BY CAROLINA ENGINEERING & SURVEY COMPANY, SAID PLAT BEING DATED DECEMBER 24, 1970, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY IN PLAT BOOK 4--H, PAGE 189, ON WHICH SAID PROPERTY IS MORE PARTICULARLY DESCRIBED, TO-WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHEASTERN CORNER OF THE INTERSECTION OF HAYWOOD ROAD AND TRANSIT DRIVE AND RUNNING THENCE N. 62--10 E. 33.7 FEET TO AN IRON PIN; THENCE ALONG TRANSIT DRIVE, S. 70--10 E., 429.2 FEET TO AN IRON PIN ON A BRANCH; THENCE RUNNING IN A SOUTHWESTERLY DIRECTION USING SAID BRANCH AS THE LINE, S. 31--57 W., 375 FEET TO A PIN; THENCE N. 75--31 W., 335.7 FEET TO AN IRON PIN; THENCE N. 14--29 E., 375 FEET TO THE BEGINNING.

PARCEL 4 - 118 HAYWOOD RD.

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, TOGETHER WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, ON THE EASTERN SIDE OF HAYWOOD ROAD, AND BEING SHOWN ON PLAT OF PROPERTY OF GOLDSMITH & TIMMONS PREPARED BY R. B. BRUCE, REG. SURVEYOR, DATED AUGUST 17, 1970, AS LOT #2, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE EASTERN SIDE OF HAYWOOD ROAD AT THE JOINT FRONT CORNER OF LOTS 1 AND 2 AND RUNNING THENCE WITH THE JOINT LINE OF SAID LOTS S. 62--03 E. 199 FEET TO AN IRON PIN; THENCE WITH THE JOINT LINE OF LOT #3 N. 27--57 E. 106 FEET TO AN IRON PIN ON THE SOUTHERN SIDE OF AN UNNAMED ROAD; THENCE WITH THE SOUTHERN SIDE OF SAID ROAD N. 62--03 W. 157.9 FEET TO AN IRON PIN; THENCE S. 75--22 W. 37.7 FEET TO AN IRON PIN ON THE EASTERN SIDE OF HAYWOOD ROAD; THENCE WITH HAYWOOD ROAD S. 37--0 W. 81.8 FEET TO AN IRON AT THE POINT OF BEGINNING.

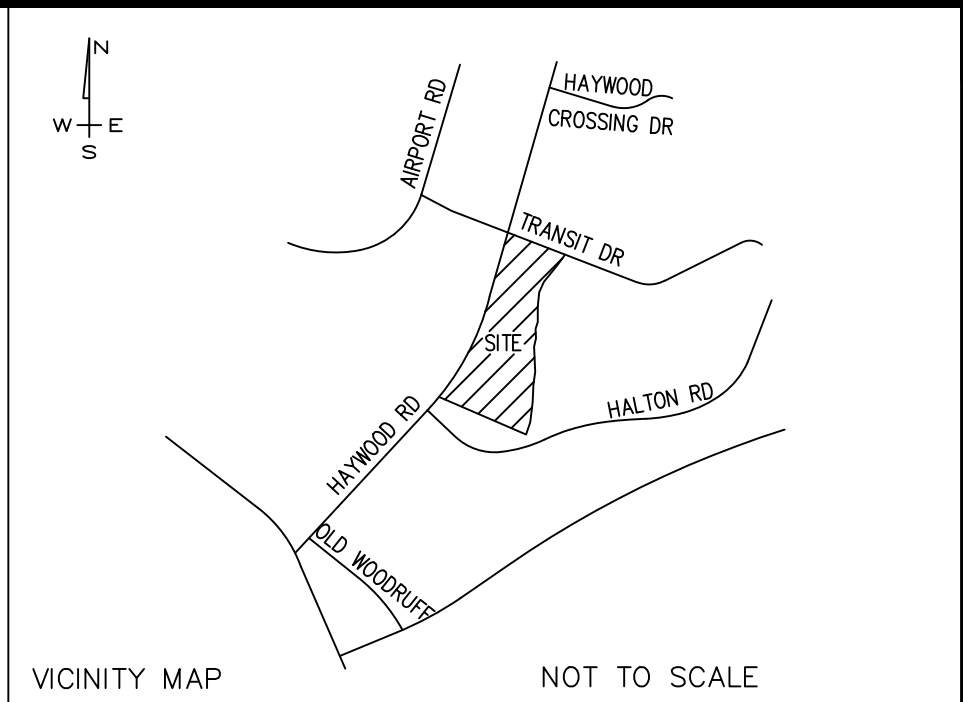
PARCEL 5 - 200 HAYWOOD RD.

ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING ON THE EASTERLY SIDE OF HAYWOOD ROAD AND THE NORTHERLY SIDE OF AN UNNAMED ROAD IN THE CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, CONTAINING 0.29 ACRE AS SHOWN ON A PLAT ENTITLED SURVEY FOR JAMES RICHARD MARKI PREPARED BY FREELAND--CLINKSCALES & ASSOCIATES, INC., DATED SEPTEMBER 14, 1992, RECORDED IN PLAT BOOK 23--Q AT PAGE 55, GREENVILLE COUNTY RECORDS. REFERENCE IS MADE TO THE PLAT FOR A METES AND BOUNDS DESCRIPTION.

THIS BEING THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 31555--0017 BEARING AN EFFECTIVE DATE OF JULY 16, 2018, LAST REVISED JULY 19, 2018.

THE ABOVE FIVE (5) PARCELS OF LAND BEING FURTHER DESCRIBED AS FOLLOWS:

ALL THOSE CERTAIN PIECES, PARCELS OR LOTS OF LAND, WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE CITY OF GREENVILLE, STATE OF SOUTH CAROLINA, AT THE SOUTHEASTERN CORNER OF TRANSIT DRIVE AND HAYWOOD ROAD, AND HAVING THE FOLLOWING BOUNDS: ON THE NORTH BY THE SOUTHERN RIGHT-OF-WAY LINE OF TRANSIT DRIVE; ON THE EAST BY LAUREL CREEK; ON THE SOUTH BY PROPERTY NOW OR FORMERLY OF HOLLINGSWORTH FUNDS, INC. AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1237, PAGE 87; AND ON THE WEST BY THE EASTERN RIGHT-OF-WAY LINE OF HAYWOOD ROAD.



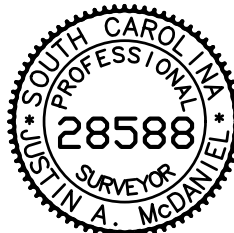
SURVEYOR'S CERTIFICATE

TO: CPC REAL ESTATE ACQUISITIONS, LLC, OR DESIGNEE; FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A), 13, 14, 16, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 9, 2018.

BY: JUSIN A. McDANIEL, P.L.S.

*[Signature]*  
S.C. REG. NO 28588  
STATE OF SOUTH CAROLINA



S.C. CERTIFICATION

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

LEGEND

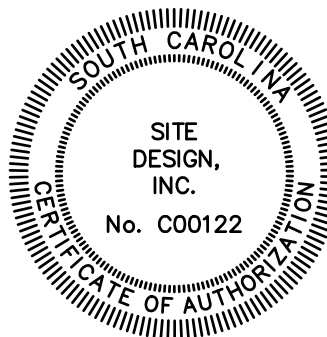
|                           |                          |                          |
|---------------------------|--------------------------|--------------------------|
| BL BUILDING LINE          | TEL ☐ TELEPHONE PEDESTAL | TC/BC TOP/BOTTOM CURB    |
| CL CENTERLINE             | ⊕ ELECTRIC METER         | TW/BW TOP/BOTTOM WALL    |
| CMF CORRUGATED METAL PIPE | CB ☐ CATCH BASIN         | VCP VITRIFIED GLAY PIPE  |
| CT CRIMP TOP              | DI ☐ DROP INLET          | WM WATER METER           |
| DE DRAINAGE EASEMENT      | ⊠ ELEC TRANS             | WV WATER VALVE           |
| EP EDGE OF PAVEMENT       | x 90.0 ELEVATION         | —CTV— CABLE TV           |
| IPO IRON PIN OLD-○        | ⊠ FIRE HYDRANT           | —F— FENCE LINE           |
| IPS IRON PIN SET-○        | ⊙ GAS METER              | —FOC— FIBER OPTIC CABLE  |
| N&C NAIL & CAP            | GV ☒ GAS VALVE           | —GAS— GAS LINE           |
| OT OPEN TOP               | LP ☒ LIGHT POLE          | —OHP— OVERHEAD POWER     |
| RB REBAR                  | PP ☒ POWER POLE          | —OHT— OVERHEAD TELEPHONE |
| RCP REINFORCED CONC PIPE  | GP -B GUY ANCHOR         | —SD— STORM DRAIN         |
| R/W RIGHT OF WAY          | SDMH ⊙ SD MANHOLE        | —SS— SANITARY SEWER      |
| SD STORM DRAIN            | SSMH ⊙ SS MANHOLE        | —UGP— UNDERGROUND POWER  |
| SS SANITARY SEWER         | TMH ⊙ TELEPHONE MANHOLE  | —UGT— UNDERGROUND TEL    |
| SSE SS EASEMENT           | CO ☒ CLEAN OUT           | —W— WATER LINE           |
|                           |                          | ⊕ POST INDICATOR VALVE   |

"ALTA / NSPS LAND TITLE SURVEY"  
FOR

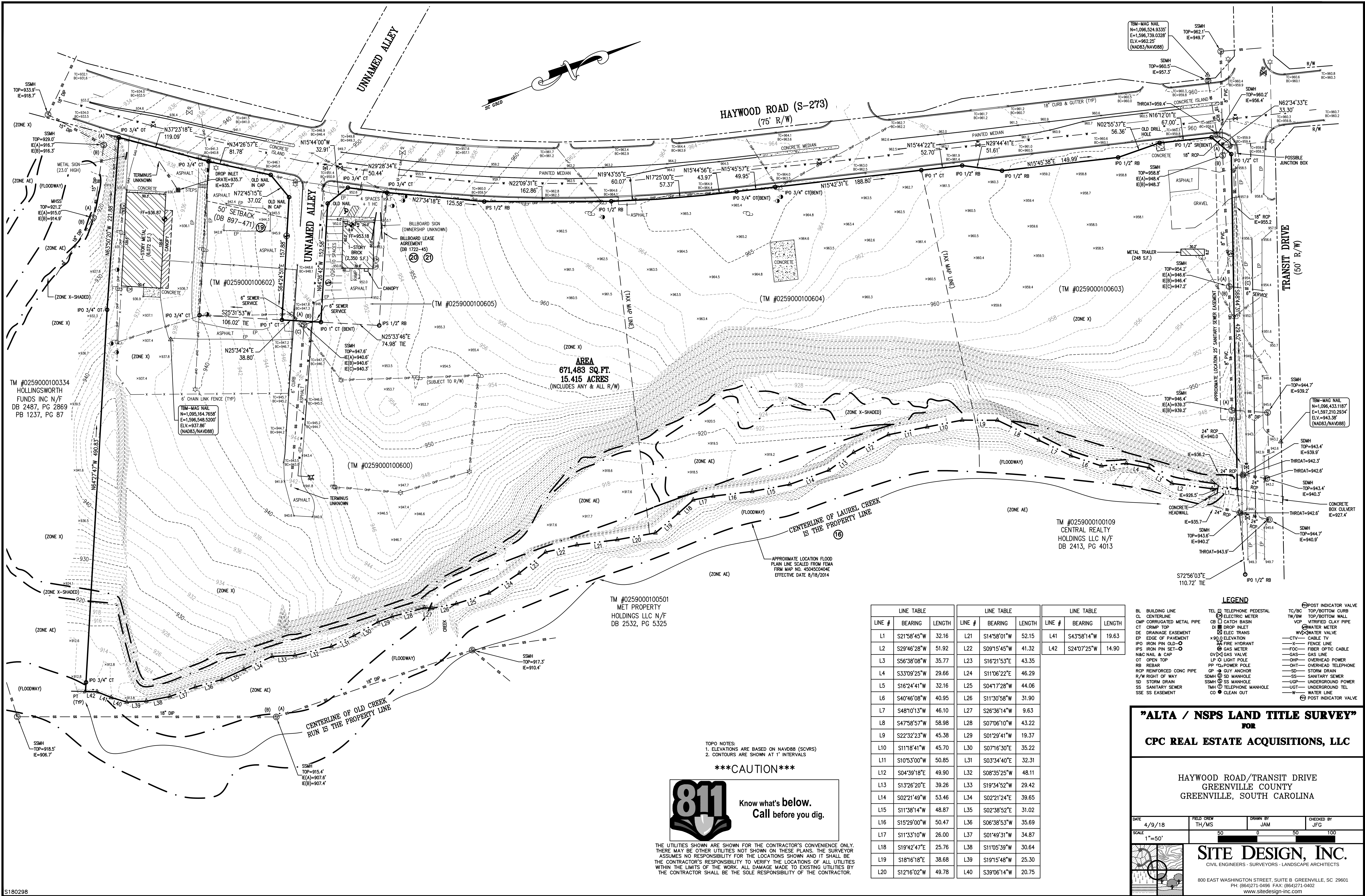
CPC REAL ESTATE ACQUISITIONS, LLC

HAYWOOD ROAD/TRANSIT DRIVE  
GREENVILLE COUNTY  
GREENVILLE, SOUTH CAROLINA

|                                                                                                                                                                                                              |                     |                 |                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------|-------------------|
| DATE<br>4/9/18                                                                                                                                                                                               | FIELD CREW<br>TH/MS | DRAWN BY<br>JAM | CHECKED BY<br>JFG |
| SCALE<br>1"=50'                                                                                                                                                                                              |                     | 50 0 50 100     |                   |
|                                                                                                                                                                                                              |                     |                 |                   |
|                                                                                                                                                                                                              |                     |                 |                   |
|                                                                                                                                                                                                              |                     |                 |                   |
| <b>SITE DESIGN, INC.</b><br>CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS<br>800 EAST WASHINGTON STREET, SUITE B GREENVILLE, SC 29601<br>PH: (864)271-0496 FAX: (864)271-0402<br>www.sitedesign-inc.com |                     |                 |                   |







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 WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

| LINE TABLE |             |        |  | LINE TABLE |             |        |  | LINE TABLE |             |        |  |
|------------|-------------|--------|--|------------|-------------|--------|--|------------|-------------|--------|--|
| LINE #     | BEARING     | LENGTH |  | LINE #     | BEARING     | LENGTH |  | LINE #     | BEARING     | LENGTH |  |
| L1         | S21°58'45"W | 32.16  |  | L21        | S14°58'01"W | 52.15  |  | L41        | S43°58'14"W | 19.63  |  |
| L2         | S29°46'28"W | 51.92  |  | L22        | S09°15'45"W | 41.32  |  |            |             |        |  |
| L3         | S56°38'08"W | 35.77  |  | L23        | S16°21'53"E | 43.35  |  |            |             |        |  |
| L4         | S33°09'25"W | 29.66  |  | L24        | S11°06'22"E | 46.29  |  |            |             |        |  |
| L5         | S16°24'41"W | 32.16  |  | L25        | S04°17'28"W | 44.06  |  |            |             |        |  |
| L6         | S40°46'08"W | 40.95  |  | L26        | S11°30'58"W | 31.90  |  |            |             |        |  |
| L7         | S48°10'13"W | 46.10  |  | L27        | S26°36'14"W | 9.63   |  |            |             |        |  |
| L8         | S47°58'57"W | 58.98  |  | L28        | S07°06'10"W | 43.22  |  |            |             |        |  |
| L9         | S22°32'23"W | 45.38  |  | L29        | S01°29'41"W | 19.37  |  |            |             |        |  |
| L10        | S11°18'41"W | 45.70  |  | L30        | S07°16'30"E | 35.22  |  |            |             |        |  |
| L11        | S10°53'00"W | 50.85  |  | L31        | S03°34'40"E | 32.31  |  |            |             |        |  |
| L12        | S04°39'18"E | 49.90  |  | L32        | S08°35'25"W | 48.11  |  |            |             |        |  |
| L13        | S13°26'20"E | 39.26  |  | L33        | S19°34'52"W | 29.42  |  |            |             |        |  |
| L14        | S02°21'49"W | 53.46  |  | L34        | S02°21'24"E | 39.65  |  |            |             |        |  |
| L15        | S11°38'14"W | 48.87  |  | L35        | S02°38'52"E | 31.02  |  |            |             |        |  |
| L16        | S15°29'00"W | 50.47  |  | L36        | S06°38'53"W | 35.69  |  |            |             |        |  |
| L17        | S11°33'10"W | 26.00  |  | L37        | S01°49'31"W | 34.87  |  |            |             |        |  |
| L18        | S19°42'47"E | 25.76  |  | L38        | S11°05'39"W | 30.64  |  |            |             |        |  |
| L19        | S18°16'18"E | 38.68  |  | L39        | S19°15'48"W | 25.30  |  |            |             |        |  |
| L20        | S12°16'02"W | 49.78  |  | L40        | S39°06'14"W | 20.75  |  |            |             |        |  |

"ALTA / NSPS LAND TITLE SURVEY"  
FOR  
CPC REAL ESTATE ACQUISITIONS, LLC

HAYWOOD ROAD/TRANSIT DRIVE  
GREENVILLE COUNTY  
GREENVILLE, SOUTH CAROLINA

DATE  
4/9/18

FIELD CREW  
TH/MS

DRAWN BY  
JAM

CHECKED BY  
JFG

SCALE  
1"=50'

**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS  
800 EAST WASHINGTON STREET, SUITE B GREENVILLE, SC 29601  
PH: (864)271-0496 FAX: (864)271-0402  
www.sitedesign-inc.com



NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

2020016367  
PLAT/LD Book: PL 1361 Page: 0006 - 0006 1 Pgs  
March 4, 2020 10:19:26 AM  
Reo: \$25.00  
FILED IN GREENVILLE COUNTY, SC

#### REFERENCE PLAT

1. PLAT ENTITLED "TOPOGRAPHIC SURVEY FOR CENTRAL REALTY", PREPARED BY BENCHMARK SURVEYING, INC., DATED JANUARY 10, 1995.

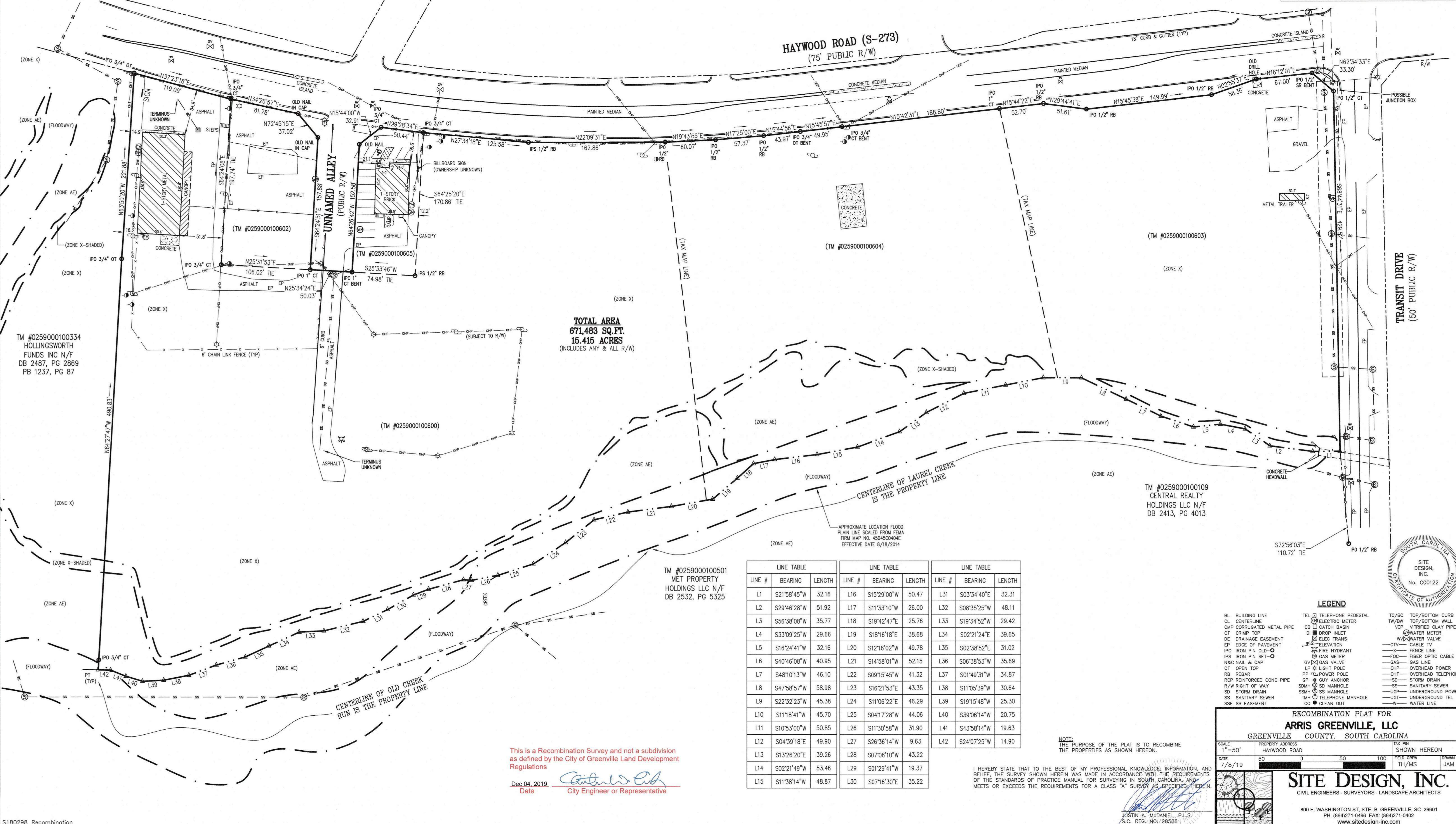
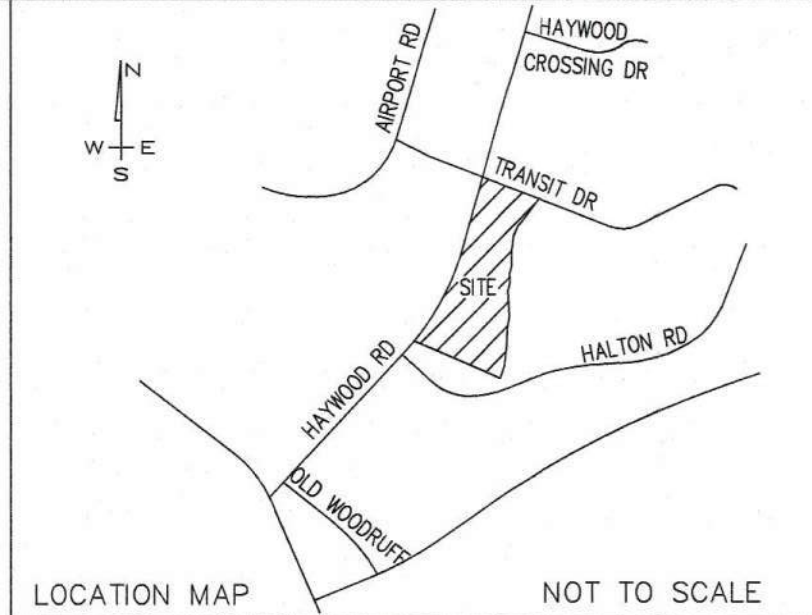
#### FLOOD\_ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA WITH AN EFFECTIVE DATE OF AUGUST 18, 2014, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X", "X-SHADED", "AE" AND FLOODWAY PER COMMUNITY MAP NO. 4504SC0404E.

ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "X-SHADED" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD.

ZONE "AE" DEFINED AS AREAS WHERE A BASE FLOOD ELEVATION HAS BEEN DETERMINED. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.



**TOTAL AREA**  
**671,483 SQ. FT.**  
**15.415 ACRES**  
(INCLUDES ANY & ALL R/W)

TM #0259000100501  
MET PROPERTY  
HOLDINGS LLC N/F  
DB 2532, PG 5325

TM #0259000100109  
CENTRAL REALTY  
HOLDINGS LLC N/F  
DB 2413, PG 4013

| LINE TABLE |             |        | LINE TABLE |             |        | LINE TABLE |             |        |
|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|
| LINE #     | BEARING     | LENGTH | LINE #     | BEARING     | LENGTH | LINE #     | BEARING     | LENGTH |
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| L5         | S16°24'41"W | 32.16  | L20        | S12°16'02"W | 49.78  | L35        | S02°38'52"E | 31.02  |
| L6         | S40°46'08"W | 40.95  | L21        | S14°58'01"W | 52.15  | L36        | S06°38'53"W | 35.69  |
| L7         | S48°10'13"W | 46.10  | L22        | S09°15'45"W | 41.32  | L37        | S01°49'31"W | 34.87  |
| L8         | S47°58'57"W | 58.98  | L23        | S16°21'53"E | 43.35  | L38        | S11°05'39"W | 30.64  |
| L9         | S22°32'23"W | 45.38  | L24        | S11°06'22"E | 46.29  | L39        | S19°15'48"W | 25.30  |
| L10        | S11°18'41"W | 45.70  | L25        | S04°17'28"W | 44.06  | L40        | S39°06'14"W | 20.75  |
| L11        | S10°53'00"W | 50.85  | L26        | S11°30'58"W | 31.90  | L41        | S43°58'14"W | 19.63  |
| L12        | S04°39'18"E | 49.90  | L27        | S26°36'14"W | 9.63   | L42        | S24°07'25"W | 14.90  |
| L13        | S13°26'20"E | 39.26  | L28        | S07°06'10"W | 43.22  |            |             |        |
| L14        | S02°21'49"W | 53.46  | L29        | S01°29'41"W | 19.37  |            |             |        |
| L15        | S11°38'14"W | 48.87  | L30        | S07°16'30"E | 35.22  |            |             |        |

This is a Recombination Survey and not a subdivision as defined by the City of Greenville Land Development Regulations

Dec. 04, 2019  
Date  
City Engineer or Representative

NOTE:  
THE PURPOSE OF THE PLAT IS TO RECOMBINE THE PROPERTIES AS SHOWN HEREON.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

JUSTIN A. MCDANIEL, P.L.S.  
S.C. REG. NO. 28588

#### LEGEND

BL BUILDING LINE  
CL CENTERLINE  
CMP CORRUGATED METAL PIPE  
CT CRIMP TOP  
DE DRAINAGE EASEMENT  
EP EDGE OF PAVEMENT  
IPO IRON PIN OLD  
IPS IRON PIN SET  
N&C NAIL & CAP  
OT OPEN TOP  
RB REBAR  
RCP REINFORCED CONC PIPE  
R/W RIGHT OF WAY  
SD STORM DRAIN  
SS SANITARY SEWER  
SSE SS EASEMENT  
TEL TELEPHONE PEDESTAL  
ELECTRIC METER  
CB CATCH BASIN  
DI DROP INLET  
ELEC TRANS  
ELEVATION  
FIRE HYDRANT  
GAS METER  
GAS VALVE  
LIGHT POLE  
POWER POLE  
GUY ANCHOR  
SDMH SD MANHOLE  
SSMH SS MANHOLE  
TMD TELEPHONE MANHOLE  
CO CLEAN OUT  
TC/BC TOP/BOTTOM CURB  
TW/BW TOP/BOTTOM WALL  
VCP VITRIFIED CLAY PIPE  
WV WATER VALVE  
CTV CABLE TV  
FENCE LINE  
FOC FIBER OPTIC CABLE  
GAS GAS LINE  
OHP OVERHEAD POWER  
OHT OVERHEAD TELEPHONE  
SD STORM DRAIN  
SS SANITARY SEWER  
UP UNDERGROUND POWER  
UGT UNDERGROUND TEL  
W WATER LINE

RECOMBINATION PLAT FOR  
**ARRIS GREENVILLE, LLC**  
GREENVILLE COUNTY, SOUTH CAROLINA

SCALE 1"=50'  
PROPERTY ADDRESS HAYWOOD ROAD  
DATE 7/8/19  
TAX PIN SHOWN HEREON  
FIELD CREW TH/MS  
DRAWN BY JAM

**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

800 E. WASHINGTON ST. STE. B GREENVILLE, SC 29601  
PH: (864)271-0496 FAX: (864)271-0402  
www.sitedesign-inc.com

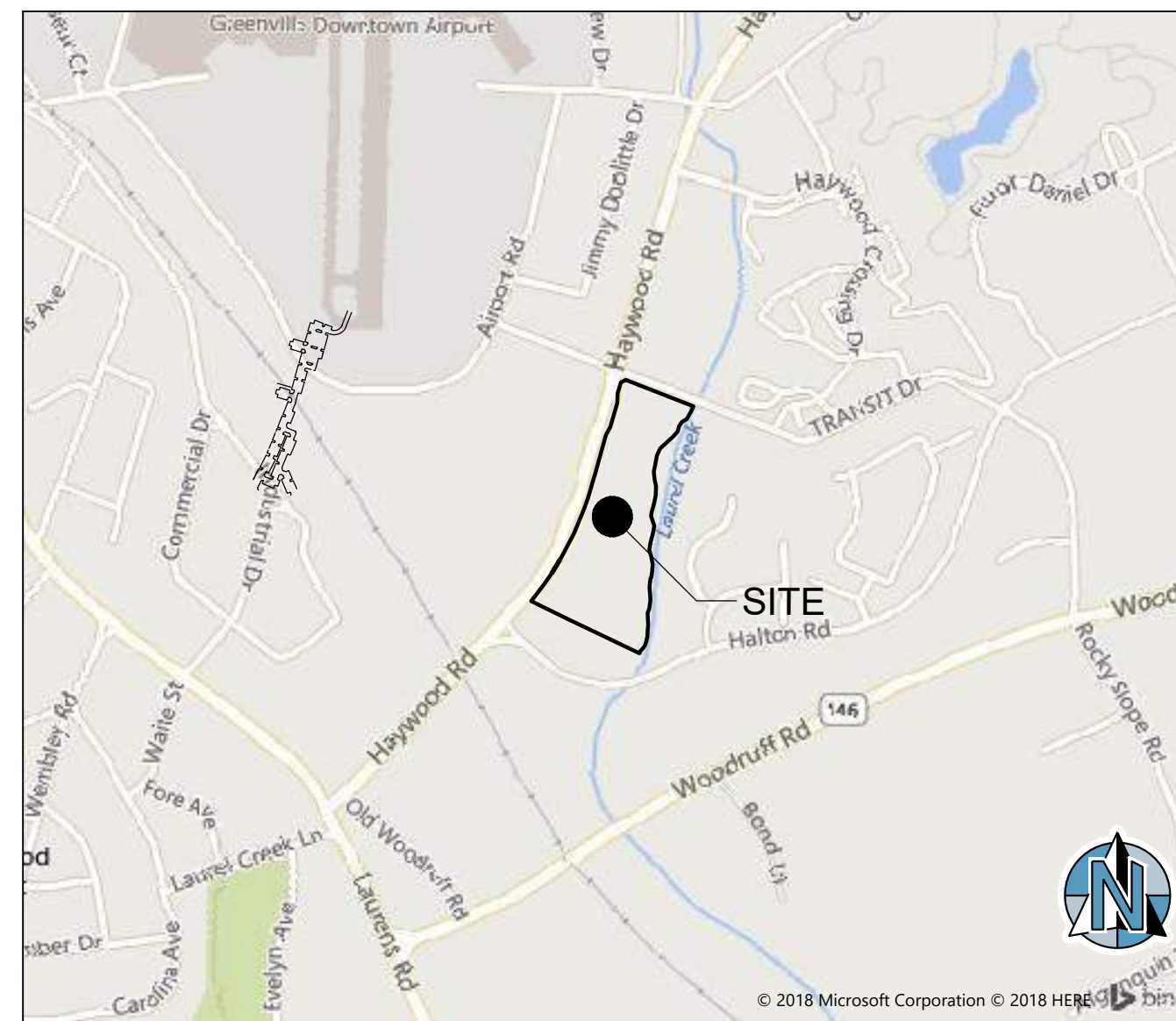


# THE ABBEY

GREENVILLE, SC 29607

ZONED: C-3, MD18-007M(PZ19-457),

PSP-0 COVER  
PSP-1.0 PRELIMINARY OVERALL SITE PLAN  
PSP-1.1 PRELIMINARY SITE PLAN  
PSP-1.2 PRELIMINARY SITE PLAN  
PSP-2.0 PRELIMINARY OVERALL GRADING PLAN  
PSP-2.1 PRELIMINARY GRADING PLAN  
PSP-2.2 PRELIMINARY GRADING PLAN



VICINITY MAP  
NOT TO SCALE

SITE DISTURBED AREA = 12.7 AC.

**OWNER**  
ARRIS GREENVILLE, LLC  
3340 PEACHTREE ROAD, SUITE 1660  
ATLANTA, GEORGIA 30326  
(404) 504-8770  
CONTACT: CHIP DILLARD

**DEVELOPER**  
ARRIS GREENVILLE, LLC  
3340 PEACHTREE ROAD, SUITE 1660  
ATLANTA, GEORGIA 30326  
(404) 504-8770  
CONTACT: CHIP DILLARD

**CIVIL ENGINEER**  
**FORESITE GROUP, INC.**  
 3740 DAVINCI CT, SUITE 100  
 PEACHTREE CORNERS, GA 30092  
 (770) 368-1399  
 CONTACT: DAVID STONIECKI, P.E.

**ARCHITECT**  
WAKEFIELD BEASLEY & ASSOCIATES  
5200 AVALON BLVD.  
ALPHARETTA, GA 30009  
(770) 209-9393  
CONTACT: NICK VALVO

**SURVEYOR**  
SITE DESIGN, INC.  
800 EAST WASHINGTON STREET, SUITE B  
GREENVILLE, SC 29601  
(864) 271-0496  
CONTACT: JUSTIN A. MCDANIEL

ENGINEER:

**FORESITE**  
group

Foresite Group, Inc.  
3740 Davinci Ct.  
Suite 100  
Peachtree Corners, GA 30092

w | [www.fg-inc.net](http://www.fg-inc.net)  
o | 770.368.1399  
f | 770.368.1944

DEVELOPER:

ARRIS 

3340 PEACHTREE ROAD  
SUITE 1660  
ATLANTA, GEORGIA 30326  
OFFICE: 404.504.8770  
FAX: 404.504.8775

CONTACT: MR. LAUREN BOULIER

# THE ABBEY

HAYWOOD RD. AND TRANSIT DR.  
GREENVILLE, SC 29607

PARCEL #:0259000100605, 604, 600, 602, & 603,

SEAL:

| REVISIONS        | DATE           |
|------------------|----------------|
|                  |                |
|                  |                |
|                  |                |
|                  |                |
|                  |                |
|                  |                |
|                  |                |
|                  |                |
|                  |                |
|                  |                |
| PROJECT MANAGER: | DMS            |
| DRAWING BY:      | MR             |
| JURISDICTION:    | GREENVILLE, SC |
| DATE:            | 2019-10-23     |
| SCALE:           | AS SHOWN       |
| TITLE:           |                |

COVER

SHEET NUMBER:

PSP-0

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 038.149

PREPARED BY:

**FORESITE**  
group

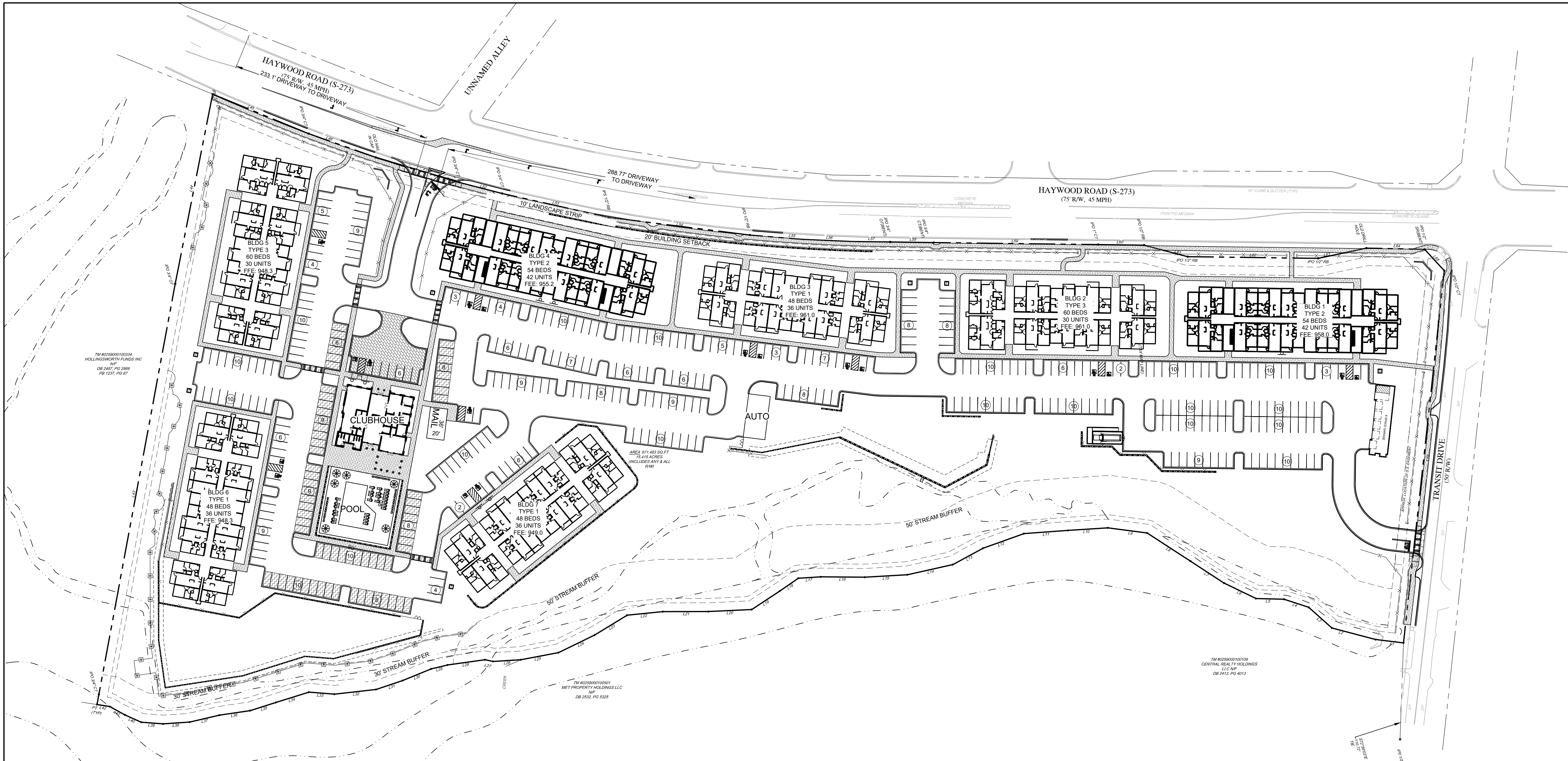
Foresite Group, Inc.  
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**w** | [www.fg-inc.net](http://www.fg-inc.net)  
**o** | 770.368.1399  
**f** | 770.368.1944

ISSUED:  
OCTOBER 23RD, 2019  
038.149







GENERAL NOTES:

- ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADI ARE GIVEN AT THE FACE OF CURB.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

- TRACT IS ZONED: C-3, MD18-007(M)(P219-457) (REGIONAL COMMERCIAL DISTRICT)
- SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).
- ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- ALL PAVEMENT MARKING WITHIN THE CITY OF GREENVILLE RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO SCDOT SPECIFICATIONS.
- ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- MAXIMUM CUT OR FILL SLOPE=2H:1V

- THE CITY OF GREENVILLE ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 24 HOUR CONTACT: DAVID STONIECKI, P.E., (770) 368-1399
- CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 6 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.
- THE DESIGN, PERMITTING, AND INSTALLATION OF THE SEGMENTAL BLOCK RETAINING WALL IS THE RESPONSIBILITY OF THE PROJECT GENERAL CONTRACTOR

| LEGEND |                                  |
|--------|----------------------------------|
|        | STANDARD DUTY ASPHALT PAVING     |
|        | HEAVY DUTY ASPHALT PAVING        |
|        | DOT SPECIFICATION ASPHALT PAVING |
|        | CONCRETE SIDEWALK PAVING         |
|        | HEAVY DUTY CONCRETE PAVING       |
|        | PERVIOUS PAVEMENT                |
|        | PROPERTY LINE                    |
|        | PARKING COUNT                    |
|        | SPILL CURB                       |
|        | TRAFFIC SIGN                     |
|        | PAINTED TRAFFIC ARROWS           |
|        | TRAFFIC FLOW LANE DESIGNATION    |

| SITE DATA                     |                                                                |
|-------------------------------|----------------------------------------------------------------|
| ZONING:                       | C-3, MD18-007(M)(P219-457) (REGIONAL COMMERCIAL DISTRICT)      |
| PARCEL IDENTIFICATION NUMBER: | 0259000100605, 604, 600, 602, & 603                            |
| TOTAL SITE AREA:              | 15.593 AC.                                                     |
| LANDSCAPE STRIP -             | FRONT 1: 10 FT<br>FRONT 2: 10 FT<br>SIDE: 10 FT<br>REAR: 10 FT |
| BUILDING SETBACK -            | FRONT 1: 20 FT<br>FRONT 2: 20 FT<br>SIDE: 15 FT<br>REAR: 15 FT |
| BUILDING DWELLING UNITS:      | 252 UNITS                                                      |
| PARKING RATIO MIN. REQUIRED - | MULTIFAMILY: 1.5 SPACE / 1 DWELLING                            |
| PARKING REQUIRED:             | 378 SPACES                                                     |
| PARKING PROVIDED:             | 411 SPACES                                                     |
| ACCESSIBLE PARKING PROVIDED:  | 18 SPACES                                                      |
| TOTAL PARKING PROVIDED:       | 429 SPACES                                                     |

BICYCLE PARKING:

PER SECTION 19.6.1.6(C)  
THE MINIMUM NUMBER OF PARKING SPACES FOR BICYCLES SHALL BE EQUAL TO TEN PERCENT OF THE FIRST 100 OFF-STREET PARKING SPACES PROVIDED ON A SITE. PLUS ONE PERCENT OF THE NUMBER OF OFF-STREET PARKING SPACES EXCEEDING 100. AT LEAST TWO BICYCLE PARKING SPACES SHALL BE PROVIDED FOR ALL SITES.

THE PROPOSED PARKING COUNT IS 413 SPACES. PER THE AFORE MENTIONED CODE, 14 BICYCLE PARKING SPACES ARE REQUIRED. 15 BICYCLE PARKING SPACES ARE PROPOSED.

| PROPERTY LINE TABLE |             |        |        |             |         |
|---------------------|-------------|--------|--------|-------------|---------|
| LINE #              | BEARING     | LENGTH | LINE # | BEARING     | LENGTH  |
| L1                  | S21°58'45"W | 32.16  | L35    | S02°38'52"E | 31.02   |
| L2                  | S29°46'28"W | 51.92  | L36    | S06°38'53"W | 35.69   |
| L3                  | S56°38'08"W | 35.77  | L37    | S01°49'31"W | 34.87   |
| L4                  | S33°09'25"W | 29.66  | L38    | S11°05'39"W | 30.64   |
| L5                  | S16°24'41"W | 32.16  | L39    | S19°15'48"W | 25.30   |
| L6                  | S40°46'08"W | 40.95  | L40    | S39°06'14"W | 20.75   |
| L7                  | S48°10'13"W | 46.10  | L41    | S43°59'14"W | 19.63   |
| L8                  | S47°58'57"W | 58.98  | L42    | S24°07'25"W | 14.90   |
| L9                  | S22°32'23"W | 45.38  | L43    | N64°27'47"W | 490.83* |
| L10                 | S11°18'41"W | 45.70  | L44    | N63°50'20"W | 221.98* |
| L11                 | S10°53'00"W | 50.85  | L45    | N37°23'18"E | 119.09* |
| L12                 | S04°39'19"E | 49.90  | L46    | N34°26'57"E | 81.78*  |
| L13                 | S13°26'20"E | 39.26  | L47    | N72°45'15"E | 37.02*  |
| L14                 | S02°21'49"W | 53.46  | L48    | S64°24'51"E | 167.88* |
| L15                 | S11°38'14"W | 48.87  | L49    | N05°42'44"E | 38.00*  |
| L16                 | S15°29'00"W | 50.47  | L50    | N64°26'42"W | 55.58*  |
| L17                 | S11°33'10"W | 26.00  | L51    | N15°44'00"W | 32.91*  |
| L18                 | S10°42'47"E | 25.76  | L52    | N29°28'34"E | 60.44*  |
| L19                 | S18°16'18"E | 38.68  | L53    | N27°34'18"E | 125.58* |
| L20                 | S12°16'02"W | 49.78  | L54    | N02°39'01"E | 162.98* |
| L21                 | S14°38'01"W | 52.15  | L55    | N19°43'55"E | 60.07*  |
| L22                 | S09°15'45"W | 41.32  | L56    | N17°25'00"E | 57.37*  |
| L23                 | S16°21'53"E | 43.35  | L57    | N15°44'56"E | 43.97*  |
| L24                 | S11°06'22"E | 46.29  | L58    | N15°45'57"E | 49.95*  |
| L25                 | S04°17'28"W | 44.08  | L59    | N15°45'20"E | 188.80* |
| L26                 | S11°30'58"W | 31.90  | L60    | N15°44'22"E | 52.70*  |
| L27                 | S26°36'14"W | 9.63   | L61    | N29°44'41"E | 51.61*  |
| L28                 | S07°06'10"W | 43.22  | L62    | N15°43'36"E | 149.99* |
| L29                 | S01°29'41"W | 19.37  | L63    | N02°45'37"E | 56.36*  |
| L30                 | S07°16'30"E | 35.22  | L64    | N16°12'01"E | 67.00*  |
| L31                 | S02°34'40"E | 32.31  | L65    | N62°34'33"E | 33.30*  |
| L32                 | S08°35'25"W | 48.11  | L66    | S68°44'31"E | 429.52* |
| L33                 | S19°34'52"W | 29.42  | L67    | N31°42'34"E | 100.40* |
| L34                 | S02°21'24"E | 39.65  |        |             |         |

CITY OF GREENVILLE REVIEW NOTES:

- ALL DRIVEWAY CUTS ALONG HAYWOOD DR. ARE TO BE CLOSED.

PARKING:

PER SECTION 19.6.1.6(B)  
ALL PARKING AREAS EXCEEDING THE MINIMUM REQUIRED SPACES SHALL UTILIZE LOW IMPACT DEVELOPMENT (LID) STANDARD SUCH AS BIO-RETENTION AREAS, PERVIOUS PAVEMENTS, AND/OR VEGETATIVE FILTER STRIPS.

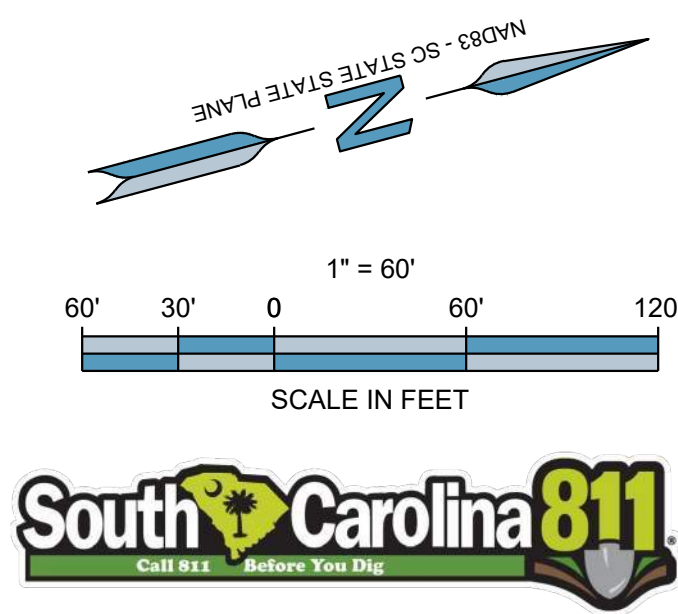
THE USE OF GARAGE BUILDING PARKING MAY BE USED ON SITE TO ACCOMMODATE PARKING IN EXCESS OF THE REQUIRED MINIMUM. GARAGE BUILDINGS WOULD BE ARCHITECTURALLY COMPATIBLE WITH THE MAIN STRUCTURE.

FIRE:

HOSELAY SHALL BE PROVIDED WITHIN 150 LF OF THE MOST REMOTE LOCATION OF EACH BUILDING. THIS SITE PLAN PROVIDES 150 LF HOSELAY VIA TRUCK ACCESS WITHIN THE INTERNAL DRIVE AISLE IN THE SITE, AND TRUCK ACCESS ALONG HAYWOOD ROAD AND TRANSIT DRIVE. BREAKS IN THE SITE FENCING ALONG THE PUBLIC RIGHT OF WAY WILL BE PROVIDED TO ALLOW BUILDING ACCESS. WALL HYDRANTS MAY BE USED IF 150 LF HOSE LAY CANNOT BE ACHIEVED.

CITY OF GREENVILLE STANDARD NOTES:

- 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.
- 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).
- 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.
- AN ENCROACHMENT PERMIT FROM THE SCDOT FOR STATE ROADS OR FROM 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.
- THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF RECORD FOR A DIGITAL STAKING PLAN TO ESTABLISH COMPLETE HORIZONTAL AND VERTICAL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR SURVEY STAKEOUT OF ALL IMPROVEMENTS. DISCREPANCIES BETWEEN THE PLANS, CONSTRUCTION STAKES, AND FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY FOR RESOLUTION PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS



ENGINEER:

**FORESITE**  
group

Foresite Group, Inc.  
3740 Davinci Ct.  
Suite 100  
Peachtree Corners, GA 30092

w | www.fg-inc.net  
o | 770.368.1399  
f | 770.368.1944

DEVELOPER:

**ARRIS**

3340 PEACHTREE ROAD  
SUITE 1660  
ATLANTA, GEORGIA 30326  
OFFICE: 404.504.8770  
FAX: 404.504.8775

CONTACT: MR. LAUREN BOULIER

PROJECT:

THE ABBEY

HAYWOOD RD. AND TRANSIT DR.  
GREENVILLE, SC 29607

PARCEL #0259000100605, 604, 600, 602, & 603.

SEAL:

REVISIONS DATE

PROJECT MANAGER: DMS

DRAWING BY: MR

JURISDICTION: GREENVILLE, SC

DATE: 2019-10-23

SCALE: 1" = 60'

TITLE:

PRELIMINARY OVERALL SITE  
PLAN

SHEET NUMBER:

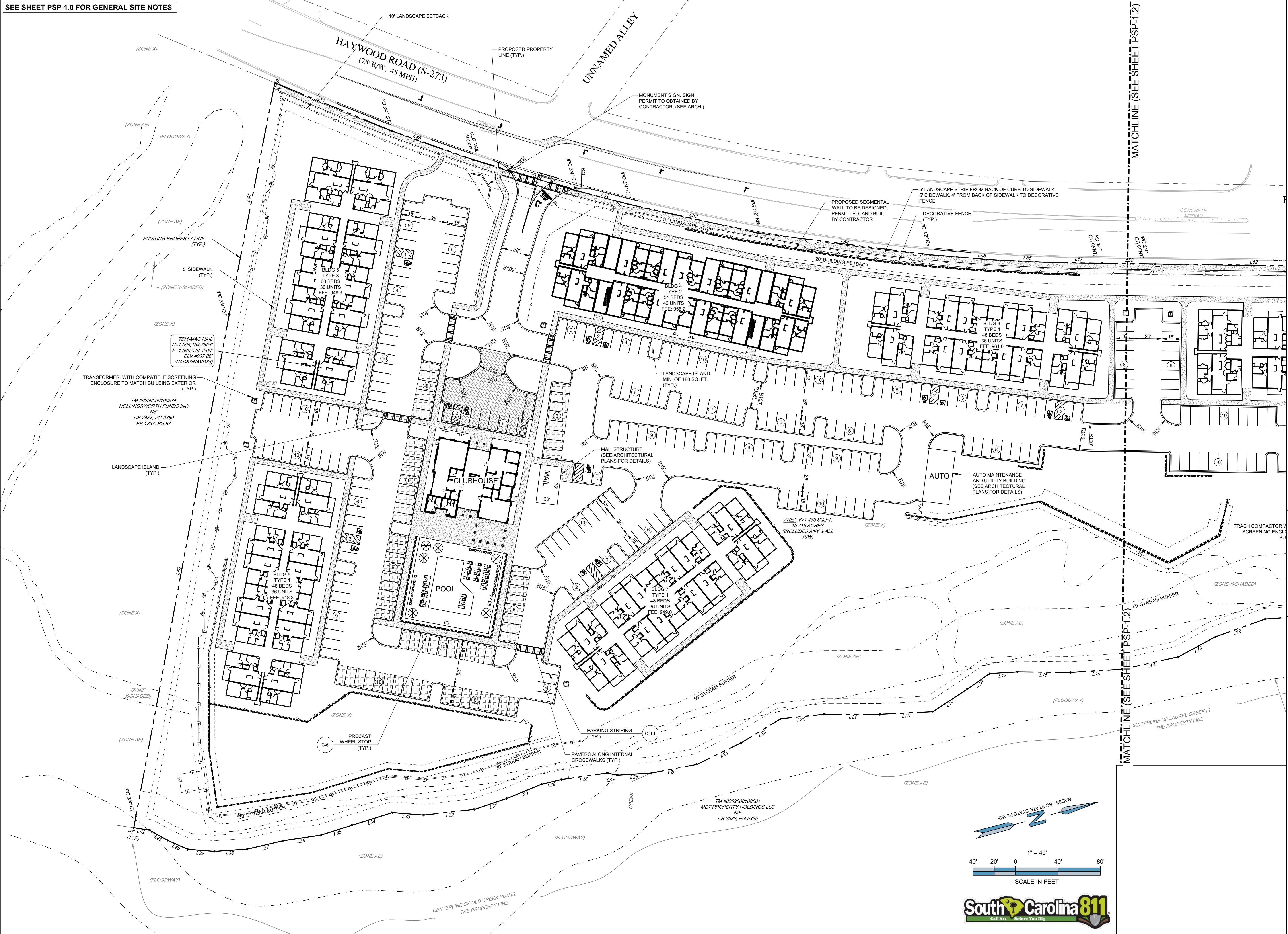
PSP-1.0

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 038.149



SEE SHEET PSP-1.0 FOR GENERAL SITE NOTES



ENGINEER:

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PROJECT:

**THE ABBEY**

HAYWOOD RD. AND TRANSIT DR.  
GREENVILLE, SC 29607

PARCEL #0259000100605, 604, 600, 602, & 603.

SEAL:

REVISIONS DATE

PROJECT MANAGER: DMS

DRAWING BY: MR

JURISDICTION: GREENVILLE, SC

DATE: 2019-10-23

SCALE: 1" = 40'

TITLE:

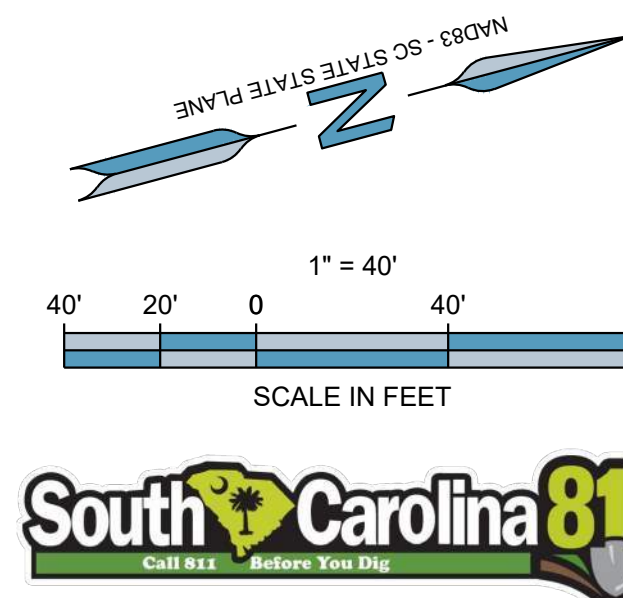
PRELIMINARY SITE PLAN

SHEET NUMBER:

**PSP-1.1**

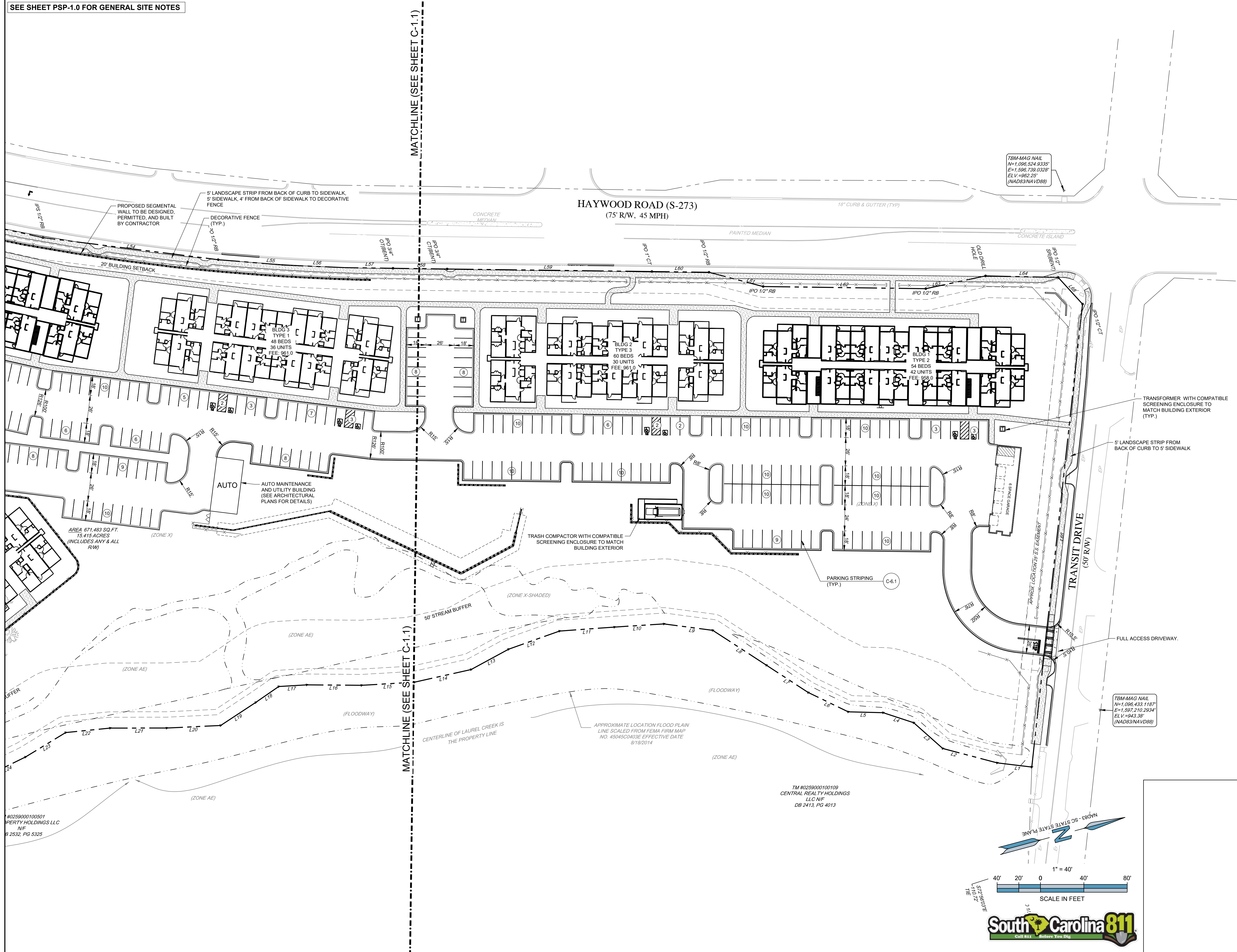
COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 038.149





SEE SHEET PSP-1.0 FOR GENERAL SITE NOTES



ENGINEER:

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PROJECT:

**THE ABBEY**

HAYWOOD RD. AND TRANSIT DR.  
GREENVILLE, SC 29607

PARCEL #0259000100605, 604, 602, & 603.

SEAL:

REVISIONS DATE

PROJECT MANAGER: DMS

DRAWING BY: MR

JURISDICTION: GREENVILLE, SC

DATE: 2019-10-23

SCALE: 1" = 40'

TITLE:

PRELIMINARY SITE PLAN

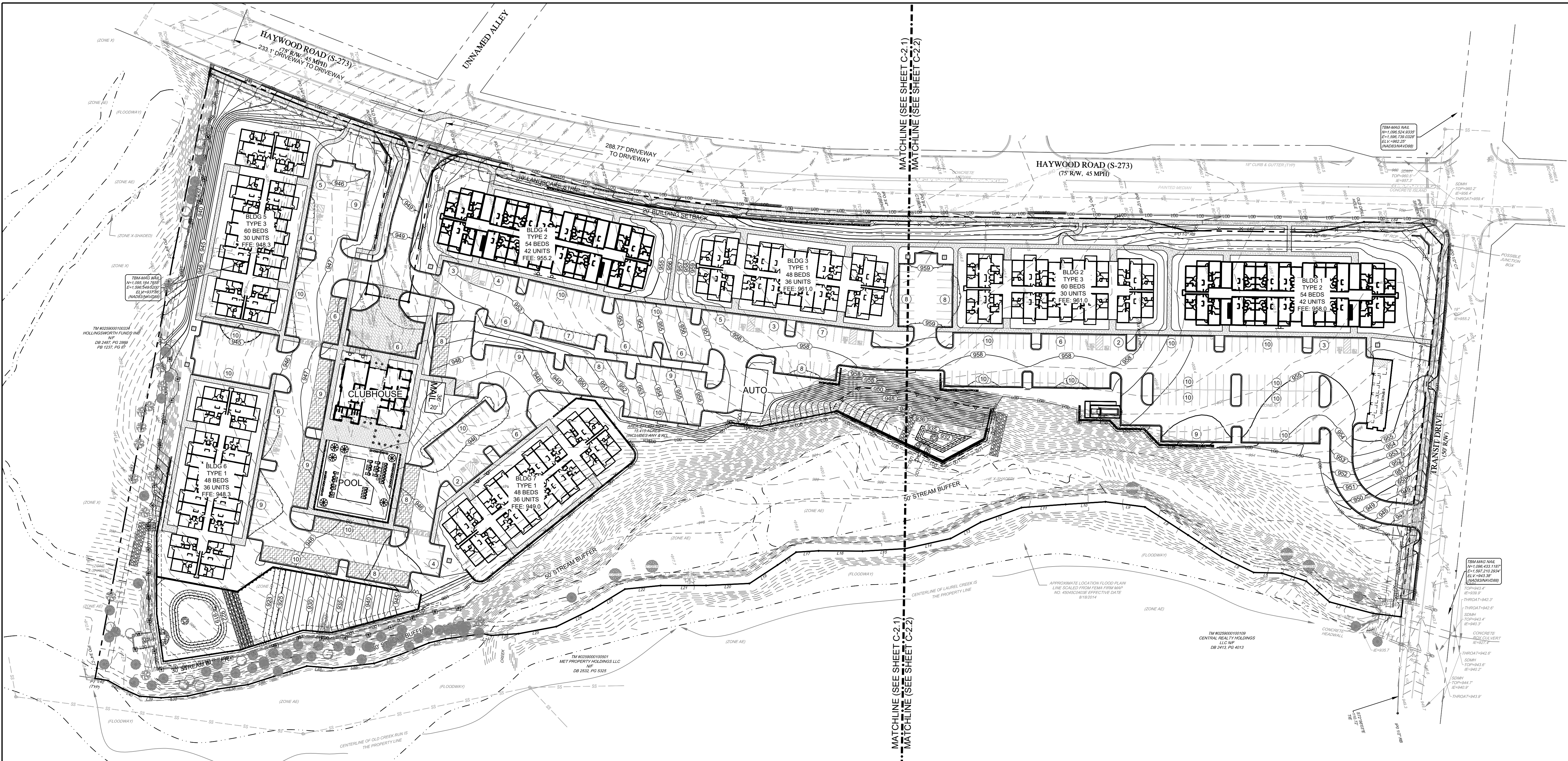
SHEET NUMBER:

**PSP-1.2**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 038.149

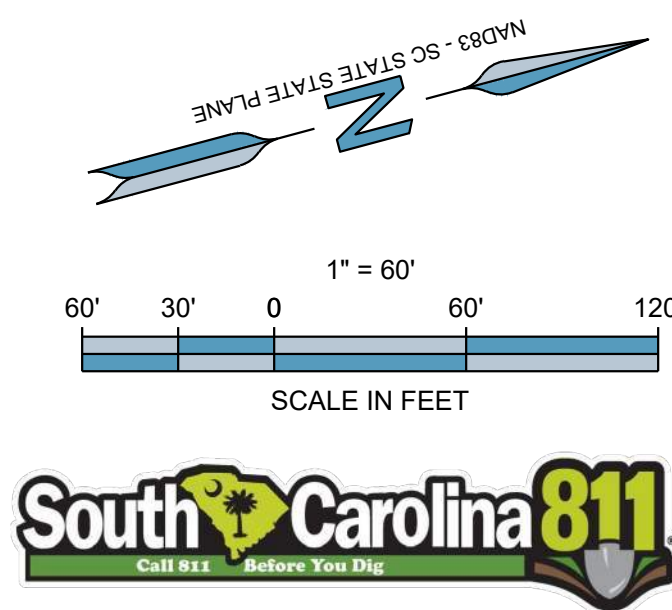




- GENERAL NOTES:**
- ALL SPOT ELEVATIONS SHOWN ARE AT THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  - ALL PROPOSED SIDEWALKS SHALL BE BUILT WITH A 1.5% CROSS-SLOPE AWAY FROM THE BUILDING.
  - ALL HEAD WALL SECTIONS SHALL BE CONSTRUCTED TO BE FLUSH WITH THE EXISTING DITCH BANK AND PROPOSED EMBANKMENT SLOPES.
- SITE NOTES:**
- THE CONTRACTOR SHALL CLEAN OUT ACCUMULATED SILT IN STORM WATER CONVEYANCE CHANNELS AND PIPES AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
  - COORDINATE WITH THE CITY OF GREENVILLE INSPECTIONS DURING CONSTRUCTION.
  - NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
  - CONSTRUCT EROSION CONTROL BARRIERS PER THE CITY OF GREENVILLE INSPECTOR AND MAINTAIN UNTIL PERMANENT VEGETATION IS ESTABLISHED.
  - THE CONTRACTOR SHALL RE-ESTABLISH ALL RIGHT OF WAY AREA WHICH IS DAMAGED OR DISTURBED TO ORIGINAL CONDITIONS OR BETTER DURING AUTHORIZED WORK. ALL WORK IN THE CITY OF GREENVILLE RIGHT OF WAY SHALL COMPLY WITH GDOT SPECIFICATIONS.
  - ALL CURBED LANDSCAPE ISLANDS SHALL BE FILLED TO TOP OF CURB WITH TOPSOIL AND SEEDED.
  - MAXIMUM CUT OR FILL SLOPES IS 2H:1V
  - TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING ACTIVITIES.
  - ALL PLASTIC STORM PIPE SHOWN ON THIS PLAN SHALL BE WRAPPED WITH LOCATION WIRE AND TAPE.
  - ALL CMP STORM PIPE SHALL BE TYPE 2 ALUMINIZED. ALL HDPE SHALL BE AASHTO TYPE "S" AND SHALL BE INSTALLED IN ACCORDANCE TO ASTM D2321 OR AASHTO SECTION 30 STANDARD PRACTICES AND AS RECOMMENDED BY THE MANUFACTURER. ALL RCP STORM PIPE SHALL BE CLASS III.
  - IN ALL AREAS OF FILL OR OTHERWISE DISTURBANCE OF EXISTING CONDITIONS, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL FULLY AND COMPLETELY REMOVE AND LEGALLY DISPOSE OFF-SITE. ALL PLANT MATERIALS INCLUDING BUT NOT LIMITED TO ROOT SYSTEMS, CONCRETE, REINFORCED CONCRETE, ASPHALT DEBRIS, UNDERBRUSH, TOPSOIL, AND OTHER DELETERIOUS MATERIAL. THE SUBGRADE TO REMAIN SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY FOLLOWING FULL REMOVAL OF THESE MATERIALS.
  - REFER TO SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION

- REPORTS AS PROVIDED BY OWNER FOR RECOMMENDATIONS ASSOCIATED WITH: GENERAL SITE PREPARATION, BUILDING PAD PREPARATION, SUBGRADE PREP. AREAS TO RECEIVE FILL, AREAS TO BE OVEREXCAVATED, PAVEMENT SECTIONS, FILL, SLOPES AND EXCAVATION. THE CONTRACTOR SHALL HAVE THIS REPORT ON THE JOB SITE FOR REFERENCE AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE EARTHWORK OPERATIONS AND CONSTRUCTION PHASE MONITORING TO ENSURE THAT ALL COMPACTION IS COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE TESTING REPORTS TO THE OWNER REGARDING COMPACTION TESTING PER THE TESTING PROTOCOL IN THE GEOTECHNICAL REPORT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTIONS ARISE CONCERNING DESIGN AND EFFECTIVENESS OF EROSION CONTROL DEVICES. **24 HR. CONTACT: DAVID STONIECKI, P.E. (770) 368-1399**
  - A PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER PANEL 45045C0403E, 45045C0404E DATED 2014-08-18
  - DETENTION FACILITIES AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.**
  - EXTREME CAUTION SHALL BE USED WHEN WORKING WITHIN THE VICINITY OF THE EXISTING OVERHEAD POWER LINES. CONTRACTORS SHALL NOTIFY/COORDINATE WITH DUKE ENERGY PRIOR TO CONSTRUCTION.**
  - STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.**
  - IN HEAVY DUTY PAVEMENT AREAS G.A.B. SHALL EXTEND UNDER THE GUTTER TO PROVIDE ADDITIONAL STABILITY FOR TRUCK TRAVEL.**
  - CONTRACTOR SHALL INSTALL DOWNSTREAM STORM PIPE CONNECTION IN THE RIGHT-OF-WAY PRIOR TO INSTALLATION OF ON-SITE STORM PIPING AND/OR STORM WATER DETENTION FACILITY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES SHOWN ON THE PLANS BY POT HOLING THE LINES. THE CONTRACTOR SHALL HAVE THE LINES SURVEYED, INCLUDING HORIZONTAL AND VERTICAL LOCATION, AND THE SURVEYED POINTS SENT TO THE PROJECT ENGINEER TO DETERMINE IF ANY UTILITY CONFLICTS WILL AFFECT THE CURRENT STORM DRAINAGE DESIGN.

| LEGEND |                                                                                                                            |
|--------|----------------------------------------------------------------------------------------------------------------------------|
|        | EXISTING CONTOURS                                                                                                          |
|        | PROPOSED CONTOURS                                                                                                          |
|        | EXISTING STORM PIPE                                                                                                        |
|        | PROPOSED STORM PIPE                                                                                                        |
|        | EXISTING SPOT ELEVATION                                                                                                    |
|        | PROPOSED SPOT ELEVATION                                                                                                    |
|        | PROPOSED SPOT ELEVATION FOR TOP OF WALL / BOTTOM OF WALL AT FINISHED SURFACE GRADE (SEE STRUCTURAL FOR FOOTING ELEVATIONS) |



ENGINEER:

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DEVELOPER:

**ARRIS**

3340 PEACHTREE ROAD  
SUITE 1660  
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OFFICE: 404.504.8770  
FAX: 404.504.8775

CONTACT: MR. LAUREN BOULIER

PROJECT:

**THE ABBEY**

HAYWOOD RD. AND TRANSIT DR.  
GREENVILLE, SC 29607

PARCEL #0259000100605, 604, 600, 602, & 603.

SEAL:

| REVISIONS             | DATE     |
|-----------------------|----------|
| CITY COMMENTS         | 01/03/20 |
| JURISDICTION COMMENTS | 04/08/20 |
| JURISDICTION COMMENTS | 05/01/20 |
| JURISDICTION COMMENTS | 6/5/2020 |

PROJECT MANAGER: DMS

DRAWING BY: MR

JURISDICTION: GREENVILLE, SC

DATE: 2019-10-23

SCALE: 1" = 60'

TITLE:

PRELIMINARY OVERALL  
GRADING PLAN

SHEET NUMBER:

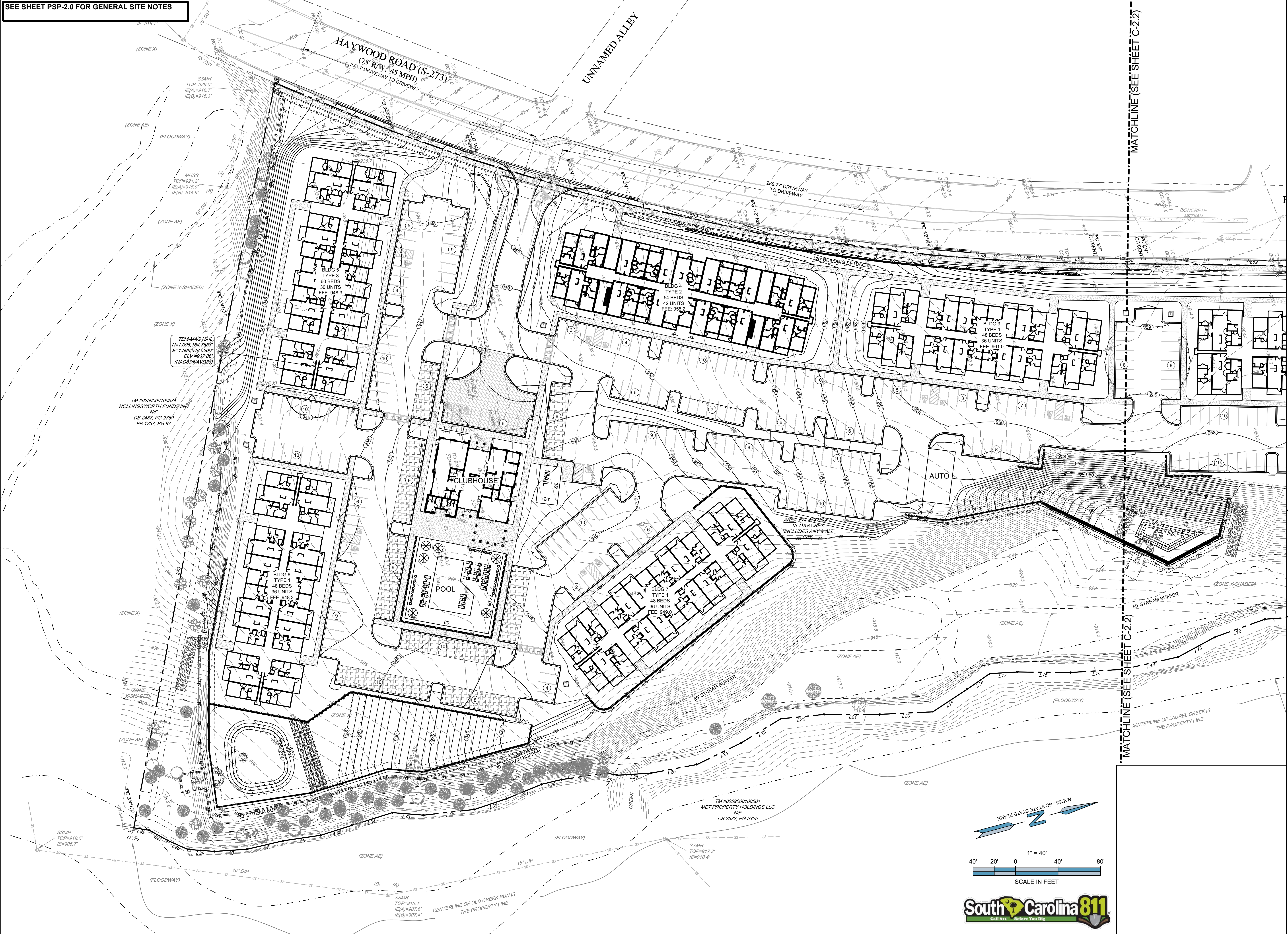
**PSP-2.0**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 038.149



SEE SHEET PSP-2.0 FOR GENERAL SITE NOTES



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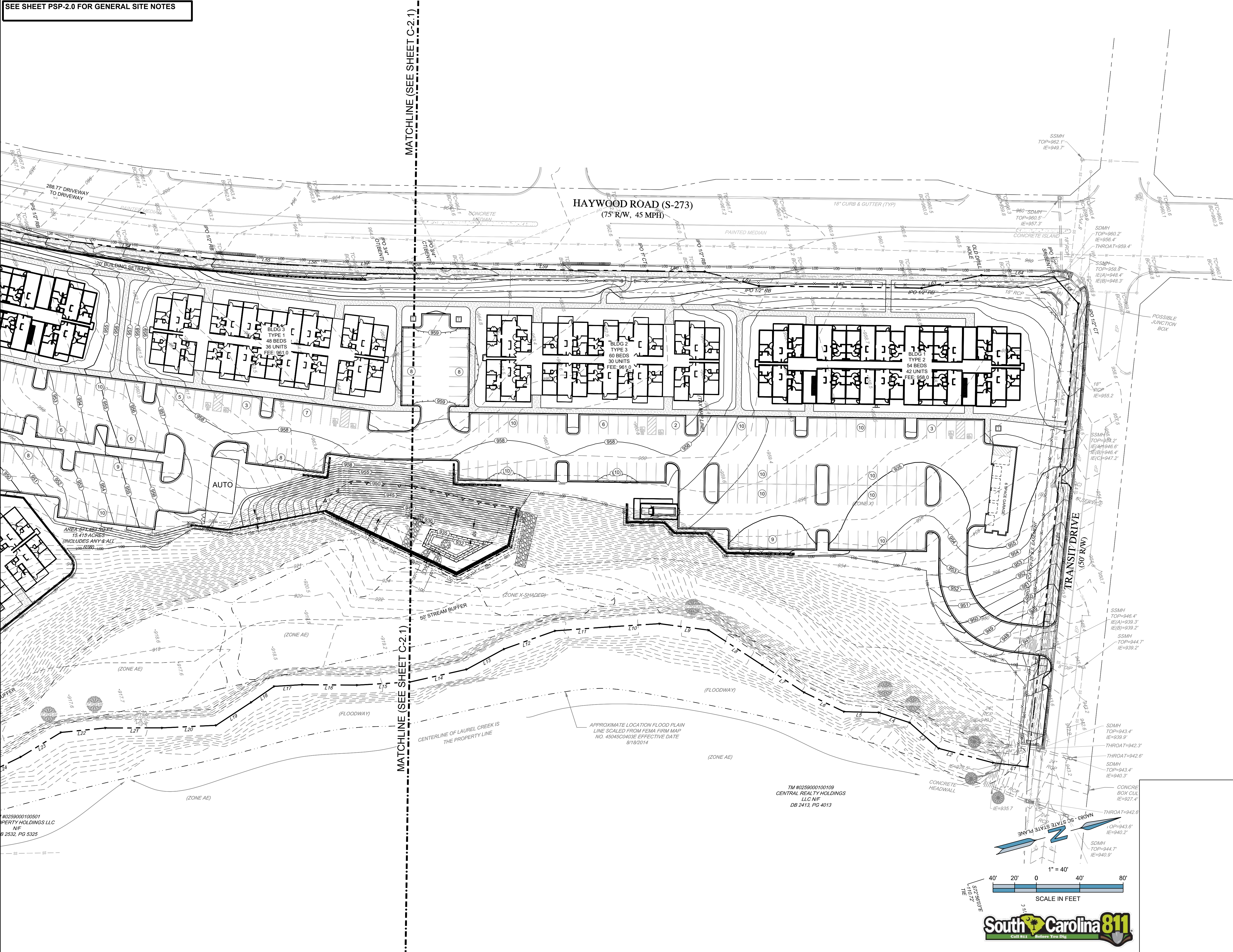
| REVISIONS             | DATE     |
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| CITY COMMENTS         | 01/03/20 |
| JURISDICTION COMMENTS | 04/08/20 |
| JURISDICTION COMMENTS | 05/01/20 |
| JURISDICTION COMMENTS | 6/5/2020 |

PROJECT MANAGER: DMS  
DRAWING BY: MR  
JURISDICTION: GREENVILLE, SC  
DATE: 2019-10-23  
SCALE: 1" = 40'  
TITLE:

PRELIMINARY GRADING PLAN  
SHEET NUMBER:  
**PSP-2.1**  
COMMENTS: NOT RELEASED FOR CONSTRUCTION  
JOB/FILE NUMBER: 038.149



SEE SHEET PSP-2.0 FOR GENERAL SITE NOTES



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PROJECT:

SEAL:

| REVISIONS             | DATE     |
|-----------------------|----------|
| CITY COMMENTS         | 01/03/20 |
| JURISDICTION COMMENTS | 04/08/20 |
| JURISDICTION COMMENTS | 05/01/20 |
| JURISDICTION COMMENTS | 6/5/2020 |

|                  |                |
|------------------|----------------|
| PROJECT MANAGER: | DMS            |
| DRAWING BY:      | MR             |
| JURISDICTION:    | GREENVILLE, SC |
| DATE:            | 2019-10-23     |
| SCALE:           | 1" = 40'       |
| TITLE:           |                |

PRELIMINARY GRADING PLAN

SHEET NUMBER:

PSP-2.2

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 038.149

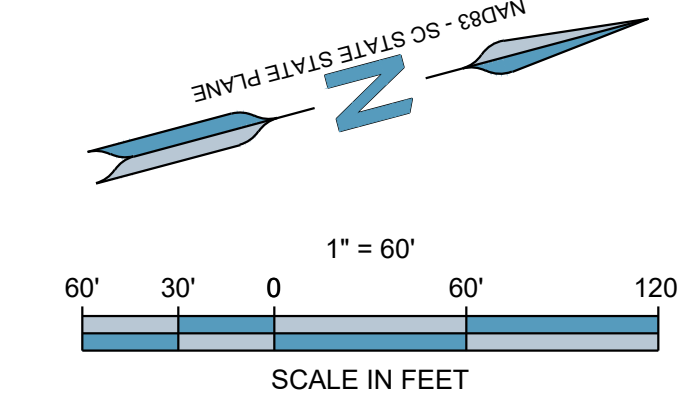
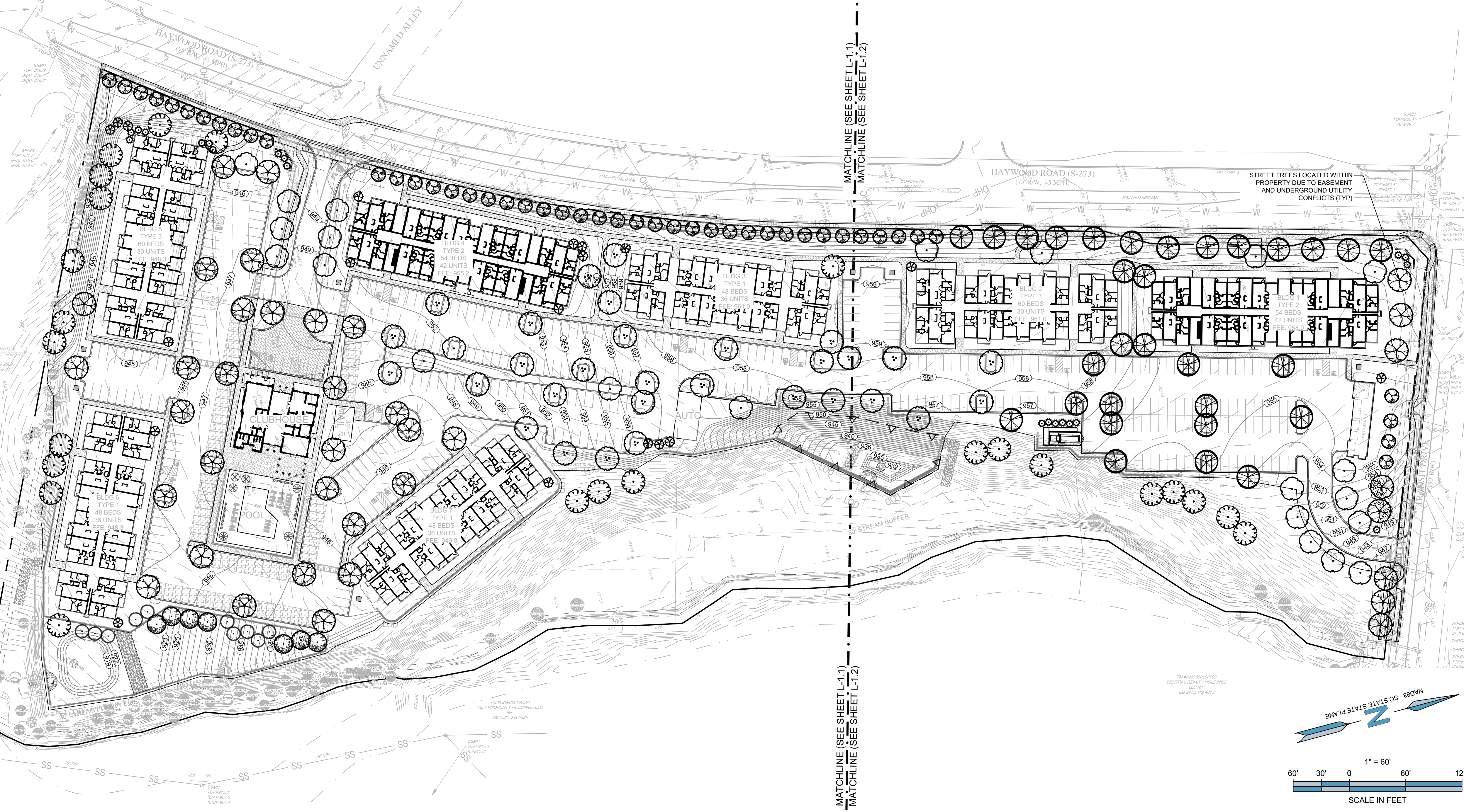


GENERAL LANDSCAPE NOTES:

1. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
2. PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
3. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED.
6. PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
7. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
8. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
9. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
10. PROVIDE SHOVEL-OUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
11. PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUNDCOVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED.
12. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
13. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
14. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNCLARIFIED CHANGES FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
15. WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
16. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
17. CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANT MATERIAL. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE.
18. SCDOT RIGHT OF WAY: NO IRRIGATION LINES, IRRIGATION VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, RAIN SENSORS ARE ALLOW IN THE SCDOT R/W.

CITY OF GREENVILLE  
GENERAL LANDSCAPE NOTES:

1. (CITY CODE SECTION 19-6.2.1 E) MAINTENANCE: THE OWNER OF THE PROPERTY WHERE LANDSCAPING IS REQUIRED SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF ALL PLANT AND SCREENING MATERIAL FOR THE DURATION OF THE PREMISES.
- 1.1. ALL LANDSCAPE MATERIAL, MAINTENANCE, AND MANAGEMENT SHALL CONFORM TO THE MINIMUM STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARDS FOR TREE CARE OPERATIONS.
- 1.2. LANDSCAPED AREAS SHALL BE MAINTAINED IN GOOD CONDITION AND KEPT FREE OF DEAD PLANTS, WEEDS, OR DEBRIS. FAILURE TO MAINTAIN OR REPLACE DEAD, DAMAGED OR DISEASED PLANT MATERIAL OR TO REPAIR A BROKEN WALL OR FENCE WITHIN 30 DAYS OF NOTIFICATION SHALL CONSTITUTE A VIOLATION. REPLACED PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE MINIMUM SIZE, SPACING, AND QUANTITY STANDARDS OF SECTION 19-6.2.
- 1.3. TREES MAY NOT BE SEVERELY TRIMMED BEYOND THE STANDARDS OF ANSI A300 STANDARDS FOR TREE CARE OPERATIONS. IF AGGRESSIVE TRIMMING OCCURS, THE PROPERTY WILL BE CONSIDERED NONCONFORMING AND REQUIRED TO REPLACE THE TREES WITH TREES MEETING THE MINIMUM SIZE, SPACING, AND QUANTITY STANDARDS OF SECTION 19-6.2. "CRAPE MURDER" WILL BE CONSIDERED A VIOLATION AND REPLACEMENTS WILL BE ENFORCED.
- 1.4. BUFFER AND SCREENING MATERIAL SHALL BE MAINTAINED TO MEET THE MINIMUM SIZE, SPACING, AND QUANTITY STANDARDS OF TABLE 19-6.2.1 OF THIS SECTION.
2. (CITY CODE SECTION 19-6.2.2 A7) GENERAL: THE ENTIRE PLANTING AREA MUST BE SCARIFIED AND CONTAIN MIXED ON-SITE SOIL OR A SOIL MIX TO A DEPTH OF 18 INCHES.
3. (CITY CODE SECTION 19-6.2.2 B) MINIMUM PLANTING SIZE/HEIGHT REQUIREMENTS: ALL LANDSCAPE PLANTING MATERIALS SHALL CONFORM TO THE MINIMUM SIZE OR HEIGHT STANDARDS IN TABLE 19-6.2.1 AT THE TIME OF PLANTING AS WELL AS MEET THE STANDARDS OF ANSI 260.1 AMERICAN STANDARD FOR NURSERY STOCK.
- 3.1. FOR NEWLY PLANTED TREES THE CALIPER MEASUREMENT OF THE TRUNK SHALL BE TAKEN SIX INCHES ABOVE THE TOP OF THE ROOT FLARE UP TO AND INCLUDING FOUR-INCH CALIPER SIZE. IF THE CALIPER AT SIX INCHES ABOVE THE TOP OF THE ROOT FLARE EXCEEDS FOUR INCHES, THE CALIPER SHOULD BE MEASURED AT 12 INCHES ABOVE THE TOP OF THE ROOT FLARE.
- 3.2. FOR EXISTING TREES, THE DIAMETER MEASUREMENT OF THE TRUNK SHALL BE TAKEN AT DBH (DIAMETER AT BREAST HEIGHT) FOUR AND ONE-HALF FEET ABOVE THE AVERAGE GROUND LEVEL.



LANDSCAPE REQUIREMENTS:

TOTAL SITE AREA: 15.64 ACRES

TREE DENSITY REQUIREMENTS (TDU'S):

15 TDU'S PER ACRE  
12.84 ACRES x 15 UNITS - 22 UNITS EXISTING = 170.6 TDU'S REQUIRED  
171.0 TDU'S PROPOSED

STREET TREE REQUIREMENTS:

(1) SHADE TREE PER 40 LF; (1) ORNAMENTAL TREE PER 20 LF WITH OVERHEAD UTILITY CONFLICTS  
514 LF / 40 LF = 13 SHADE TREES REQUIRED  
13 SHADE TREES PROPOSED

HAYWOOD ROAD: 514 LF OF STREET FRONTAGE AND 838 LF OF STREET FRONTAGE WITH OVERHEAD UTILITY CONFLICTS  
514 LF / 40 LF = 13 SHADE TREES REQUIRED  
13 SHADE TREES PROPOSED

TRANSIT DRIVE: 248 LF OF STREET FRONTAGE AND 180 LF OF STREET FRONTAGE WITH OVERHEAD UTILITY CONFLICTS  
248 LF / 40 LF = 7 SHADE TREES REQUIRED  
7 SHADE TREES PROPOSED

87 LF / 20 LF = 4 ORNAMENTAL TREES REQUIRED  
4 ORNAMENTAL TREES PROPOSED

\*STREET TREES LOCATED WITHIN PROPERTY DUE TO UNDERGROUND UTILITY CONFLICTS

PARKING LOT LANDSCAPE REQUIREMENTS:  
(1) SHADE TREE AND 5 SHRUBS PER 2,000 SF OF PARKING LOT AND DRIVES  
149,159 SF / 2,000 = 75 SHADE TREES REQUIRED  
75 SHADE TREES PROPOSED

149,159 SF / 2,000 x 8 = 597 SHRUBS REQUIRED  
597 SHRUBS PROPOSED

\*SCREENING SHRUBS ARE NOT COUNTED TOWARD PARKING LOT SHRUBS

NOTES:

1. SEE SHEET TP-1.0 FOR TREE REPLACEMENT CALCULATIONS.
2. SEE SHEETS L-1.1 AND L-1.2 FOR SHRUBS.

PLANT SCHEDULE - TREES

| TREES | BOTANICAL / COMMON NAME                                                   | CONT   | CAL     | TDU | QTY |
|-------|---------------------------------------------------------------------------|--------|---------|-----|-----|
|       | ACER BUERGERIANUM / TREIDENT MAPLE<br>MIN 10' HT, 5' CLEAR TRUNK          | B & B  | 3"CAL   | 9   | 46  |
|       | CEDRUS DEODARA / DEODAR CEDAR<br>MIN 6' HT                                | 15 GAL |         | 19  |     |
|       | CRYPTOMERIA JAPONICA 'YOSHINO' / YOSHINO CRYPTOMERIA<br>MIN 6' HT         | B & B  | 2.5"CAL |     | 10  |
|       | ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY<br>MIN 6' HEIGHT         | B & B  | 6" MIN. |     | 21  |
|       | LIRIODENDRON TULIPIFERA / TULIP TREE<br>MIN 14' HT, 6' CLEAR TRUNK        | B & B  | 3"CAL   | 9   | 24  |
|       | MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM / SOUTHERN MAGNOLIA<br>MIN 6' HT | B & B  | 2.5"CAL |     | 7   |
|       | NYSSA SYLVATICA / BLACK GUM<br>MIN 14' HT, 6' CLEAR TRUNK                 | B & B  | 3"CAL   | 9   | 30  |
|       | QUERCUS LYRATA / OVERCUP OAK<br>MIN 14' HT, 6' CLEAR TRUNK                | B & B  | 3"CAL   | 9   | 30  |
|       | QUERCUS PHellos / WILLOW OAK<br>MIN 14' HT, 6' CLEAR TRUNK                | B & B  | 3"CAL   | 9   | 23  |
|       | QUERCUS SHUMARDII / SHUMARD RED OAK<br>MIN 14' HT, 6' CLEAR TRUNK         | B & B  | 3"CAL   | 9   | 37  |

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PROJECT:

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REVISIONS DATE

CITY COMMENTS 01/03/20

JURISDICTION COMMENTS 04/08/20

JURISDICTION COMMENTS 05/01/20

JURISDICTION COMMENTS 6/5/2020

PROJECT MANAGER:

DMS

DRAWING BY:

KCN

JURISDICTION:

GREENVILLE, SC

DATE:

2019-10-23

SCALE:

1" = 60'

TITLE:

OVERALL TREE PLANTING  
PLAN

SHEET NUMBER:

**L-1.0**

COMMENTS:

NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER:

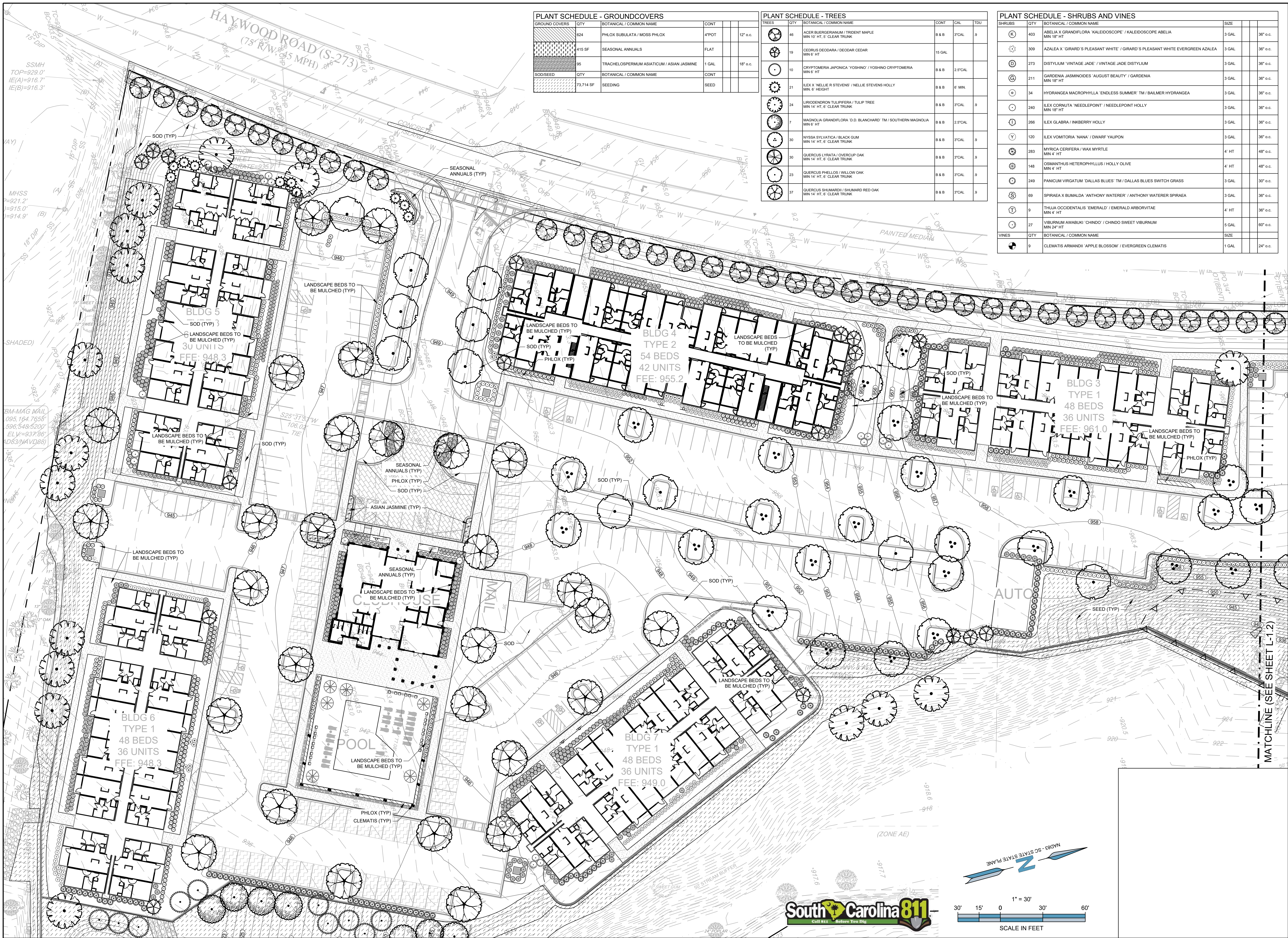
038.149

THE ABBEY

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GREENVILLE, SC 29607

PARCEL #0259000100605, 604, 600, 602, & 603.





| PLANT SCHEDULE - GROUNDCOVERS |           |                                           |        |          |
|-------------------------------|-----------|-------------------------------------------|--------|----------|
| GROUND COVERS                 | QTY       | BOTANICAL / COMMON NAME                   | CONT   |          |
|                               | 624       | PHLOX SUBULATA / MOSS PHLOX               | 4" POT | 12" o.c. |
|                               | 215 SF    | SEASONAL ANNUALS                          | FLAT   |          |
|                               | 95        | TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE | 1 GAL  | 18" o.c. |
| SOD/SEED                      | QTY       | BOTANICAL / COMMON NAME                   | CONT   |          |
|                               | 73,714 SF | SEEDING                                   | SEED   |          |

| PLANT SCHEDULE - TREES |     |                                                                           |        |          |
|------------------------|-----|---------------------------------------------------------------------------|--------|----------|
| TREES                  | QTY | BOTANICAL / COMMON NAME                                                   | CONT   | CAL      |
|                        | 46  | ACER BUERGERIANUM / TRENT MAPLE<br>MIN 10' HT, 5' CLEAR TRUNK             | 8 & B  | 3" CAL   |
|                        | 19  | CEDRUS DEODARA / DEODAR CEDAR<br>MIN 8' HT                                | 15 GAL |          |
|                        | 10  | CRYPTOMERIA JAPONICA 'YOSHINO' / YOSHINO CRYPTOMERIA<br>MIN 6' HT         | 8 & B  | 2.5" CAL |
|                        | 21  | ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY<br>MIN 6' HEIGHT         | 8 & B  | 6" MIN   |
|                        | 24  | LIRIODENDRON TULIPIFERA / TULIP TREE<br>MIN 14' HT, 6' CLEAR TRUNK        | 8 & B  | 3" CAL   |
|                        | 7   | MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM / SOUTHERN MAGNOLIA<br>MIN 8' HT | 8 & B  | 2.5" CAL |
|                        | 30  | NYSSA SYLVATICA / BLACK GUM<br>MIN 14' HT, 6' CLEAR TRUNK                 | 8 & B  | 3" CAL   |
|                        | 30  | QUERCUS LYRATA / OVERCUP OAK<br>MIN 14' HT, 6' CLEAR TRUNK                | 8 & B  | 3" CAL   |
|                        | 23  | QUERCUS PHELLOS / WILLOW OAK<br>MIN 14' HT, 6' CLEAR TRUNK                | 8 & B  | 3" CAL   |
|                        | 37  | QUERCUS SHUMARDII / SHUMARD RED OAK<br>MIN 14' HT, 6' CLEAR TRUNK         | 8 & B  | 3" CAL   |

| PLANT SCHEDULE - SHRUBS AND VINES |     |                                                                                             |       |          |
|-----------------------------------|-----|---------------------------------------------------------------------------------------------|-------|----------|
| SHRUBS                            | QTY | BOTANICAL / COMMON NAME                                                                     | SIZE  |          |
|                                   | 403 | ABELIA X 'GRANDIFLORA' 'KALEDOSCOPE' / KALEIDOSCOPE ABELIA<br>MIN 18" HT                    | 3 GAL | 36" o.c. |
|                                   | 309 | AZALEA X 'GIRARD'S PLEASANT WHITE' / GIRARD'S PLEASANT WHITE EVERGREEN AZALEA<br>MIN 18" HT | 3 GAL | 36" o.c. |
|                                   | 273 | DISTYLIS 'VINTAGE JADE' / VINTAGE JADE DISTYLIS                                             | 3 GAL | 36" o.c. |
|                                   | 211 | GARDENIA JASMINOIDES 'AUGUST BEAUTY' / GARDENIA<br>MIN 18" HT                               | 3 GAL | 36" o.c. |
|                                   | 34  | HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' TM / BAILMER HYDRANGEA                               | 3 GAL | 36" o.c. |
|                                   | 240 | ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY<br>MIN 12" HT                                | 3 GAL | 36" o.c. |
|                                   | 266 | ILEX GLABRA / INKERRY HOLLY                                                                 | 3 GAL | 36" o.c. |
|                                   | 120 | ILEX VOMITORIA 'NANA' / DWARF YAUPOIN                                                       | 3 GAL | 36" o.c. |
|                                   | 283 | MYRTICA CERIFERA / WAX MYRTLE<br>MIN 4' HT                                                  | 4" HT | 48" o.c. |
|                                   | 148 | OSMANTHUS HETEROPHYLLUS / HOLLY OLIVE<br>MIN 4' HT                                          | 4" HT | 48" o.c. |
|                                   | 249 | PANICUM VIRGATUM 'DALLAS BLUES' TM / DALLAS BLUES SWITCH GRASS                              | 3 GAL | 30" o.c. |
|                                   | 69  | SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA                               | 3 GAL | 36" o.c. |
|                                   | 9   | THUNIA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE<br>MIN 4' HT                             | 4" HT | 36" o.c. |
|                                   | 27  | VIBURNUM AWABUKI 'CHINDO' / CHINDO SWEET VIBURNUM<br>MIN 24" HT                             | 5 GAL | 60" o.c. |
| VINES                             | QTY | BOTANICAL / COMMON NAME                                                                     | SIZE  |          |
|                                   | 9   | CLEMATIS ARMANDII 'APPLE BLOSSOM' / EVERGREEN CLEMATIS                                      | 1 GAL | 24" o.c. |

ENGINEER:

**FORESITE**  
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Foresite Group, Inc.  
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CONTACT: MR. LAUREN BOULIER

## THE ABBEY

HAYWOOD RD. AND TRANSIT DR.  
GREENVILLE, SC 29607

PARCEL #02599000100605, 604, 600, 602, & 603.

SEAL:

| REVISIONS             | DATE     |
|-----------------------|----------|
| CITY COMMENTS         | 01/03/20 |
| JURISDICTION COMMENTS | 04/08/20 |
| JURISDICTION COMMENTS | 05/01/20 |
| JURISDICTION COMMENTS | 6/5/2020 |

|                  |                |
|------------------|----------------|
| PROJECT MANAGER: | DMS            |
| DRAWING BY:      | KCN            |
| JURISDICTION:    | GREENVILLE, SC |
| DATE:            | 2019-10-23     |
| SCALE:           | 1" = 30'       |
| TITLE:           |                |

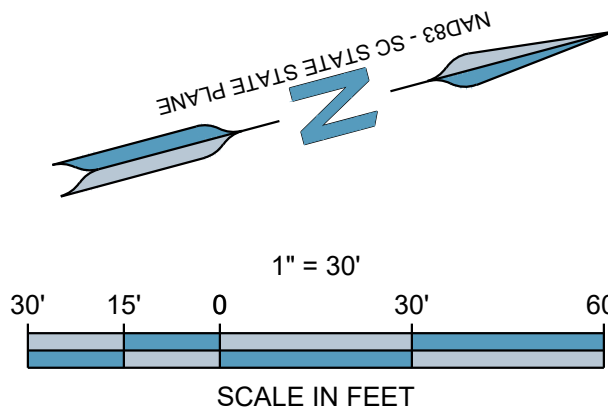
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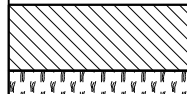
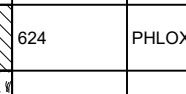
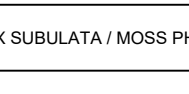
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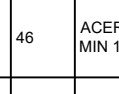
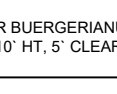
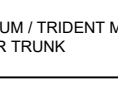
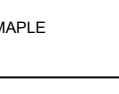
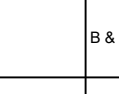
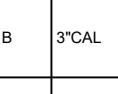
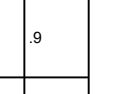
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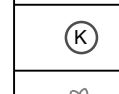
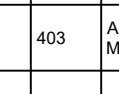
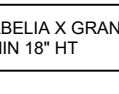
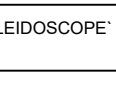
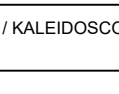
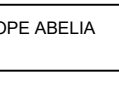
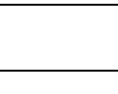
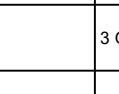
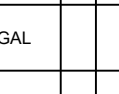
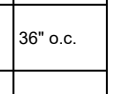
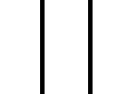
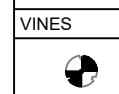
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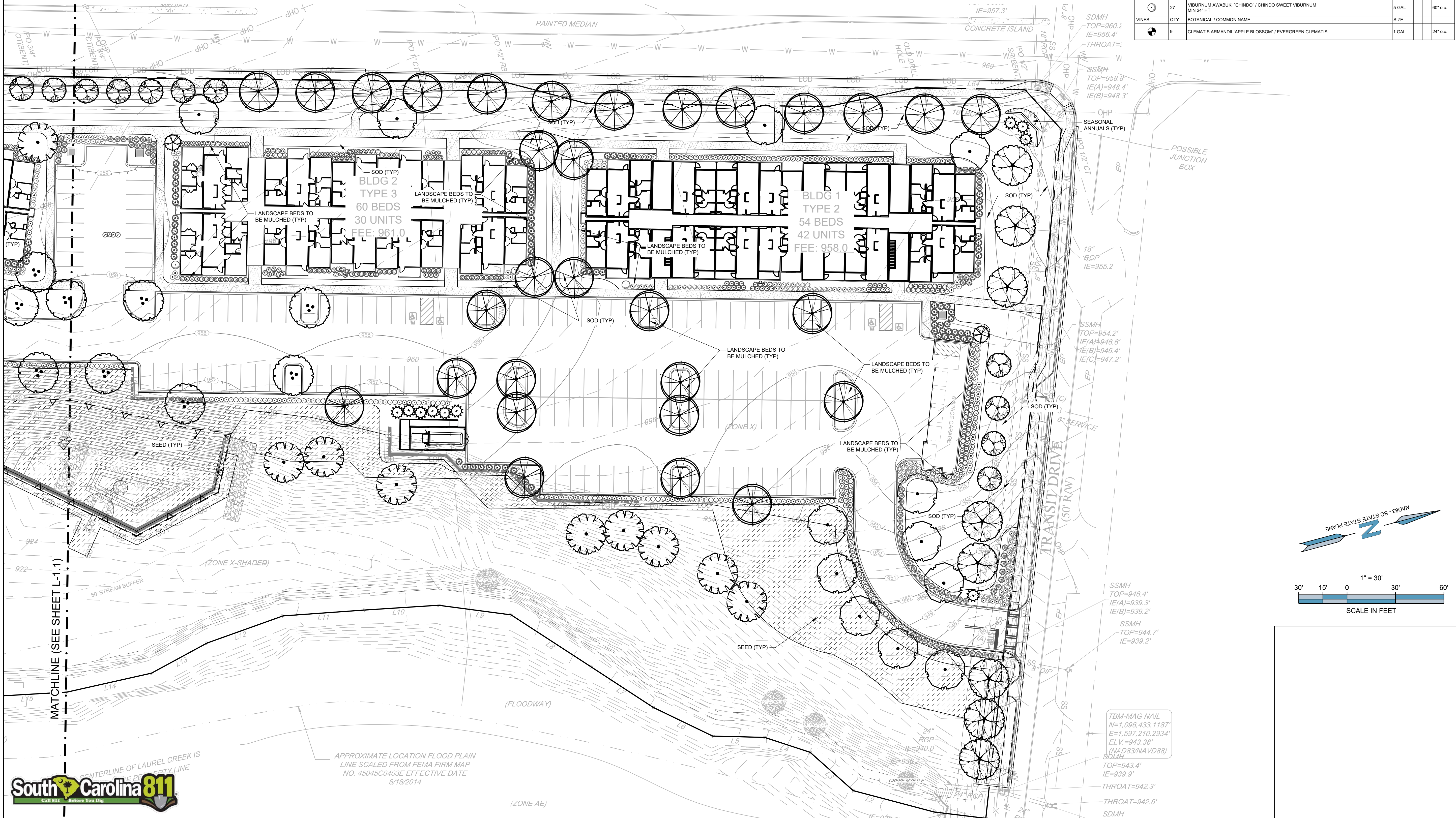




| PLANT SCHEDULE - GROUNDCOVERS                                                       |           |                                           |        |          |
|-------------------------------------------------------------------------------------|-----------|-------------------------------------------|--------|----------|
| GROUND COVERS                                                                       | QTY       | BOTANICAL / COMMON NAME                   | CONT   |          |
|  | 624       | PHLOX SUBULATA / MOSS PHLOX               | 4" POT | 12" o.c. |
|  | 415 SF    | SEASONAL ANNUALS                          | FLAT   |          |
|  | 95        | TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE | 1 GAL  | 18" o.c. |
| SOD/SEED                                                                            | QTY       | BOTANICAL / COMMON NAME                   | CONT   |          |
|  | 73,714 SF | SEEDING                                   | SEED   |          |

| PLANT SCHEDULE - TREES                                                              |     |                                                                           |        |          |
|-------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------|--------|----------|
| TREES                                                                               | QTY | BOTANICAL / COMMON NAME                                                   | CONT   | CAL      |
|  | 48  | ACER BURGERSIANUM / TRIDENT MAPLE<br>MIN 10' HT, 5" CLEAR TRUNK           | B & B  | 3" CAL   |
|  | 19  | CEDRUS DEODARA / DEODAR CEDAR<br>MIN 6' HT                                | 15 GAL |          |
|  | 10  | CRYPTOMERIA JAPONICA 'YOSHINO' / YOSHINO CRYPTOMERIA<br>MIN 6' HT         | B & B  | 2.5" CAL |
|  | 21  | ILEX 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY<br>MIN 6' HEIGHT           | B & B  | 6" MIN   |
|  | 24  | LIRIODENDRON TULIPIFERA / TULIP TREE<br>MIN 14' HT, 6" CLEAR TRUNK        | B & B  | 3" CAL   |
|  | 7   | MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM / SOUTHERN MAGNOLIA<br>MIN 6' HT | B & B  | 2.5" CAL |
|  | 30  | NYSSA SYLVATICA / BLACK GUM<br>MIN 14' HT, 5" CLEAR TRUNK                 | B & B  | 3" CAL   |
|  | 30  | QUERCUS LYRATA / OVERCUP OAK<br>MIN 14' HT, 5" CLEAR TRUNK                | B & B  | 3" CAL   |
|  | 23  | QUERCUS PHELLOS / WILLOW OAK<br>MIN 14' HT, 6" CLEAR TRUNK                | B & B  | 3" CAL   |
|  | 37  | QUERCUS SHUMARDII / SHUMARD RED OAK<br>MIN 14' HT, 6" CLEAR TRUNK         | B & B  | 3" CAL   |

| PLANT SCHEDULE - SHRUBS AND VINES                                                   |     |                                                                                             |       |          |
|-------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------|-------|----------|
| SHRUBS                                                                              | QTY | BOTANICAL / COMMON NAME                                                                     | SIZE  |          |
|  | 403 | ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE ABELIA<br>MIN 18" HT                     | 3 GAL | 36" o.c. |
|  | 309 | AZALEA X 'GIRARD'S PLEASANT WHITE' / GIRARD'S PLEASANT WHITE EVERGREEN AZALEA<br>MIN 18" HT | 3 GAL | 36" o.c. |
|  | 273 | DISTYLUM 'VINTAGE JADE' / VINTAGE JADE DISTYLUM                                             | 3 GAL | 36" o.c. |
|  | 211 | GARDENIA JASMINOIDES 'AUGUST BEAUTY' / GARDENIA<br>MIN 18" HT                               | 3 GAL | 36" o.c. |
|  | 34  | HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' TM / BAILMER HYDRANGEA                               | 3 GAL | 36" o.c. |
|  | 240 | ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY<br>MIN 18" HT                                | 3 GAL | 36" o.c. |
|  | 266 | ILEX GLABRA / INKBERRY HOLLY                                                                | 3 GAL | 36" o.c. |
|  | 120 | ILEX VOMITORIA 'NANA' / DWARF YALPON                                                        | 3 GAL | 36" o.c. |
|  | 283 | MYRICA CERIFERA / WAX MYRTLE<br>MIN 4' HT                                                   | 4" HT | 48" o.c. |
|  | 148 | OSMANTHUS HETEROPHYLLUS / HOLLY OLIVE<br>MIN 4' HT                                          | 4" HT | 48" o.c. |
|  | 249 | PANICUM VIRGATUM 'DALLAS BLUES' TM / DALLAS BLUES SWITCH GRASS                              | 3 GAL | 30" o.c. |
|  | 69  | SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA                               | 3 GAL | 36" o.c. |
|  | 9   | THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE<br>MIN 4' HT                              | 4" HT | 36" o.c. |
|  | 27  | VIBURNUM AWABUKI 'CHINDO' / CHINDO SWEET VIBURNUM<br>MIN 24" HT                             | 5 GAL | 60" o.c. |
| VINES                                                                               | QTY | BOTANICAL / COMMON NAME                                                                     | SIZE  |          |
|  | 9   | CLEMATIS ARMANDII 'APPLE BLOSSOM' / EVERGREEN CLEMATIS                                      | 1 GAL | 24" o.c. |



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DEVELOPER:

**ARRIS**

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ATLANTA, GEORGIA 30326  
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FAX: 404.504.8775

CONTACT: MR. LAUREN BOULIER

PROJECT:

THE ABBEY

HAYWOOD RD. AND TRANSIT DR.  
GREENVILLE, SC 29607

PARCEL #0259000100605, 604, 600, 602, & 603.

SEAL:

| REVISIONS             | DATE     |
|-----------------------|----------|
| CITY COMMENTS         | 01/03/20 |
| JURISDICTION COMMENTS | 04/08/20 |
| JURISDICTION COMMENTS | 05/01/20 |
| JURISDICTION COMMENTS | 6/5/2020 |

PROJECT MANAGER: DMS  
DRAWING BY: KCN  
JURISDICTION: GREENVILLE, SC  
DATE: 2019-10-23  
SCALE: 1" = 30'  
TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-1.2

COMMENTS: NOT RELEASED FOR CONSTRUCTION

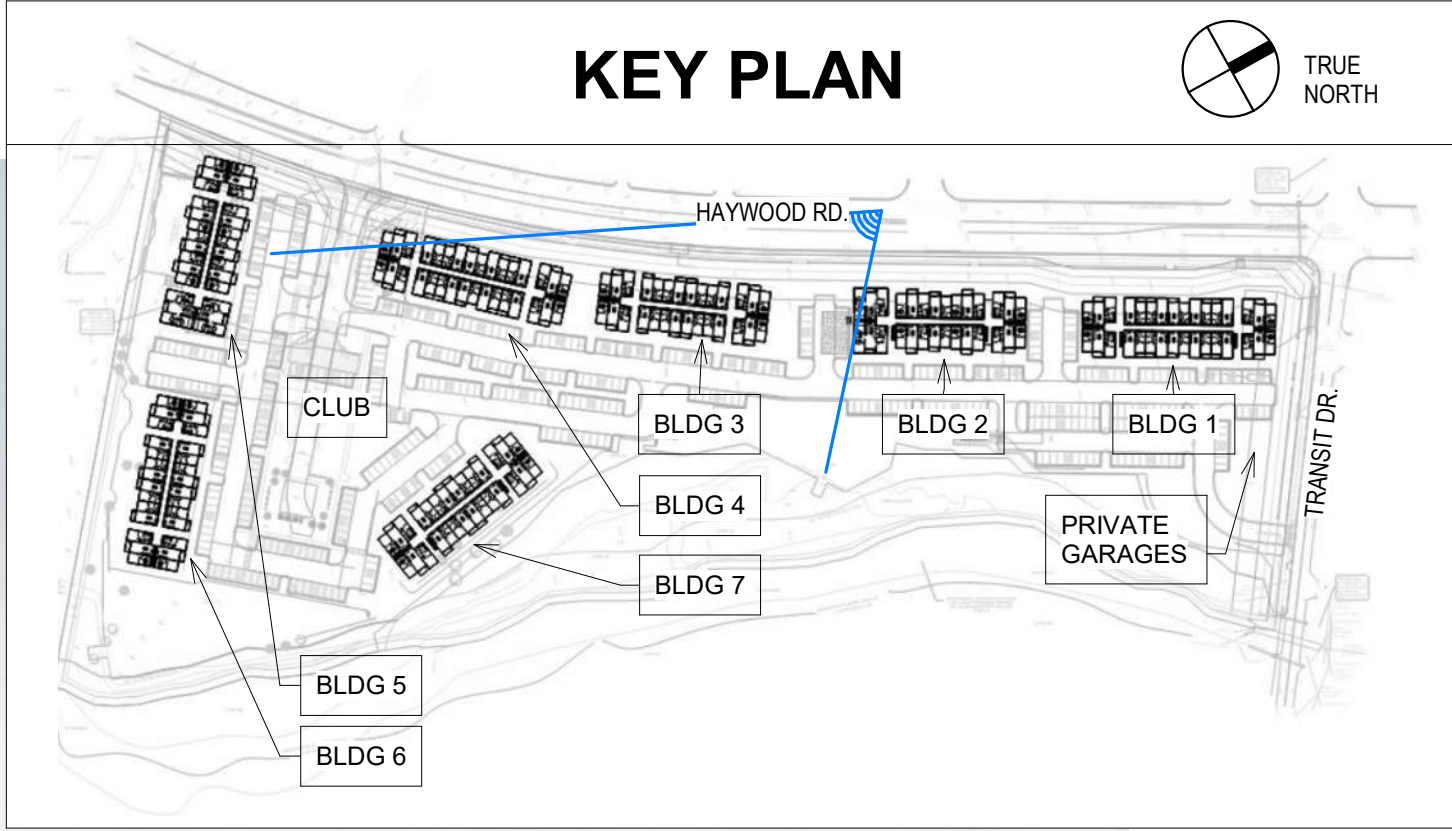
JOB/FILE NUMBER: 038.149





① VIEW FROM HAYWOOD ROAD  
1" = 60'-0"



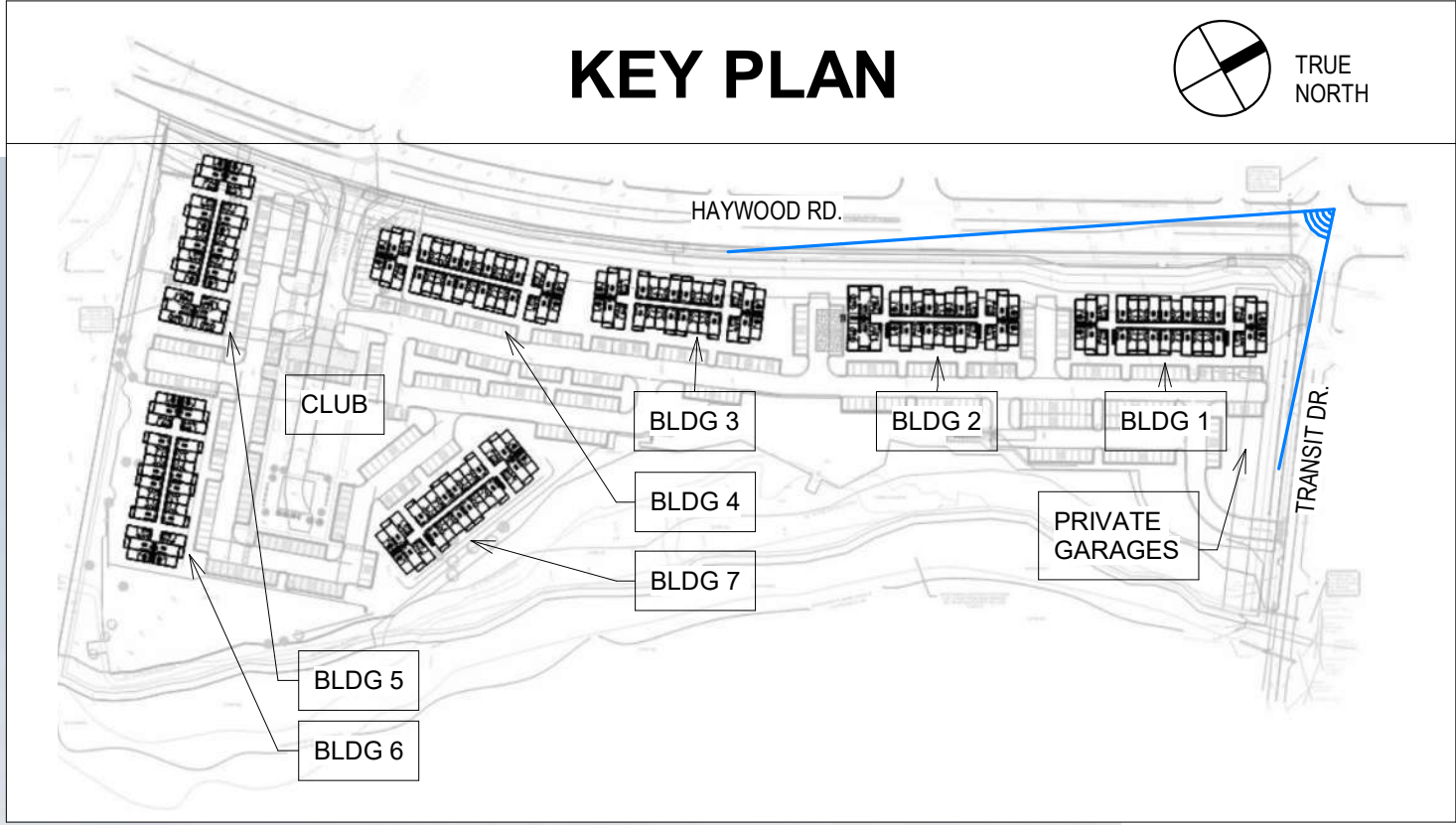


RENDERING FACING SOUTH AT HAYWOOD, MIDDLE OF SITE

ARRIS GREENVILLE  
04/12/22





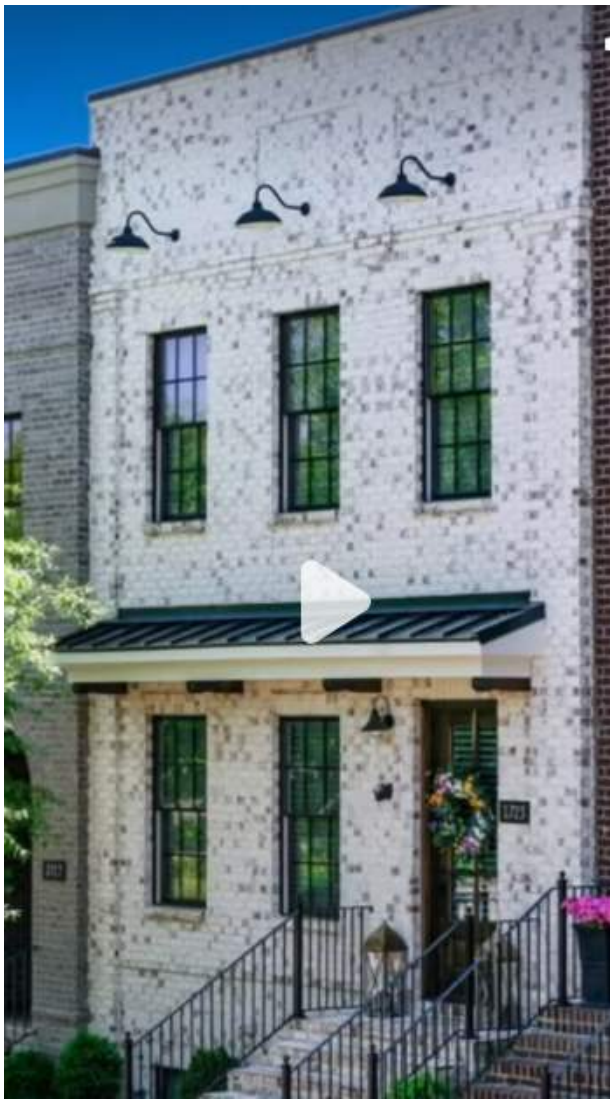
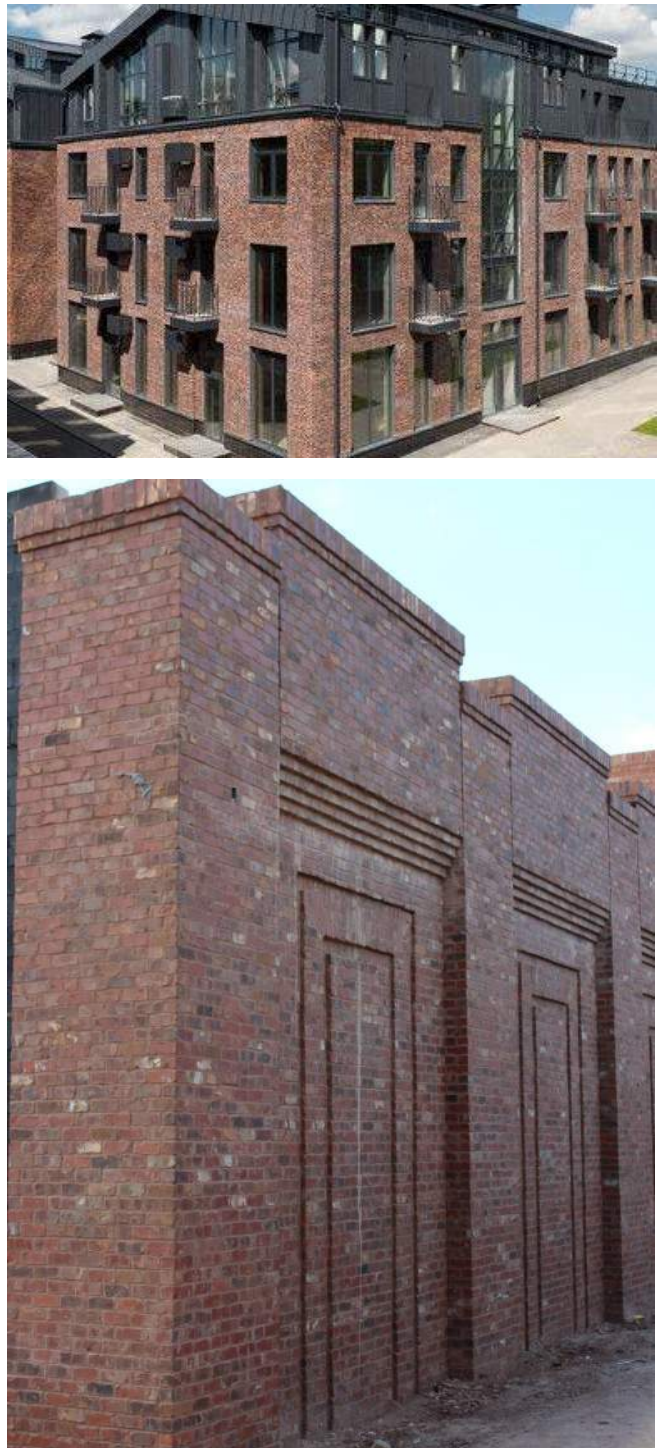


RENDERING FACING SOUTH AT HAYWOOD & TRANSIT

ARRIS GREENVILLE  
04/12/22







## EXTERIOR MATERIAL LEGEND

|    |                                                                         |                                                                                                                                                                                                                                                                                               |
|----|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | BRICK - WHITE, CHEROKEE BROOKHAVEN                                      | <b>NOTES:</b> <ul style="list-style-type: none"><li>ALL LAP SIDING TO BE 6" EXPOSURE</li><li>ALL PAINT COLORS TO BE SHERWIN WILLIAMS STANDARD COLORS</li><li>ALL BRICK TO BE QUEEN SIZE</li><li>ALL FIBER CEMENT VERTICAL PANEL BOARD TO BE SMOOTH FINISH AND HAVE A CHANNEL REVEAL</li></ul> |
| 2  | BRICK - RED, CHEROKEE JACKSON SQUARE                                    |                                                                                                                                                                                                                                                                                               |
| 3  | BRICK - MED, CHEROKEE SAPELLO                                           |                                                                                                                                                                                                                                                                                               |
| 4  | FC HORIZ PANEL, VINTAGE WOOD                                            |                                                                                                                                                                                                                                                                                               |
| 5  | FC PANEL - LIGHT BEIGE - SW7001 MARSHMALLOW 239, 234, 225               |                                                                                                                                                                                                                                                                                               |
| 6  | FC PANEL - MEDIUM BEIGE - SW7036 ACCESSIBLE BEIGE 187,172,151           |                                                                                                                                                                                                                                                                                               |
| 7  | FC PANEL &/OR LAP - LIGHT BLUE GRAY - SW 7664 STEELY GRAY 145,152,157   |                                                                                                                                                                                                                                                                                               |
| 8  | FC PANEL &/OR LAP - DARK BLUE GRAY - SW 6257 GIBALTAR 101,107,115       |                                                                                                                                                                                                                                                                                               |
| 9  | FC PANEL &/OR LAP - LIGHT GREEN GRAY - SW 6185 ESCAPE GRAY 169,172,158  |                                                                                                                                                                                                                                                                                               |
| 10 | FC PANEL &/OR LAP - DARK GREEN GRAY - SW9131 CORNWALL SLATE 134,136,125 |                                                                                                                                                                                                                                                                                               |
| 11 | FC PANEL &/OR LAP - LIGHT WARM GRAY - SW 7016 MINDFUL GRAY 188,184,174  |                                                                                                                                                                                                                                                                                               |
| 12 | FC PANEL &/OR LAP - DARK WARM GRAY - SW 7019 GAUNTLET GRAY 120,116,110  |                                                                                                                                                                                                                                                                                               |

IMAGES ARE FOR CHARACTER AND MATERIAL INSPIRATION ONLY



SW 6257  
**Gibraltar**  
Interior / Exterior  
Location Number: 234-C6

8

SW 7664  
**Steely Gray**  
Interior / Exterior  
Location Number: 233-C4

7

SW 6198  
**Sensible Hue**  
Interior / Exterior  
Location Number: 216-C2

9

SW 9131  
**Cornwall Slate**  
Interior / Exterior  
Location Number: 216-C4

10

SW 7019  
**Gauntlet Gray**  
Interior / Exterior  
Location Number: 244-C6

12

FC HORIZ PANEL, VINTAGE WOOD

4

SW 7016  
**Mindful Gray**  
Interior / Exterior  
Location Number: 244-C2

11

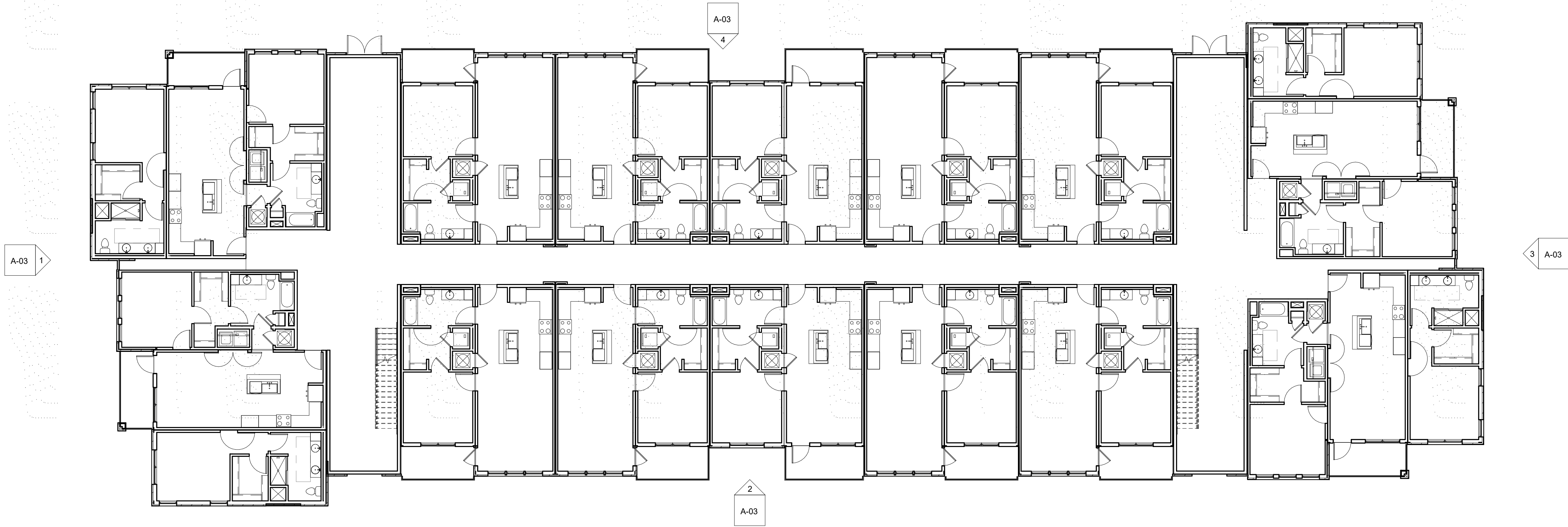
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**Accessible Beige**  
Interior / Exterior  
Location Number: 249-C1

6

SW 7001  
**Marshmallow**  
Interior / Exterior  
Location Number: 267-C1

5

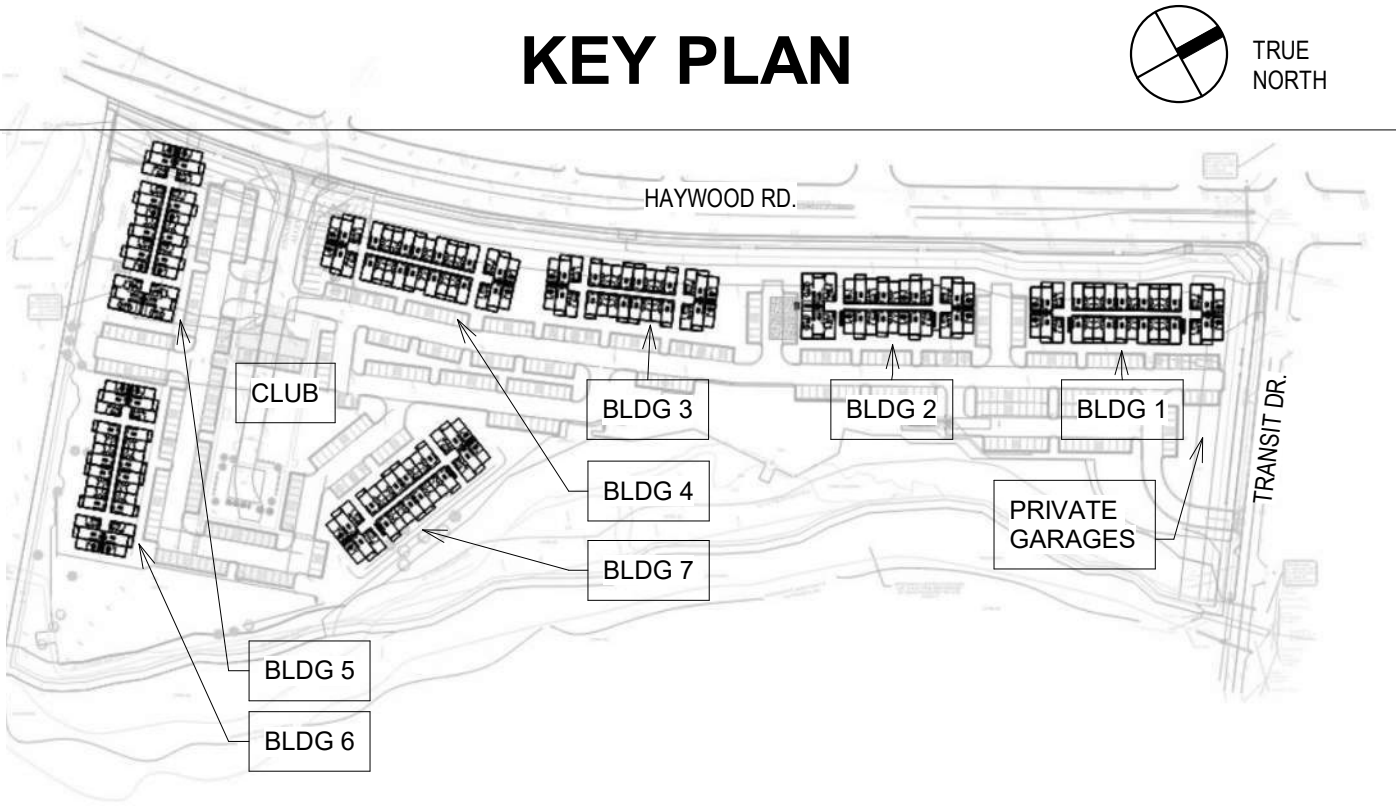




EXTERIOR MATERIAL LEGEND

- |    |                                                                         |                                                                                                                                                                                                                                                                                                       |
|----|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| 2  | BRICK - RED, CHEROKEE JACKSON SQUARE                                    |                                                                                                                                                                                                                                                                                                       |
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| 4  | FC HORIZ PANEL, VINTAGE WOOD                                            |                                                                                                                                                                                                                                                                                                       |
| 5  | FC PANEL - LIGHT BEIGE - SW7001 MARSHMALLOW 239, 234, 225               |                                                                                                                                                                                                                                                                                                       |
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| 8  | FC PANEL &/OR LAP - DARK BLUE GRAY - SW 6257 GIBALTAR 101,107,115       |                                                                                                                                                                                                                                                                                                       |
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| 12 | FC PANEL &/OR LAP - DARK WARM GRAY - SW 7019 GAUNTLET GRAY 120,116,110  |                                                                                                                                                                                                                                                                                                       |

KEY PLAN



4 BUILDING 1 - FACING HAYWOOD DR.  
3/32" = 1'-0"



3 BUILDING 1 - FACING TRANSIT DR.  
3/32" = 1'-0"

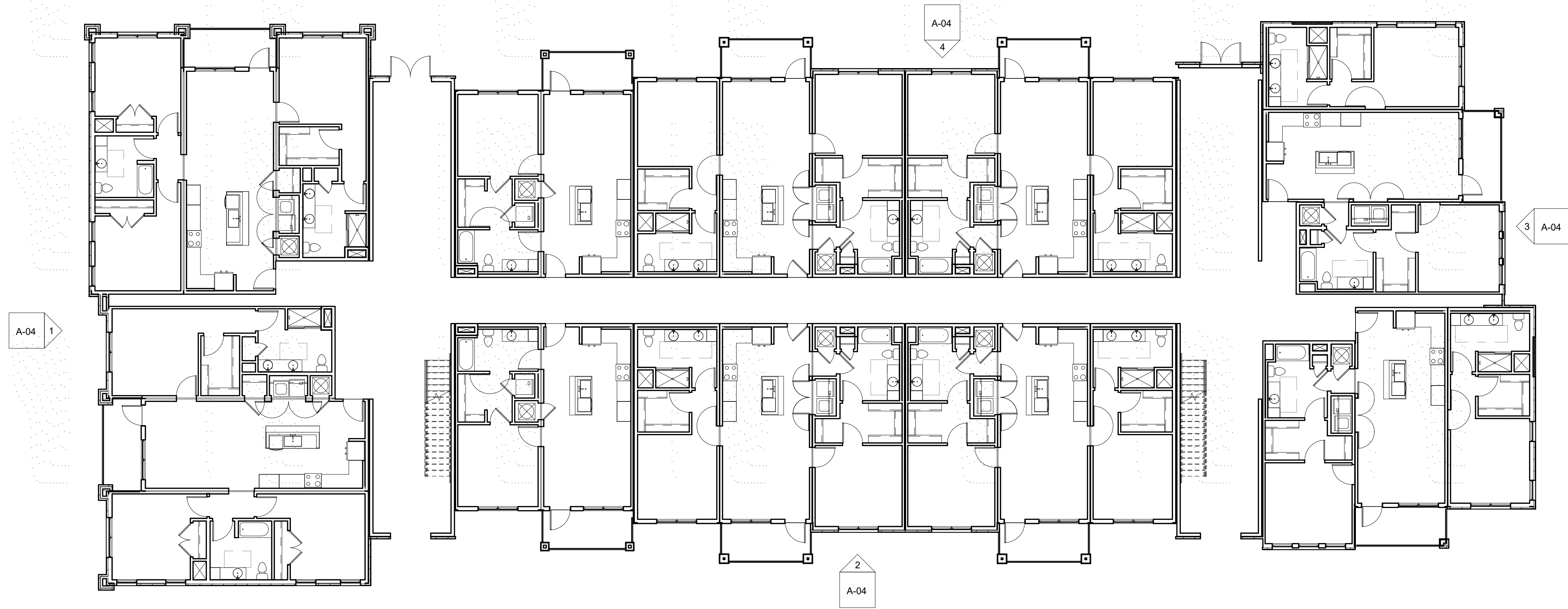


2 BUILDING 1 - FACING PARKING  
3/32" = 1'-0"



1 BUILDING 1 - FACING BLDG 2  
3/32" = 1'-0"

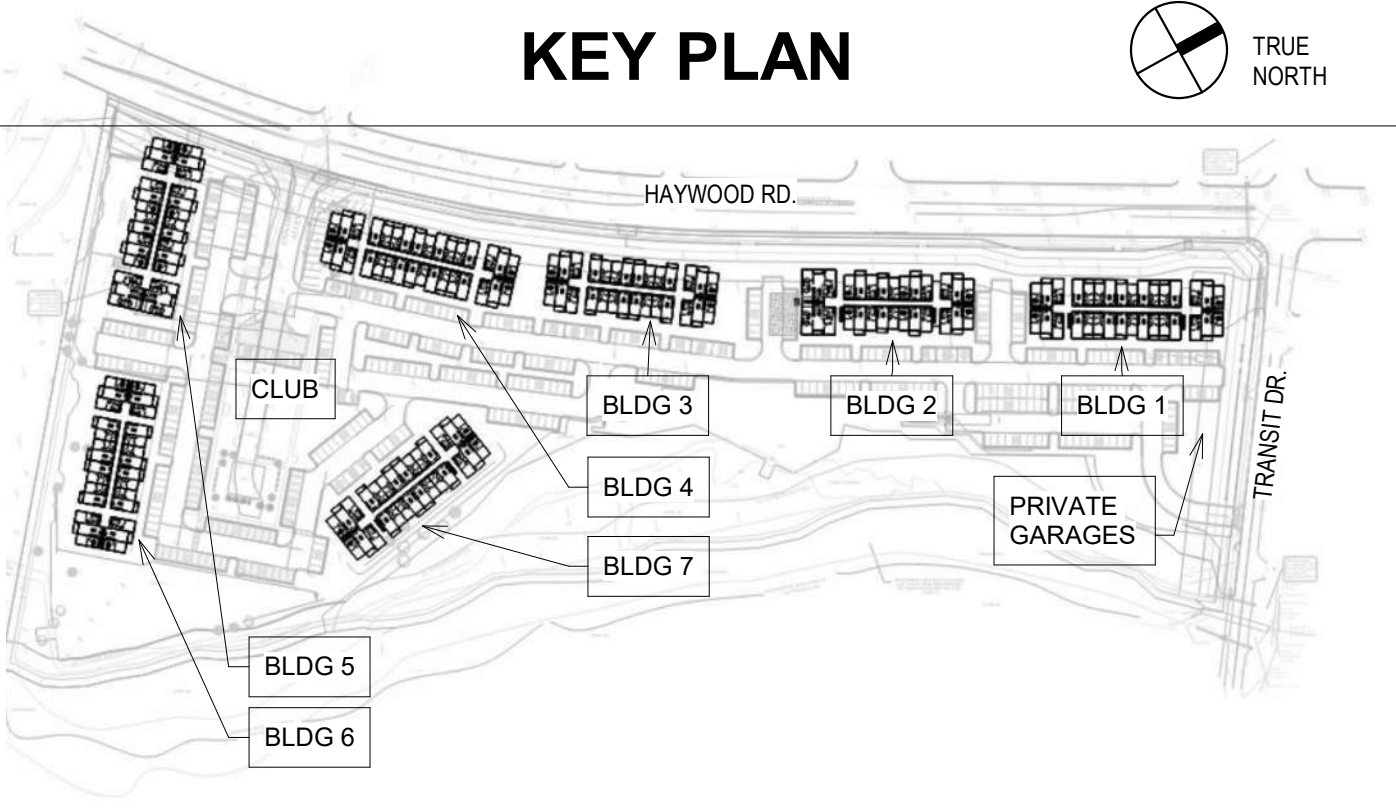




EXTERIOR MATERIAL LEGEND

- |    |                                                                         |                                                                                                                                                                                                                                                                                               |
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| 1  | BRICK - WHITE, CHEROKEE BROOKHAVEN                                      | <b>NOTES:</b> <ul style="list-style-type: none"><li>ALL LAP SIDING TO BE 6" EXPOSURE</li><li>ALL PAINT COLORS TO BE SHERWIN WILLIAMS STANDARD COLORS</li><li>ALL BRICK TO BE QUEEN SIZE</li><li>ALL FIBER CEMENT VERTICAL PANEL BOARD TO BE SMOOTH FINISH AND HAVE A CHANNEL REVEAL</li></ul> |
| 2  | BRICK - RED, CHEROKEE JACKSON SQUARE                                    |                                                                                                                                                                                                                                                                                               |
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| 7  | FC PANEL &/OR LAP - LIGHT BLUE GRAY - SW 7664 STEELY GRAY 145,152,157   |                                                                                                                                                                                                                                                                                               |
| 8  | FC PANEL &/OR LAP - DARK BLUE GRAY - SW 6257 GIBALTAR 101,107,115       |                                                                                                                                                                                                                                                                                               |
| 9  | FC PANEL &/OR LAP - LIGHT GREEN GRAY - SW 6185 ESCAPE GRAY 169,172,158  |                                                                                                                                                                                                                                                                                               |
| 10 | FC PANEL &/OR LAP - DARK GREEN GRAY - SW9131 CORNWALL SLATE 134,136,125 |                                                                                                                                                                                                                                                                                               |
| 11 | FC PANEL &/OR LAP - LIGHT WARM GRAY - SW 7016 MINDFUL GRAY 188,184,174  |                                                                                                                                                                                                                                                                                               |
| 12 | FC PANEL &/OR LAP - DARK WARM GRAY - SW 7019 GAUNTLET GRAY 120,116,110  |                                                                                                                                                                                                                                                                                               |

KEY PLAN



4 BUILDING 2 - FACING HAYWOOD  
3/32" = 1'-0"



3 BUILDING 2 - FACING BLDG 1  
3/32" = 1'-0"

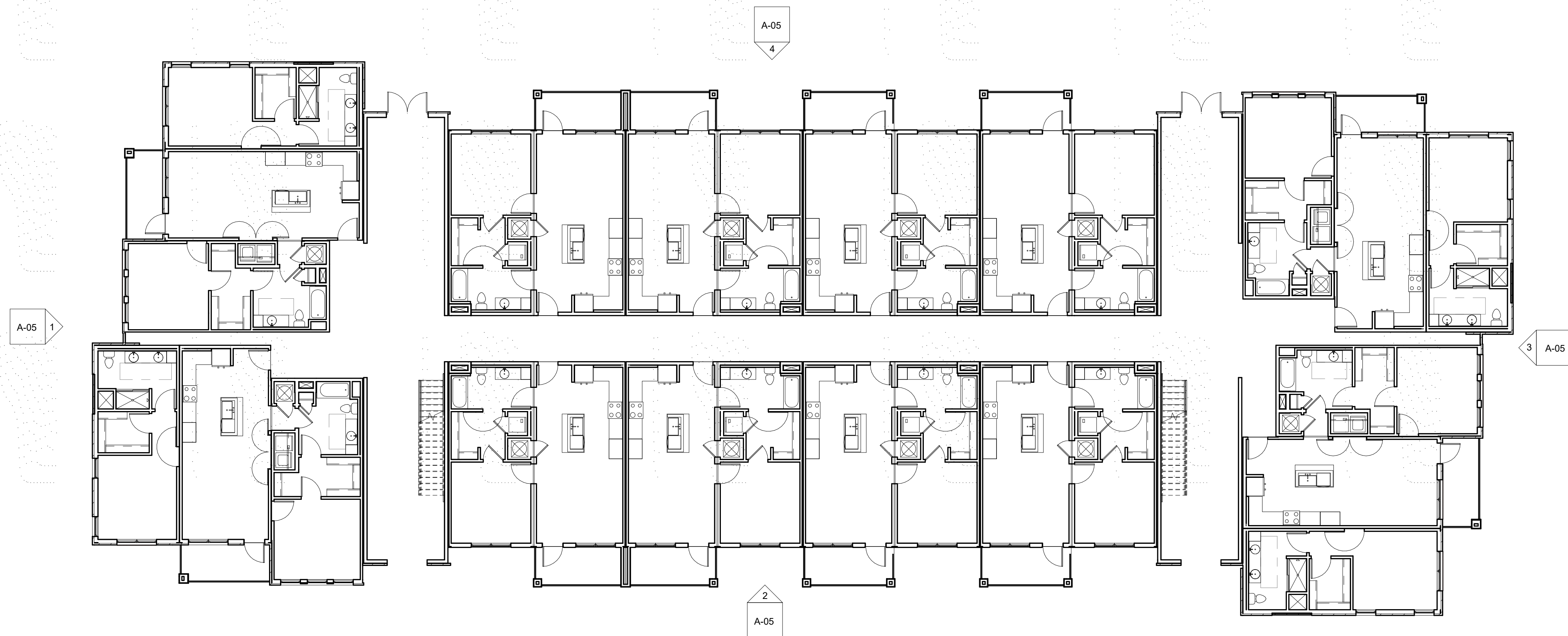


2 BUILDING 2 - FACING PARKING  
3/32" = 1'-0"



1 BUILDING 2 - FACING BLDG 3  
3/32" = 1'-0"





4 BUILDING 3 - FACING HAYWOOD  
3/32" = 1'-0"

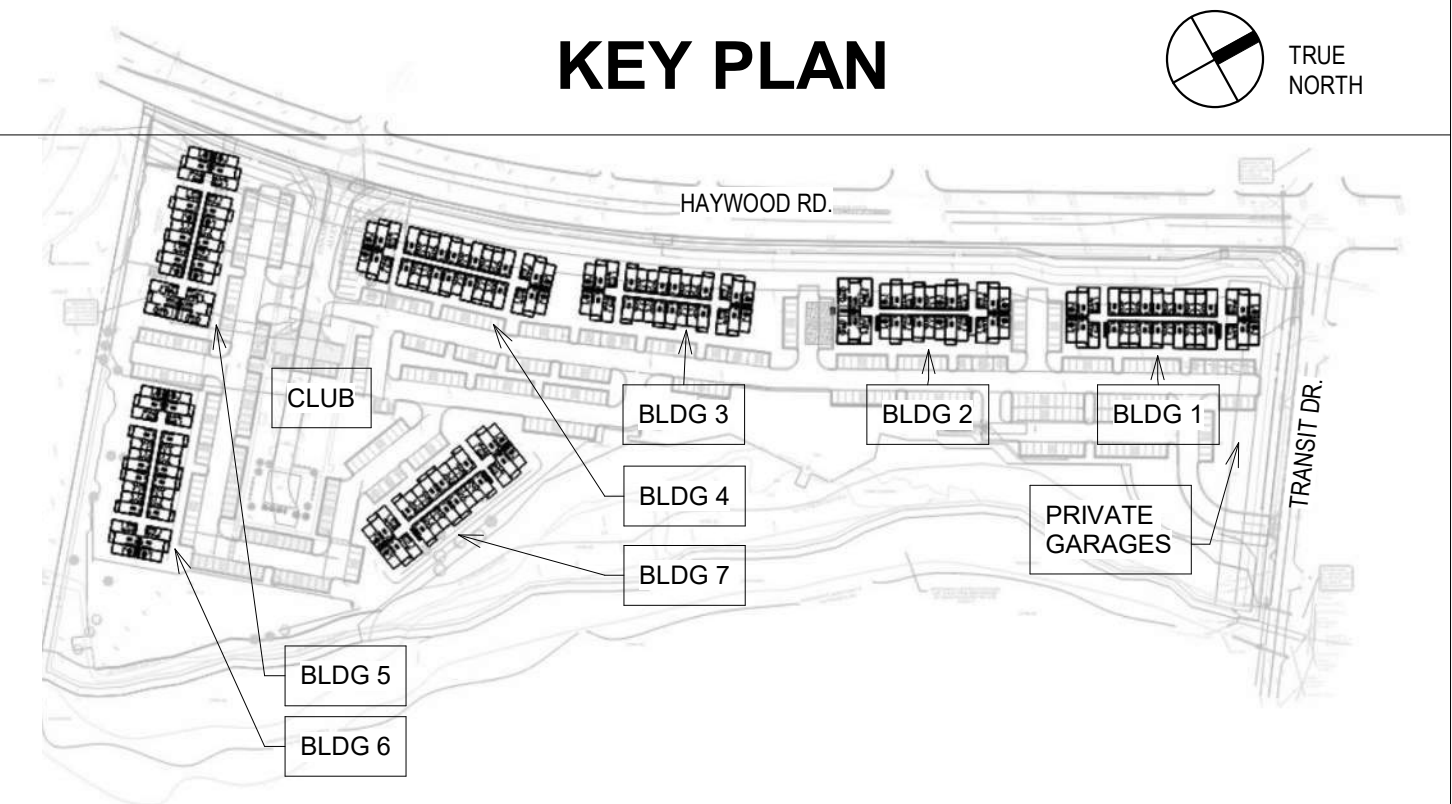


2 BUILDING 3 - FACING PARKING  
3/32" = 1'-0"

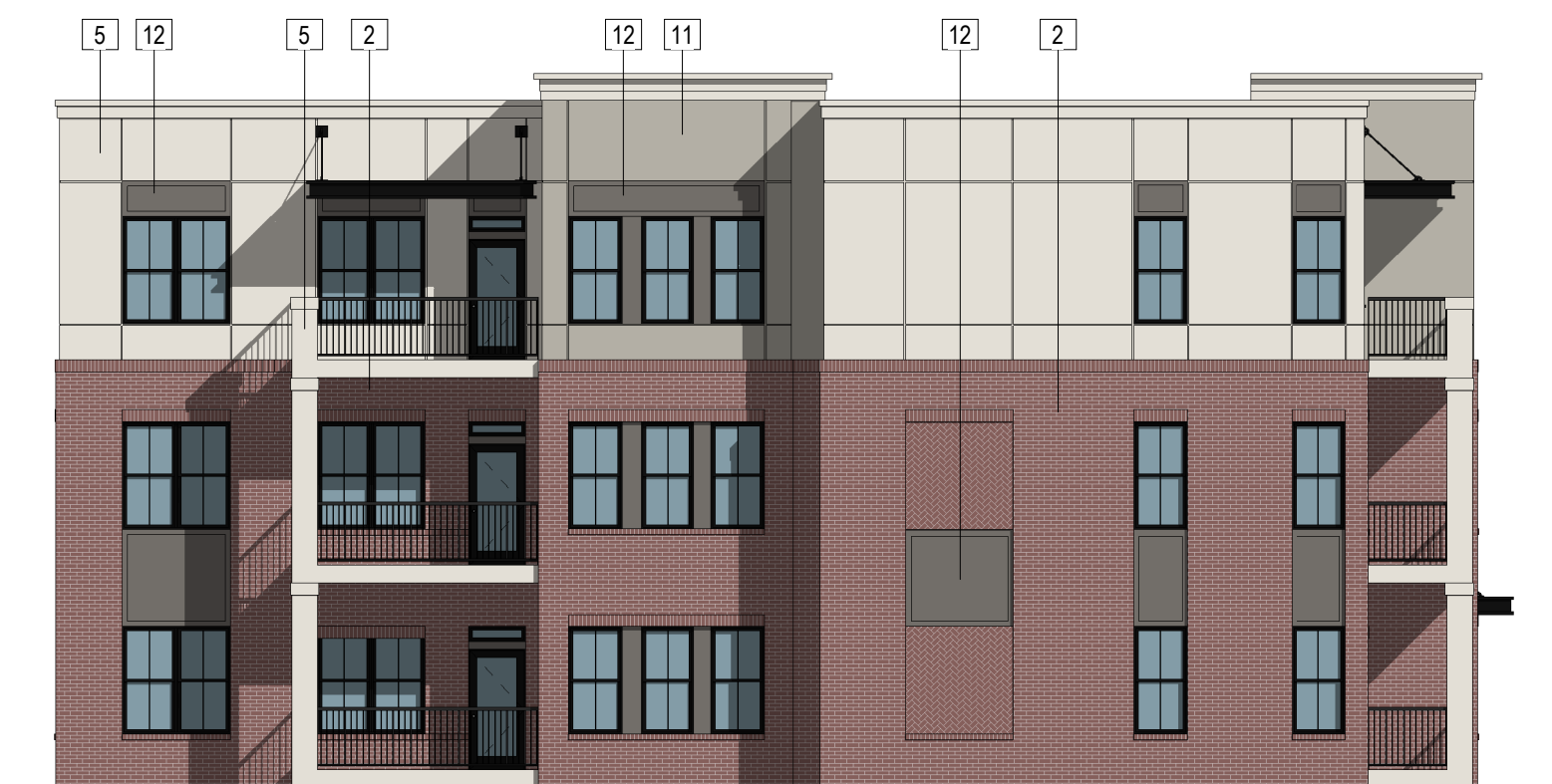
## EXTERIOR MATERIAL LEGEND

|    |                                                                         |                                                                                                                                                                                                                                           |
|----|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | BRICK - WHITE, CHEROKEE BROOKHAVEN                                      | <b>NOTES:</b><br>• ALL LAP SIDING TO BE 6" EXPOSURE<br>• ALL PAINT COLORS TO BE SHERWIN WILLIAMS STANDARD COLORS<br>• ALL BRICK TO BE QUEEN SIZE<br>• ALL FIBER CEMENT VERTICAL PANEL BOARD TO BE SMOOTH FINISH AND HAVE A CHANNEL REVEAL |
| 2  | BRICK - RED, CHEROKEE JACKSON SQUARE                                    |                                                                                                                                                                                                                                           |
| 3  | BRICK - MED, CHEROKEE SAPELLO                                           |                                                                                                                                                                                                                                           |
| 4  | FC HORIZ PANEL, VINTAGE WOOD                                            |                                                                                                                                                                                                                                           |
| 5  | FC PANEL - LIGHT BEIGE - SW7001 MARSHMALLOW 239, 234, 225               |                                                                                                                                                                                                                                           |
| 6  | FC PANEL - MEDIUM BEIGE - SW7036 ACCESSIBLE BEIGE 187,172,151           |                                                                                                                                                                                                                                           |
| 7  | FC PANEL &/OR LAP - LIGHT BLUE GRAY - SW 7664 STEELY GRAY 145,152,157   |                                                                                                                                                                                                                                           |
| 8  | FC PANEL &/OR LAP - DARK BLUE GRAY - SW 6257 GIBALTAR 101,107,115       |                                                                                                                                                                                                                                           |
| 9  | FC PANEL &/OR LAP - LIGHT GREEN GRAY - SW 6185 ESCAPE GRAY 169,172,158  |                                                                                                                                                                                                                                           |
| 10 | FC PANEL &/OR LAP - DARK GREEN GRAY - SW9131 CORNWALL SLATE 134,136,125 |                                                                                                                                                                                                                                           |
| 11 | FC PANEL &/OR LAP - LIGHT WARM GRAY - SW 7016 MINDFUL GRAY 188,184,174  |                                                                                                                                                                                                                                           |
| 12 | FC PANEL &/OR LAP - DARK WARM GRAY - SW 7019 GAUNTLET GRAY 120,116,110  |                                                                                                                                                                                                                                           |

## KEY PLAN

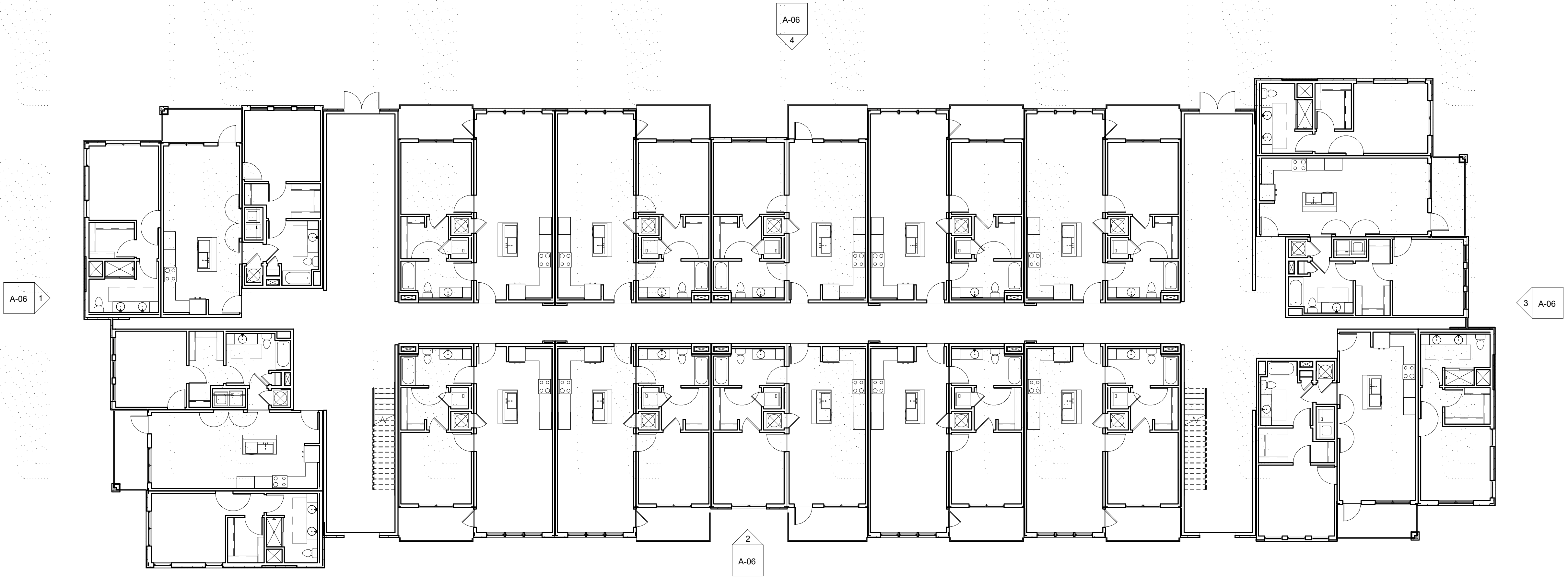


3 BUILDING 3 - FACING BLDG 2  
3/32" = 1'-0"



1 BUILDING 3 - FACING BLDG 4  
3/32" = 1'-0"

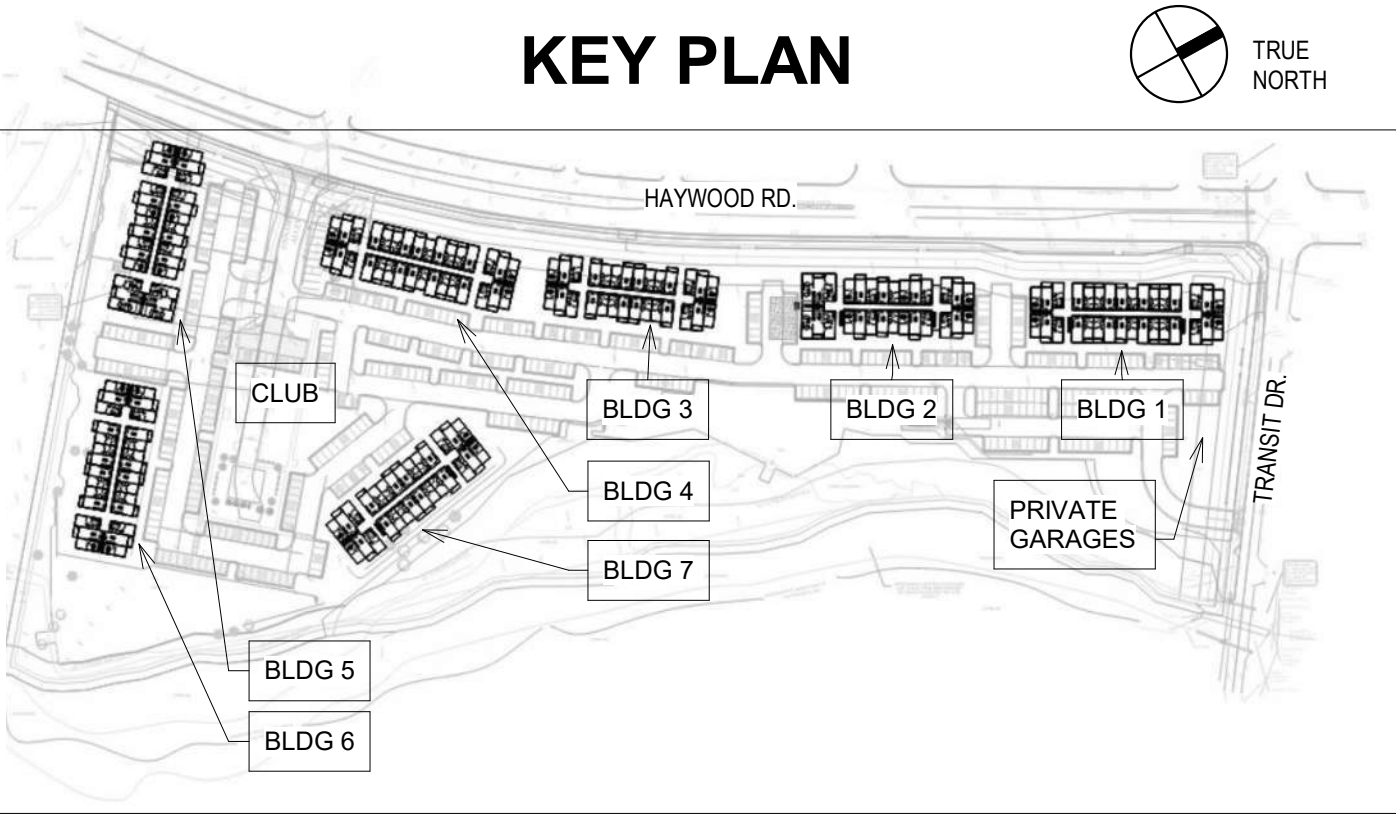




EXTERIOR MATERIAL LEGEND

- |    |                                                                         |                                                                                                                                                                                                                                                                                               |
|----|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | BRICK - WHITE, CHEROKEE BROOKHAVEN                                      | <b>NOTES:</b> <ul style="list-style-type: none"><li>ALL LAP SIDING TO BE 6" EXPOSURE</li><li>ALL PAINT COLORS TO BE SHERWIN WILLIAMS STANDARD COLORS</li><li>ALL BRICK TO BE QUEEN SIZE</li><li>ALL FIBER CEMENT VERTICAL PANEL BOARD TO BE SMOOTH FINISH AND HAVE A CHANNEL REVEAL</li></ul> |
| 2  | BRICK - RED, CHEROKEE JACKSON SQUARE                                    |                                                                                                                                                                                                                                                                                               |
| 3  | BRICK - MED, CHEROKEE SAPELLO                                           |                                                                                                                                                                                                                                                                                               |
| 4  | FC HORIZ PANEL, VINTAGE WOOD                                            |                                                                                                                                                                                                                                                                                               |
| 5  | FC PANEL - LIGHT BEIGE - SW7001 MARSHMALLOW 239, 234, 225               |                                                                                                                                                                                                                                                                                               |
| 6  | FC PANEL - MEDIUM BEIGE - SW7036 ACCESSIBLE BEIGE 187,172,151           |                                                                                                                                                                                                                                                                                               |
| 7  | FC PANEL &/OR LAP - LIGHT BLUE GRAY - SW 7664 STEELY GRAY 145,152,157   |                                                                                                                                                                                                                                                                                               |
| 8  | FC PANEL &/OR LAP - DARK BLUE GRAY - SW 6257 GIBALTAR 101,107,115       |                                                                                                                                                                                                                                                                                               |
| 9  | FC PANEL &/OR LAP - LIGHT GREEN GRAY - SW 6185 ESCAPE GRAY 169,172,158  |                                                                                                                                                                                                                                                                                               |
| 10 | FC PANEL &/OR LAP - DARK GREEN GRAY - SW9131 CORNWALL SLATE 134,136,125 |                                                                                                                                                                                                                                                                                               |
| 11 | FC PANEL &/OR LAP - LIGHT WARM GRAY - SW 7016 MINDFUL GRAY 188,184,174  |                                                                                                                                                                                                                                                                                               |
| 12 | FC PANEL &/OR LAP - DARK WARM GRAY - SW 7019 GAUNTLET GRAY 120,116,110  |                                                                                                                                                                                                                                                                                               |

KEY PLAN



4 BUILDING 4 - FACING HAYWOOD  
3/32" = 1'-0"



3 BUILDING 4 - FACING BLDG 3  
3/32" = 1'-0"

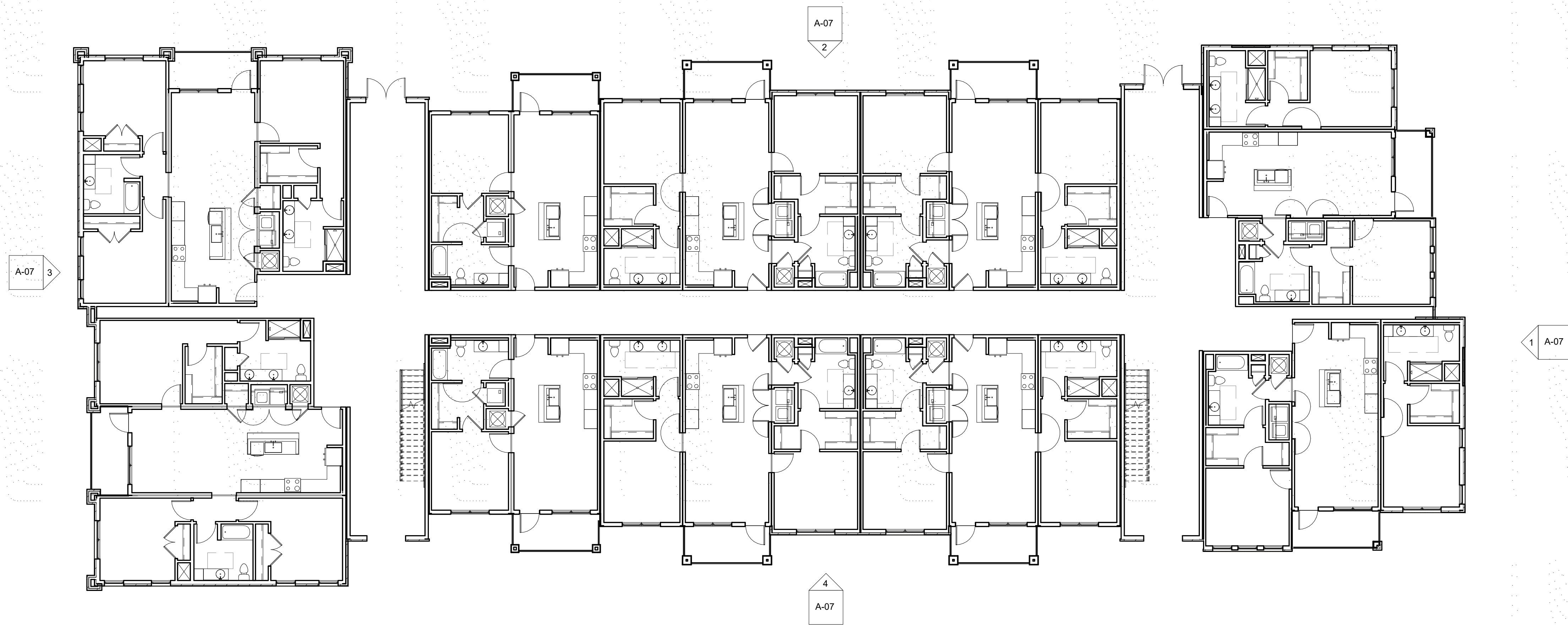


2 BUILDING 4 - FACING PARKING  
3/32" = 1'-0"



1 BUILDING 4 - FACING BLDG 5  
3/32" = 1'-0"

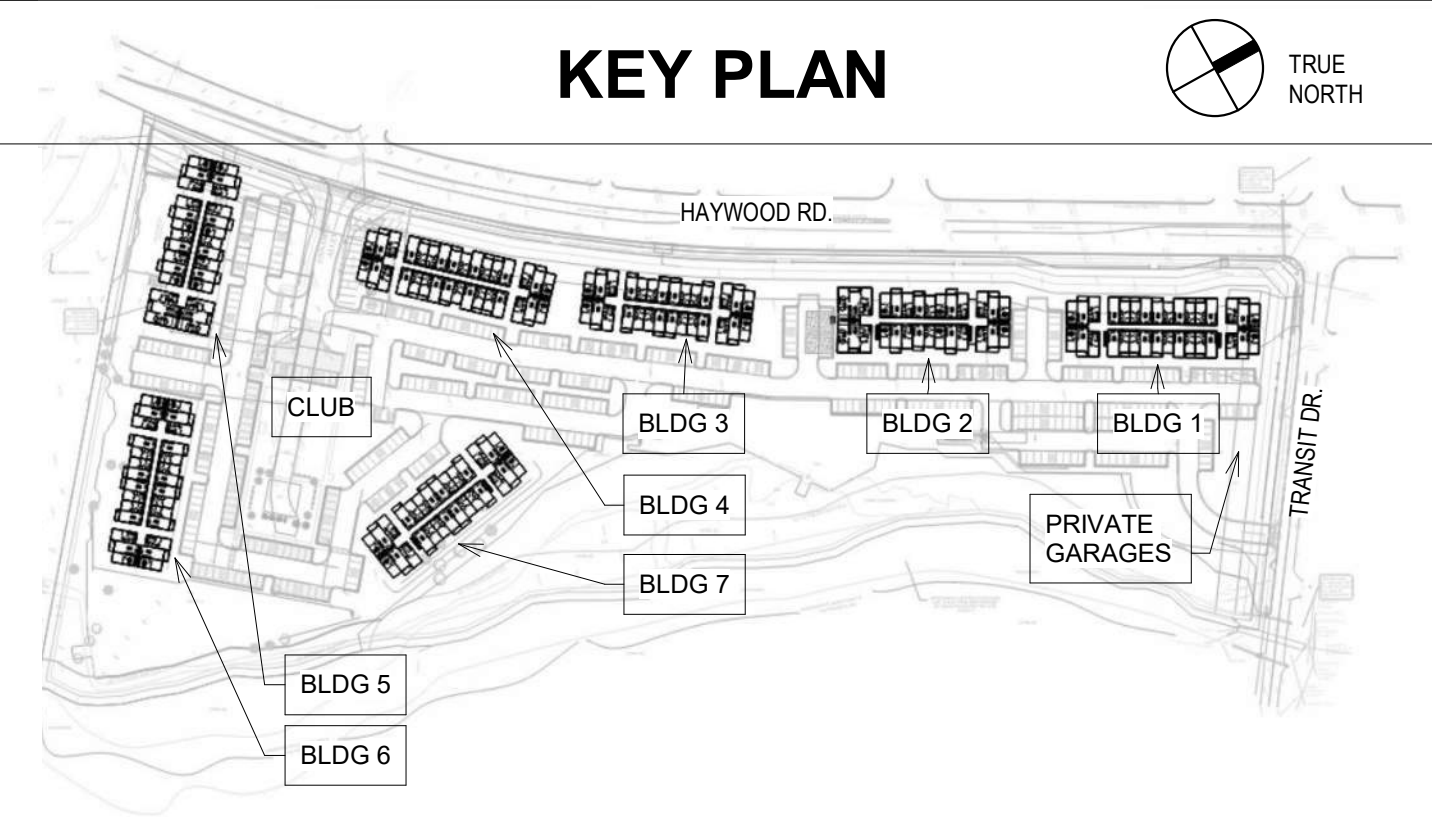




## EXTERIOR MATERIAL LEGEND

|    |                                                                         |                                                                                                                                                                                                                                                                                               |
|----|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | BRICK - WHITE, CHEROKEE BROOKHAVEN                                      | <b>NOTES:</b> <ul style="list-style-type: none"><li>ALL LAP SIDING TO BE 6" EXPOSURE</li><li>ALL PAINT COLORS TO BE SHERWIN WILLIAMS STANDARD COLORS</li><li>ALL BRICK TO BE QUEEN SIZE</li><li>ALL FIBER CEMENT VERTICAL PANEL BOARD TO BE SMOOTH FINISH AND HAVE A CHANNEL REVEAL</li></ul> |
| 2  | BRICK - RED, CHEROKEE JACKSON SQUARE                                    |                                                                                                                                                                                                                                                                                               |
| 3  | BRICK - MED, CHEROKEE SAPELLO                                           |                                                                                                                                                                                                                                                                                               |
| 4  | FC HORIZ PANEL, VINTAGE WOOD                                            |                                                                                                                                                                                                                                                                                               |
| 5  | FC PANEL - LIGHT BEIGE - SW7001 MARSHMALLOW 239, 234, 225               |                                                                                                                                                                                                                                                                                               |
| 6  | FC PANEL - MEDIUM BEIGE - SW7036 ACCESSIBLE BEIGE 187,172,151           |                                                                                                                                                                                                                                                                                               |
| 7  | FC PANEL &/OR LAP - LIGHT BLUE GRAY - SW 7664 STEELY GRAY 145,152,157   |                                                                                                                                                                                                                                                                                               |
| 8  | FC PANEL &/OR LAP - DARK BLUE GRAY - SW 6257 GIBALTAR 101,107,115       |                                                                                                                                                                                                                                                                                               |
| 9  | FC PANEL &/OR LAP - LIGHT GREEN GRAY - SW 6185 ESCAPE GRAY 169,172,158  |                                                                                                                                                                                                                                                                                               |
| 10 | FC PANEL &/OR LAP - DARK GREEN GRAY - SW9131 CORNWALL SLATE 134,136,125 |                                                                                                                                                                                                                                                                                               |
| 11 | FC PANEL &/OR LAP - LIGHT WARM GRAY - SW 7016 MINDFUL GRAY 188,184,174  |                                                                                                                                                                                                                                                                                               |
| 12 | FC PANEL &/OR LAP - DARK WARM GRAY - SW 7019 GAUNTLET GRAY 120,116,110  |                                                                                                                                                                                                                                                                                               |

## KEY PLAN



④ BUILDING 5 - FACING PARKING  
3/32" = 1'-0"



③ BUILDING 5 - FACING BLDG 6  
3/32" = 1'-0"

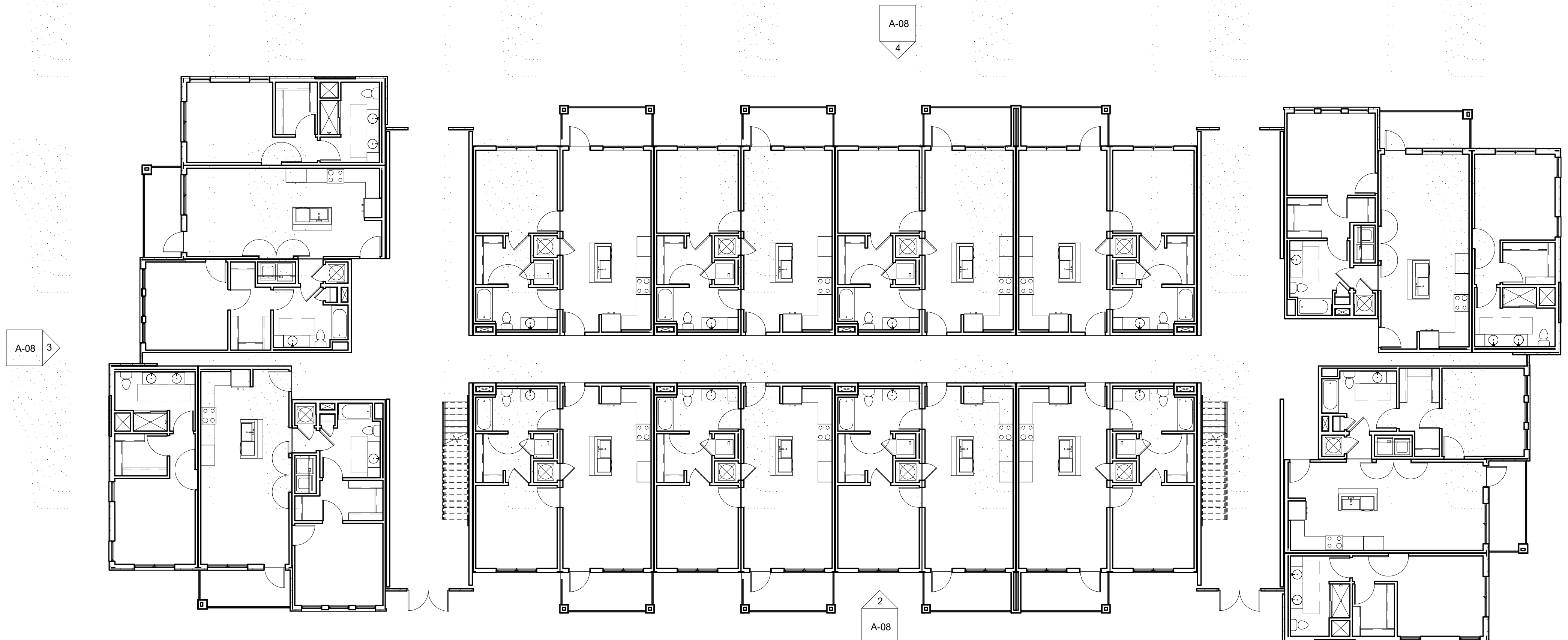


② BUILDING 5 - VIEW 2  
3/32" = 1'-0"



① BUILDING 5 - FACING HAYWOOD  
3/32" = 1'-0"





4 BUILDING 6 - FACING PARKING  
3/32" = 1'-0"

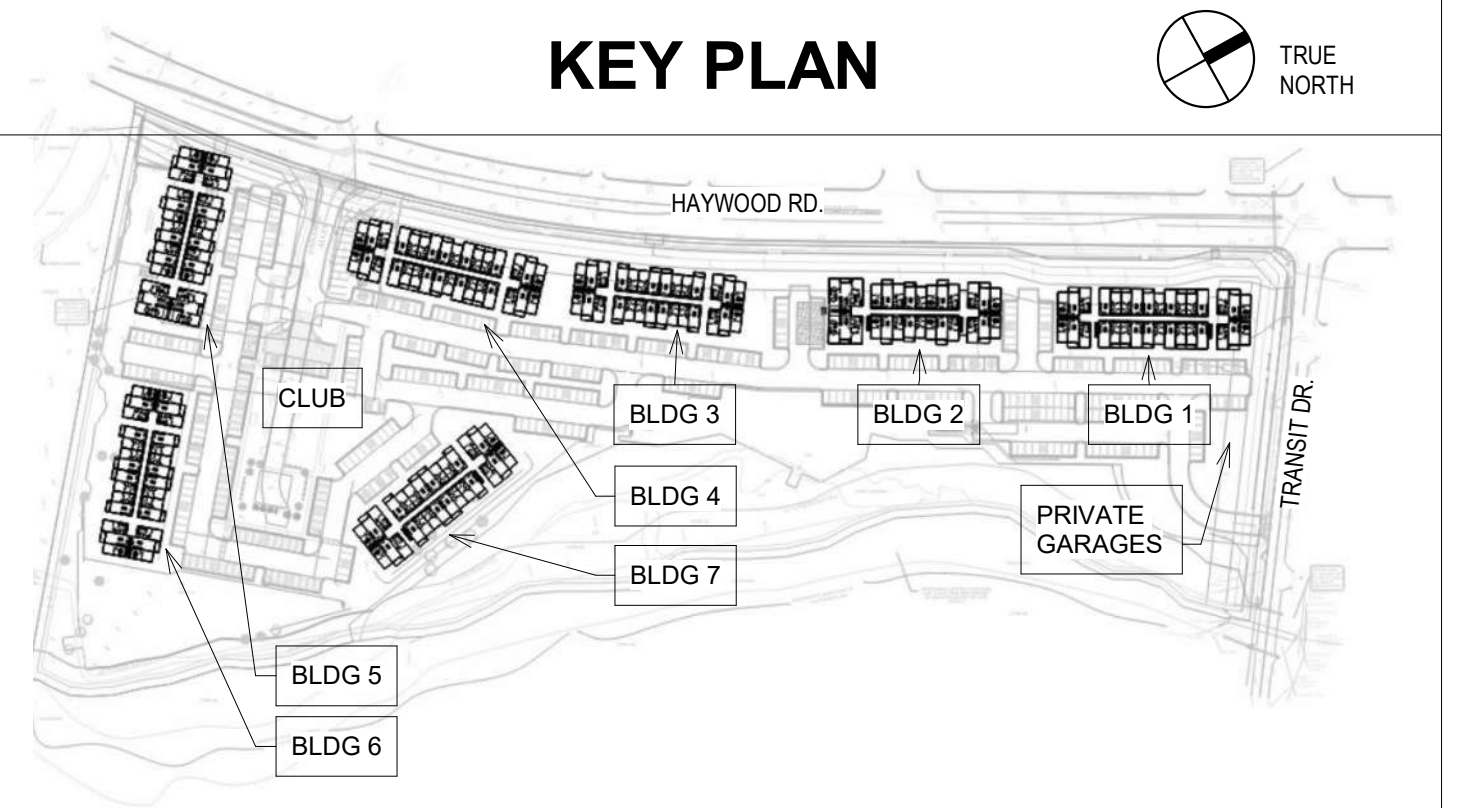


2 BUILDING 6 - VIEW 2  
3/32" = 1'-0"

## EXTERIOR MATERIAL LEGEND

- |    |                                                                         |                                                                                                                                                                                                                                                                                               |
|----|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | BRICK - WHITE, CHEROKEE BROOKHAVEN                                      | <b>NOTES:</b> <ul style="list-style-type: none"><li>ALL LAP SIDING TO BE 6" EXPOSURE</li><li>ALL PAINT COLORS TO BE SHERWIN WILLIAMS STANDARD COLORS</li><li>ALL BRICK TO BE QUEEN SIZE</li><li>ALL FIBER CEMENT VERTICAL PANEL BOARD TO BE SMOOTH FINISH AND HAVE A CHANNEL REVEAL</li></ul> |
| 2  | BRICK - RED, CHEROKEE JACKSON SQUARE                                    |                                                                                                                                                                                                                                                                                               |
| 3  | BRICK - MED, CHEROKEE SAPELLO                                           |                                                                                                                                                                                                                                                                                               |
| 4  | FC HORIZ PANEL, VINTAGE WOOD                                            |                                                                                                                                                                                                                                                                                               |
| 5  | FC PANEL - LIGHT BEIGE - SW7001 MARSHMALLOW 239, 234, 225               |                                                                                                                                                                                                                                                                                               |
| 6  | FC PANEL - MEDIUM BEIGE - SW7036 ACCESSIBLE BEIGE 187,172,151           |                                                                                                                                                                                                                                                                                               |
| 7  | FC PANEL &/OR LAP - LIGHT BLUE GRAY - SW 7064 STEELY GRAY 145,152,157   |                                                                                                                                                                                                                                                                                               |
| 8  | FC PANEL &/OR LAP - DARK BLUE GRAY - SW 6257 GIBALTAR 101,107,115       |                                                                                                                                                                                                                                                                                               |
| 9  | FC PANEL &/OR LAP - LIGHT GREEN GRAY - SW 6185 ESCAPE GRAY 169,172,158  |                                                                                                                                                                                                                                                                                               |
| 10 | FC PANEL &/OR LAP - DARK GREEN GRAY - SW9131 CORNWALL SLATE 134,136,125 |                                                                                                                                                                                                                                                                                               |
| 11 | FC PANEL &/OR LAP - LIGHT WARM GRAY - SW 7016 MINDFUL GRAY 188,184,174  |                                                                                                                                                                                                                                                                                               |
| 12 | FC PANEL &/OR LAP - DARK WARM GRAY - SW 7019 GAUNTLET GRAY 120,116,110  |                                                                                                                                                                                                                                                                                               |

## KEY PLAN

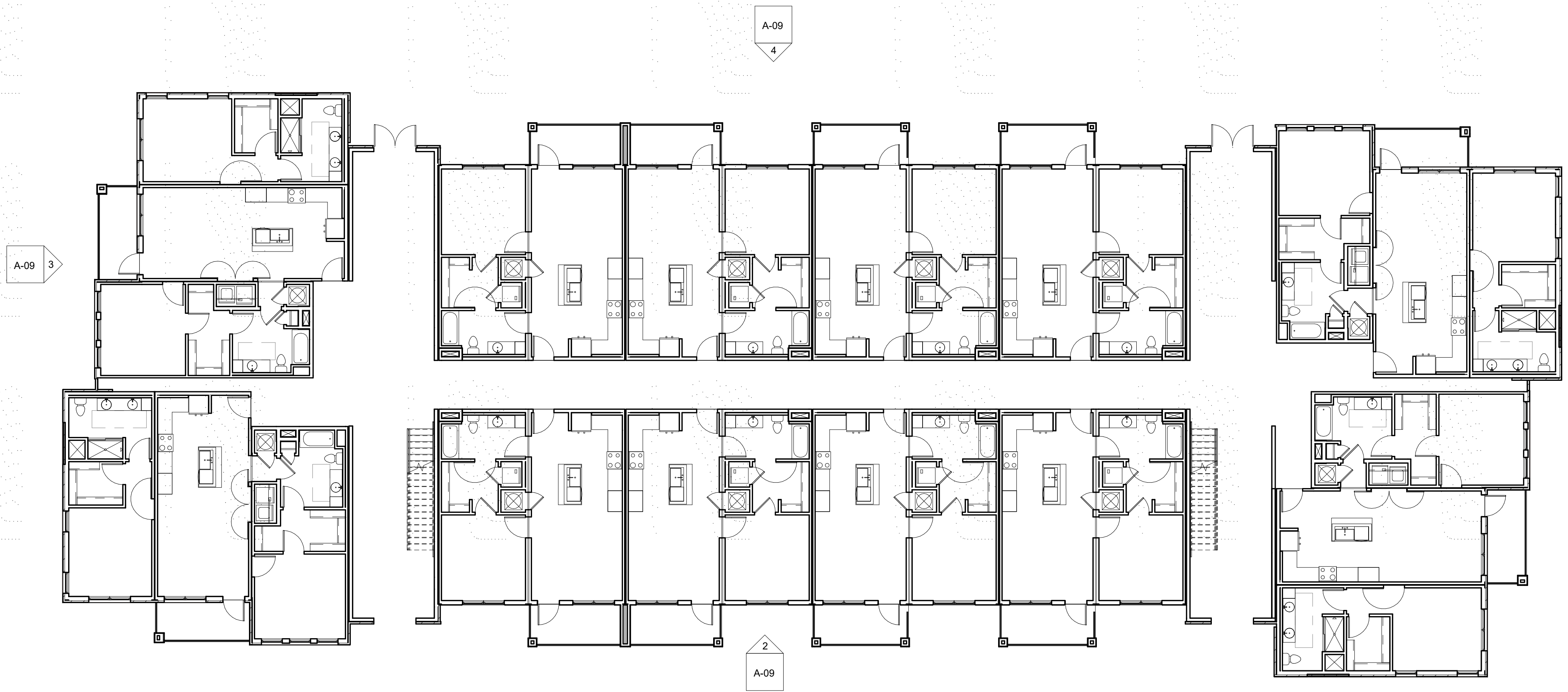


3 BUILDING 6 - FACING BLDG 5  
3/32" = 1'-0"



1 BUILDING 6 - VIEW 1  
3/32" = 1'-0"





4 BUILDING 7 - VIEW 4  
3/32" = 1'-0"

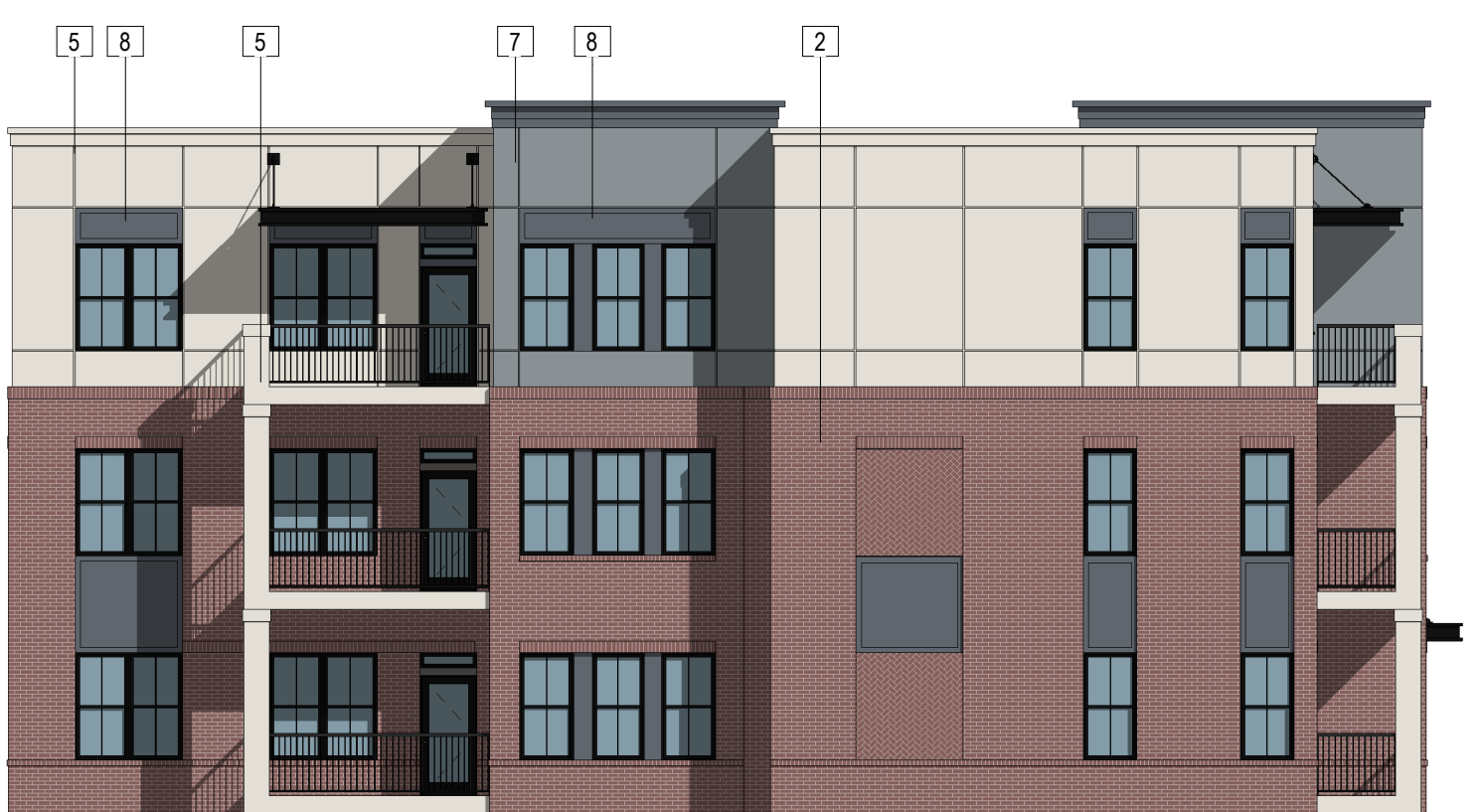
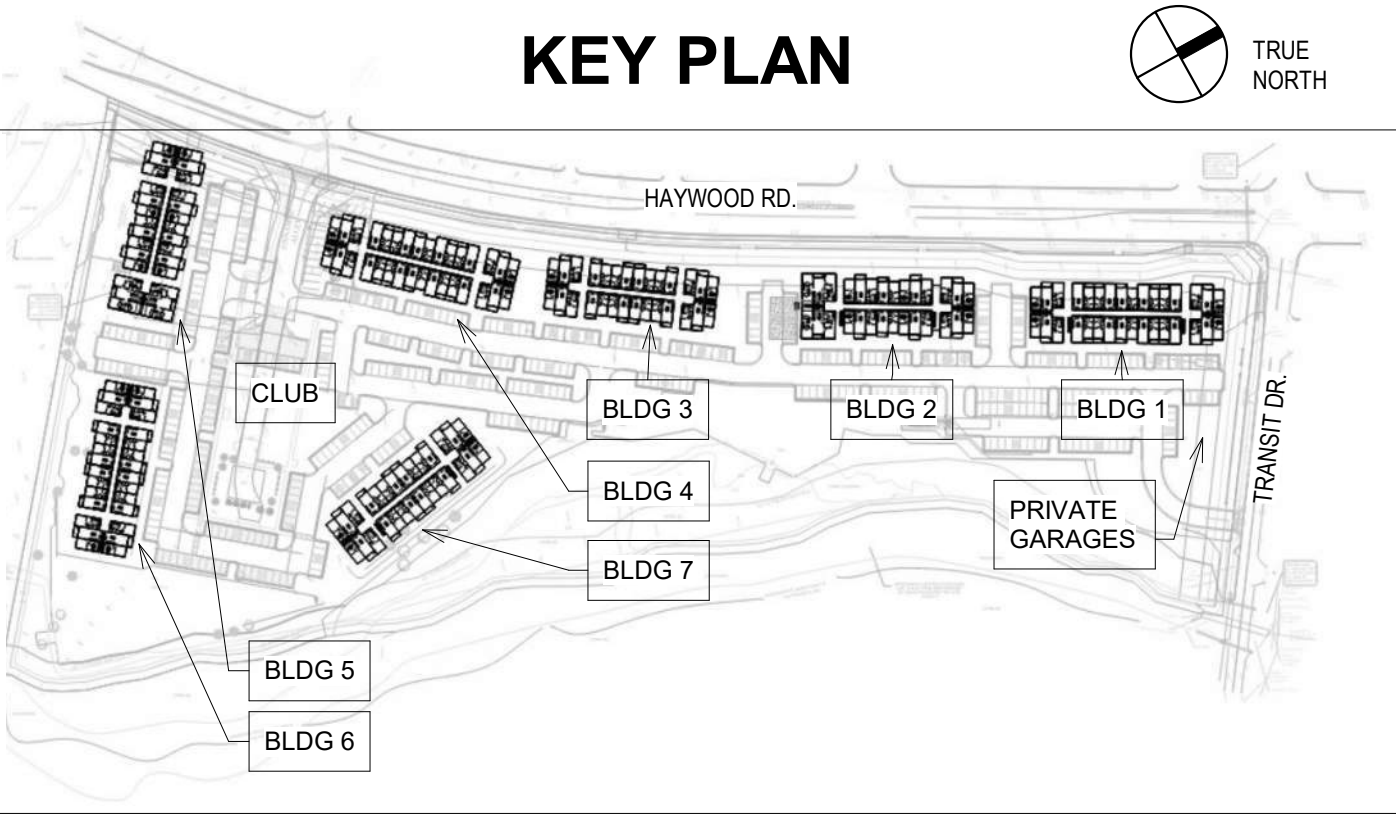


2 BUILDING 7 - FACING PARKING  
3/32" = 1'-0"

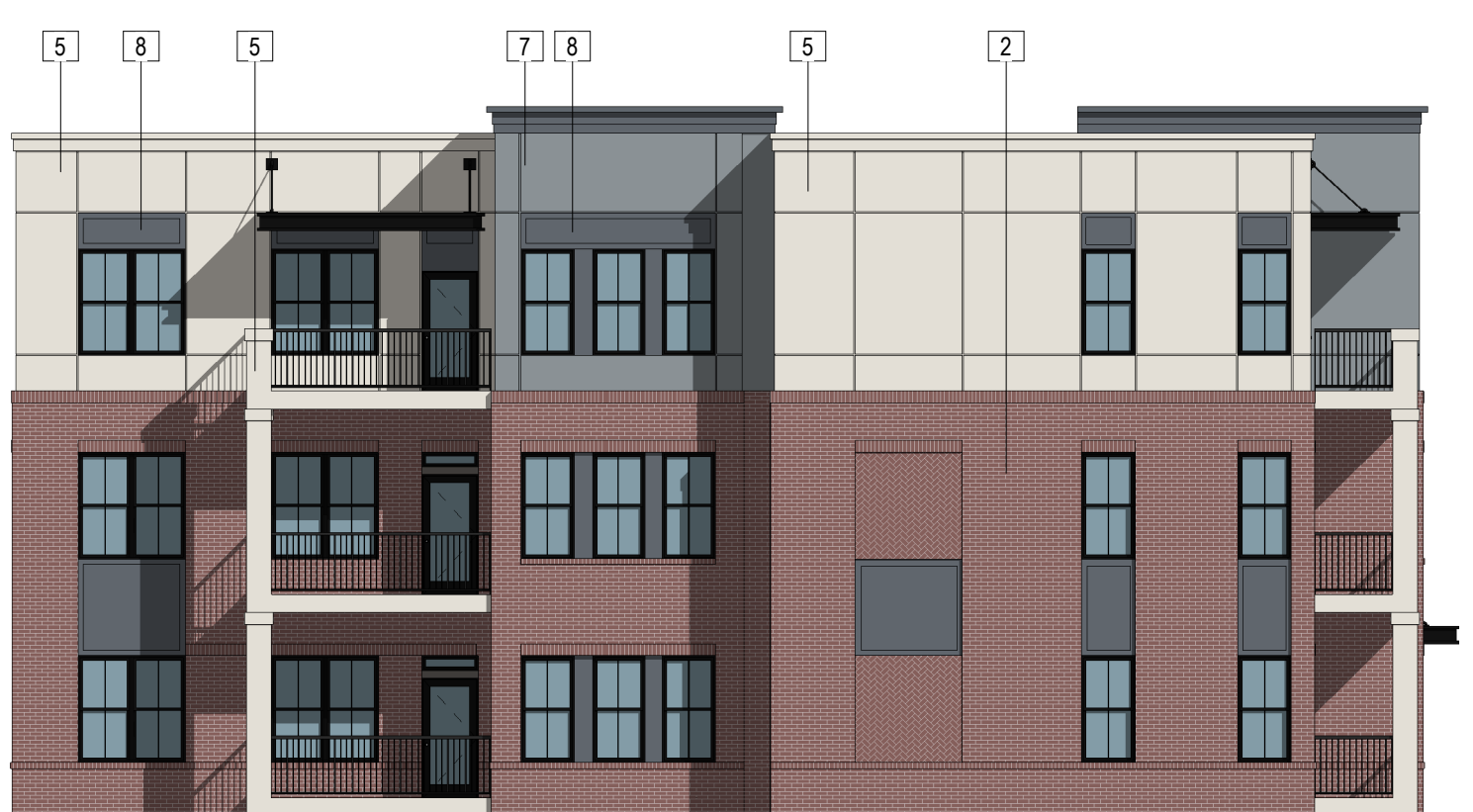
EXTERIOR MATERIAL LEGEND

- |    |                                                                         |                                                                                                                                                                                                                                           |
|----|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | BRICK - WHITE, CHEROKEE BROOKHAVEN                                      | <b>NOTES:</b><br>• ALL LAP SIDING TO BE 6" EXPOSURE<br>• ALL PAINT COLORS TO BE SHERWIN WILLIAMS STANDARD COLORS<br>• ALL BRICK TO BE QUEEN SIZE<br>• ALL FIBER CEMENT VERTICAL PANEL BOARD TO BE SMOOTH FINISH AND HAVE A CHANNEL REVEAL |
| 2  | BRICK - RED, CHEROKEE JACKSON SQUARE                                    |                                                                                                                                                                                                                                           |
| 3  | BRICK - MED, CHEROKEE SAPELLO                                           |                                                                                                                                                                                                                                           |
| 4  | FC HORIZ PANEL, VINTAGE WOOD                                            |                                                                                                                                                                                                                                           |
| 5  | FC PANEL - LIGHT BEIGE - SW7001 MARSHMALLOW 239, 234, 225               |                                                                                                                                                                                                                                           |
| 6  | FC PANEL - MEDIUM BEIGE - SW7036 ACCESSIBLE BEIGE 187,172,151           |                                                                                                                                                                                                                                           |
| 7  | FC PANEL &/OR LAP - LIGHT BLUE GRAY - SW 7664 STEELY GRAY 145,152,157   |                                                                                                                                                                                                                                           |
| 8  | FC PANEL &/OR LAP - DARK BLUE GRAY - SW 6257 GIBALTAR 101,107,115       |                                                                                                                                                                                                                                           |
| 9  | FC PANEL &/OR LAP - LIGHT GREEN GRAY - SW 6185 ESCAPE GRAY 169,172,158  |                                                                                                                                                                                                                                           |
| 10 | FC PANEL &/OR LAP - DARK GREEN GRAY - SW9131 CORNWALL SLATE 134,136,125 |                                                                                                                                                                                                                                           |
| 11 | FC PANEL &/OR LAP - LIGHT WARM GRAY - SW 7016 MINDFUL GRAY 188,184,174  |                                                                                                                                                                                                                                           |
| 12 | FC PANEL &/OR LAP - DARK WARM GRAY - SW 7019 GAUNTLET GRAY 120,116,110  |                                                                                                                                                                                                                                           |

KEY PLAN

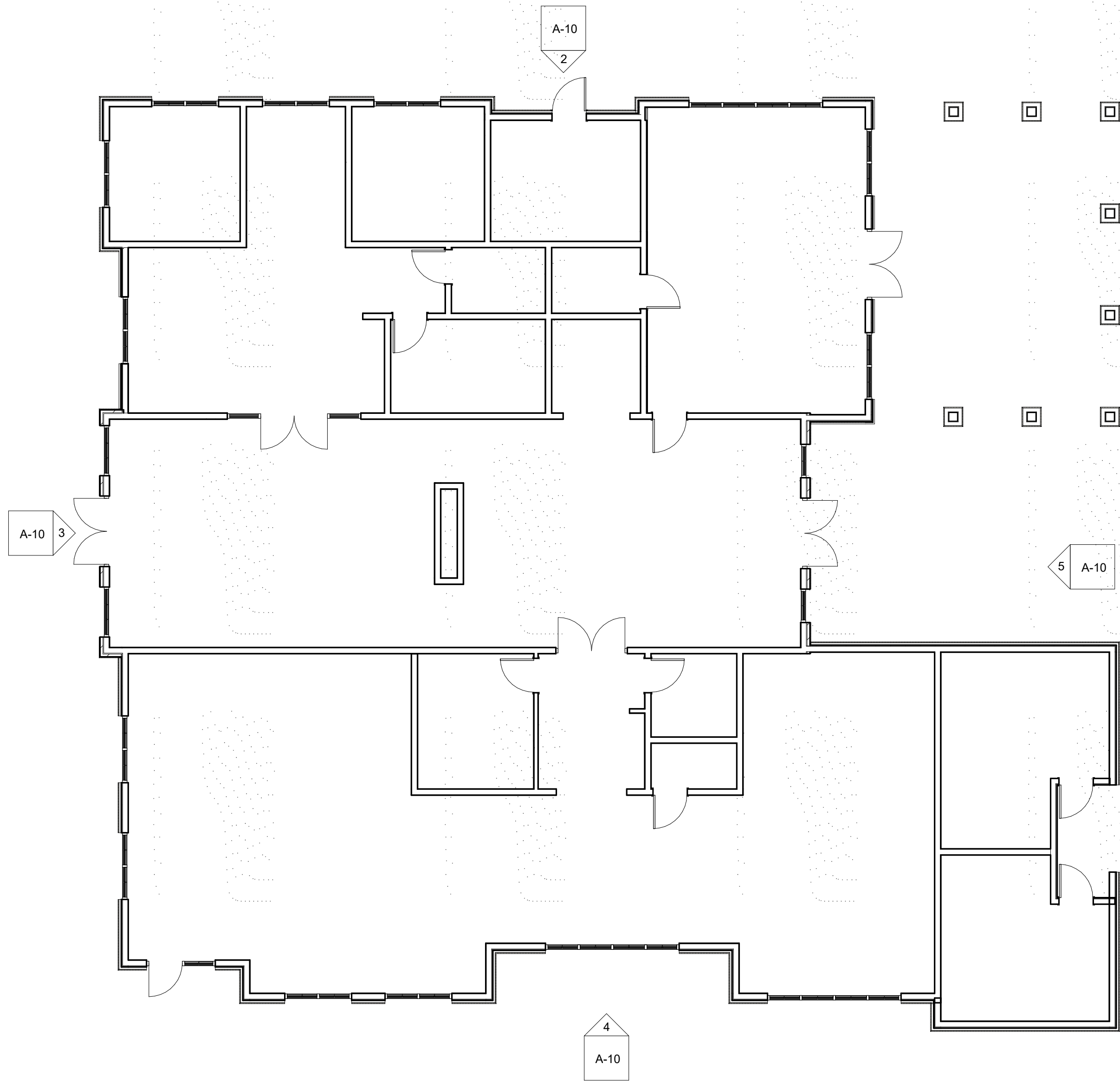


3 BUILDING 7 - VIEW 3  
3/32" = 1'-0"



1 BUILDING 7 - VIEW 1  
3/32" = 1'-0"





### EXTERIOR MATERIAL LEGEND

|    |                                                                         |
|----|-------------------------------------------------------------------------|
| 1  | BRICK - WHITE, CHEROKEE BROOKHAVEN                                      |
| 2  | BRICK - RED, CHEROKEE JACKSON SQUARE                                    |
| 3  | BRICK - MED, CHEROKEE SAPELLO                                           |
| 4  | FC HORIZ PANEL, VINTAGE WOOD                                            |
| 5  | FC PANEL - LIGHT BEIGE - SW7001 MARSHMALLOW 239, 234, 225               |
| 6  | FC PANEL - MEDIUM BEIGE - SW7036 ACCESSIBLE BEIGE 187,172,151           |
| 7  | FC PANEL &/OR LAP - LIGHT BLUE GRAY - SW 7064 STEELY GRAY 145,152,157   |
| 8  | FC PANEL &/OR LAP - DARK BLUE GRAY - SW 6257 GIBALTAR 101,107,115       |
| 9  | FC PANEL &/OR LAP - LIGHT GREEN GRAY - SW 6185 ESCAPE GRAY 169,172,158  |
| 10 | FC PANEL &/OR LAP - DARK GREEN GRAY - SW9131 CORNWALL SLATE 134,136,125 |
| 11 | FC PANEL &/OR LAP - LIGHT WARM GRAY - SW 7016 MINDFUL GRAY 188,184,174  |
| 12 | FC PANEL &/OR LAP - DARK WARM GRAY - SW 7019 GAUNTLET GRAY 120,116,110  |

**NOTES:**

- ALL LAP SIDING TO BE 6" EXPOSURE
- ALL PAINT COLORS TO BE SHERWIN WILLIAMS STANDARD COLORS
- ALL BRICK TO BE QUEEN SIZE
- ALL FIBER CEMENT VERTICAL PANEL BOARD TO BE SMOOTH FINISH AND HAVE A CHANNEL REVEAL

### KEY PLAN



5 CLUBHOUSE ELEVATION 4  
1/8" = 1'-0"



3 CLUBHOUSE ELEVATION 2  
1/8" = 1'-0"

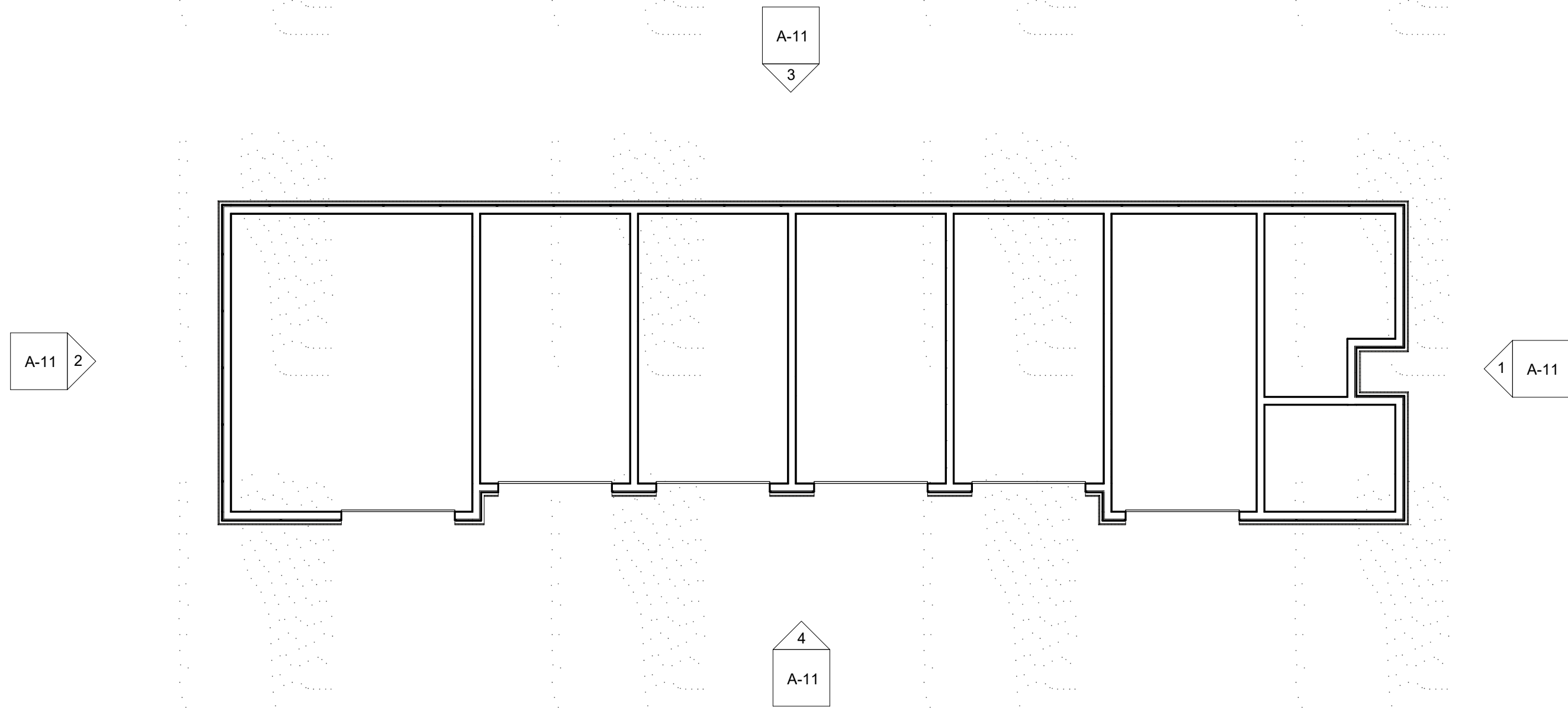


2 CLUBHOUSE ELEVATION 1  
1/8" = 1'-0"



4 CLUBHOUSE ELEVATION 3  
1/8" = 1'-0"

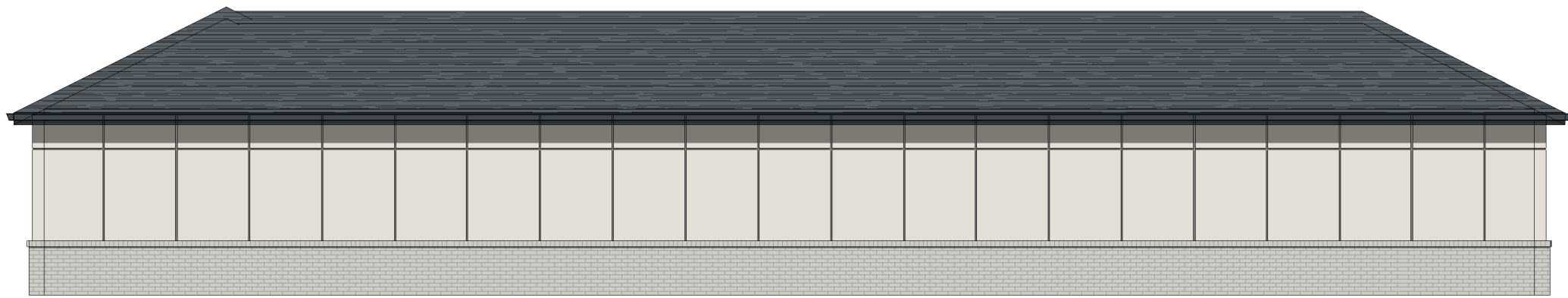




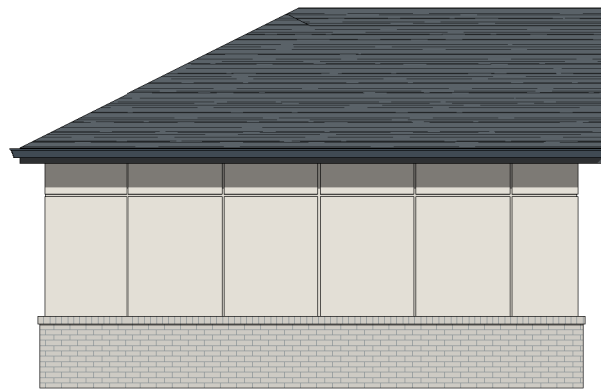
5 PRIVATE GARAGES  
1/8" = 1'-0"



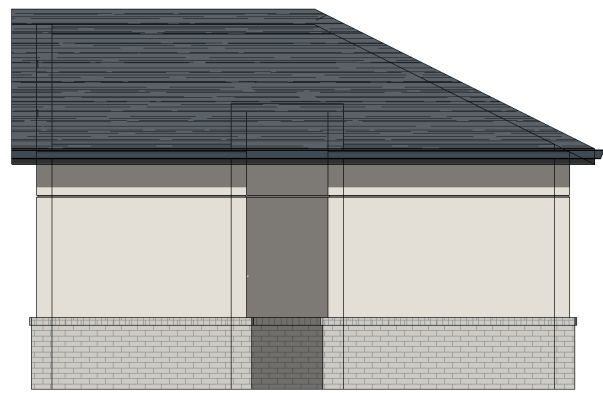
4 PRIVATE GARAGES - FACING PARKING  
1/8" = 1'-0"



3 PRIVATE GARAGES - FACING HAYWOOD  
1/8" = 1'-0"



2 PRIVATE GARAGES - FACING BLDG 1  
1/8" = 1'-0"

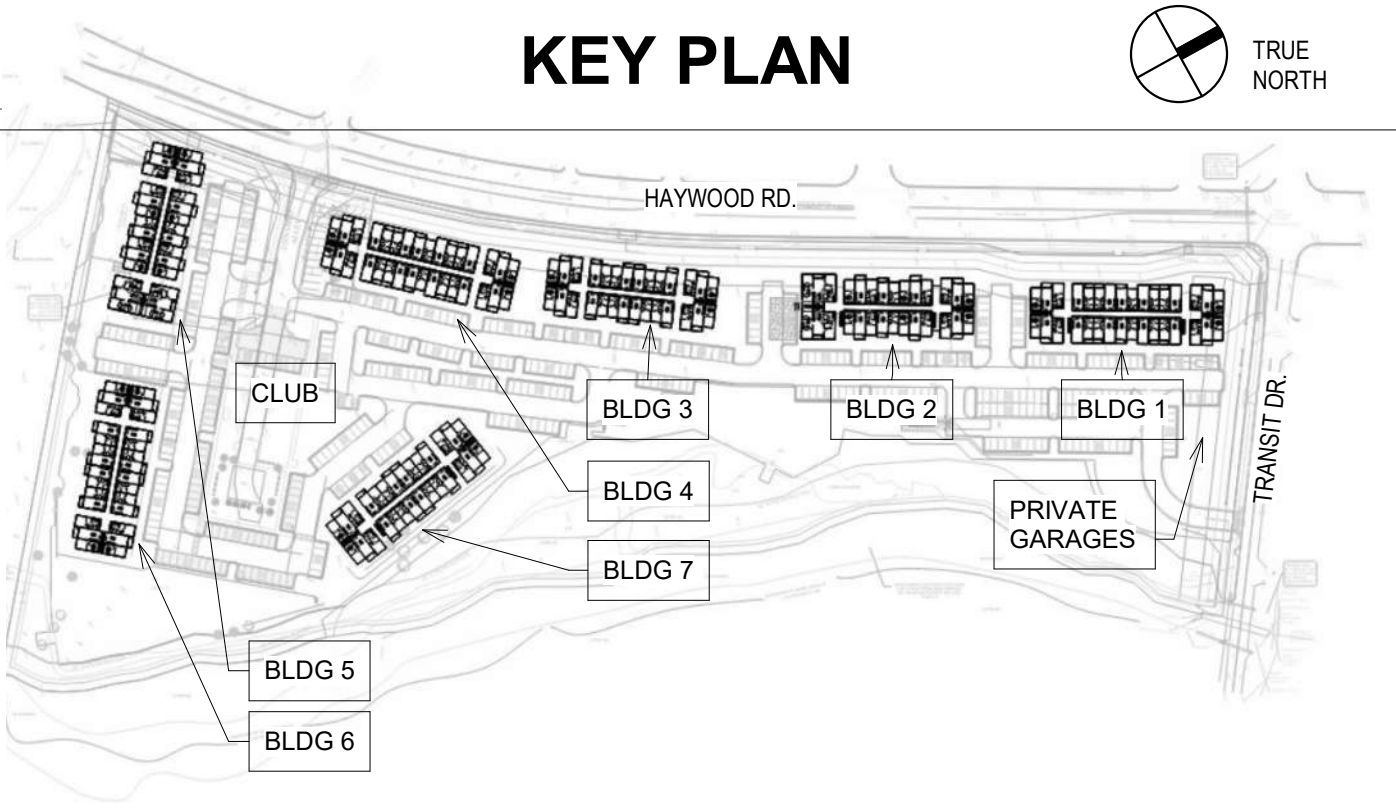


1 PRIVATE GARAGES - FACING EAST  
1/8" = 1'-0"

## EXTERIOR MATERIAL LEGEND

|    |                                                                         |                                                                                                                                                                                                                                                                                               |
|----|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | BRICK - WHITE, CHEROKEE BROOKHAVEN                                      | <b>NOTES:</b> <ul style="list-style-type: none"><li>ALL LAP SIDING TO BE 6" EXPOSURE</li><li>ALL PAINT COLORS TO BE SHERWIN WILLIAMS STANDARD COLORS</li><li>ALL BRICK TO BE QUEEN SIZE</li><li>ALL FIBER CEMENT VERTICAL PANEL BOARD TO BE SMOOTH FINISH AND HAVE A CHANNEL REVEAL</li></ul> |
| 2  | BRICK - RED, CHEROKEE JACKSON SQUARE                                    |                                                                                                                                                                                                                                                                                               |
| 3  | BRICK - MED, CHEROKEE SAPELLO                                           |                                                                                                                                                                                                                                                                                               |
| 4  | FC HORIZ PANEL, VINTAGE WOOD                                            |                                                                                                                                                                                                                                                                                               |
| 5  | FC PANEL - LIGHT BEIGE - SW7001 MARSHMALLOW 239, 234, 225               |                                                                                                                                                                                                                                                                                               |
| 6  | FC PANEL - MEDIUM BEIGE - SW7036 ACCESSIBLE BEIGE 187,172,151           |                                                                                                                                                                                                                                                                                               |
| 7  | FC PANEL &/OR LAP - LIGHT BLUE GRAY - SW 7064 STEELY GRAY 145,152,157   |                                                                                                                                                                                                                                                                                               |
| 8  | FC PANEL &/OR LAP - DARK BLUE GRAY - SW 6257 GIBRALTAR 101,107,115      |                                                                                                                                                                                                                                                                                               |
| 9  | FC PANEL &/OR LAP - LIGHT GREEN GRAY - SW 6185 ESCAPE GRAY 169,172,158  |                                                                                                                                                                                                                                                                                               |
| 10 | FC PANEL &/OR LAP - DARK GREEN GRAY - SW9131 CORNWALL SLATE 134,136,125 |                                                                                                                                                                                                                                                                                               |
| 11 | FC PANEL &/OR LAP - LIGHT WARM GRAY - SW 7016 MINDFUL GRAY 188,184,174  |                                                                                                                                                                                                                                                                                               |
| 12 | FC PANEL &/OR LAP - DARK WARM GRAY - SW 7019 GAUNTLET GRAY 120,116,110  |                                                                                                                                                                                                                                                                                               |

## KEY PLAN





GENERAL NOTES:

1. POLES TO BE 14'-0" IN LENGTH, ROUND, STEEL, COLOR TO BE DETERMINED.
2. LIGHT COLOR TEMPERATURE TO BE 4000K.
3. FIXTURES TAGGED WITH FIXTURE LABEL INDICATING ILLUMINATION DISTRIBUTION TYPE.

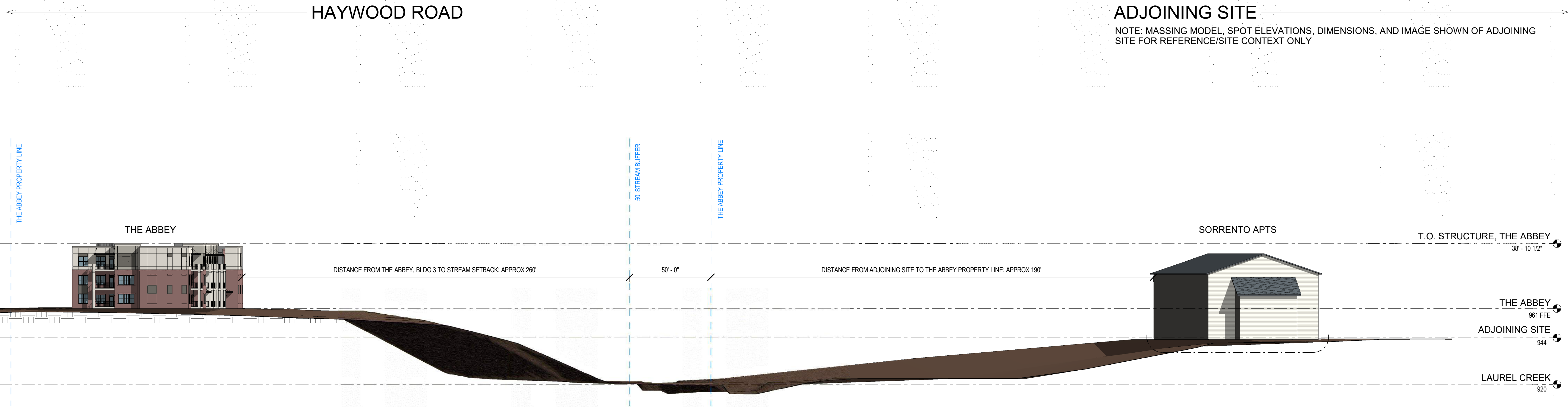
| Schedule |            |          |              |                                        |                                                               |                                           |              |                                                         |                 |                   |         |  |  |  |
|----------|------------|----------|--------------|----------------------------------------|---------------------------------------------------------------|-------------------------------------------|--------------|---------------------------------------------------------|-----------------|-------------------|---------|--|--|--|
| Symbol   | Label      | Quantity | Manufacturer | Catalog Number                         | Description                                                   | Lamp                                      | Number Lamps | Filename                                                | Lumens Per Lamp | Light Loss Factor | Wattage |  |  |  |
|          | TYPE - 2MB | 11       | Cree Inc     | ARE-EDG-2MB-xx-06-E-UL-xx-525-xxxx-40K | Cree Edge Area, Type II Medium w/ BLS, 60 LEDs, 525mA, 4000K  | XP-G2 LEDs                                | 1            | ARE-EDG-2MB-xx-06-E-UL-xx-525-xxxx-40K_PL10023-003B.IES | 7783            | 0.95              | 102.45  |  |  |  |
|          | TYPE - 3MB | 27       | Cree Inc     | ARE-EDG-3MB-xx-06-E-UL-xx-525-xxxx-40K | Cree Edge Area, Type III Medium w/ BLS, 60 LEDs, 525mA, 4000K | XP-G2 LEDs                                | 1            | ARE-EDG-3MB-xx-06-E-UL-xx-525-xxxx-40K_PL10023-003B.IES | 7602            | 0.95              | 102.45  |  |  |  |
|          | TYPE - 2M  | 1        | Cree Inc     | ARE-EDG-2M-xx-06-E-UL-xx-525-xxxx-40K  | Cree Edge Area, Type II Medium, 60 LEDs, 525mA, 4000K         | 3 sections of 2 x 10 XP-G2 LEDs, 60 total | 1            | ARE-EDG-2M-xx-06-E-UL-xx-525-xxxx-40K_PL10270-004B.IES  | 10053           | 0.95              | 100.99  |  |  |  |
|          | TYPE - 5M  | 8        | Cree Inc     | ARE-EDG-5M-xx-06-E-UL-xx-700-xxxx-40K  | Cree Edge Area, Type V Medium, 60 LEDs, 700mA, 4000K          | Sixty Cree XP-G2 LEDs                     | 1            | ARE-EDG-5M-xx-06-E-UL-xx-700-xxxx-40K_PL09285-001.IES   | 13135           | 0.95              | 135.49  |  |  |  |
|          | TYPE - 5S  | 2        | Cree Inc     | ARE-EDG-5S-xx-06-E-UL-xx-525-xxxx-40K  | Cree Edge Area, Type V Short, 60 LEDs, 525mA, 4000K           | 3 sections of 2 x 10 XP-G2 LEDs, 60 total | 1            | ARE-EDG-5S-xx-06-E-UL-xx-525-xxxx-40K_PL10270-003B.IES  | 11928           | 0.95              | 101.19  |  |  |  |



Plan View  
Scale: 1" = 40'

| Luminaire Locations |          |       |
|---------------------|----------|-------|
| No.                 | Label    | HH    |
| 1                   | TYPE-SS  | 15.00 |
| 3                   | TYPE-SS  | 15.00 |
| 1                   | TYPE-SM  | 15.00 |
| 2                   | TYPE-SM  | 15.00 |
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| 1                   | TYPE-2M  | 15.00 |
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| 31                  | TYPE-3MB | 15.00 |
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| 38                  | TYPE-3MB | 15.00 |
| 60                  | TYPE-3MB | 15.00 |
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| 66                  | TYPE-3MB | 15.00 |
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| 73                  | TYPE-3MB | 15.00 |
| 74                  | TYPE-3MB | 15.00 |
| 75                  | TYPE-3MB | 15.00 |





③ SECTION THROUGH ADJOINING SITE  
1/32" = 1'-0"



② THE ABBEY

KEY PLAN - ADJACENT SITE



① SORRENTO APARTMENT HOMES



## Austin Rutherford

---

**From:** H. Parke Lammerts <plammerts@corepropertycapital.com>  
**Sent:** Thursday, March 31, 2022 6:34 PM  
**To:** Austin Rutherford  
**Subject:** Neighborhood Meeting

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Hi Austin – we just concluded the neighborhood meeting and yourself and Paul from Engineering were the only people in attendance. Thanks

PL

Parke Lammerts | Vice President  
3340 Peachtree Road | Suite 1660 | Atlanta, GA 30326  
404-452-9989  
[www.corepropertycapital.com](http://www.corepropertycapital.com)



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**Planning Staff Report to  
Greenville Planning Commission  
May 13, 2022  
for the May 19, 2022 Public Hearing**

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|                              |                                                               |
|------------------------------|---------------------------------------------------------------|
| <b>Docket Number:</b>        | <b>SD 22-289</b>                                              |
| <b>Applicant:</b>            | Alvin T. Johnson, Jr.                                         |
| <b>Property Owner:</b>       | Burdette Enterprises Inc                                      |
| <b>Property Location:</b>    | Conestee Road                                                 |
| <b>Tax Map Number(s):</b>    | M013020100100                                                 |
| <b>Acreage:</b>              | 32.04 acres                                                   |
| <b>Zoning:</b>               | RM-1, Single- & Multi-Family Residential District             |
| <b>Proposal:</b>             | Major subdivision request for 110 lot residential development |
| <b>Staff Recommendation:</b> | <b>APPROVE, with staff comments and conditions</b>            |

**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. 19-5.2.11, *Cluster 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 110 lots on a 32.04-acre tract fronting Conestee Road. This development will include both single-family detached and attached dwellings. The subdivision will be served primarily by public roads, with private alleys used for rear access to units interior to the development. Sidewalks are planned on both sides of each roadway and are required on the development side of Conestee Road. Open space is being provided that includes roughly thirty-nine percent of the overall development area.

**Procedural Requirements:**

***Pre-Application and Development Meetings***

A pre-application meeting was held between the applicant and City Staff from Planning, Civil Engineering, and Environmental Engineering. Discussions were focused on open space, road requirements, lot frontage, and connectivity to Conestee Road. Modifications made after the meeting reflect plans that more closely align with the overall goals of the City.

***Neighborhood Meeting***

The Applicant held a neighborhood meeting on December 2, 2021, as required by Section 19-2.2.4 of the Land Management Ordinance. A list of attendees is included with the agenda packet for this item. A member of City Planning Staff attended this meeting.



**Site Information:**

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The proposed subdivision is located on Conestee Road, immediately east of Conestee Mill, across the Reedy River. The subject property is a 32-acre wedge of land south of Conestee Road, and north of the connection between the Reedy River and Laurel Creek at the southern extent of the Greenville city limits.

The subject property is zoned RM-1, Single- & Multi-Family Residential District, designated as part of annexation request AX-2-2022 approved by City Council on March 14, 2022. Current land use of the property is vacant forested land. Adjacent land uses include single-family residential and vacant to the south and east, single-family residential and commercial service uses to the west, and commercial service uses to the north.

**Staff Analysis:**

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***Development Use, Layout and Dimensional Requirements***

The RM-1, Single- & Multi-Family Residential District allows a density of up to 10 residential units per acre. This application requests approval of a Cluster Subdivision, as outlined in Land Management Ordinance Section 19-5.2.11. With the exception of building height, there are no minimum dimensional requirements (lot size, lot width, maximum lot coverage, and internal (within the development) setbacks in cluster subdivisions. At locations adjoining uses external to the development, permitted uses shall comply with the otherwise-required setbacks.

The preliminary plat identifies a twenty-five (25) foot setback along Laurel Creek and Reedy River. A twenty (20) foot setback will need to be observed off the Conestee Road right-of-way. This would affect lots 1-22 and lot 61, and sufficient lot depth appears to be available to accommodate this setback requirement. All setbacks will be verified during permit review.

The development is proposing 110 lots, a density of 3.43 dwelling units per acre, in compliance with the density standards for the RM-1 district. Anticipated unit counts include 38 single-family attached units and 72 single-family detached units.

***Vehicle Access and Circulation***

There are four new proposed public streets and two private alleys for this development. The proposed street network for this development will connect to Conestee Road at two locations. Conestee Lake Road, opposite the development, is planned to be realigned with Conestee Road, and access points to this subdivision are not required to align with that current intersection.

The site has multiple internal connections providing access between phases. All proposed individual lots will have direct vehicular access only from newly constructed roadways or alleys established by this plat. Topography and waterways at the extent of the development make vehicular access to adjacent lots prohibitive, and future access points for this purpose are not expected.

-de-sacs are provided at three locations within the development. The cul-de-sac terminating the western extent of Reedy Mill Way is appropriate based on topography. The two cul-de-sacs at the eastern side of the development should be connected if feasible to promote connectivity within the development. As indicated in Land Management Ordinance Section 19-6.7.2(F), the applicant will need to provide additional information to City Engineering staff to verify that topography, property configuration/shape, etc. precludes connection of the dead end street terminating Laurel Overlook Trail. All cul-de-sacs are required to be paved to a 48 foot radius, six feet radius greater than is indicated on the plat.

Approval of the Preliminary Plat by the Planning Commission will constitute approval of the street names on the Preliminary Plat, subject to acceptance by Greenville County E911 Services and consistency with the City of Greenville Addressing Policy. Street names included with this application and indicated on the plat include Conestee Park Drive, Reedy Mill Way, Laurel Overlook Trail, and Vardry Crest Road. Any revised street names from this plat will require a separate review and approval by the Planning Commission prior to any final plat approval.



***Pedestrian Facilities***

Sidewalks are being provided on both sides of the new streets within the development. Additionally, a walking path is shown navigating the open space on the western portion of the property. Sidewalks are not shown along Conestee Road on the Preliminary Plat, sidewalks are required along the development side of Conestee Road within the extent of the development and shall conform to standards outlined in the Design and Specifications Manual.

***Open Space/Recreational Space***

The proposed plat shows 12.4 acres of open space enveloping the development. In accordance with Section 19-5.2.11, open space areas in cluster subdivisions are those areas not designated for residential lots and not included within streets, easements, floodway, above-ground stormwater detention/retention facilities, or recreational structures. The land area offered for open space shall constitute a minimum of 25 percent of the gross property acreage of the tract (and not less than one-half acre).

- Open Space required: 348,915 sqft (8.0 acres)
- Open Space provided: 540,144 sqft (12.4 acres – 38.7% of the overall development tract)

***Landscaping, Screening, and Buffering***

No tree survey was provided with application. All trees subject to the tree protection ordinance will require mitigation via fee in lieu or inch per inch replacement with applicable trees. Landscape plans should show all required street, density, buffering, and parking lot landscaping for permit approvals. It is suggested to choose a selection of native vegetation to encourage pollinators and habitat diversity. Each lot will be subject to its own tree density and street tree requirements should this not be included in a large common plan. Appropriate buffering of all creeks and streams will be confirmed during site permit review.

**STAFF RECOMMENDATION:**

**APPROVE, with staff comments and conditions**

**Staff Comments and Conditions**

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**Planning Comments & Conditions**

- 1) Reedy Mill Way should be extended to the east to connect to Laurel Overlook Trail, as feasible. The applicant will need to provide additional information to City Engineering staff to verify that topography, property configuration/shape, etc. precludes connection of the dead-end street terminating Laurel Overlook Trail as required in Land Management Ordinance Section 19-6.7.2(F).
- 2) Sidewalks are required along the development side of Conestee Road within the extent of the development and shall conform to standards outlined in the Design and Specifications Manual.
- 3) Approval of the Preliminary Plat by the Planning Commission will constitute approval of the street names on the Preliminary Plat subject to acceptance of street names by Greenville County E911 Services and consistency with the City of Greenville Addressing Policy. Any revised street names from this plat will require a separate review and approval by the Planning Commission prior to any final plat approval.
- 4) Front loaded garages within the development should be recessed at least 10 feet from the front façade of the home or front porch, as stated in Land Management Ordinance Section 19-6.9.4(B).

**City Engineer Comments & Conditions**

Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

**Civil Engineer Comments & Conditions****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 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.
- 6) 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.

**Site Specific Comments:**

- 1) All cul-de-sacs will have to have a minimum 48' radius.

**Environmental Engineer Comments & Conditions**

- 1) Wastewater – Wastewater service for the development will be subject to the following conditions:
  - a. There are existing Metro sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from Metropolitan Sewer and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).
  - b. Each building shall have a separate and direct connection to the sanitary sewer main.
  - c. 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 not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.
    - 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.
  - 4) *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 and buffers shall be provided by deed or plat restrictions.

#### **Traffic Engineer Comments & Conditions**

Traffic Impact Analysis form is required for all proposed developments. It can be found at: [https://cityofgreenvillesc.formstack.com/forms/tia\\_use\\_and\\_intensity](https://cityofgreenvillesc.formstack.com/forms/tia_use_and_intensity). Please fill out and submit online.

Consider connecting two of the cul-de-sacs to provide circulation of the roadway network.

#### **Fire Department Comments & Conditions**

No comments

#### **Tree and Landscape Comments & Conditions**

No tree survey was provided with application. All trees subject to the tree protection ordinance will be required mitigation via fee in lieu or inch per inch replacement with applicable trees. Landscape plans should show all required street, density, buffering and parking lot landscaping for permit approvals. It is suggested to choose a selection of diverse vegetation to encourage pollinators and habitat. Each lot will be subject to its own tree density and street tree requirements should this not be included in a large common plan.

#### **Parks & Recreation**

Parks & Recreation appreciates the trails provided on the property would like to discuss with the developer options in the future for the open space and trail areas.





# 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:    | Alvin T. Johnson, Jr.                  | Burdette Enterprises Inc            |
| *Title:   | Director, Due Diligence & Entitlements |                                     |
| *Address: | 572 Savannah Highway, Charleston       | 1598 Edwards Rd, Woodruff, SC 29388 |
| *State:   | SC                                     |                                     |
| *Zip:     | 29407                                  |                                     |
| *Phone:   | 843.834.3818                           |                                     |
| *Email:   | alvin.johnson@levigrantham.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 Conestee Rd Greenville, SC 29607

\*TAX MAP #(S) M013020100100

\*CURRENT ZONING DESIGNATION RM-1

\*ORIGINAL APPLICATION # AX 2022-16

\*SUBDIVISION PLAT #

\*SUBDIVISION NAME Reedy Mill

\*TOTAL ACREAGE 32.04

\*# ORIGINAL LOTS<sup>0</sup>

\*# PROPOSED LOTS<sup>110</sup>

### 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 10/14/2021

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, <i>public hearing required</i><br>\$300.00 – Final Plat review, <i>administrative review</i> |
| B. Major Subdivision – New (11+ lots)  | \$550.00 – Preliminary Plat review, <i>public hearing required</i><br>\$550.00 – Final Plat review, <i>administrative review</i> |
| C. Major Subdivision – Modification    | \$150.00 / \$275.00 – <i>public hearing may be required</i>                                                                      |
| D. Minor Subdivision – New (2 lots)    | \$300.00 – Summary Plat review, <i>administrative review</i>                                                                     |
| E. Minor Subdivision – Modification    | \$150.00 – <i>administrative review</i>                                                                                          |

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 be in the applicant's best interests.



**\*APPLICANT SIGNATURE**

4.18.22

DATE

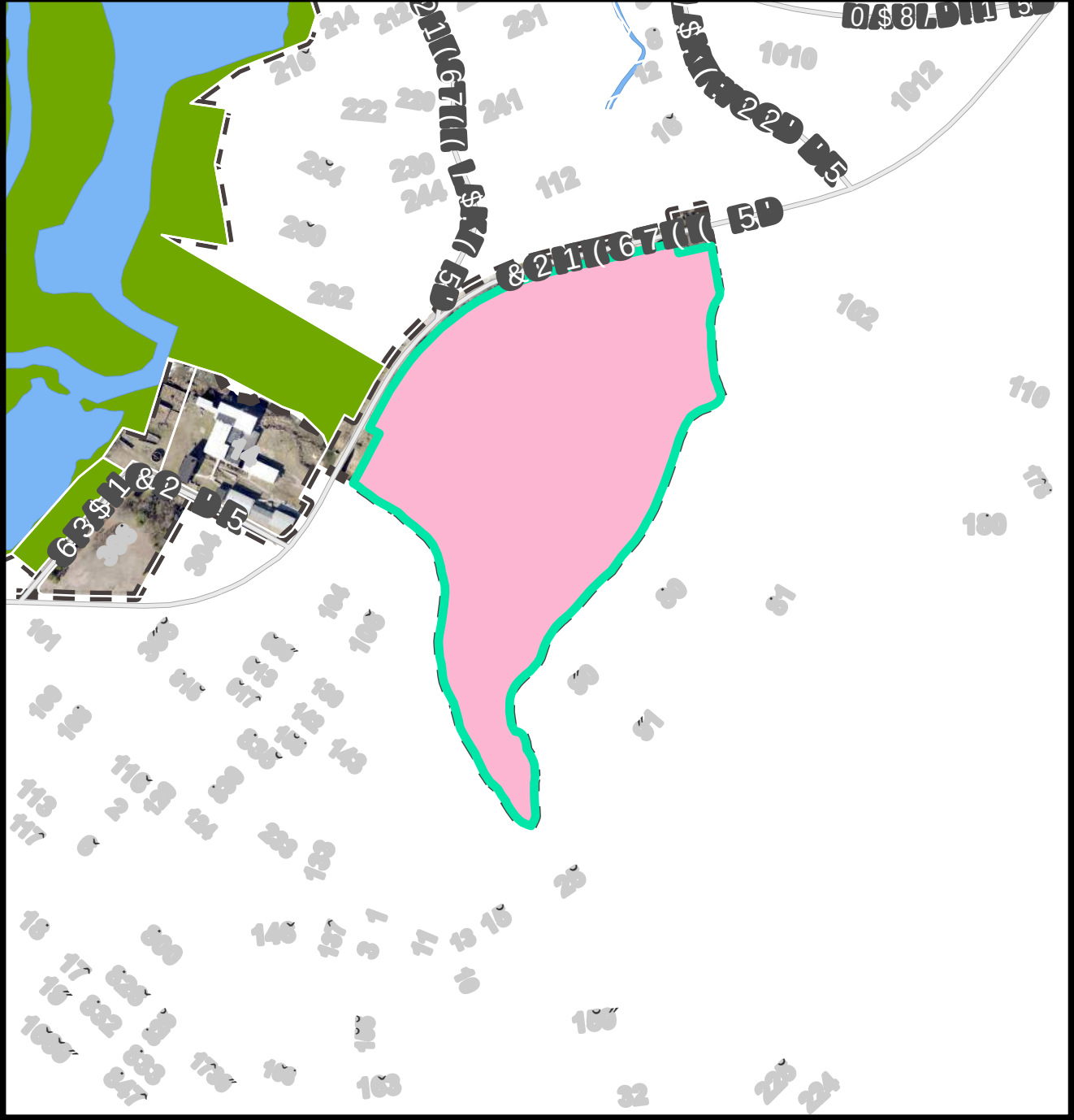
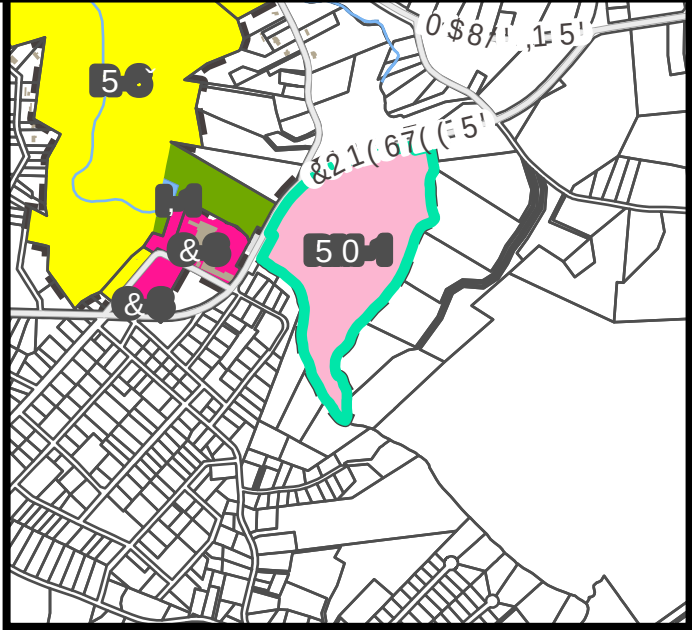


9. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is \_\_\_\_ or is not ~~X~~ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

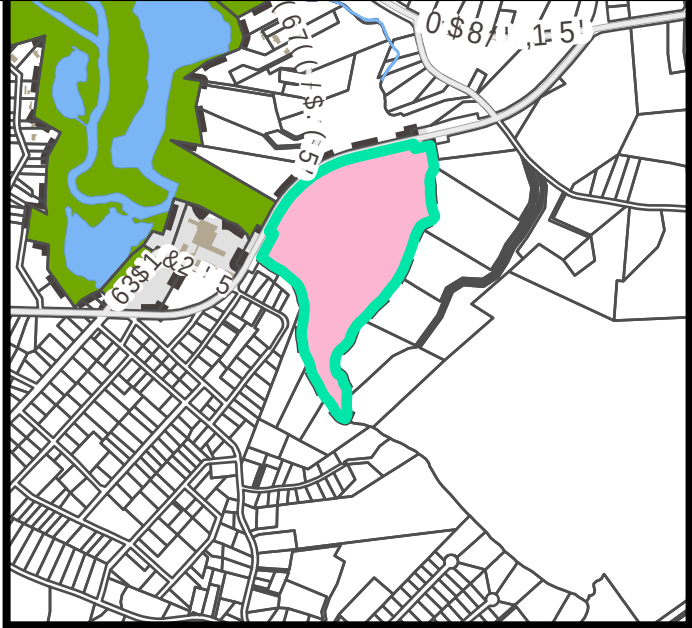
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|---------------------------------|-----------------------------------------------------------------------------------|
| <b>*Signatures</b>              |                                                                                   |
| Applicant                       |  |
| Date                            | 4.18.22                                                                           |
| Property Owner/Authorized Agent |  |
| Date                            | 4.18.22                                                                           |



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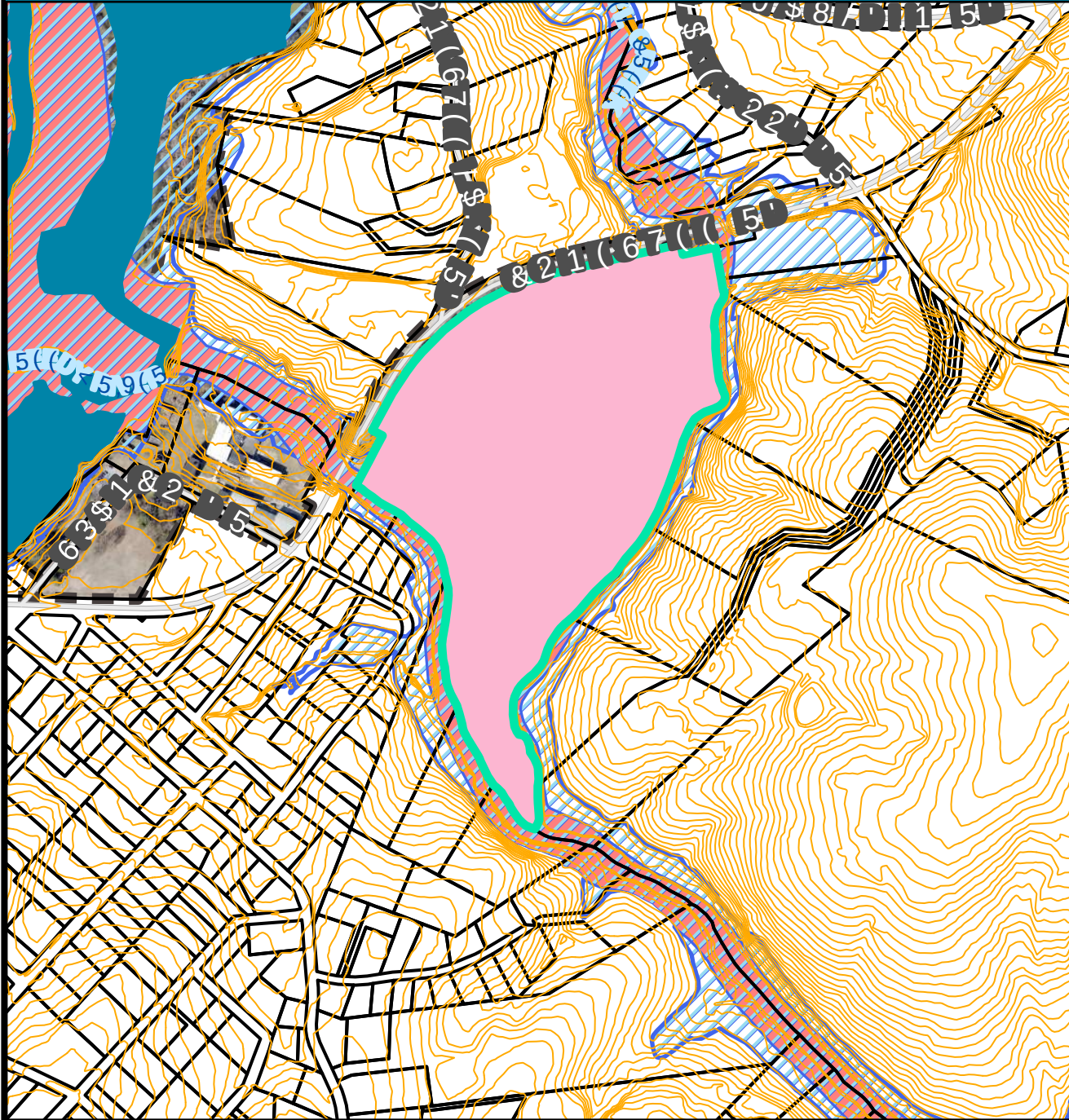
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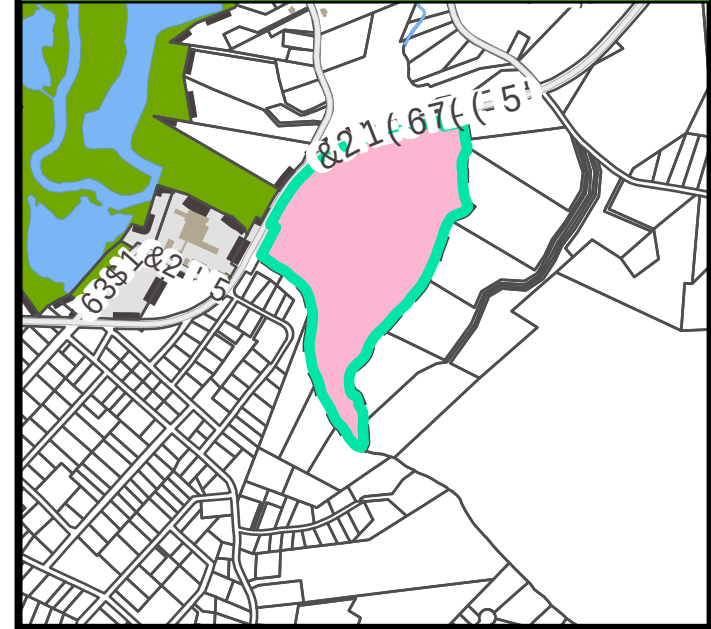


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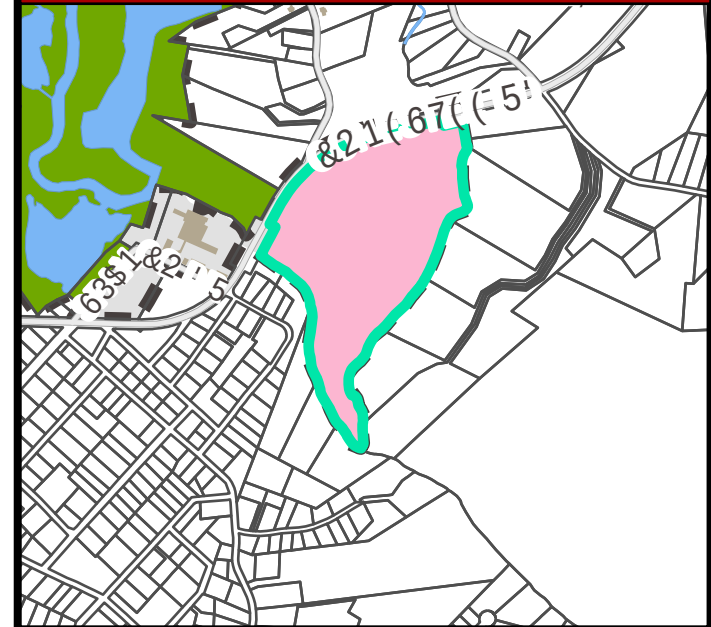
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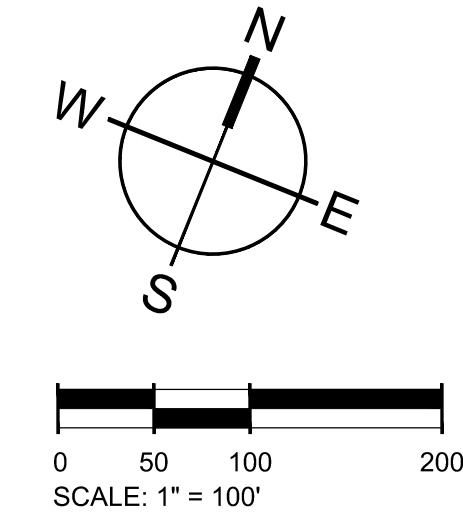


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| PARCEL AREA DATA |           |           |           | PARCEL AREA DATA |           |           |           |
|------------------|-----------|-----------|-----------|------------------|-----------|-----------|-----------|
| Parcel #         | Area (sf) | Area (ac) | Perimeter | Parcel #         | Area (sf) | Area (ac) | Perimeter |
| 1                | 4860.00   | 0.11      | 323.000   | 56               | 6456.98   | 0.15      | 365.248   |
| 2                | 5031.59   | 0.12      | 325.824   | 57               | 5535.80   | 0.13      | 356.079   |
| 3                | 5368.54   | 0.12      | 331.371   | 58               | 5484.07   | 0.13      | 353.118   |
| 4                | 5368.54   | 0.12      | 331.371   | 59               | 6296.45   | 0.14      | 355.192   |
| 5                | 5244.04   | 0.12      | 329.322   | 60               | 4800.18   | 0.11      | 320.012   |
| 6                | 4860.00   | 0.11      | 323.000   | 61               | 4857.86   | 0.11      | 320.969   |
| 7                | 4860.00   | 0.11      | 323.000   | 62               | 7909.61   | 0.18      | 397.471   |
| 8                | 4990.65   | 0.11      | 325.151   | 63               | 5396.71   | 0.12      | 351.931   |
| 9                | 5517.24   | 0.13      | 333.819   | 64               | 5222.09   | 0.12      | 342.340   |
| 10               | 5517.24   | 0.13      | 333.819   | 65               | 5301.53   | 0.12      | 345.305   |
| 11               | 5335.56   | 0.12      | 330.828   | 66               | 5543.79   | 0.13      | 354.260   |
| 12               | 4860.00   | 0.11      | 323.000   | 67               | 6142.74   | 0.14      | 370.810   |
| 13               | 4860.00   | 0.11      | 323.000   | 68               | 6556.61   | 0.15      | 389.079   |
| 14               | 4860.00   | 0.11      | 323.000   | 69               | 7153.42   | 0.16      | 415.075   |
| 15               | 5470.42   | 0.13      | 329.817   | 70               | 7904.98   | 0.18      | 443.871   |
| 16               | 5454.89   | 0.13      | 329.521   | 71               | 8183.24   | 0.19      | 457.751   |
| 17               | 4860.01   | 0.11      | 323.001   | 72               | 11222.61  | 0.26      | 492.797   |
| 18               | 5832.01   | 0.13      | 339.001   | 73               | 3918.27   | 0.09      | 282.159   |
| 19               | 5832.01   | 0.13      | 339.001   | 74               | 2048.23   | 0.05      | 244.983   |
| 20               | 5832.01   | 0.13      | 339.001   | 75               | 2041.44   | 0.05      | 244.258   |
| 21               | 5834.21   | 0.13      | 339.816   | 76               | 4578.40   | 0.11      | 293.907   |
| 22               | 11712.00  | 0.27      | 536.073   | 77               | 4328.29   | 0.10      | 288.991   |
| 23               | 7397.52   | 0.17      | 362.533   | 78               | 2046.18   | 0.05      | 244.249   |
| 24               | 7411.50   | 0.17      | 365.000   | 79               | 2040.28   | 0.05      | 244.061   |
| 25               | 9957.52   | 0.23      | 403.177   | 80               | 3829.99   | 0.09      | 279.150   |
| 26               | 7759.42   | 0.18      | 442.069   | 81               | 3570.00   | 0.08      | 274.000   |
| 27               | 6189.89   | 0.14      | 363.399   | 82               | 2040.00   | 0.05      | 244.000   |
| 28               | 6705.79   | 0.15      | 374.449   | 83               | 2040.00   | 0.05      | 244.000   |
| 29               | 5752.57   | 0.13      | 335.434   | 84               | 3570.00   | 0.08      | 274.000   |
| 30               | 5751.69   | 0.13      | 335.654   | 85               | 3570.00   | 0.08      | 274.000   |
| 31               | 5751.69   | 0.13      | 335.654   | 86               | 2040.00   | 0.05      | 244.000   |
| 32               | 5751.69   | 0.13      | 335.654   | 87               | 2041.46   | 0.05      | 244.363   |
| 33               | 5751.69   | 0.13      | 335.654   | 88               | 3787.29   | 0.09      | 280.365   |
| 34               | 6064.69   | 0.14      | 340.882   | 89               | 4209.57   | 0.10      | 285.699   |
| 35               | 6159.08   | 0.14      | 342.468   | 90               | 2044.44   | 0.05      | 244.846   |
| 36               | 5752.96   | 0.13      | 335.707   | 91               | 2040.00   | 0.05      | 244.000   |
| 37               | 5752.96   | 0.13      | 335.707   | 92               | 3570.00   | 0.08      | 274.000   |
| 38               | 5752.96   | 0.13      | 335.707   | 93               | 3530.70   | 0.08      | 273.229   |
| 39               | 5752.96   | 0.13      | 335.707   | 94               | 2040.00   | 0.05      | 244.000   |
| 40               | 5752.96   | 0.13      | 335.707   | 95               | 2040.00   | 0.05      | 244.000   |
| 41               | 5752.96   | 0.13      | 335.707   | 96               | 3570.00   | 0.08      | 274.001   |
| 42               | 5752.96   | 0.13      | 335.707   | 97               | 4033.07   | 0.09      | 283.142   |
| 43               | 5752.96   | 0.13      | 335.707   | 98               | 2040.32   | 0.05      | 244.094   |
| 44               | 5752.96   | 0.13      | 335.707   | 99               | 3920.94   | 0.09      | 280.908   |
| 45               | 5033.84   | 0.12      | 323.707   | 100              | 4114.54   | 0.09      | 284.788   |
| 46               | 5692.90   | 0.13      | 329.586   | 101              | 3570.60   | 0.08      | 274.123   |
| 47               | 6803.46   | 0.16      | 361.405   | 102              | 4518.96   | 0.10      | 286.350   |
| 48               | 6810.50   | 0.16      | 363.000   | 103              | 3948.37   | 0.09      | 276.106   |
| 49               | 5772.46   | 0.13      | 344.791   | 104              | 3996.75   | 0.09      | 277.797   |
| 50               | 6883.68   | 0.16      | 354.865   | 105              | 1974.54   | 0.05      | 237.799   |
| 51               | 5978.20   | 0.14      | 350.517   | 106              | 3584.05   | 0.08      | 276.420   |
| 52               | 5604.85   | 0.13      | 330.256   | 107              | 3915.94   | 0.09      | 296.215   |
| 53               | 5814.37   | 0.13      | 338.472   | 108              | 2432.60   | 0.06      | 284.507   |
| 54               | 6028.57   | 0.14      | 347.397   | 109              | 2576.05   | 0.06      | 298.853   |
| 55               | 6242.78   | 0.14      | 356.323   | 110              | 5421.59   | 0.12      | 353.884   |



| PARKING TABLE: |                               |
|----------------|-------------------------------|
| REQUIRED :     | 2 Per DU * 110 = 220 REQ'D    |
| PROVIDED:      | 2 Per DU * 110 = 220 PROVIDED |

ALL EXISTING CONDITIONS AND TOPOGRAPHY ARE BASED OFF OF THE SURVEY DONE BY EAS PROFESSIONALS ON JULY 26, 2021.

SITE DATA:

Municipality: City of Greenville

TMS: M013020100100

Zoning: RM-1

Proposed Use: Cluster Subdivision

(mix of detached and attached single family)

Subdivision Name: Reedy Mill

Acreage: 32.04 acres

Density:

Maximum: 10 units/acre

Provided: 3.45 units/acre

Open Space Provided: 12.41 acres (39%)

Maximum of 4 attached units/structure

Required Parking: 2 parking spaces/unit

provided parking: 2 spaces/unit via driveways and garages

Setbacks:

25' exterior

20' front

5' side (10' corner)

15' rear

Road Typologies:

Local Residential Street

(55' R/W, 28' Road)

Conestee Park Drive

Reedy Mill Way

Laurel Overlook Trail

Low Volume Residential Street

(41' R/W with 20' Road)

Vardry Crest Road

Alley

(25' R/W, 20' Road with no curb and gutter)

Alley A

Alley B

Units:

Rear Loaded Townhomes: 38 Lots (34%)

A - 38 Rearloaded Townhomes

End units (35' x 100' lot) (58%)

Interior units (20' x 100' lots)

Front Loaded Single Family: 61 Lots (56%)

B - 32 Front Loaded Basement lots

(48' x 120')

C - 26 Front Loaded Single Family lots

(40' x 120')

D - 3 Front Loaded Single Family lots

(61' x 120')

Rear Loaded Single Family: 11 Lots (10%)

E - 11 Rear Loaded Single Family lots

(40' x 120')

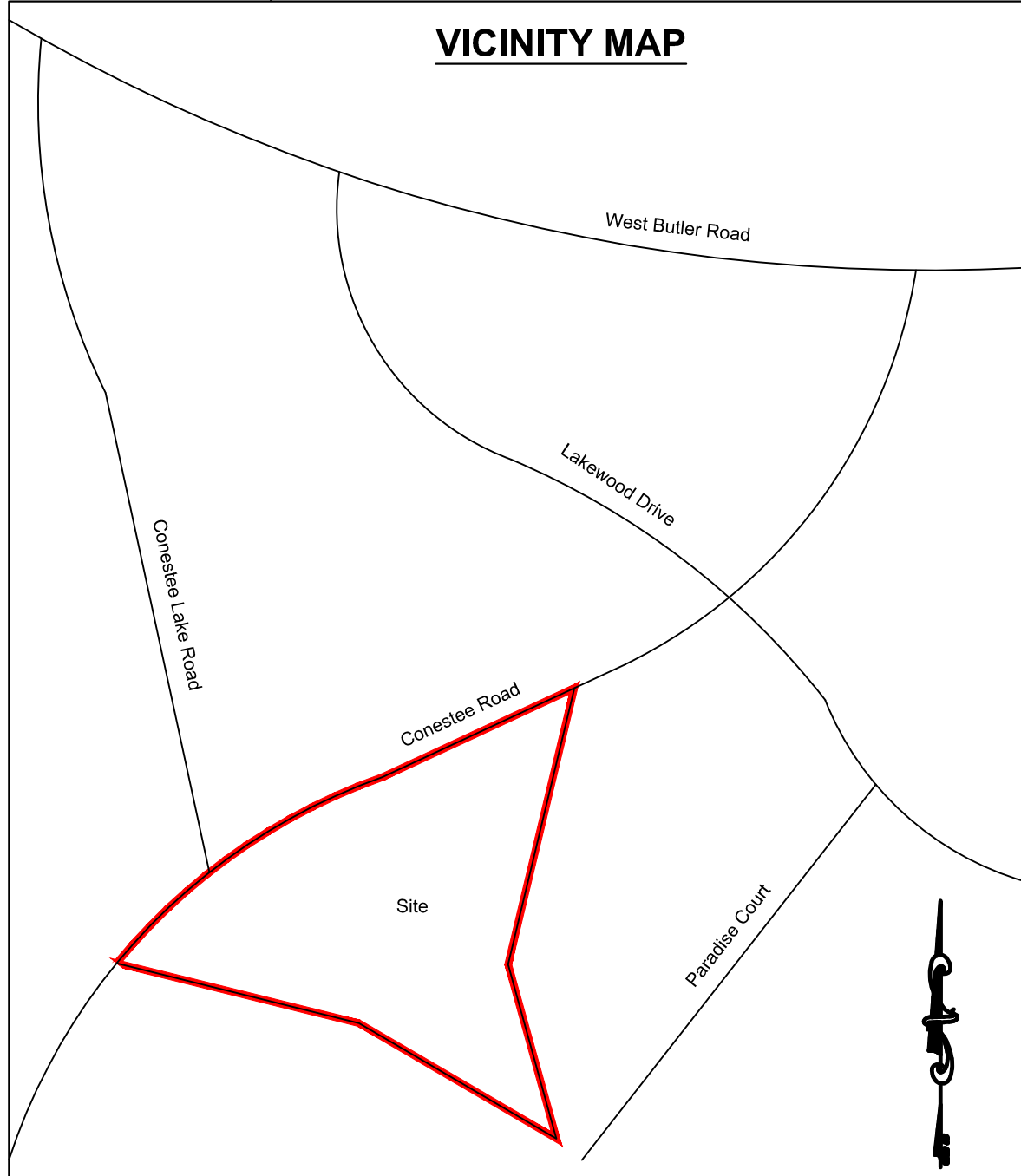
Total: 110 units



MAP LEGEND

|  |                                 |  |                             |
|--|---------------------------------|--|-----------------------------|
|  | PROPERTY BOUNDARY               |  | ASPHALT PAVEMENT            |
|  | PROPOSED PARCEL BOUNDARY        |  | CONCRETE PAVEMENT           |
|  | BUILDING SETBACK                |  | SPECIALTY PAVEMENT / PAVERS |
|  | PROPOSED CURB & GUTTER          |  | VEGETATIVE BUFFER           |
|  | PROPOSED PUBLIC ACCESS EASEMENT |  | OPEN SPACE                  |

VICINITY MAP



MOUNT PLEASANT, SC  
843.884.1667  
GREENVILLE, SC  
864.298.0534  
SUMMERVILLE, SC  
843.972.0710  
SPARTANBURG, SC  
864.272.1272  
CHARLOTTE, NC  
980.312.5450  
WWW.SEAMONWHITESIDE.COM



REEDY MILL  
GREENVILLE, SC  
29607

SW+ PROJECT: GR3754  
DATE: 3/29/2022  
DRAWN BY: PT  
CHECKED BY: PT

REVISION HISTORY

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

PRELIMINARY  
PLAT  
OVERALL

03/20/2022



PROPERTY BOUNDARY

PROPOSED PARCEL BOUNDARY

BUILDING SETBACK

PROPOSED CURB & GUTTER

PROPOSED PUBLIC ACCESS EASEMENT

ASPHALT PAVEMENT

CONCRETE PAVEMENT

SPECIALTY PAVEMENT / PAVERS

VEGETATIVE BUFFER

OPEN SPACE

Stephen Roger McKinney  
N/F  
TMS# 0422000105103  
DB 1685 PG 899

Georgia A. N/F  
Leroy Hughey &  
TMS# 0422000105102  
DB 2472 PG 3796

Georgia A. N/F  
Leroy Hughey &  
TMS# 0422000105102  
DB 2334 PG 2001

N/F  
Rhonda Paskopos III &  
TMS# 0422000105802  
DB 2047 PG 1167

Cody James Dumas &  
Mandy Jean Dumas  
N/F  
TMS# M013020100109  
DB 2388 PG 2742  
PB 31-Y PG 96

Andrew J. Parrott  
N/F  
TMS# M013020100108  
DB 1618 PG 717  
PB 30-N PG 47

MOUNT PLEASANT, SC 29464  
843.884.1667  
GREENVILLE, SC 29601  
864.298.0534  
SUMMERVILLE, SC 29586  
843.972.0710  
SPARTANBURG, SC 29583  
864.272.1272  
CHARLOTTE, NC 28202  
980.312.5450  
WWW.SEAMONWHITESIDE.COM

REEDY MILL  
GREENVILLE, SC 29607

SW+ PROJECT: GR3754  
DATE: 3/29/2022  
DRAWN BY: PT  
CHECKED BY: PT

REVISION HISTORY

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

PRELIMINARY  
PLAT  
ENLARGEMENT  
1 OF 2

03/20/2022

PROJECT: 1720/2022 9:36 AM BY: Corinne Gordanon S:\03\354\CAD Files\1720\2022\04-20 PRELIM PLAT.dwg







| PARCEL AREA DATA |           |           |           |
|------------------|-----------|-----------|-----------|
| Parcel #         | Area (sf) | Area (ac) | Perimeter |
| 1                | 4860.00   | 0.11      | 323.000   |
| 2                | 5031.59   | 0.12      | 325.824   |
| 3                | 5368.54   | 0.12      | 331.371   |
| 4                | 5368.54   | 0.12      | 331.371   |
| 5                | 5244.04   | 0.12      | 329.322   |
| 6                | 4860.00   | 0.11      | 323.000   |
| 7                | 4860.00   | 0.11      | 323.000   |
| 8                | 4990.65   | 0.11      | 325.151   |
| 9                | 5517.24   | 0.13      | 333.819   |
| 10               | 5517.24   | 0.13      | 333.819   |
| 11               | 5335.56   | 0.12      | 330.828   |
| 12               | 4860.00   | 0.11      | 323.000   |
| 13               | 4860.00   | 0.11      | 323.000   |
| 14               | 4860.00   | 0.11      | 323.000   |
| 15               | 5470.42   | 0.13      | 329.817   |
| 16               | 5454.89   | 0.13      | 329.521   |
| 17               | 4860.01   | 0.11      | 323.001   |
| 18               | 5832.01   | 0.13      | 339.001   |
| 19               | 5832.01   | 0.13      | 339.001   |
| 20               | 5832.01   | 0.13      | 339.001   |
| 21               | 5834.21   | 0.13      | 339.816   |
| 22               | 11712.00  | 0.27      | 536.073   |
| 23               | 7397.52   | 0.17      | 362.533   |
| 24               | 7411.50   | 0.17      | 365.000   |
| 25               | 9957.52   | 0.23      | 403.177   |
| 26               | 7759.42   | 0.18      | 442.069   |
| 27               | 6189.89   | 0.14      | 363.399   |
| 28               | 6705.79   | 0.15      | 374.449   |
| 29               | 5752.57   | 0.13      | 335.434   |
| 30               | 5751.69   | 0.13      | 335.654   |
| 31               | 5751.69   | 0.13      | 335.654   |
| 32               | 5751.69   | 0.13      | 335.654   |
| 33               | 5751.69   | 0.13      | 335.654   |
| 34               | 6064.69   | 0.14      | 340.882   |
| 35               | 6159.08   | 0.14      | 342.468   |
| 36               | 5752.96   | 0.13      | 335.707   |
| 37               | 5752.96   | 0.13      | 335.707   |
| 38               | 5752.96   | 0.13      | 335.707   |
| 39               | 5752.96   | 0.13      | 335.707   |
| 40               | 5752.96   | 0.13      | 335.707   |
| 41               | 5752.96   | 0.13      | 335.707   |
| 42               | 5752.96   | 0.13      | 335.707   |
| 43               | 5752.96   | 0.13      | 335.707   |
| 44               | 5752.96   | 0.13      | 335.707   |
| 45               | 5033.84   | 0.12      | 323.707   |
| 46               | 5692.90   | 0.13      | 329.586   |
| 47               | 6803.46   | 0.16      | 361.405   |
| 48               | 6810.50   | 0.16      | 363.000   |
| 49               | 5772.46   | 0.13      | 344.791   |
| 50               | 6883.68   | 0.16      | 354.865   |
| 51               | 5978.20   | 0.14      | 350.517   |
| 52               | 5604.85   | 0.13      | 330.256   |
| 53               | 5814.37   | 0.13      | 338.472   |
| 54               | 6028.57   | 0.14      | 347.397   |
| 55               | 6242.78   | 0.14      | 356.323   |

| PARCEL AREA DATA |           |           |           |
|------------------|-----------|-----------|-----------|
| Parcel #         | Area (sf) | Area (ac) | Perimeter |
| 56               | 6456.98   | 0.15      | 365.248   |
| 57               | 5535.80   | 0.13      | 356.079   |
| 58               | 5484.07   | 0.13      | 353.118   |
| 59               | 6296.45   | 0.14      | 355.192   |
| 60               | 4800.18   | 0.11      | 320.012   |
| 61               | 4857.86   | 0.11      | 320.969   |
| 62               | 7909.61   | 0.18      | 397.471   |
| 63               | 5396.71   | 0.12      | 351.931   |
| 64               | 5222.09   | 0.12      | 342.340   |
| 65               | 5301.53   | 0.12      | 345.305   |
| 66               | 5543.79   | 0.13      | 354.260   |
| 67               | 6142.74   | 0.14      | 370.810   |
| 68               | 6556.61   | 0.15      | 386.079   |
| 69               | 7153.42   | 0.16      | 415.075   |
| 70               | 7904.98   | 0.18      | 443.871   |
| 71               | 8183.24   | 0.19      | 457.751   |
| 72               | 11222.61  | 0.26      | 492.797   |
| 73               | 3918.27   | 0.09      | 282.159   |
| 74               | 2048.23   | 0.05      | 244.983   |
| 75               | 2041.44   | 0.05      | 244.258   |
| 76               | 4578.40   | 0.11      | 293.907   |
| 77               | 4328.29   | 0.10      | 288.991   |
| 78               | 2046.18   | 0.05      | 244.249   |
| 79               | 2040.28   | 0.05      | 244.061   |
| 80               | 3829.99   | 0.09      | 279.150   |
| 81               | 3570.00   | 0.08      | 274.000   |
| 82               | 2040.00   | 0.05      | 244.000   |
| 83               | 2040.00   | 0.05      | 244.000   |
| 84               | 3570.00   | 0.08      | 274.000   |
| 85               | 3570.00   | 0.08      | 274.000   |
| 86               | 2040.00   | 0.05      | 244.000   |
| 87               | 2041.46   | 0.05      | 244.363   |
| 88               | 3787.29   | 0.09      | 280.365   |
| 89               | 4209.57   | 0.10      | 285.699   |
| 90               | 2044.44   | 0.05      | 244.846   |
| 91               | 2040.00   | 0.05      | 244.000   |
| 92               | 3570.00   | 0.08      | 274.000   |
| 93               | 3530.70   | 0.08      | 273.229   |
| 94               | 2040.00   | 0.05      | 244.000   |
| 95               | 2040.00   | 0.05      | 244.000   |
| 96               | 3570.00   | 0.08      | 274.001   |
| 97               | 4033.07   | 0.09      | 283.142   |
| 98               | 2040.32   | 0.05      | 244.094   |
| 99               | 3920.94   | 0.09      | 280.908   |
| 100              | 4114.54   | 0.09      | 284.788   |
| 101              | 3570.60   | 0.08      | 274.123   |
| 102              | 4518.96   | 0.10      | 286.350   |
| 103              | 3948.37   | 0.09      | 276.106   |
| 104              | 3996.75   | 0.09      | 277.797   |
| 105              | 1974.54   | 0.05      | 237.799   |
| 106              | 3584.05   | 0.08      | 276.420   |
| 107              | 3915.94   | 0.09      | 296.215   |
| 108              | 2432.60   | 0.06      | 284.507   |
| 109              | 2576.05   | 0.06      | 298.853   |
| 110              | 5421.59   | 0.12      | 353.884   |

| PARCEL LINE TABLE |             |        |
|-------------------|-------------|--------|
| Line #            | Bearing     | Length |
| L1                | S57°20'14"W | 7.84   |
| L2                | S76°55'14"W | 9.14   |
| L3                | S57°20'14"W | 102.82 |
| L4                | S32°39'46"E | 45.55  |
| L5                | N57°20'14"E | 73.00  |
| L6                | S32°39'46"E | 36.50  |
| L7                | S57°20'14"W | 102.36 |
| L8                | N39°42'15"W | 21.43  |
| L9                | N41°04'34"E | 183.25 |
| L10               | N52°10'51"W | 6.32   |
| L11               | N37°49'09"E | 186.09 |
| L12               | S52°10'51"E | 12.02  |
| L13               | S57°20'14"W | 132.39 |
| L14               | S12°56'00"E | 21.25  |
| L15               | S57°20'14"W | 125.22 |
| L16               | N32°39'46"W | 20.00  |
| L17               | S41°26'59"W | 102.00 |
| L18               | S32°39'46"W | 102.11 |
| L19               | S57°58'09"E | 123.66 |
| L20               | N67°43'55"E | 5.29   |
| L21               | S57°58'09"E | 137.62 |
| L22               | N32°01'51"E | 48.00  |
| L23               | N41°18'04"E | 120.00 |
| L24               | N49°11'54"W | 39.96  |
| L25               | N40°48'06"E | 120.00 |
| L26               | N49°11'54"W | 41.01  |
| L27               | N49°11'54"W | 40.00  |
| L28               | N49°11'54"W | 64.26  |
| L29               | N49°11'55"W | 0.00   |
| L30               | N41°18'04"E | 120.00 |
| L31               | N49°11'54"W | 40.00  |
| L32               | N36°12'13"E | 102.10 |
| L33               | N36°12'13"E | 102.87 |
| L34               | N52°10'51"W | 20.01  |
| L35               | N36°12'13"E | 102.13 |
| L36               | N52°10'51"W | 10.11  |
| L37               | S57°58'09"E | 18.71  |
| L38               | S32°01'51"W | 13.13  |
| L39               | S37°49'09"W | 58.35  |
| L40               | N52°10'51"W | 36.51  |
| L41               | S44°18'29"W | 102.00 |
| L42               | S52°00'22"W | 102.12 |
| L43               | S52°00'22"W | 102.00 |
| L44               | S52°00'22"W | 102.05 |
| L45               | S57°20'14"W | 102.00 |
| L46               | S32°39'46"E | 7.14   |
| L47               | N32°39'46"W | 7.14   |
| L48               | S57°20'14"W | 102.00 |
| L49               | S32°39'46"E | 35.00  |
| L50               | N32°39'46"W | 35.00  |
| L51               | S57°20'14"W | 102.00 |
| L52               | S32°39'46"E | 20.00  |
| L53               | N32°39'46"W | 20.00  |
| L54               | S57°20'14"W | 102.00 |
| L55               | S32°39'46"E | 20.00  |
| L56               | N32°39'46"W | 20.00  |
| L57               | S57°20'14"W | 102.00 |
| L58               | S32°39'46"E | 35.00  |
| L59               | N32°39'46"W | 35.00  |
| L60               | S57°20'14"W | 102.00 |
| L61               | S32°39'46"E | 35.00  |
| L62               | N32°39'46"W | 35.00  |
| L63               | S57°20'14"W | 102.00 |
| L64               | S32°39'46"E | 20.00  |
| L65               | N32°39'46"W | 20.00  |

| PARCEL LINE TABLE |             |        |
|-------------------|-------------|--------|
| Line #            | Bearing     | Length |
| L66               | S32°39'46"E | 20.00  |
| L67               | N32°39'46"W | 7.70   |
| L68               | S48°42'57"W | 102.03 |
| L69               | S48°42'57"W | 102.06 |
| L70               | S57°20'14"W | 102.00 |
| L71               | S57°20'14"W | 102.00 |
| L72               | N32°39'46"W | 33.48  |
| L73               | S32°39'46"E | 33.48  |
| L74               | S57°20'14"W | 102.00 |
| L75               | N32°39'46"W | 20.00  |
| L76               | S32°39'46"E | 20.00  |
| L77               | S57°20'14"W | 102.00 |
| L78               | N32°39'46"W | 20.00  |
| L79               | S32°39'46"E | 20.00  |
| L80               | S57°20'14"W | 102.00 |
| L81               | N32°39'46"W | 34.61  |
| L82               | S32°39'46"E | 34.61  |
| L83               | S57°20'14"W | 102.00 |
| L84               | N32°39'46"W | 35.00  |
| L85               | S32°39'46"E | 35.00  |
| L86               | S57°20'14"W | 102.00 |
| L87               | N32°39'46"W | 20.00  |
| L88               | S32°39'46"E | 20.00  |
| L89               | N32°39'46"W | 3.71   |
| L90               | S32°39'46"E | 20.00  |
| L91               | S41°04'23"W | 97.09  |
| L92               | S32°01'51"W | 95.00  |
| L93               | N57°58'09"W | 18.71  |
| L94               | S57°20'14"W | 98.21  |
| L95               | S50°59'30"W | 98.21  |
| L96               | N32°39'46"W | 8.44   |
| L97               | S57°20'14"W | 99.54  |
| L98               | N32°39'46"W | 20.00  |
| L99               | N76°55'14"E | 141.71 |
| L100              | S12°56'00"E | 16.44  |
| L101              | N32°39'46"W | 28.37  |
| L102              | S57°20'14"W | 118.04 |
| L103              | S12°56'00"E | 19.35  |
| L104              | S57°20'14"W | 106.22 |
| L105              | N32°39'46"W | 35.00  |
| L106              | S12°56'00"E | 21.25  |
| L107              | N32°39'46"W | 20.00  |
| L108              | N32°39'46"W | 35.00  |
| L109              | N57°20'14"E | 133.38 |
| L110              | N32°39'46"W | 27.84  |
| L111              | N49°11'54"W | 5.18   |
| L112              | N57°20'14"E | 139.22 |
| L113              | N32°39'46"W | 40.00  |
| L114              | N57°20'14"E | 136.75 |
| L115              | N32°39'46"W | 40.00  |
| L116              | N27°21'04"W | 19.37  |
| L117              | N57°20'14"E | 132.29 |
| L118              | N32°39'46"W | 48.00  |
| L119              | N27°21'04"W | 48.21  |
| L120              | N57°20'14"E | 127.83 |
| L121              | N32°39'46"W | 48.00  |
| L122              | N27°21'04"W | 48.21  |
| L123              | N57°20'14"E | 123.36 |
| L124              | N32°39'46"W | 48.00  |
| L125              | N27°21'04"W | 48.21  |
| L126              | N57°20'14"E | 118.90 |
| L127              | N32°39'46"W | 0.81   |
| L128              | N32°39'46"W | 47.19  |
| L129              | N27°21'04"W | 48.21  |
| L130              | N57°20'14"E | 115.20 |

| PARCEL LINE TABLE |             |        |
|-------------------|-------------|--------|
| Line #            | Bearing     | Length |
| L131              | N32°39'46"W | 48.00  |
| L132              | N27°21'04"W | 29.61  |
| L133              | N57°20'14"E | 65.47  |
| L134              | N52°10'51"W | 72.33  |
| L135              | N37°49'09"E | 59.50  |
| L136              | S52°10'51"E | 125.83 |
| L137              | N37°49'09"E | 48.00  |
| L138              | S52°10'51"E | 112.12 |
| L139              | S37°49'09"W | 23.72  |
| L140              | S52°10'51"E | 119.85 |
| L141              | N37°49'09"E | 42.00  |
| L142              | S37°49'09"W | 42.00  |
| L143              | S52°10'51"E | 119.85 |
| L144              | S52°10'51"E | 119.85 |
| L145              | S37°49'09"W | 48.00  |
| L146              | S52°10'51"E | 119.85 |
| L147              | N37°49'09"E | 48.00  |
| L148              | S52°10'51"E | 119.85 |
| L149              | N37°49'09"E | 48.00  |
| L150              | S37°49'09"W | 48.00  |
| L151              | S37°49'09"W | 48.00  |
| L152              | S52°10'51"E | 119.85 |
| L153              | N37°49'09"E | 48.00  |
| L154              | N37°49'09"W | 48.00  |
| L155              | S52°10'51"E | 119.85 |
| L156              | N37°49'09"E | 48.00  |
| L157              | S37°49'09"W | 48.00  |
| L158              | S52°10'51"E | 119.85 |
| L159              | N37°49'09"E | 48.00  |
| L160              | S37°49'09"W | 48.00  |
| L161              | S52°10'51"E | 119.85 |
| L162              | N37°49'09"E | 48.00  |
| L163              | S37°49'09"W | 48.00  |
| L164              | S52°10'51"E | 119.85 |
| L165              | N37°49'09"E | 48.00  |
| L166              | S37°49'09"W | 48.00  |
| L167              | S52°10'51"E | 119.85 |
| L168              | N37°49'09"E | 48.00  |
| L169              | S37°49'09"W | 48.00  |
| L170              | N37°49'09"E | 48.00  |
| L171              | S57°58'09"E | 119.83 |
| L172              | S32°01'51"W | 48.00  |
| L173              | S57°58'09"E | 119.83 |
| L174              | N32°01'51"E | 48.00  |
| L175              | S37°49'09"W | 25.17  |
| L176              | S55°27'02"E | 119.83 |
| L177              | N37°49'09"E | 24.65  |
| L178              | S32°01'51"W | 30.42  |
| L179              | S57°58'09"E | 119.83 |
| L180              | N32°01'51"E | 30.42  |
| L181              | S32°01'51"W | 48.00  |
| L182              | N32°01'51"E | 48.00  |
| L183              | S57°58'09"E | 119.83 |
| L184              | S32°01'51"W | 48.00  |
| L185              | S57°58'09"E | 119.83 |
| L186              | N32°01'51"E | 48.00  |
| L187              | S32°01'51"W | 48.00  |
| L188              | N32°01'51"E | 48.00  |
| L189              | S32°01'51"W | 43.43  |
| L190              | S57°58'09"E | 119.58 |
| L191              | N32°01'51"E | 48.01  |
| L192              | S79°44'44"W | 62.28  |
| L193              | N57°58'09"W | 140.22 |



## Austin Rutherford

---

**From:** Paul Talbert <PTalbert@seamonwhiteside.com>  
**Sent:** Friday, December 3, 2021 8:33 AM  
**To:** Austin Rutherford; 'bedward640@gmail.com'; 'dtaylor@ahold.com'; 'tom@shaunandshari.com'; 'j\_rousey@bellsouth.net'; 'garth@commandready.com'; 'lavish0332@gmail.com'  
**Cc:** Caroline Donaldson; 'Alvin Johnson'  
**Subject:** Presentation - Conestee THs  
**Attachments:** Neighborhood Meeting Presentation draft.pdf

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Austin,  
Please refer to the attached presentation from last night.

Attendees were as follows:

The development team – Alvin Johnson, Jay Harvey, Caroline Donaldson, Paul Talbert

Nellie Ruth Melvin – Conestee Lake Rd

Joe Tringale – Lakewood Dr

Dave Taylor – 3<sup>rd</sup> Ave

Brenda Edward – Mauldin Rd

Tony Burdette – N/A

Frank Case – N/A

Tom Grindstaff – N/A

James Rousey – N/A

Garth Massey – N/A

La Verne Davis – N/A

Alex ? – N/A



**Paul Talbert, PE**

*Civil Engineering Team Lead*

P: (864) 298-0534 x 506

C: (904) 885-0188

[PTalbert@SeamonWhiteside.com](mailto:PTalbert@SeamonWhiteside.com)

[www.seamonwhiteside.com](http://www.seamonwhiteside.com)



# CONESTEE ROAD RESIDENTIAL

Proposed Single Family Development Project  
Levi Grantham Land Group





# PROJECT TEAM INTRODUCTION

## Developer | **Levi Grantham Land Group**

- Alvin Johnson - Director, Entitlements & Due Diligence
- Jay Harvey - Director, Land development



## Land Planning and Engineering | **SeamonWhiteside**

- Paul Talbert - Civil Engineering Project Lead
- Caroline Donaldson - Land Planning Project Lead





# PROJECT OVERVIEW

## **Annexation into the City of Greenville:**

- Currently, the project is submitted for annexation from Greenville County into City of Greenville
- Existing Zoning is R-S, proposed zoning is RM-1

## **Proposed Major Subdivision:**

- Proposed Subdivision of +/- 112 Units
- Mix of attached and detached, front and rear loaded
- Emphasis on Open space and natural resources of the site







# LOCATION

Conestee Rd, Greenville, SC  
Map Number: M013020100100

SITE

M013020100100

CITY OF  
GREENVILLE

CITY OF  
GREENVILLE

CITY OF  
MAULDIN

CITY OF  
MAULDIN



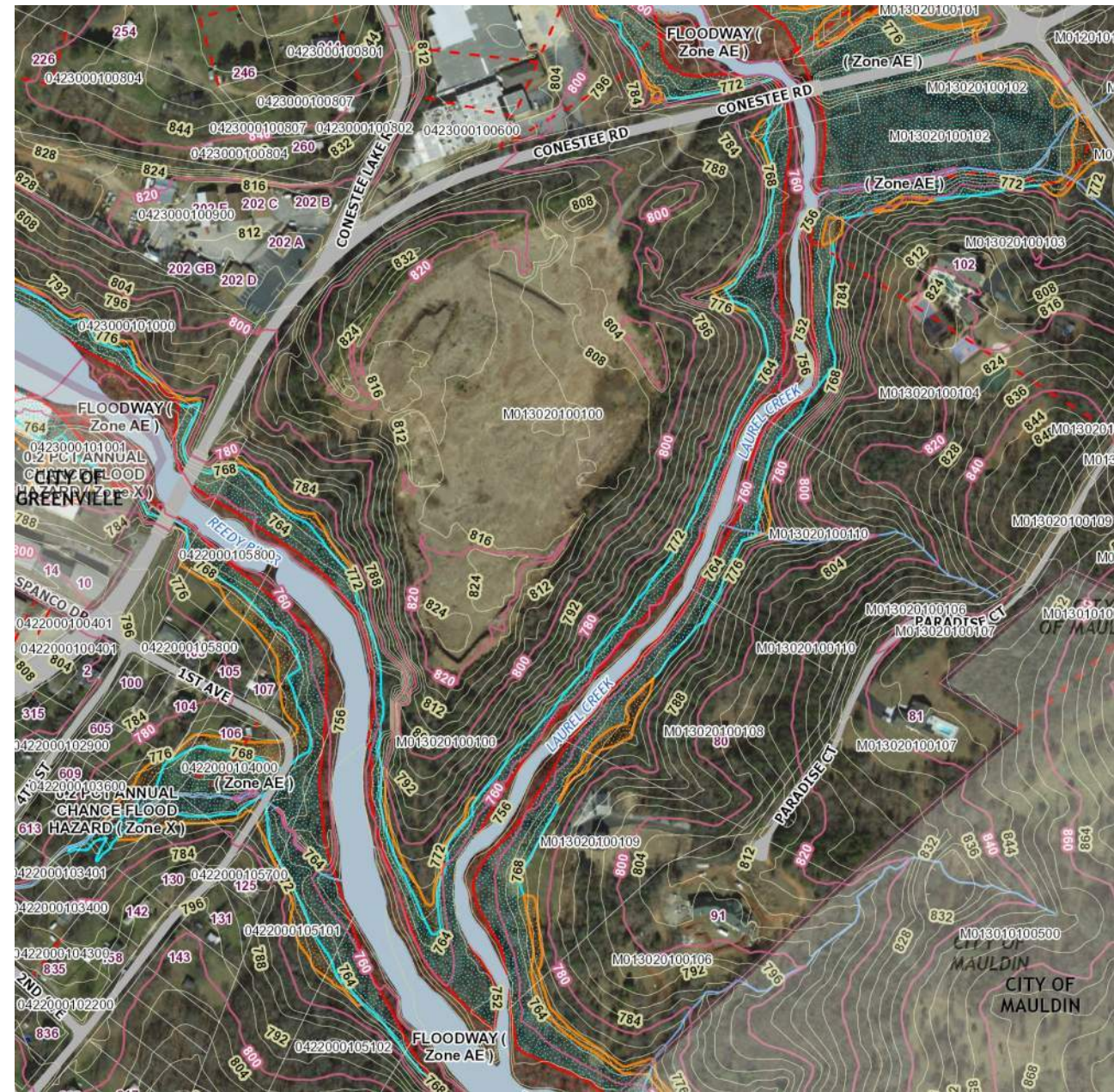
# EXISTING SITE

## Site Data:

- Zoned R-S in Greenville County
- +/- 32 acres
- Frontage on Conestee Rd

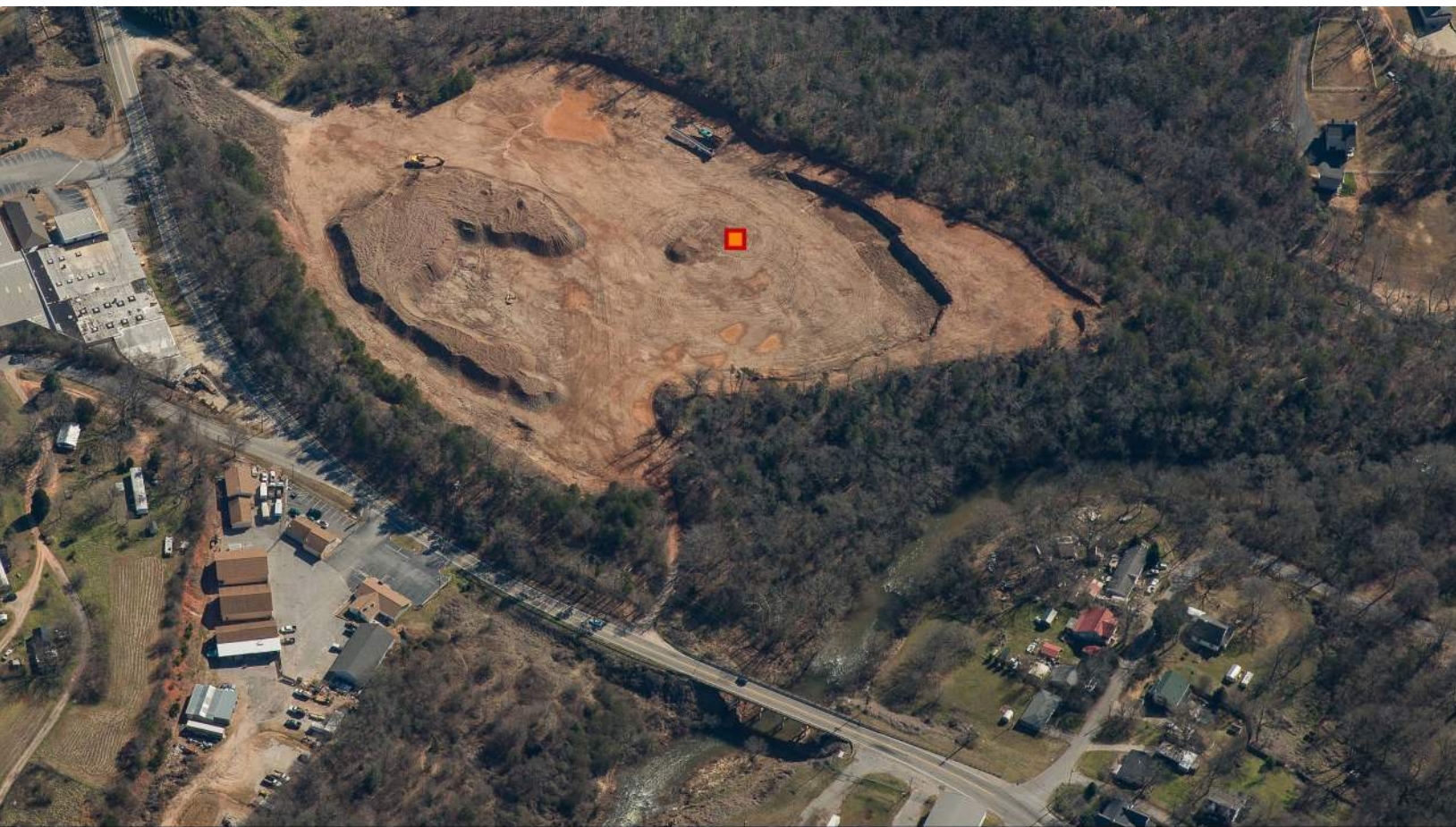
## Site Features:

- Bordered by Reedy River and Laurel Creek
- Significant Topography adjacent to Creeks
- Cleared and mass graded by previous owner





# EXISTING SITE IMAGERY





# ANNEXATION

## Goal:

- Annex Property into City of Greenville
- Proposed Zoning: RM-1

## Why?

- City of Greenville allows cluster development, allowing preservation of natural resources and clustering of houses.





# PROPOSED SUBDIVISION

## Goal:

- Get subdivision approval from City of Greenville following annexation.
- Mix of attached and detached units and front and rear loaded lots
- +/- 50% of site preserved as open space
- Recreational access to natural resources is a priority



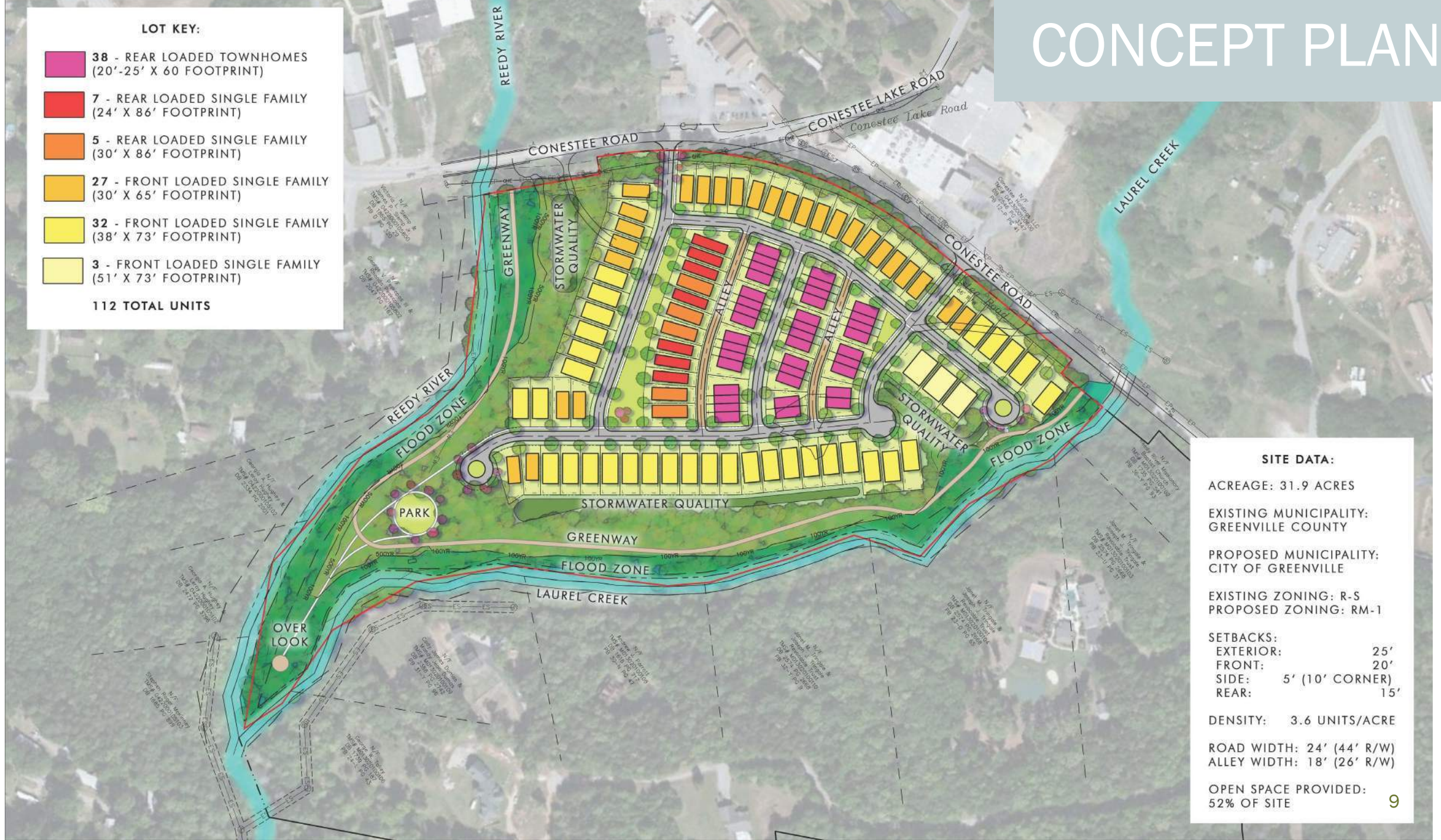


# CONCEPT PLAN

## LOT KEY:

- 38** - REAR LOADED TOWNHOMES  
(20' X 25' X 60 FOOTPRINT)
- 7** - REAR LOADED SINGLE FAMILY  
(24' X 86' FOOTPRINT)
- 5** - REAR LOADED SINGLE FAMILY  
(30' X 86' FOOTPRINT)
- 27** - FRONT LOADED SINGLE FAMILY  
(30' X 65' FOOTPRINT)
- 32** - FRONT LOADED SINGLE FAMILY  
(38' X 73' FOOTPRINT)
- 3** - FRONT LOADED SINGLE FAMILY  
(51' X 73' FOOTPRINT)

**112 TOTAL UNITS**



## SITE DATA:

ACREAGE: 31.9 ACRES

EXISTING MUNICIPALITY:  
GREENVILLE COUNTY

PROPOSED MUNICIPALITY:  
CITY OF GREENVILLE

EXISTING ZONING: R-S  
PROPOSED ZONING: RM-1

SETBACKS:  
EXTERIOR: 25'  
FRONT: 20'  
SIDE: 5' (10' CORNER)  
REAR: 15'

DENSITY: 3.6 UNITS/ACRE

ROAD WIDTH: 24' (44' R/W)  
ALLEY WIDTH: 18' (26' R/W)

OPEN SPACE PROVIDED:  
52% OF SITE



# INSPIRATION IMAGERY





THANK YOU  
Questions?







**Planning Staff Report to  
Greenville Planning Commission  
May 13, 2022  
for the May 19, 2022 Public Hearing**

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**Docket Number:** Z-9-2022

**Applicant:** James R Freeland, Jr, VP Freeland & Associates, Inc

**Property Owner:** Ameridansk Group LLC

**Property Location:** 1617 E North Street

**Tax Map Number(s):** 0190000201500

**Acreage:** 0.035-acre portion of 0.68 acres

**Future Land Use:** Urban Residential

**Existing Zoning:** C-1, Neighborhood Commercial District  
RM-1, Single- & Multi-Family Residential District

**Proposed Zoning:** 0.035 acre portion to RM-1, Single- & Multi-Family Residential District

**Adjacent Zoning:**

|           |                                                   |
|-----------|---------------------------------------------------|
| <b>N:</b> | RM-1, Single- & Multi-Family Residential District |
| <b>E:</b> | C-1, Neighborhood Commercial District             |
| <b>S:</b> | C-1, Neighborhood Commercial District             |
| <b>W:</b> | RM-1, Single- & Multi-Family Residential District |

**Special Emphasis District:** Greenline-Spartanburg Special Emphasis Neighborhood

**Staff Recommendation:** **Recommend Approval to City Council for Rezone**

**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*

**Project Overview:**

The applicant requests a rezone a 0.035-acre portion of the property from C-1 to RM-1 for a future subdivision of the property. The parcel is currently split zoned between C-1 and RM-1.

**Procedural Requirements:**

***Pre-Application and Development Meeting***



The applicant held a pre-application meeting with City Planning on January 31, 2022. Discussions centered around future subdivision of the lot.

### ***Neighborhood Meeting***

The applicant held a neighborhood meeting on April 14, 2022, after sending the required mailers. A list of meeting attendees and meeting summaries provided by the applicant are included with the Planning Commission packet.

### **Staff Analysis:**

The applicant, James R Freeland, Jr, seeks to subdivide one lot into two lots on a property that is currently split-zoned. The applicant intends to subdivide the lot along an existing fence line, resulting in "Lot A" (0.29 acres), and "Lot B" (0.41 acres) on the attached proposed plat. Lot A has a 1,521 sq. ft. section that would remain split zoned as presently proposed. A subdivision plat cannot be approved if a split zoning situation is created. The applicant is pursuing a rezoning of this 0.035-acre portion of the lot in order to align the zoning with the proposed lot lines.

The RM-1 district, according to the Land Management Ordinance, is intended to encourage a mixture of low-density and medium-density housing types, including multifamily units, townhouses, single-family detached, and single-family attached dwellings. The maximum density for multifamily development is ten units per acre. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed.

Staff offers the following responses to the standards for rezoning found in 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: The Future Land Use Map (FLUM) associated with the GVL2040 Comprehensive Plan designates the subject area for rezone as "*Urban Residential*." The Urban Residential classification is described as a mixture of low-density and medium-density housing types, including multifamily units, townhouses, single-family detached, and single-family attached dwellings. Urban Residential neighborhoods are in close proximity to the downtown area, including much of the Greenline-Spartanburg neighborhood where the subject property is located. This classification allows for a density of 10-20 units per acre and is intended to allow compact development within Greenville's historic and traditional neighborhoods with smaller lots and walkable streets. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed.
2. Changed conditions since the original designation: The applicant seeks to subdivide a lot that is currently split zoned. The rezoning will allow a logical placement of the subdivision line while ensuring a split-zoned property is not created.
3. Addresses a demonstrated community need: The RM-1 zoning designation allows for an appropriate range of uses for the area.
4. Compatible with surrounding uses: Surrounding uses include office (converted residence), retail sales and services (including a barber/beauty shop in converted residence), multifamily residential (multiplex), and single-family residential. The current use on-site is listed as "Retail - General". The rezoning would increase the RM-1 zoning designation on site, and the future subdivision would create a vacant RM-1 zoned property along Spartanburg Street. The area containing a C-1 designation would be decreased and retained along the E. North Street frontage.
5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the future development pattern of the area.



6. Will not result in "strip" or ribbon commercial development: No ribbon or strip development is anticipated because of the rezone. Apart from Bed and Breakfast Inn, which is allowed by Special Exception, commercial uses are prohibited in RM-1. Several public and institutional uses are allowed by Special Exception. Furthermore, any development at the subject location must comply with applicable standards in the Land Management Ordinance, which includes several site design and access requirements that preclude strip and ribbon commercial developments.
7. Will not create an isolated zoning district: Surrounding properties in the City are zoned RM-1 and C-1. The rezoning would expand an existing portion of the site zoned RM-1, which is consistent with the zoning of the surrounding area.
8. Surrounding property values: The rezoning is not anticipated to have a negative effect on surrounding property values. The RM-1 zoning designation is consistent with zoning districts of nearby properties and would be considered a "down-zone" from C-1, which is a more intense zoning district than RM-1.
9. Effect on natural environment: The rezone and subsequent development is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with all applicable environmental regulations, including the City's stormwater and site development standards.
10. Public facilities and services: Public facilities and services are available to the site. The property will remain in the Greenville City Fire District and is approximately 0.7 miles from Greenville City Fire Station 4. The property is served by Greenville Water with access to 8 and 6-inch water lines. Sewer is provided by the City of Greenville with access to 8 and 6-inch sewer gravity mains.

### **Staff Comments and Conditions**

#### **Planning Staff Comments:**

**Recommend:** Approve w/ Comments

#### **Comments:**

1. Staff recommends that the rezone action maintain the Future Land Use Map (FLUM) designation of "*Urban Residential*".

#### **Parks and Recreation:**

No Comments

#### **City Engineer Comments**

**Recommend:** Approve

#### **Comments:**

Approved.

#### **Civil Engineer Comments**

**Recommend:** Approve

#### **Comments:**

Approved with no comments.

#### **Environmental Engineer Comments**



**Recommend:** Approve

**Comments:**

Approved with no comments

**Traffic Engineer Comments**

**Recommend:** Approve

**Comments:**

No comments.

**Fire Department Comments**

**Recommend:** Approve





## APPLICATION FOR REZONE - BASIC

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:    | James R Freeland, Jr.          | Kathy Cochran                |
| *Title:   | VP Freeland & Associates, Inc. | Owner                        |
| *Address: | 323 W. Stone Ave. Greenville   | 346 Rocky Top Dr. Greenville |
| *State:   | SC                             | SC                           |
| *Zip:     | 29609                          | 29615                        |
| *Phone:   | 864 672 4926                   | 864 271 4924 x. 4926         |
| *Email:   | jimmyf@freelandsc.com          | kathycochran@gmail.com       |

### PROPERTY INFORMATION

\*STREET ADDRESS 1617 E. North St.  
\*TAX MAP #(S) 0190000201500  
\*DEED BOOK/PAGE 2586-1337  
\*CURRENT ZONING DESIGNATION C-1 and R-M1  
\*PROPOSED ZONING DESIGNATION R-M1  
\*TOTAL ACREAGE .70 Ac

### 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 1/31/22

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. 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



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.

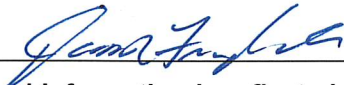
Upon planning commission recommendation, the application item will be scheduled for city council hearing.

(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**

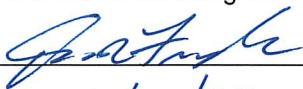


9. **Please verify that all required information is reflected on the plan(s), and submit one (1) paper copy and one (1) electronic version of the application submittal package.**
10. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; 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.



4/10/22

**\*APPLICANT SIGNATURE**

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                       | <i>[Signature]</i>               |
| Date                            | 4/18/22                          |
| Property Owner/Authorized Agent | <i>[Signature]</i> owner's agent |
| Date                            | 4/18/22                          |

**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.

*The property is currently under a split zoning  
The intent is to divide the property along an  
existing fence line and re-zone a small piece of  
orphaned C-1 to R-M1*

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

*No conditions have changed. The intent is  
simply have the entirety of the proposed parcel  
zoned R-M1*

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

*It removes a confusing split zoning and will  
allow for only residential development on a predominantly  
residential street*

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 majority of the proposed parcel is R-M1  
as is the adjacent property to the west as is  
the property across Spartanburg St.*





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

Only a small portion of the proposed parcel (1521 sq. ft.) will change zoning classification. The current zoning classification will remain unaltered in the majority.

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

The proposed amendment "cleans up" a split zoning with the amended parcels remaining zoned as their adjacent parcels and themselves are zoned.

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.

The zoning changes are contiguous with adjacent parcels and are already existent on the affected parcels.

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

Uses are not changing nor is the zoning save for 1521 sq. ft. of the proposed Lot A.

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.

Uses are not changing nor is the zoning save for 1521 sq. ft. of the proposed Lot A.

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).

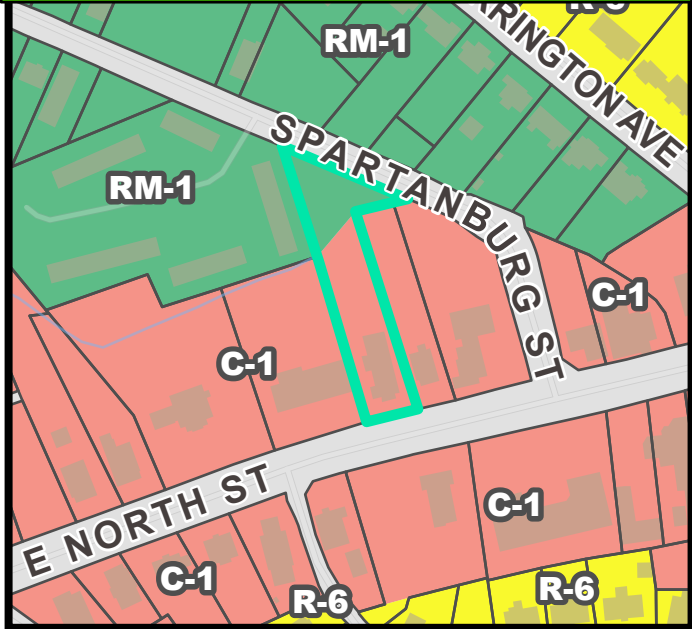
Uses are not changing; therefore there is no change in usage of public facilities or services.



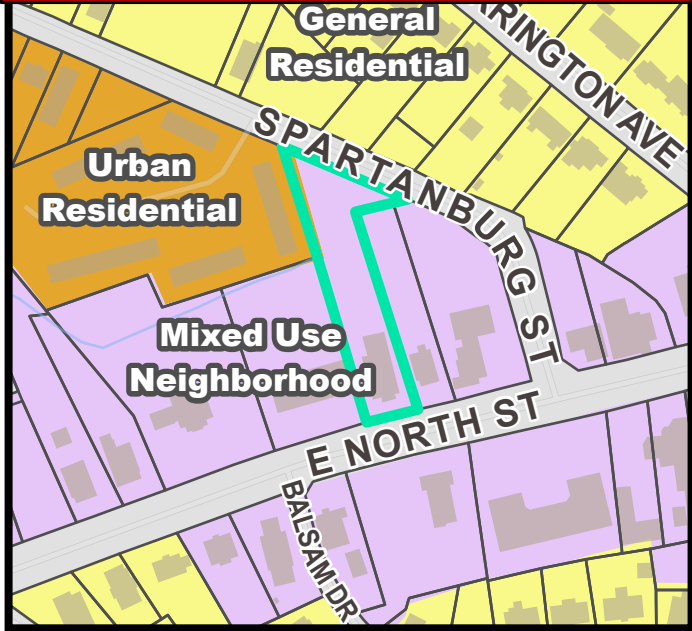
## AERIAL VIEW



## CURRENT ZONING



## FUTURE LAND USE

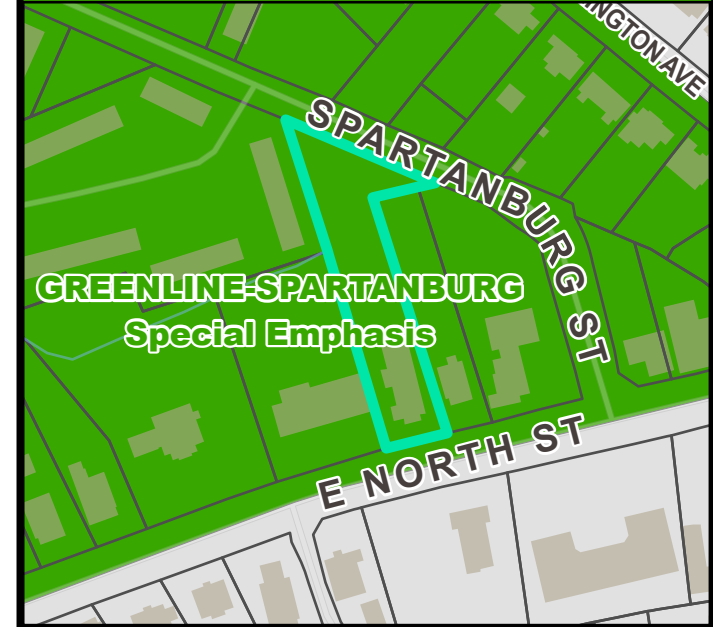




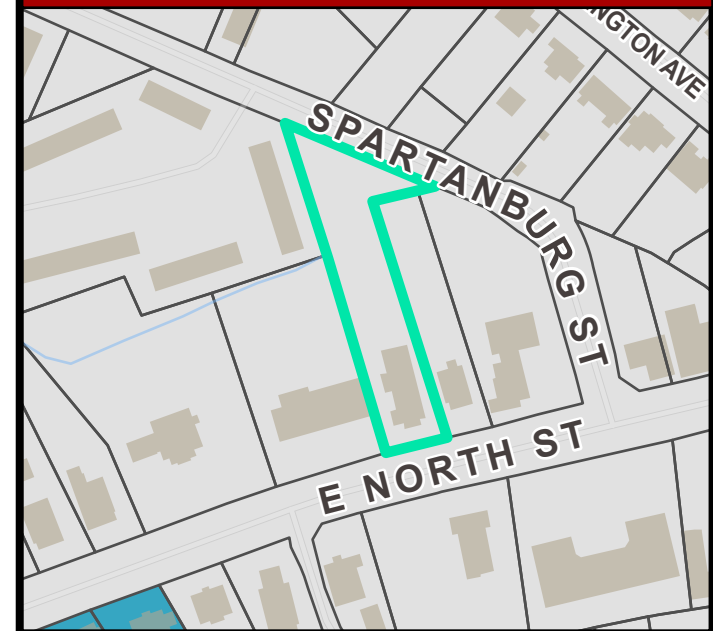
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

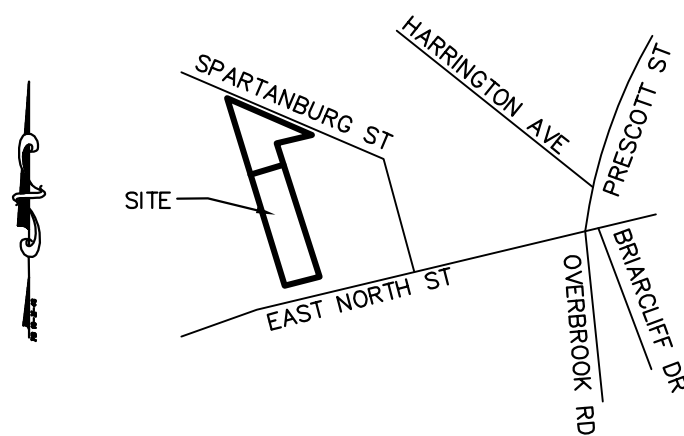




SURVEYOR'S NOTES:

- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD.
- 2) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 3) TMS# 0190000201500

| Line Table |        |             |
|------------|--------|-------------|
| Line #     | Length | Direction   |
| L1         | 75.01  | S75°41'43"W |
| L2         | 70.46  | N72°53'11"E |
| L3         | 43.16  | S17°55'52"E |
| L4(TIE)    | 54.88  | N76°23'56"E |



LOCATION MAP

SUMMARY PLAT

CERTIFICATE OF OWNERSHIP & 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 AS ROADS, STREETS, AND EASEMENTS FOREVER ALL AREAS AS SHOWN OR INDICATED ON SAID PLAT.

\_\_\_\_ / \_\_\_\_ / \_\_\_\_ SIGNED \_\_\_\_\_  
\_\_\_\_ / \_\_\_\_ / \_\_\_\_ SIGNED \_\_\_\_\_

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF GREENVILLE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY AS NOTED IN THE MINUTES OF THE CITY OF GREENVILLE PLANNING COMMISSION OF GREENVILLE COUNTY, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENVILLE COUNTY REGISTER OF DEEDS.

\_\_\_\_ / \_\_\_\_ / \_\_\_\_  
CITY ENGINEER-CITY OF GREENVILLE  
OR AUTHORIZED REPRESENTATIVE

CERTIFICATE OF ACCURACY

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

DATE \_\_\_\_\_ LICENSED ENGINEER OR REGISTERED SURVEYOR  
S.C. REGISTRATION NO. 4781



1617 E. NORTH  
LOTS A AND B

FILE NO.

AMERIDANSK GROUP LLC  
234 STONE LAKE DRIVE  
GREENVILLE, SC 29609

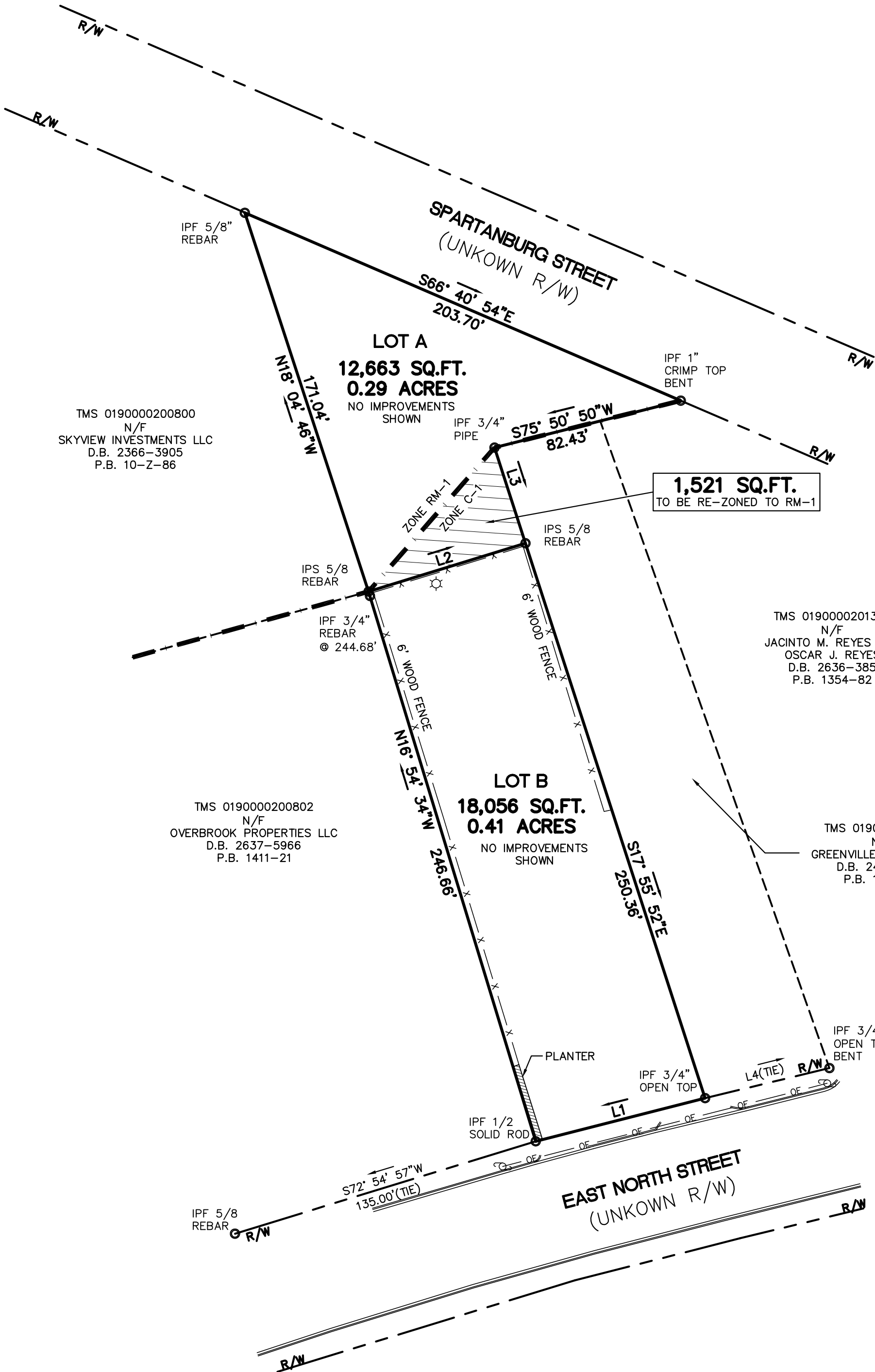
FREELAND AND ASSOCIATES, INC.  
323 WEST STONE AVE.  
GREENVILLE, S.C. 29609  
(864) 271-4924

OWNER SURVEYOR

ZONED: C-1 & RM-1 NO. OF LOTS: 2

NO. OF ACRES: 0.70 DATE: 01-13-2022

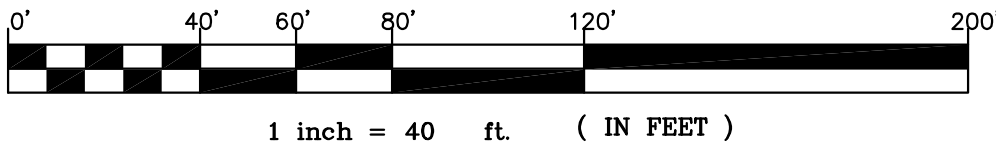
PB 16-M-43



LEGEND

- IPS IRON PIN SET  
○ IPF IRON PIN FOUND  
--- R/W RIGHT-OF-WAY

NOTICE:  
PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.





## ZONING MEETING for neighborhood of 1617 East North Street

In attendance: Jimmy Freeland  
Kathy Cochran  
Bill Pitt  
Ashley Albert  
Arun Singh  
Kimberly King  
Sudiata Thompson  
Ben Abdo, Zoning Board

Meeting began at 6:10 PM.

Jimmy Freeland explained why we need to get the roughly 1500 square feet of property rezoned. The only questions of the attendees were why and what can be put on that property. Jimmy and I explained that I am retaining that back piece of property from the sale of the entire lot and that the city no longer allows property to have dual zoning. In order to get a Spartanburg Street address (so as to pay taxes), the Spartanburg Street lot has to have uniform zoning. The preponderance of the property is zoned R-M-1, as are the adjoining properties. Although zoning will allow for 10 units per acre, the piece of property is only .29 acres. The property is not for sale at this time.

Meeting ended at 6:30 PM.

Submitted by Kathy Cochran





**Planning Staff Report**  
**Greenville Planning Commission**  
**May 13, 2022**  
*for the May 19, 2022 Public Hearing*

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|                              |                                                               |
|------------------------------|---------------------------------------------------------------|
| <b>Docket Number:</b>        | <b>MD 22-124</b>                                              |
| <b>Applicant:</b>            | Seth Peterson, Graycliff Capital Partners, LLC                |
| <b>Property Owner:</b>       | LH Hospitality, LLC                                           |
| <b>Property Location:</b>    | 432 Pleasantburg Dr. and adjacent parcels on Lowndes Hill Rd. |
| <b>Tax Map Number:</b>       | 0282000201300, 0282000201400, 0282000201401                   |
| <b>Acreage:</b>              | 10.31 acres                                                   |
| <b>Zoning:</b>               | C-3, Regional Commercial District                             |
| <b>Proposal:</b>             | 206-unit multifamily apartment development                    |
| <b>Staff Recommendation:</b> | <b>Approval with Conditions</b>                               |

**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 is a 206-unit multifamily apartment development located at the southeast corner of North Pleasantburg Drive and Lowndes Hill Road. As a multifamily project, the design and architecture require informal review before the Design Review Board – Urban Panel, and formal approval by the Planning Commission.

**Procedural Requirements:**

***Pre-Application and Development Meetings***

A pre-application meeting was held on December 20, 2021, between the applicant and City staff about the property and its redevelopment. Discussions centered around general multifamily requirements, vehicular and pedestrian access, setbacks, and preservation of the existing cemetery near the rear of the property.

Several additional meetings were held between the applicant and Planning and Engineering staff to discuss the site design, concerns regarding vehicular access, and refinement of architectural elements.

***Neighborhood Meeting***

The applicant hosted a community meeting February 7, 2022, at 200 East Broad Street. Discussions primarily focused on traffic and stormwater collection. A list of meeting attendees and meeting summary provided by the applicant are included with the Planning Commission packet.



### Site Information:

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The subject property is zoned C-3, Regional Commercial District and is not located within a Neighborhood Revitalization Overlay District or Special Emphasis Neighborhood. The lot is currently vacant. The parcel is bordered by a billboard parcel, single-story office and retail buildings, and the Greenville Convention Center.

The GVL2040 Future Land Use designation for the property is "Urban Node Mixed Use." Urban Nodes have an urban form of 4 to 6 story buildings and front streets and other public spaces designed to a human scale. These areas include more vertical mixed-use than horizontal mixed-use with a preference for commercial/retail uses on the first two floors and office and/ or residential uses on the upper floors. Average residential density is 30 housing units per acre. Emphasis is on quality urban design that seamlessly integrates the public and private realms to create a vibrant atmosphere that encourages walking, biking, and higher levels of transit service.

### Staff Analysis:

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- Acreage – The subject property is 10.31 acres in size according to the applicant-provided site plan.
- Zoning – The property is zoned C-3, Regional Commercial District. Multifamily is a permitted use in the C-3 district.
- Density – The proposed project consists of 206 units across three multifamily buildings and a separate maintenance/garage structure. At 10.31 acres, the density is 19.98 units/acre. This is within the C-3 zoning district maximum of 20 units/acre for residential uses.
- Height – The standard maximum height in the C-3 zoning district is 40 feet. Based on the plans provided, the maximum heights of each building are as follows:
  - Building A is 5 stories and 66'-0" tall, exceeding the maximum height by 26'-0". (*requires 13' setback per 19-5.2.9.C*)
  - Building B is 5 stories and 62'-0" tall, exceeding the maximum height by 22'-0". (*requires 11' setback per 19-5.2.9.C*)
  - Building C is 4 stories and 51'-9" tall, exceeding the maximum height by 11'-9". (*requires 6' setback per 19-5.2.9.C*)

Given the setbacks shown on the site plan, the increases in height are allowable per Section 19-5.2.9(C).

- Parking – A total of 309 parking spaces are provided on site, including 5 parking spaces contained within the garage/maintenance building. This meets the minimum requirement of 309 spaces based on the number of units per Table 19-6.1-1.

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

- Building A is not oriented toward North Pleasantburg due to the configuration of the billboard parcel, but is instead oriented towards Lowndes Hill Road. The applicant has indicated that they are working to secure this parcel to remove the billboard, but it is not currently under the applicant's ownership.
  - As a future Urban Node, new developments should anticipate an urban form, fronting primary streets and contributing to the pedestrian realm. Staff notes that the orientation of



the proposed buildings does not create a more urban pedestrian realm on Pleasantburg Drive; however, orientation of the proposed buildings favors Lowndes Hill and Watson Aviation Roads.

- Building B is oriented toward Watson Aviation Road.
- The proposed 5-story Building A is bordered by a single-story commercial building to the south.
  - Given the GVL2040 Future Land Use designation as an Urban Node which anticipates 4 to 6 stories in this area, as well as the distance between Building A and the adjacent buildings (approx. 246 feet), staff finds that this transition in scale is acceptable.

*(B) Setbacks & Height*

- All setbacks comply with Table 19-5.1-1.
- Building A, B, and C heights all exceed the maximum height of 40 feet indicated for the C-3 District in Table 19-5.1-1, but the increases are allowable given the entire wall setbacks shown on the site plan per Section 19-5.2.9(C).

*(C) Entrances*

- No architectural lighting has been indicated with the submittal. Per Section 19-6.8.9(C)(1), all entrances should be adequately illuminated. Lighting will be verified at the time of building permitting.
- Shared entrances are pedestrian-scaled and are emphasized with canopies.

*(D) Building Facades*

- Facades facing all public streets reflect a consistent palette of colors, features, and textures.
- The front facades of each building are broken into a series of modules, recesses, or projections and vary from the primary plane by a distance of at least four feet.
  - Some of the projecting vertical elements are less than 15 feet in width. These vertical elements should be combined where possible to meet the ordinance and to create more prominent vertical elements at the corners of each building, as recommended by DRB.
- No vents or downspouts have been shown in the plans. These shall be incorporated into the overall façade design at the time of building permitting.
- All facades feature a base, middle, and cap.

*(E) Service Areas*

- Mechanical units are mounted in the center of the roof of each building, and will not be visible from public or common areas or adjacent properties.
- An enclosure has been provided for screening of the above-ground dumpster at the southwest corner of the property.

*(F) Roof Form*

- The buildings employ flat roofs with parapet walls and three-dimensional cornice treatments. Parapet walls shown are similar in color and material to the building.
- Varying rooflines are provided to break down the appearance of the larger building masses.

*(G) Transparency*

- Building A North and West facades and Building B North façade all contain the minimum 20% glazed area. All other facades are in excess of the required 10% minimum glazed area.
- Proposed windows allow for casual surveillance of the parking lot and common areas.

*(H) Materials*

- The proposed design features a coordinated color scheme that is consistent throughout the development and on all sides of the buildings.
- The proposed garage and dumpster enclosure employ a material and color scheme that is consistent with the rest of the development.

*(I) Open Space*



MD 22-124  
Encore Lowndes Hill

- Per Section 19-6.8.9(I)(1), a minimum of 41,200 sf of open space must be provided with the development. The proposed site plan provides approx. 25,000 sf of programmed amenity space adjacent to Buildings A and B, as well as private balconies associated with each unit totaling approximately 12,000 sf.
  - Staff recommends the incorporation of the central creek bed as a passive open space through the addition of overlooks or seating areas and environmentally sensitive trails wherever possible.

*(J) Parking Lot Location*

- Parking lots are largely located behind the buildings and are arranged to avoid impacts to the internal wetlands.
  - The primary parking lot serving Building A fronts Pleasantburg Drive; however, more than 75 percent of the parking is located in the side or rear yard of the building, satisfying the requirements of Section 19-6.8.9(J)(4).
- Parking is relatively evenly distributed to provide adequate parking for each building.

*(K) Access and Circulation*

- Pedestrian connections have been provided to all adjacent sidewalk networks and internally throughout the development.
- The formula for off-street bicycle parking in Section 19-6.1.3(C) requires 12 bicycle parking spaces on the site; these must be shown at the time of permit approval.
- Vehicular connections are proposed as follows:
  - Right-in, right-out access onto N. Pleasantburg Drive
  - Full access onto Lowndes Hill Road
  - Right-out only exit onto Watson Aviation Road as recommended by the City Traffic Engineering department

*(L) Landscaping and Screening*

- The landscape plan indicates some trees along the edges of the creek buffer and native groundcover plantings for the establishment of the banks.
- Street trees and parking lot trees have been provided as required.
  - Per DRB comments and given the location and visibility of the Building A parking lot, staff recommends the incorporation of additional plantings between the parking lot and Pleasantburg Drive to screen the parking lot from view.
- Foundation plantings have been shown for all buildings.
- Stormwater management facilities have not been incorporated into the landscape design of the site per Section 19-6.8.9(L)(5).
  - As an equivalent alternative, staff recommends incorporation of the adjacent stream as a passive amenity in lieu of this requirement.

*(M) Exterior Lighting*

- No fixture selections have been provided, and no architectural lighting locations have been shown. Light locations have been indicated throughout the proposed parking lot, but a photometrics plan has not been provided.
  - Staff will verify compliance with lighting requirements (Section 19-6.4) at the time of permitting.

*(N) Pedestrian Walkways*

- Pedestrian walkways provide connectivity throughout the site and connect resident amenities as directly as possible.
- Given the grade differential between the creek bed and the proposed development, a pedestrian connection through the middle of the site is not feasible.

*(O) Fences and Walls*



- The site plan indicates several retaining walls along the stream buffer, one adjacent to the existing graveyard, and one between Building B and the driveway access to Watson Aviation Rd. All retaining walls face the interior of the site.

### **Design Review Board Comments**

The project design was presented to the Design Review Board – Urban Panel for informal review on May 5, 2022. The board provided the following comments:

- The density is good as a future Urban Node, but the design is not urban in form and does not align with the GVL2040 Urban Node designation. Currently the design appears to be very suburban.
- This is a good location for residential development.
- The tall narrow vertical elements need to be reworked and maybe combined to create heavier vertical elements at the corners to give the buildings more prominence.
- The corner roof flanges need to be larger and given more prominence.
- Ground floor fenestration needs to be better on Pleasantburg.
- Avoid batten trim given durability issues over time.
- Would be nice if the brick pattern included some extrusions to add to the texture of the large brick façades.
- Would recommend better landscaping or buffering, i.e. a wall or fence, to separate the parking from Pleasantburg Drive.
- Suggest looking at the recent application for The Enclave at Laurens Road (Z-34-2021) to reference urban scale and form.

### **STAFF RECOMMENDATION:**

**Recommend approval with conditions**

### **Staff Comments and Conditions**

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#### **Planning Comments and Conditions**

**Once a multifamily development is approved by the Planning Commission, the applicant is able to begin working on documents for site plan and permit approval. The development must demonstrate compliance with all technical requirements of the City's Land Management Ordinance, in addition to any comments or conditions set forth as part of the Planning Commission approval.**

#### **Comments:**

- 1) Wherever possible, the applicant shall provide overlooks, seating areas, or environmentally sensitive trails to incorporate the stream as a passive amenity space.
- 2) A continuous evergreen landscape buffer shall be incorporated between the parking lot and Pleasantburg Drive to minimize views of the parking lot from the public realm per Section 19-6.2.4(C). This will be verified at the time of permitting.
- 3) At the time of permitting, projecting architectural elements on all front facades shall be widened to at least 15 feet in width in accordance with Section 19-6.8.9(D)(2).
- 4) Lighting detail shall be reviewed at the time of permitting.
- 5) In accordance with Section 19-6.1.3(C), a total of 12 off-street bicycle parking spaces are required for 309 vehicular parking spaces. Staff did not identify any on the submitted site plan. The required bicycle parking spaces shall be indicated at the time of permit approval.
- 6) The applicant shall obtain a sign permit for all proposed signage. Each sign is required to obtain its own individual permit. Signage must meet the requirements of Appendix J: Sign Standards and Design Guidelines.
- 7) Prior to receipt of a Certificate of Occupancy, an Affidavit of Substantial Compliance shall be provided at the time of Final Zoning Inspection.

#### **City Engineer Comments and Conditions**

**Recommend:** Approve w/ Comments



**Comments:**

Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

**Civil Engineer Comments and Conditions**

**Recommend:** Approve w/ Comments

**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) A traffic impact analysis will be required as a condition of site permit approval if the administrator determines that a proposed development will generate 100 or more traffic trips during the peak hour or if the administrator determines that a proposed development involving substantial improvement or change of use will generate 125 or more traffic trips during the peak hour. Improvements to the existing transportation infrastructure by a developer will be required as a condition of permit issuance if the projected level of service for the build-out year of the development descends below level "D" for any intersection within the study area as a result of the proposed development.
- 5) 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.

**Site Specific Comments**

- 6) N Pleasantburg Drive, Lowndes Hill Road, and Watson Aviation Road are SCDOT roads. Any improvements in the right of way on these streets will require a SCDOT encroachment permit.
- 7) Curb and gutter will be required along Lowndes Hill Road and Watson Aviation Road.
- 8) Sidewalk with five foot curb lawn will need to be installed along N Pleasantburg Drive from the entrance/exit to Lowndes Hill Road.

**Environmental Engineer Comments**

**Recommend:** Approve w/ Comments

**Comments:**

- 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 has received verification of available flow from the City and ReWa by via 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 not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.
- 4) *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 and associated buffers shall be provided by deed or plat restrictions.

**Traffic Engineer Conditions**

**Recommend:** Approve w/ Conditions

**Comments:**



*MD 22-124*  
*Encore Lowndes Hill*

It is expected that, with no third access available for this site, that traffic exiting the site (especially during the PM peak) will experience significant delays caused by heavy traffic volumes on Lowndes Hill Rd. and Woods Lake Rd.

As the TIA recommends reviewing the timing of the signal at SC291 at Lowndes Hill Rd. upon completion of the project, a final certificate of occupancy will not be issued until the developer has commissioned an after-study of the operation of this signal. Depending on the developer's schedule for turning over occupancy of the multi-family units, a bond may required for the post-construction traffic study.

**Fire Department Comments and Conditions**

**Recommend:** Approve w/ Comments

**Comments:**

Care must be given to aerial access. The access provided on property for buildings A and B will not be achieved from the private drive as it proposed. If we need to use Lowndes hill or Watson Aviation any overhead obstructions (i.e power lines or tress) will have to be removed.

**Parks & Recreation Comments**

**Recommend:** Approve w/ Comments

**Comments:**

Sidewalks along N. Pleasantburg should be brought up to code.

**Trees & Landscape Comments**

**Recommend:** Approve w/ Comments

**Comments:**

Tree survey was included and therefore applicant is aware of tree mitigation requirements. Approval of this application does not necessarily mean that site permit applications will be approved. Project will be subject to all applicable tree and landscape requirements. It is suggested to use a variety of native vegetation that will provide habitat for pollinator species.





**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:    | Graycliff Capital Partners, LLC | LH Hospitality, LLC           |
| *Title:   | Seth Peterson                   | Adam Plous                    |
| *Address: | 200 E. Broad Street Suite 220   | 20 Overbrook Court Suite 400  |
| *State:   | Greenville, SC                  | Greenville, SC                |
| *Zip:     | 29601                           | 29607                         |
| *Phone:   | 864-679-4799                    | 864-637-9302                  |
| *Email:   | speterson@graycliffcapital.com  | adam@contenderdevelopment.com |

**PROPERTY INFORMATION**

\*STREET ADDRESS 432 Pleasantburg Drive & additional acreage along Lowndes Hill Rd.

\*TAX MAP # 0282000201300, 0282000201400, 0282000201401

\*CURRENT ZONING DESIGNATION C-3

\*TOTAL ACREAGE 10.31

**PROPOSED DEVELOPMENT INFORMATION**

\*TYPE OF APPLICATION: ☒ New ☐ Modification – Major ☐ Modification – Minor

\*ORIGINAL APPLICATION # (put N/A if new application) N/A

\*NUMBER OF UNITS 206

\*MULTIFAMILY DEVELOPMENT TYPE Apartments

\*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 12/20/2021

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.



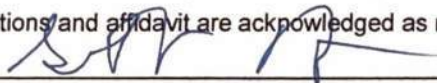
- A. Multifamily development - New \$550.00 – public hearing required
- B. Multifamily development – Major Modification \$275.00 – public hearing required
- C. Multifamily development – Minor Modification \$150.00 – administrative review

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 at least eight (8) days prior 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.

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

- ☒ Public Hearing signs are acknowledged as received by the applicant
- ☒ Posting sign instructions and affidavit are acknowledged as received by the applicant

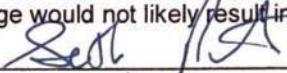
**\*APPLICANT SIGNATURE**



9. Please verify that all required information is reflected on the plan(s), and **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.

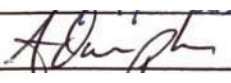


04/22/2022

**\*APPLICANT ACKNOWLEDGEMENT SIGNATURE**

**\*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 X restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

|                                         |                                                                                     |
|-----------------------------------------|-------------------------------------------------------------------------------------|
| <b>*Signatures</b>                      |                                                                                     |
| <b>*Applicant</b>                       |  |
| <b>*Date</b>                            | 04/22/2022                                                                          |
| <b>*Property Owner/Authorized Agent</b> |  |
| <b>*Date</b>                            | 04/22/2022                                                                          |



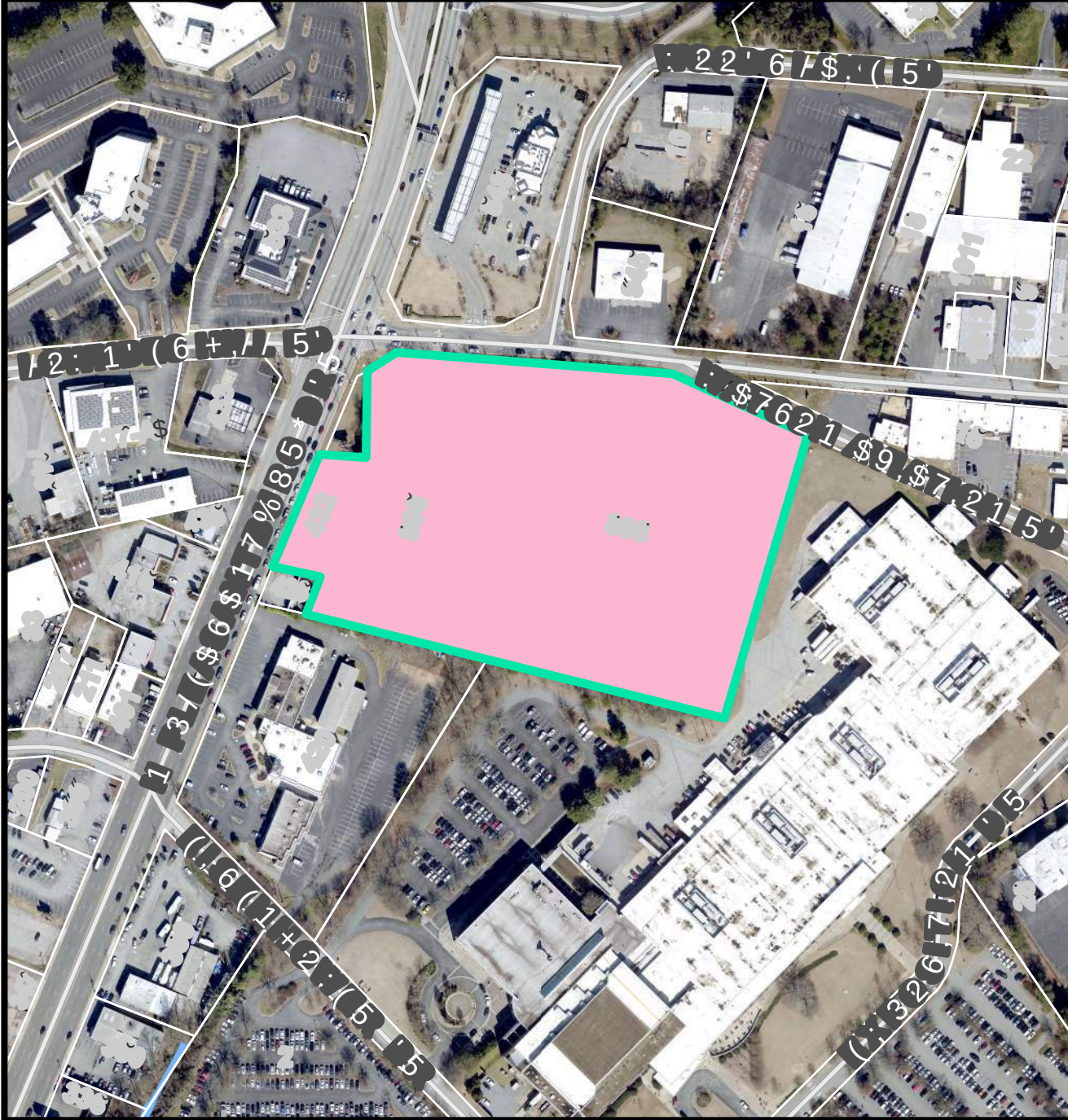
## APPLICATION REQUIREMENTS

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.

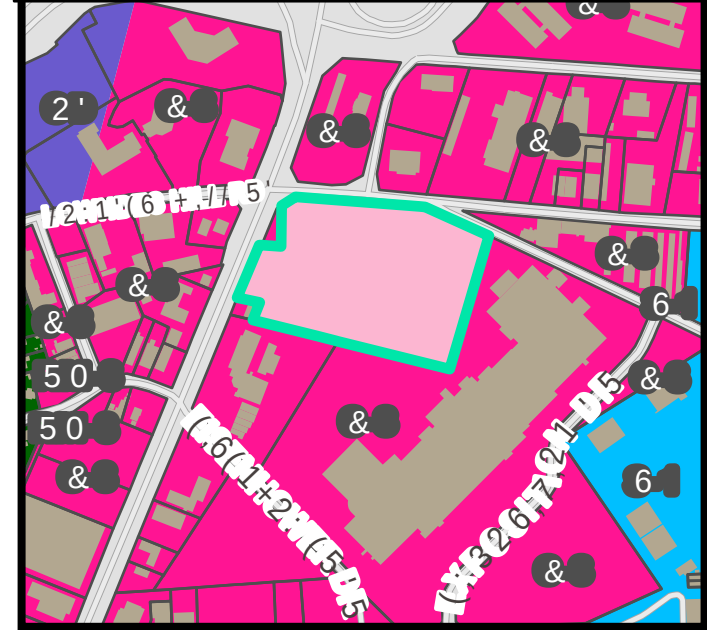


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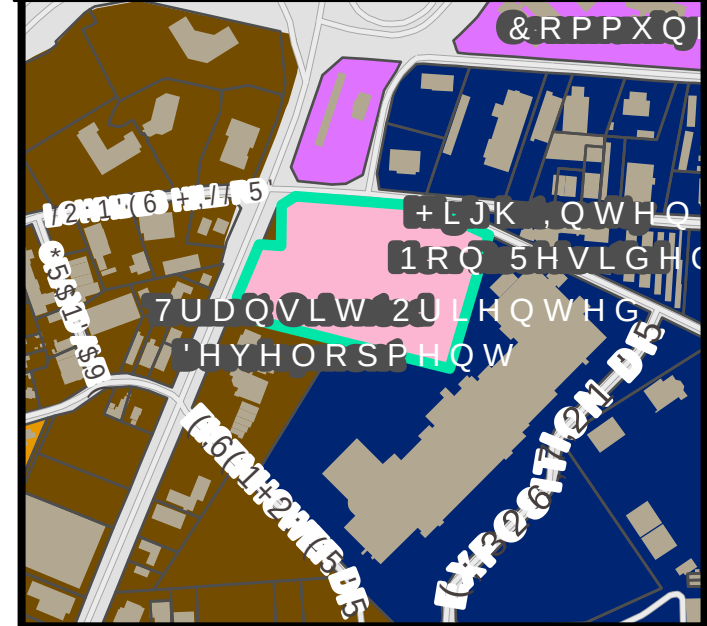
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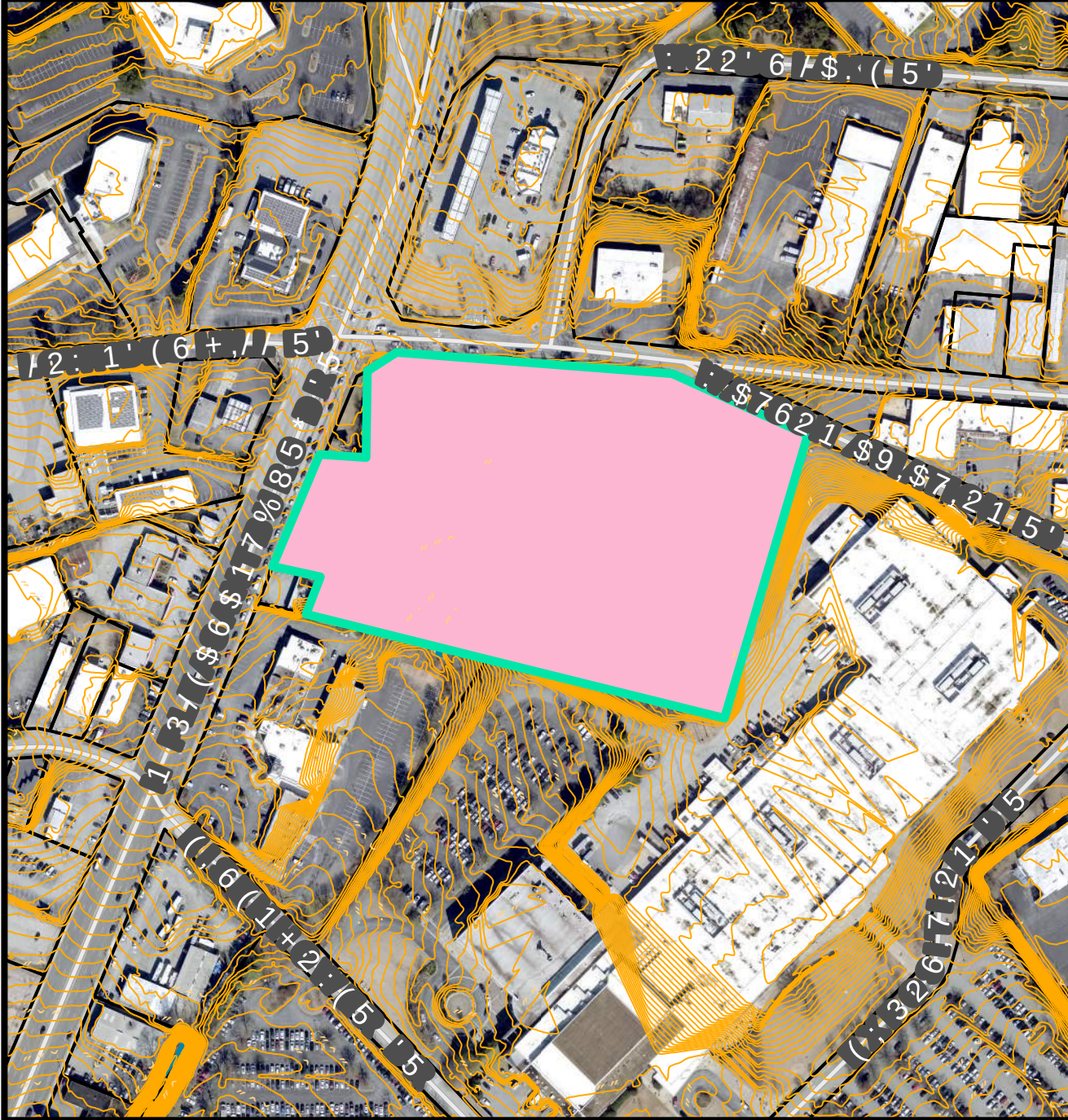
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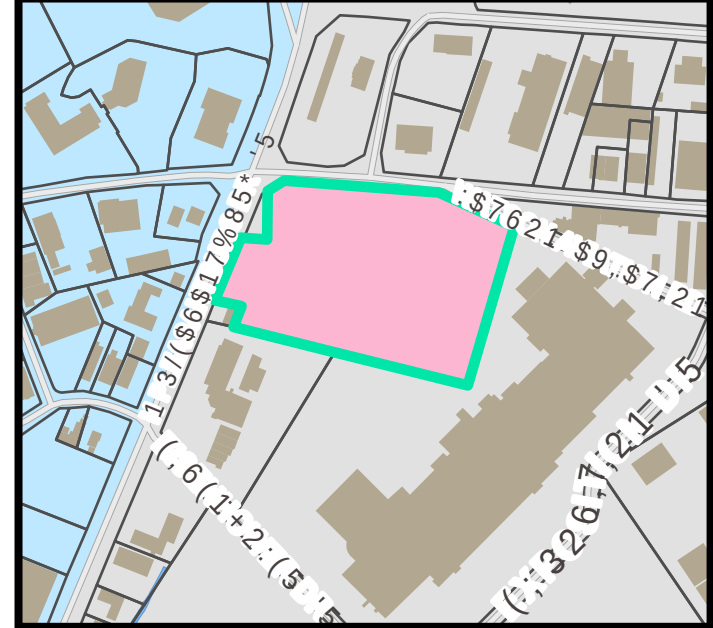


0' / 1257+ 3/(\$6\$17%85\* '5,9( \$1' /2:1'(6 +, // 52\$'

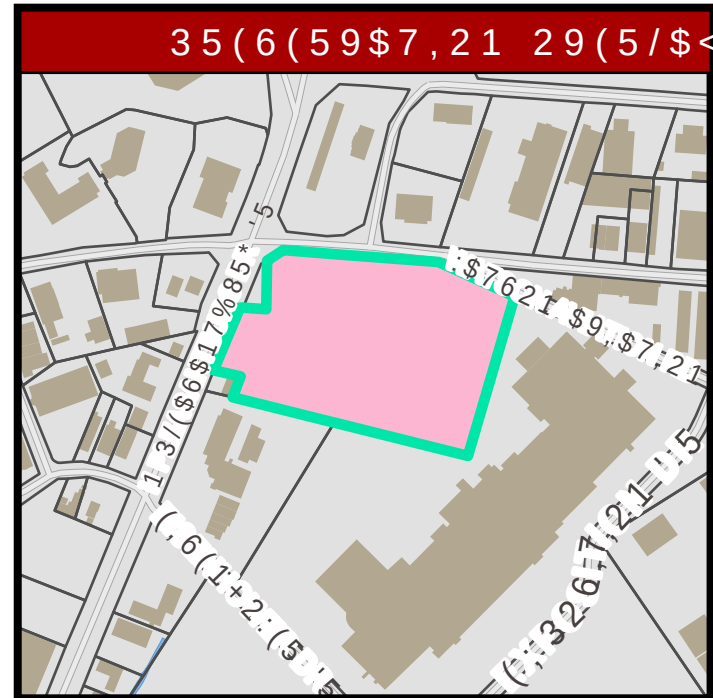
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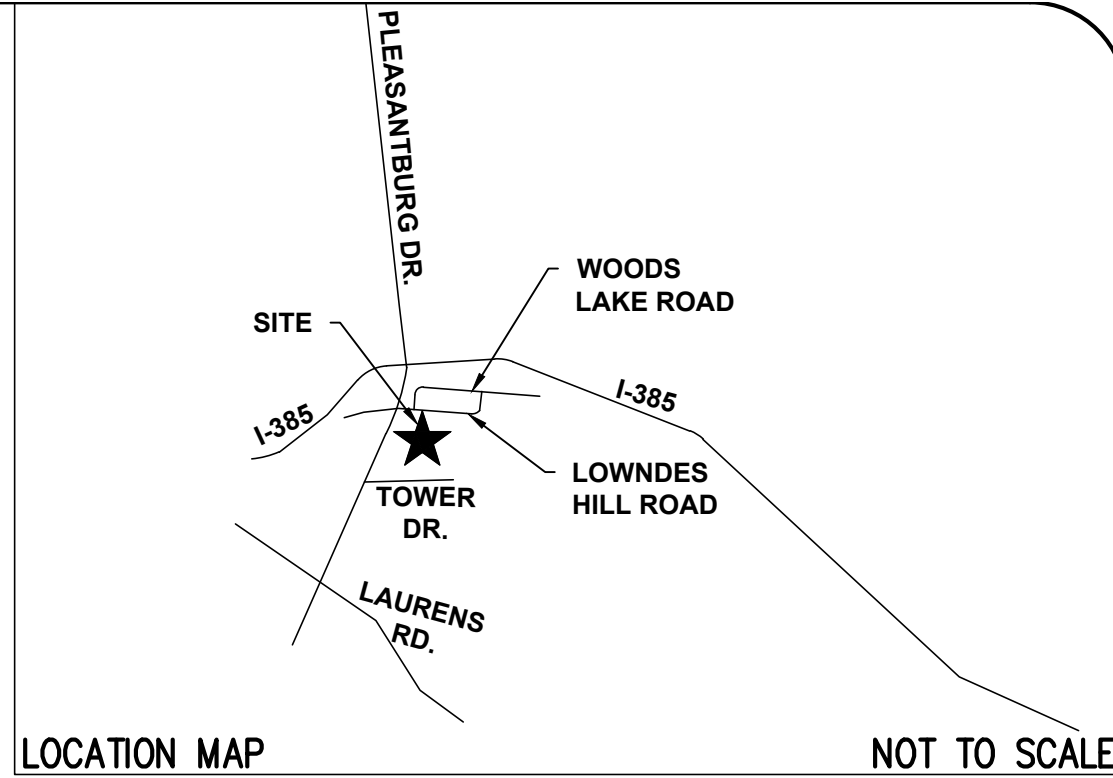
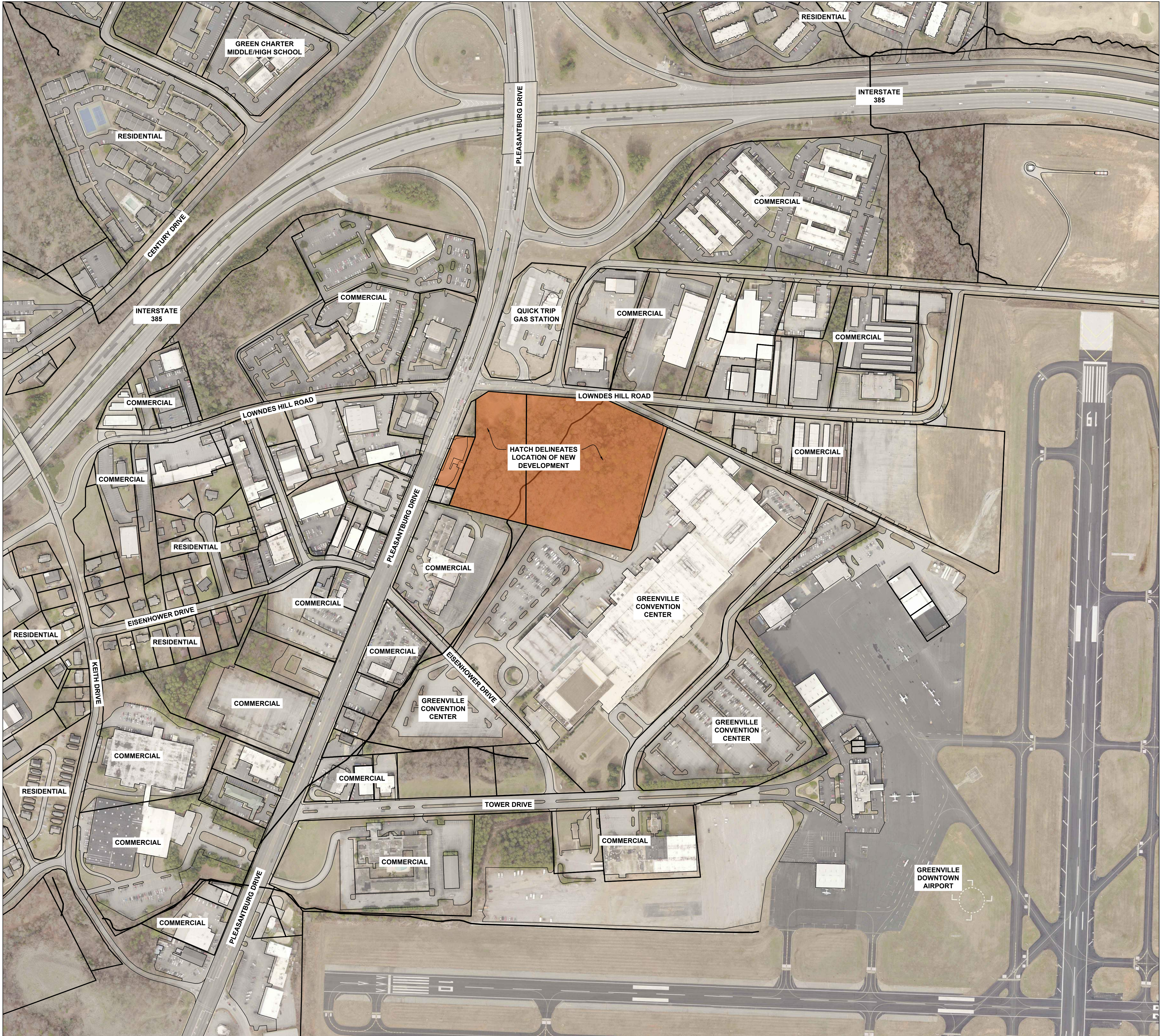
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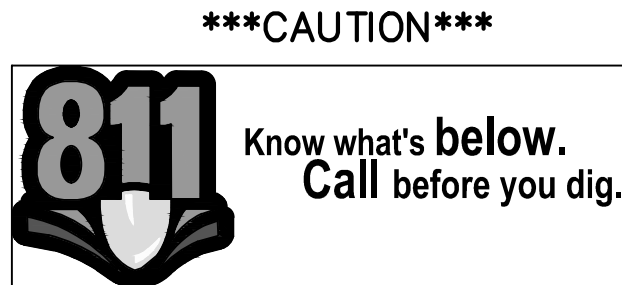


**SITE DATA:**

PIN: 0282000201400, 0282000201401, 0282000201300  
TOTAL SITE = 10.31 AC

ZONING - C3 (COMMERCIAL)

SETBACKS -  
FRONT - 20'  
REAR - 10'  
SIDES - 10'

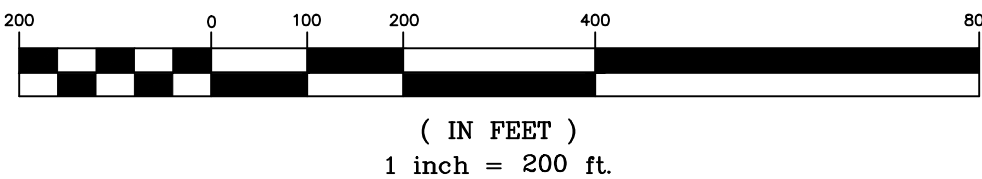


THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**LEGEND**

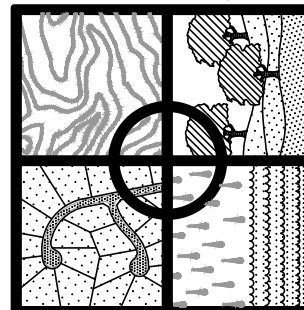
- |                              |                          |                         |
|------------------------------|--------------------------|-------------------------|
| BL BUILDING LINE             | TEL ☐ TELEPHONE PEDESTAL | GT GREASE TRAP MANHOLE  |
| CL CENTERLINE                | CATV ☐ CABLE TV PEDESTAL | TC/BC TOP/BOTTOM CURB   |
| CMP CORRUGATED METAL PIPE    | EM ELECTRIC METER        | TW/BW TOP/BOTTOM WALL   |
| CT CRIMP TOP                 | CB ☐ CATCH BASIN         | VCP VITRIFIED CLAY PIPE |
| DE DRAINAGE EASEMENT         | DI ☐ DROP INLET          | WM WATER METER          |
| EP EDGE OF PAVEMENT          | ET ELECT TRANS           | WV WATER VALVE          |
| FFE FINISHED FLOOR ELEVATION | XL 90.0 ELEVATION        | PI POST INDICATOR VALVE |
| FG FINISHED GRADE            | FF FIRE HYDRANT          | ST STORMWATER FLOW      |
| IE INVERT ELEVATION          | GM GAS METER             | TF TRAFFIC FLOW         |
| IPO IRON PIN OLD-Ø           | GV GAS VALVE             |                         |
| IPS IRON PIN SET-Ø           | LP LIGHT POLE            |                         |
| N&C NAIL & CAP               | PP POWER POLE            |                         |
| OT OPEN TOP                  | GP GUY ANCHOR            |                         |
| RB REBAR                     | SMH SD MANHOLE           |                         |
| RCP REINFORCED CONC PIPE     | SSM SS MANHOLE           |                         |
| R/W RIGHT OF WAY             | TMH TELEPHONE MANHOLE    |                         |
| SD STORM DRAIN               | CO CLEAN OUT             |                         |
| SS SANITARY SEWER            |                          |                         |
| SSE SS EASEMENT              |                          |                         |
- 
- |                                     |                                |
|-------------------------------------|--------------------------------|
| <b>LINE TYPES</b>                   |                                |
| — CTV — CABLE TV                    | — SS — SANITARY SEWER — EXIST. |
| — X — CHAIN LINK FENCE (PROPOSED)   | — SS — SANITARY SEWER — NEW    |
| — X — CHAIN LINK FENCE (EXISTING)   | — SF — SILT FENCE              |
| — 680 — CONTOURS — EXIST. GRADE     | — SD — STORM SEWER — EXIST.    |
| — (675) — CONTOURS — FINISHED GRADE | — SD — STORM SEWER — NEW       |
| — FOC — FIBER OPTIC                 | — UGP — UNDERGROUND POWER      |
| — FM — FORCE MAIN                   | — UGT — UNDERGROUND TEL        |
| — GAS — GAS LINE                    | — W — WATER LINE — EXIST.      |
| — OHP — OVERHEAD POWER              | — W — WATER — NEW              |
| — OHT — OVERHEAD TELEPHONE          | — W — WOOD FENCE               |
| — RD — ROOF DRAIN — NEW             | — NPD — LIMITS OF DISTURBANCE  |

**GRAPHIC SCALE**



**SITE DESIGN, INC.**

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



www.sitedesign-inc.com  
225 ROCKY CREEK ROAD  
GREENVILLE, SC 29615  
PH: (864)271-0496

| NO. | 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. |
|-----|----|----|----|----|----|----|----|----|----|-----|
|     |    |    |    |    |    |    |    |    |    |     |

THIS DRAWING IS THE PROPERTY OF SITE DESIGN, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF SITE DESIGN, INC. ANY UNAUTHORIZED REPRODUCTION OR COPIING OF THIS DRAWING IS STRICTLY PROHIBITED AND WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SC. REG. NO. 21280

**ENCORE  
LOWNDES HILL**

**CITY OF GREENVILLE  
GREENVILLE COUNTY  
SOUTH CAROLINA**

|                  |            |
|------------------|------------|
| HORZ. SCALE:     | 1" = 200'  |
| VERT. SCALE:     | N/A        |
| DESIGNED BY:     | CH         |
| DRAWN BY:        | CH         |
| CHECKED BY:      | CH         |
| DATE:            | 02/01/2022 |
| S211535_BASE.dwg |            |

**CONTEXT  
MAP**

SHEET OF

**MAP**





PROJECT SITE ALONG PLEASANTBURG DRIVE FACING NORTH





PROJECT SITE ALONG PLEASANTBURG DRIVE FACING SOUTH





PROJECT SITE ALONG LOWNDES HILL ROAD FACING EAST





PROJECT SITE ALONG LOWNDES HILL ROAD FACING WEST





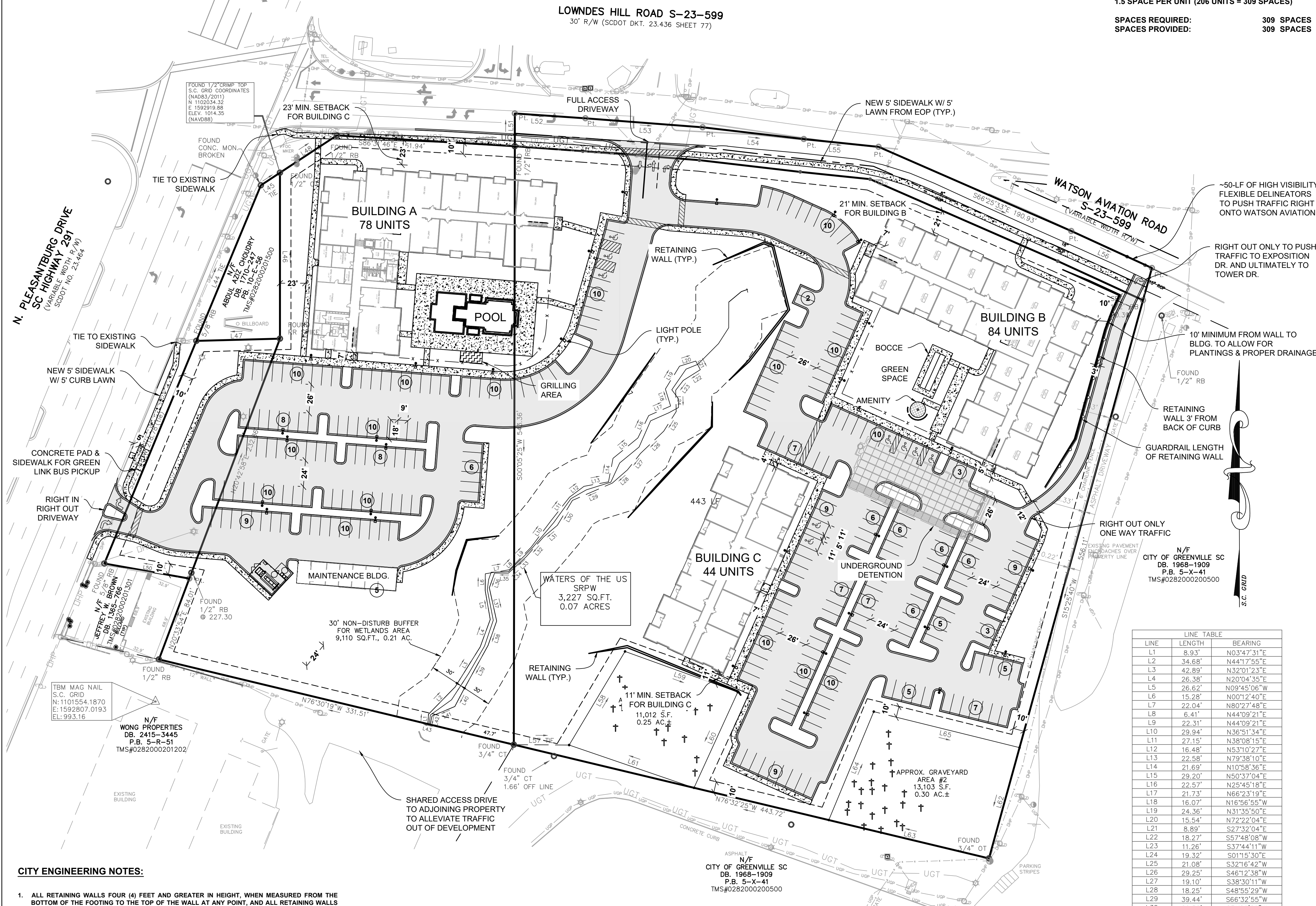
PROJECT SITE ALONG WATSON AVIATION ROAD FACING EAST





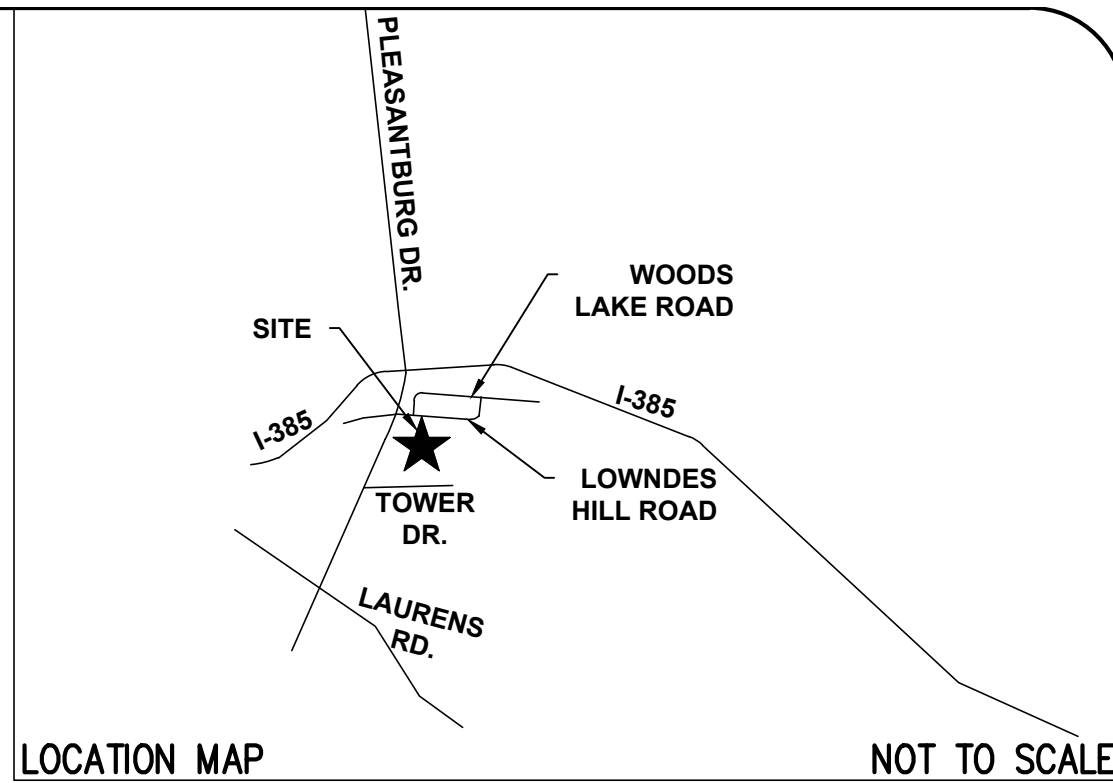
PROJECT SITE ALONG WATSON AVIATION ROAD FACING WEST





CITY ENGINEERING NOTES:

- 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. THE DESIGN AND CALCULATIONS MUST BE PREPARED BY A REGISTERED SOUTH CAROLINA PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.  
ALL ENGINEERED RETAINING WALLS MUST BE SUBMITTED TO THE BUILDING CODES DEPARTMENT FOR REVIEW AND PERMIT APPROVAL.  
ALL ENGINEERED RETAINING WALLS MUST BE INSPECTED THROUGH THE COURSE OF CONSTRUCTION BY A CERTIFIED THIRD PARTY INSPECTOR. ALL INSPECTION RECORDS MUST BE SUBMITTED TO THE CITY OF GREENVILLE BUILDING INSPECTOR PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- 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).
- THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF RECORD FOR A DIGITAL STAKING PLAN TO ESTABLISH COMPLETE HORIZONTAL AND VERTICAL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR SURVEY STAKEOUT OF ALL IMPROVEMENTS. DISCREPANCIES BETWEEN THE PLANS, CONSTRUCTION STAKES AND FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY FOR RESOLUTION PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS.
- A SCDOT ENCROACHMENT PERMIT IS REQUIRED FOR DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY, I.E., ON WOODRUFF ROAD.



- SITE NOTES:**
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
  - DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
  - REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/EXIT PORCHES.
  - ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
  - CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
  - THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
  - ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
  - ALL CURBING TO BE 18" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
  - ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
  - TRUNCATED DOMES ARE TYPICAL AT ALL HANDICAP RAMPS. HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. SEE DETAIL SHEETS FOR PROPER STRIPING.

SITE DATA:

PIN: 0282000201400, 0282000201401, 0282000201300  
TOTAL SITE = 10.31 AC  
ZONING - C3 (COMMERCIAL)  
SETBACKS -  
FRONT - 10' (BLDG TO ALSO SIT ADDITIONAL 1' FOR EACH 2' OVER 40' IN TOTAL HEIGHT)  
REAR - 10'  
SIDES - 10'



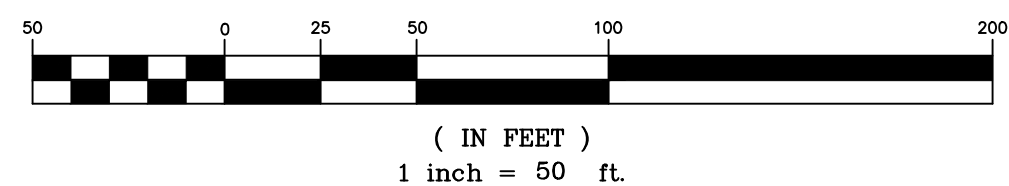
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- LEGEND**
- BL BUILDING LINE  
CL CENTERLINE  
CMP CORRUGATED METAL PIPE  
CB CATCH BASIN  
DE DRAINAGE EASEMENT  
EP EDGE OF PAVEMENT  
FTE FINISHED FLOOR ELEVATION  
FG FINISHED GRADE  
IE INVERT ELEVATION  
IPO IRON PIN OLD-O  
IPS IRON PIN SET-O  
N&C NAIL & CAP  
OT OPEN TOP  
RB REBAR  
RCP REINFORCED CONC PIPE  
R/W RIGHT OF WAY  
SD STORM DRAIN  
SS SANITARY SEWER  
SSE SS EASEMENT  
TEL TELEPHONE PEDESTAL  
CATV CABLE TV PEDESTAL  
ELECTRIC METER  
VCP VITRIFIED CLAY PIPE  
WATER METER  
WV WATER VALVE  
POST INDICATOR VALVE  
STORMWATER FLOW  
GREASE TRAP MANHOLE  
TOP/BOTTOM CURB  
TOP/BOTTOM WALL  
WATER VALVE  
POST INDICATOR VALVE  
STORMWATER FLOW

LINE TYPES

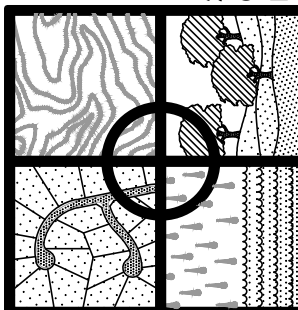
- CIV — CABLE TV  
— x — CHAIN LINK FENCE (PROPOSED)  
— x — CHAIN LINK FENCE (EXISTING)  
— 680 — CONTOURS - EXIST. GRADE  
— (678) — CONTOURS - FINISHED GRADE  
— FOC — FIBER OPTIC  
— FM — FORCE MAIN  
— GAS — GAS LINE  
— OWP — OVERHEAD POWER  
— OHT — OVERHEAD TELEPHONE  
— RD — ROOF DRAIN - NEW  
— SS — SANITARY SEWER - EXIST.  
— SS — SANITARY SEWER - NEW  
— SF — SILT FENCE  
— SD — STORM SEWER - EXIST.  
— SD — STORM SEWER - NEW  
— UGP — UNDERGROUND POWER  
— UGT — UNDERGROUND TEL.  
— GAS — GAS LINE  
— W — WATER - EXIST.  
— W — WATER - NEW  
— W — WOOD FENCE  
— NPDES — LIMITS OF DISTURBANCE

GRAPHIC SCALE



SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



SC. REG. NO. 21280

ENCORE  
LOWNDES HILL

CITY OF GREENVILLE  
GREENVILLE COUNTY  
SOUTH CAROLINA

HORZ. SCALE: 1" = 50'

VERT. SCALE: N/A

DESIGNED BY: CSW

DRAWN BY: CJH

CHECKED BY: CSW

DATE: 03/10/2022

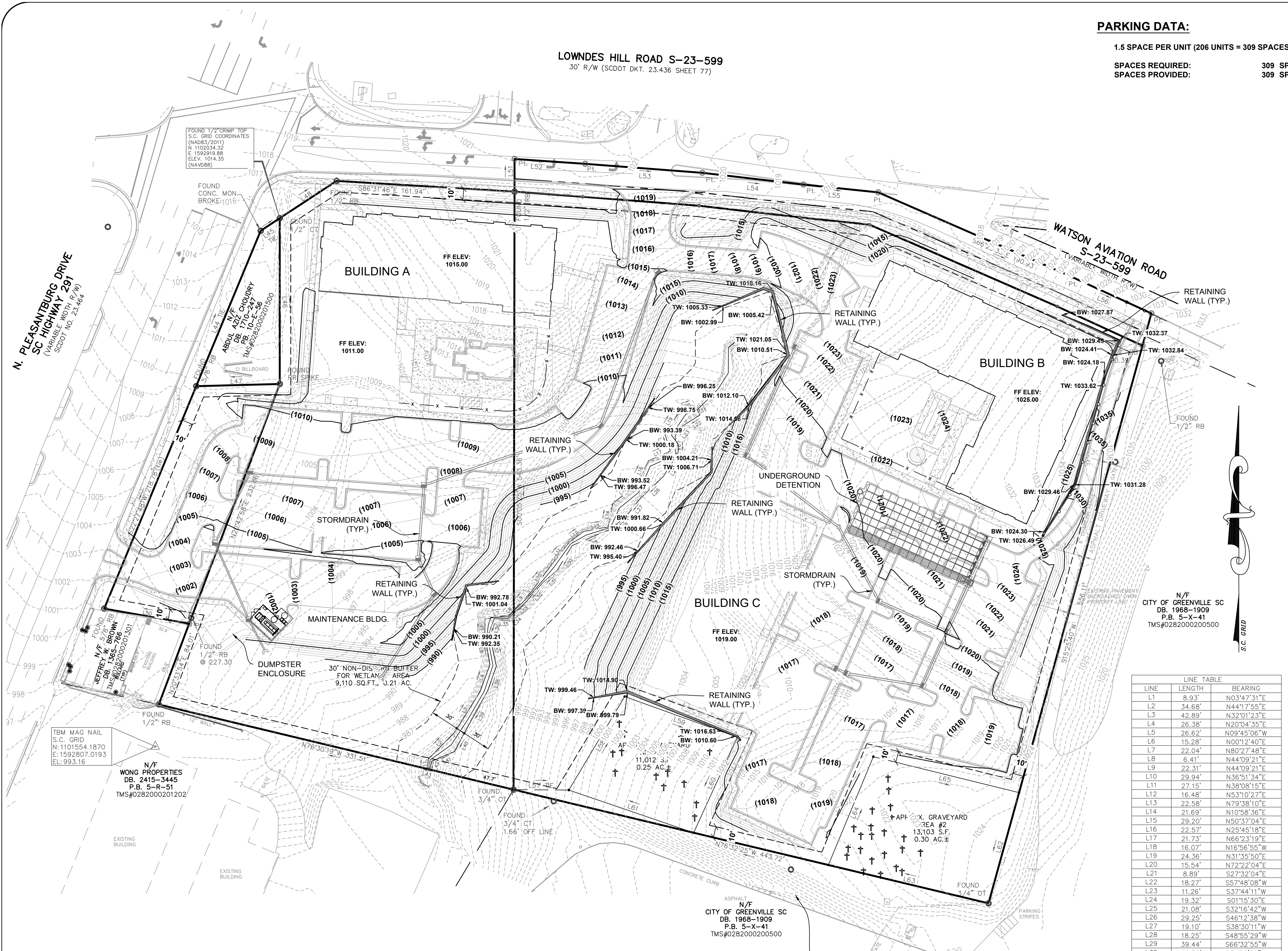
S211535\_SHEETS.dwg

SITE  
PLAN

SHEET 1 OF 6

C200

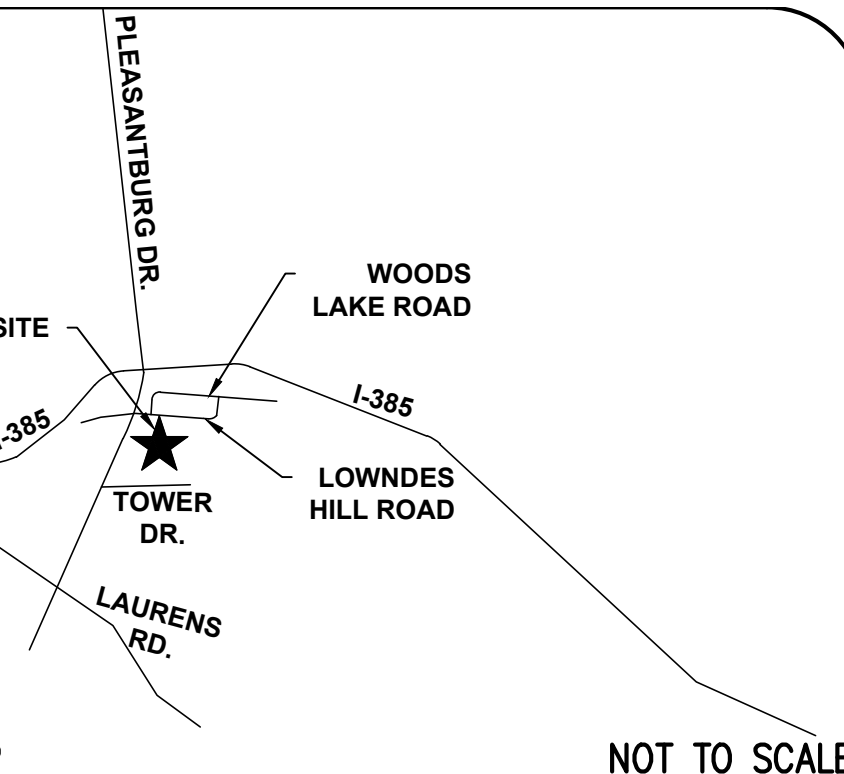




PARKING DATA:

1.5 SPACE PER UNIT (206 UNITS = 309 SPACES)  
SPACES REQUIRED: 309 SPACES  
SPACES PROVIDED: 309 SPACES

LOCATION MAP



NOT TO SCALE

GRADING NOTES:

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR A REVIEW SHOULD ANY DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS.
- PROFILING AND COMPACTION TESTS SHALL BE ACCOMPLISHED IN THE FIELD TO TEST FILLED AREAS. INITIAL PROFILING AND COMPACTION TESTS WILL BE CONDUCTED AT OWNER'S EXPENSE. RETESTING REQUIRED BECAUSE OF POOR COMPACTION SHALL BE CONDUCTED AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL SUPPLY RESULTS TO THE ENGINEER BEFORE ANY PRELIMINARY AND/OR FINAL APPROVALS.
- THE GRADING CONTRACTOR SHALL PROOFROLL THE CONSTRUCTION AREA WITH HEAVY RUBBER-TIRED EQUIPMENT. ALL SOFT SPOTS SHALL BE STABILIZED BY FURTHER COMPACTIVE EFFORT OR UNDERCUT AND BACKFILLED WITH COMPACTED STRUCTURAL FILL MATERIAL.
- EARTHWORK SHALL BE TO THE GRADES AND LINES SHOWN. EXISTING AND PROPOSED CONTOUR INTERVALS ARE AT 1'.
- ALL NEW ELEVATIONS SHOWN ARE FINISH ELEVATIONS. THE GRADING CONTRACTOR SHALL DEDUCT THE APPROPRIATE AMOUNT TO ESTABLISH SUBGRADE ELEVATION.
- WALL ELEVATIONS WHERE NOTED ARE TOP OF WALL AND FINISH GRADE AT BOTTOM OF WALL. SEE RETAINING WALL PLANS FOR DETAILED CONSTRUCTION INFORMATION.
- CONTRACTOR SHALL REMOVE TOPSOIL AS NECESSARY (MINIMUM OF 4") TO PROVIDE ADEQUATE SUBGRADE FOR ROADWAYS.
- ALL EXCAVATION SHALL BE "UNCLASSIFIED EXCAVATION". ALL NEW FILL AND UTILITY TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698). IN ADDITION, THE UPPER 18" OF ALL FILL MATERIALS BENEATH FLOOR SLABS AND PAVEMENTS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY (ASTM D-698).
- THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
- ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III, UNLESS OTHERWISE NOTED, AND SHALL CONFORM TO SCOT SPECIFICATIONS. ALL JOINTS SHALL BE TONGUE AND GROOVE WITH MASTIC MATERIAL.
- CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE DRAINAGE BOX WITH SOLID WALL PER SCOT STANDARD DRAWING 719-17A OR APPROVED EQUAL.
- ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAYS, INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
- STANDING GRASS MUST BE EVIDENT IN AREAS THAT WERE SEED.
- AN AS-BUILT CERTIFICATION OF THE STORMWATER MANAGEMENT SYSTEM WILL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE SITE. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR THE DELAYS RESULTING FROM NON-COMPLIANCE WITH THE DESIGN DRAWINGS.

SITE DATA:

PIN: 0282000201400, 0282000201401, 0282000201300  
TOTAL SITE = 10.31 AC  
ZONING - C3 (COMMERCIAL)

SETBACKS -  
FRONT - 20'  
REAR - 10'  
SIDES - 10'

\*\*\*CAUTION\*\*\*



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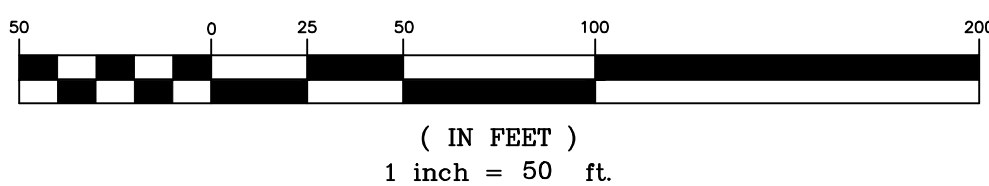
LEGEND

- BL BUILDING LINE
- CL CENTERLINE
- CMP CORRUGATED METAL PIPE
- CT CRIMP TOP
- DE DRAINAGE EASEMENT
- EP EDGE OF PAVEMENT
- FPE FINISHED FLOOR ELEVATION
- FG FINISHED GRADE
- IE INVERT ELEVATION
- IPO IRON PIPE OLD
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- N&C NAIL & CAP
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- RB REBAR
- RCP REINFORCED CONC PIPE
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- SD STORM DRAIN
- SS SANITARY SEWER
- SSE SS EASEMENT
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- CATV CABLE TV PEDESTAL
- CM ELECTRIC METER
- CB CATCH BASIN
- DI DROP INLET
- EP ELEC TRANS
- X 90.0 ELEVATION
- FF FIRE HYDRANT
- G GAS METER
- OV GAS VALVE
- LP LIGHT POLE
- PP POWER POLE
- GP GUY ANCHOR
- SDH SD MANHOLE
- SSM SS MANHOLE
- TMH TELEPHONE MANHOLE
- CO CLEAN OUT
- TC/BC TOP/BOTTOM CURB
- TW/BW TOP/BOTTOM WALL
- VCP VITRIFIED CLAY PIPE
- WM WATER METER
- WV WATER VALVE
- PI POST INDICATOR VALVE
- STORMWATER FLOW
- TRAFFIC FLOW

LINE TYPES

- CTV CABLE TV
- X CHAIN LINK FENCE (PROPOSED)
- X CHAIN LINK FENCE (EXISTING)
- 680- CONTOURS - EXIST. GRADE
- (678)- CONTOURS - FINISHED GRADE
- FOC FIBER OPTIC
- FM FORCE MAIN
- QAS GAS LINE
- OWP OVERHEAD POWER
- OWT OVERHEAD TELEPHONE
- RD ROOF DRAIN - NEW
- SS SANITARY SEWER - EXIST.
- SS SANITARY SEWER - NEW
- ST STORM SEWER - EXIST.
- ST STORM SEWER - NEW
- UGP UNDERGROUND POWER
- UGT UNDERGROUND TEL
- W WATER LINE - EXIST.
- W WATER - NEW
- WF WOOD FENCE
- APDES LIMITS OF DISTURBANCE

GRAPHIC SCALE



| GRAVEYARD LINE TABLE |         |             |
|----------------------|---------|-------------|
| LINE                 | LENGTH  | BEARING     |
| L57(TIE)             | 50.24'  | S89°36'22"E |
| L58                  | 98.98'  | N30°50'39"E |
| L59                  | 108.80' | S70°10'50"E |
| L60                  | 95.54'  | S24°32'47"W |
| L61                  | 119.87' | N71°06'13"W |
| L62                  | 104.34' | S15°25'40"W |
| L63                  | 149.65' | N76°32'25"W |
| L64                  | 106.58' | N22°33'22"E |
| L65                  | 136.38' | S76°08'09"E |

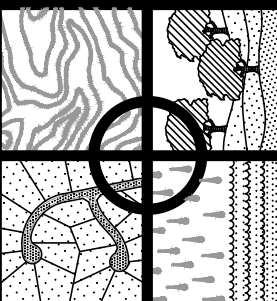
PROPOSED FULL ACCESS DRIVE TO ADJACENT PROPERTY

N/F CITY OF GREENVILLE SC DB: 1968-1909 P.B. 5-X-41 TMS#0282000200500

| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE       | LENGTH  | BEARING     |
| L1         | 8.93'   | N03°47'31"E |
| L2         | 34.68'  | N44°17'55"E |
| L3         | 42.89'  | N32°01'23"E |
| L4         | 26.38'  | N20°04'35"E |
| L5         | 26.62'  | N09°45'06"W |
| L6         | 15.28'  | N00°12'40"E |
| L7         | 22.04'  | N80°27'48"E |
| L8         | 6.41'   | N44°09'21"E |
| L9         | 22.31'  | N44°09'21"E |
| L10        | 29.94'  | N36°51'34"E |
| L11        | 27.15'  | N38°58'15"E |
| L12        | 16.48'  | N53°10'27"E |
| L13        | 22.58'  | N79°38'10"E |
| L14        | 21.69'  | N10°58'36"E |
| L15        | 29.20'  | N50°37'04"E |
| L16        | 22.57'  | N25°45'18"E |
| L17        | 21.73'  | N66°23'19"E |
| L18        | 16.07'  | N10°56'55"W |
| L19        | 24.36'  | N31°35'50"E |
| L20        | 15.54'  | N72°22'04"E |
| L21        | 8.89'   | S27°32'04"E |
| L22        | 18.27'  | S57°48'08"W |
| L23        | 11.26'  | S37°44'11"W |
| L24        | 19.32'  | S01°15'30"E |
| L25        | 21.08'  | S32°18'42"W |
| L26        | 29.25'  | S46°12'38"W |
| L27        | 19.10'  | S38°30'11"W |
| L28        | 18.25'  | S48°56'29"W |
| L29        | 39.44'  | S66°32'55"W |
| L30        | 26.50'  | S31°09'09"W |
| L31        | 16.26'  | S50°02'15"W |
| L32        | 23.89'  | S41°17'25"W |
| L33        | 15.04'  | S47°13'43"W |
| L34        | 7.04'   | S47°13'43"W |
| L35        | 12.65'  | N89°16'46"W |
| L36        | 14.25'  | S19°30'13"W |
| L37        | 30.89'  | S12°30'55"E |
| L38        | 23.65'  | S19°29'20"W |
| L39        | 46.75'  | S28°55'11"W |
| L40        | 16.31'  | S27°24'25"W |
| L41        | 22.56'  | S67°24'23"W |
| L42        | 7.89'   | S12°01'00"W |
| L43        | 2.10'   | N76°30'19"W |
| L44(TIE)   | 152.89' | N22°31'50"E |
| L45        | 20.72'  | N56°33'21"E |
| L46        | 150.66' | N00°00'45"W |
| L47        | 75.94'  | S88°30'13"W |
| L48        | 61.80'  | N56°45'51"E |
| L49        | 35.28'  | S20°10'51"E |
| L50        | 77.89'  | N80°03'34"W |
| L51        | 29.76'  | N00°05'25"E |
| L52        | 64.30'  | S86°04'57"E |
| L53        | 106.69' | S85°35'08"E |
| L54        | 92.58'  | S83°24'10"E |
| L55        | 68.27'  | S84°00'49"E |
| L56        | 80.53'  | S65°20'34"E |

SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



www.sitedesign-inc.com  
225 ROCKY CREEK ROAD  
GREENVILLE, SC 29615  
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| NO.  | 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. |
|------|----|----|----|----|----|----|----|----|----|-----|
| DATE |    |    |    |    |    |    |    |    |    |     |

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CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS  
No. C00122

SC. REG. NO. 21280

ENCORE  
LOWNDES HILL

CITY OF GREENVILLE  
GREENVILLE COUNTY  
SOUTH CAROLINA

HORZ. SCALE: 1" = 50'  
VERT. SCALE: N/A  
DESIGNED BY: CSW  
DRAWN BY: CJH  
CHECKED BY: CSW  
DATE: 03/10/2022  
S211535\_SHEETS.dwg

GRADING  
PLAN

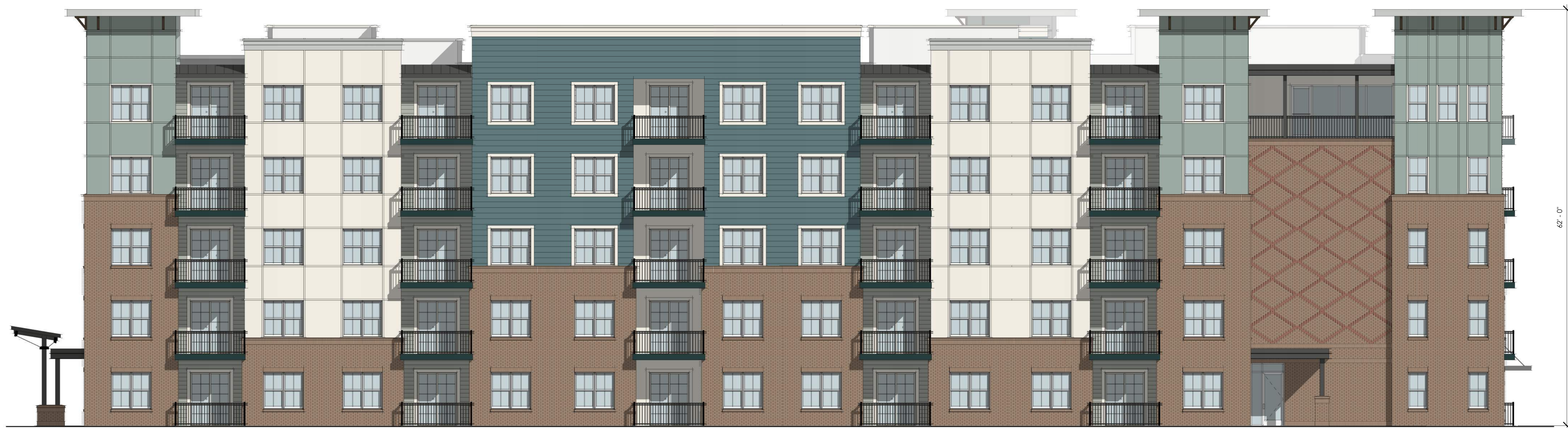
SHEET 1 OF 6

C400





1 BUILDING A - WEST ELEVATION  
1/8" = 1'-0"



2 BUILDING A - NORTH ELEVATION  
1/8" = 1'-0"

## ENCORE AT LOWNDES HILL GREENVILLE, SC





1 BUILDING A - SOUTH ELEVATION  
1/8" = 1'-0"



2 BUILDING A - EAST ELEVATION  
1/8" = 1'-0"

## ENCORE AT LOWNDES HILL GREENVILLE, SC

**SKA-2**  
BUILDING A - SCHEMATIC ELEVATIONS





1 BUILDING B - NORTH ELEVATION  
1/8" = 1'-0"



2 BUILDING B - WEST ELEVATION  
1/8" = 1'-0"

**ENCORE AT LOWNDES HILL**  
GREENVILLE, SC

**SKA-3**  
BUILDING B - SCHEMATIC ELEVATIONS





1 BUILDING B - SOUTH ELEVATION  
1/8" = 1'-0"



2 BUILDING B - EAST ELEVATION  
1/8" = 1'-0"

**ENCORE AT LOWNDES HILL**  
GREENVILLE, SC

**SKA-4**  
BUILDING B - SCHEMATIC ELEVATIONS





1 BUILDING C - NORTH ELEVATION  
1/8" = 1'-0"



2 BUILDING C - WEST ELEVATION  
1/8" = 1'-0"

## ENCORE AT LOWNDES HILL GREENVILLE, SC





1 BUILDING C - SOUTH ELEVATION  
1/8" = 1'-0"



2 BUILDING C - EAST ELEVATION  
1/8" = 1'-0"

**ENCORE AT LOWNDES HILL**  
GREENVILLE, SC

**SKA-6**  
BUILDING C - SCHEMATIC ELEVATIONS





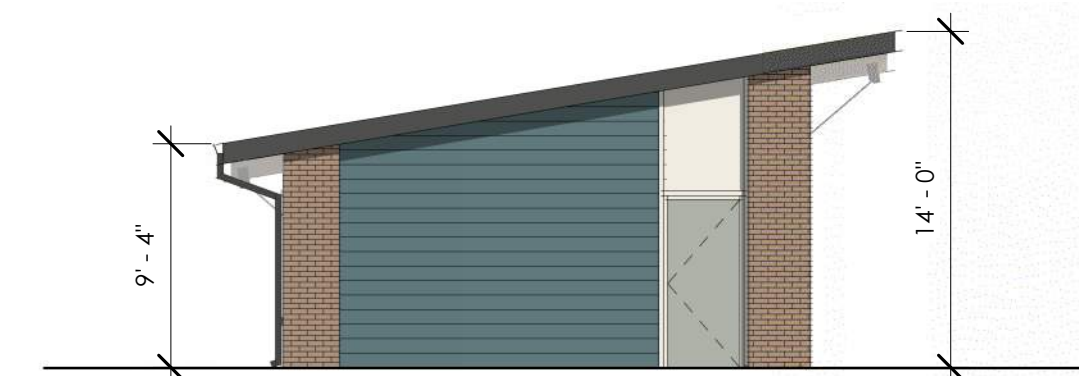
1 MAINTENANCE / GARAGE - NORTH ELEVATION  
1/8" = 1'-0"



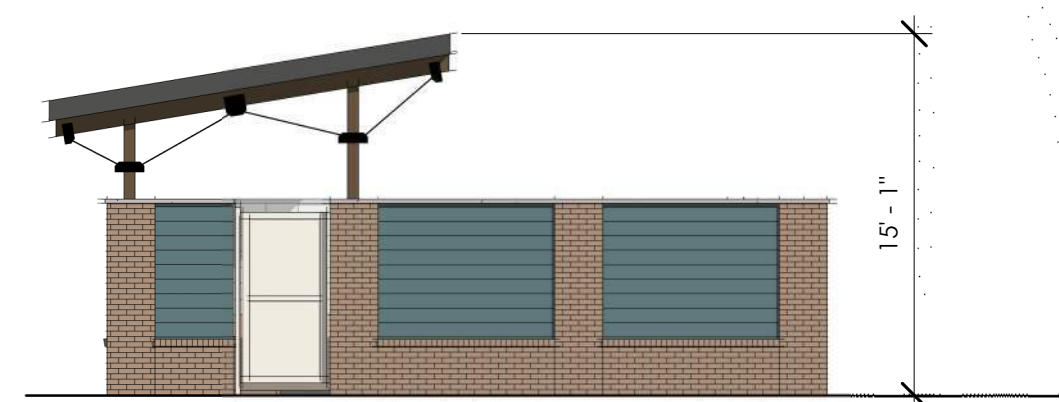
3 MAINTENANCE / GARAGE - WEST ELEVATION  
1/8" = 1'-0"



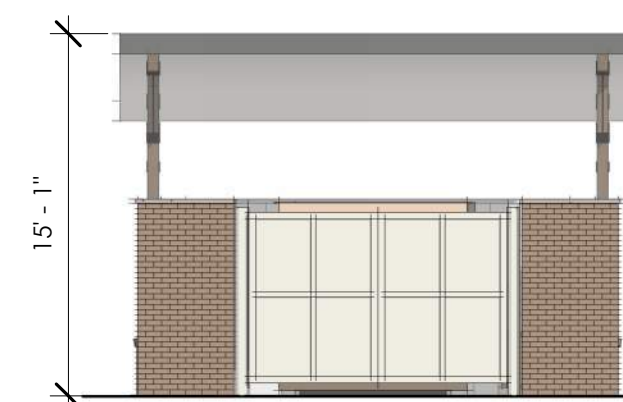
2 MAINTENANCE / GARAGE - SOUTH ELEVATION  
1/8" = 1'-0"



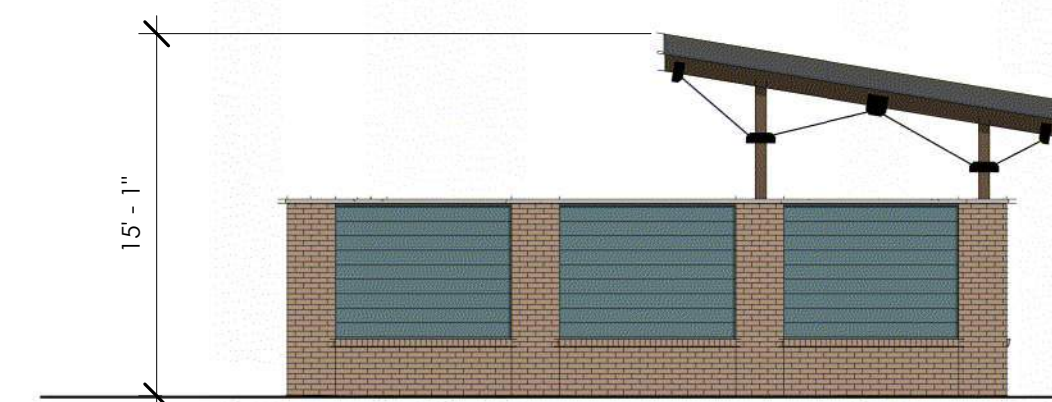
4 MAINTENANCE / GARAGE - EAST ELEVATION  
1/8" = 1'-0"



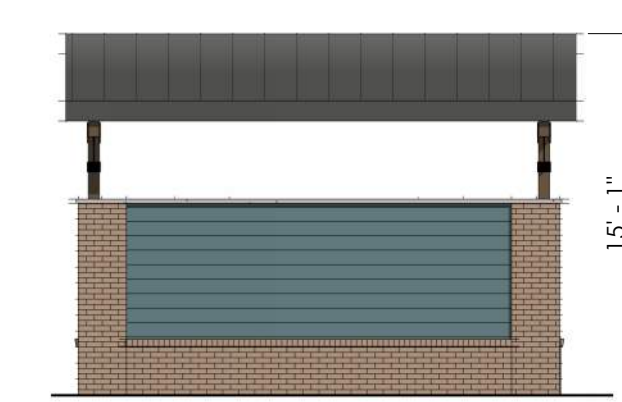
5 TRASH ENCLOSURE - SCHEMATIC NORTH ELEVATION  
1/8" = 1'-0"



6 TRASH ENCLOSURE - SCHEMATIC WEST ELEVATION  
1/8" = 1'-0"



7 TRASH ENCLOSURE - SCHEMATIC SOUTH ELEVATION  
1/8" = 1'-0"



8 TRASH ENCLOSURE - SCHEMATIC EAST ELEVATION  
1/8" = 1'-0"

## ENCORE AT LOWNDES HILL GREENVILLE, SC

**SKA-7**  
MAINT. / TRASH - SCHEMATIC ELEVATIONS





BIRDS-EYE VIEW AT NORTH PLEASANTBURG - LOWNDES HILL RD. INTERSECTION

## ENCORE AT LOWNDES HILL GREENVILLE, SC

**SKA-14**  
SCHEMATIC CONTEXTUAL STUDY





NORTH PLEASANTBURG - NORTHBOUND VIEW

**ENCORE AT LOWNDES HILL**  
GREENVILLE, SC

**SKA-15**  
SCHEMATIC CONTEXTUAL STUDY





LOWNDES HILL RD. AT NORTH PLEASANTBURG INTERSECTION

**ENCORE AT LOWNDES HILL**  
GREENVILLE, SC

**SKA-16**  
SCHEMATIC CONTEXTUAL STUDY



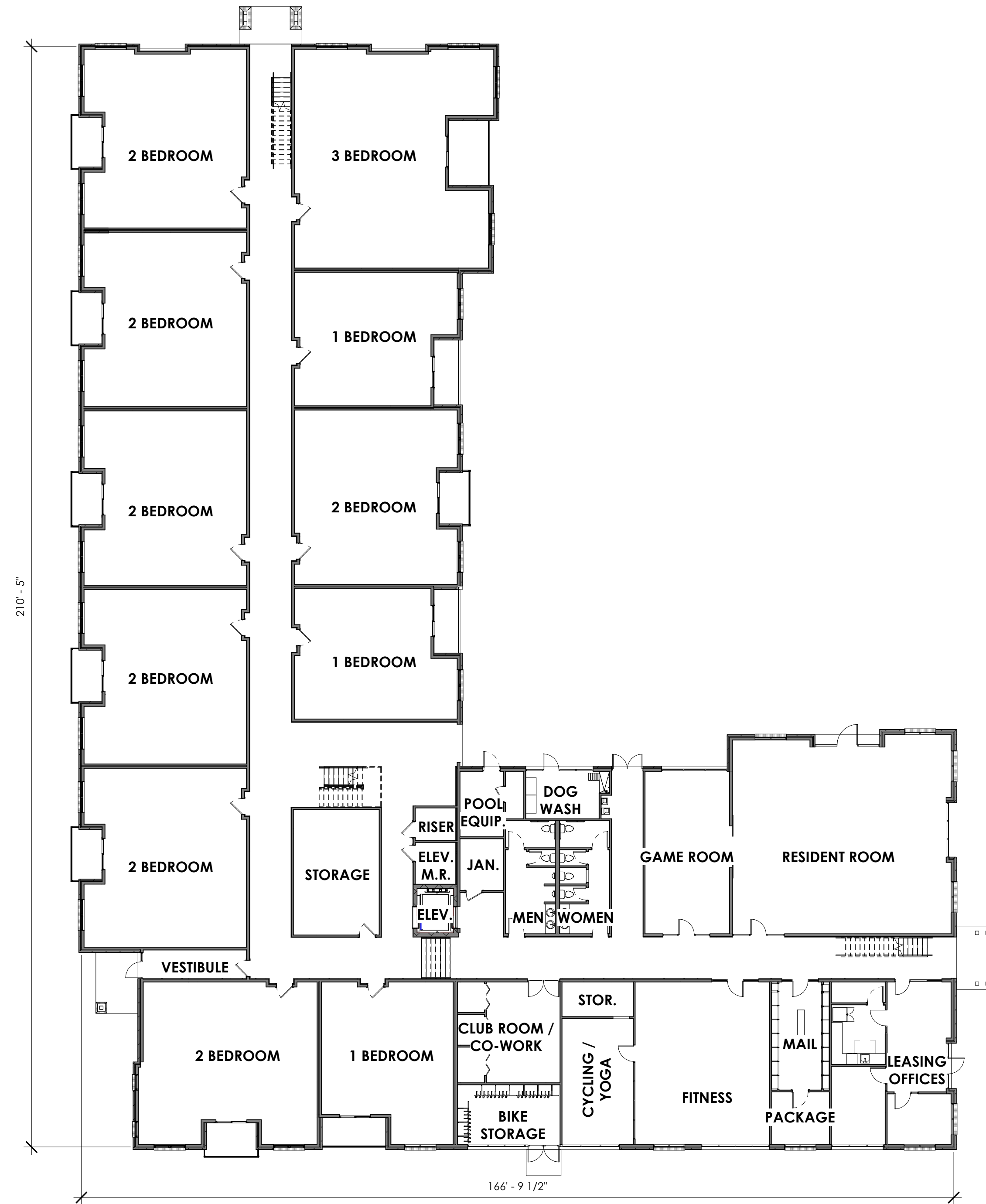


NORTH PLEASANTBURG / I-385 OFF RAMP - SOUTHBOUND VIEW

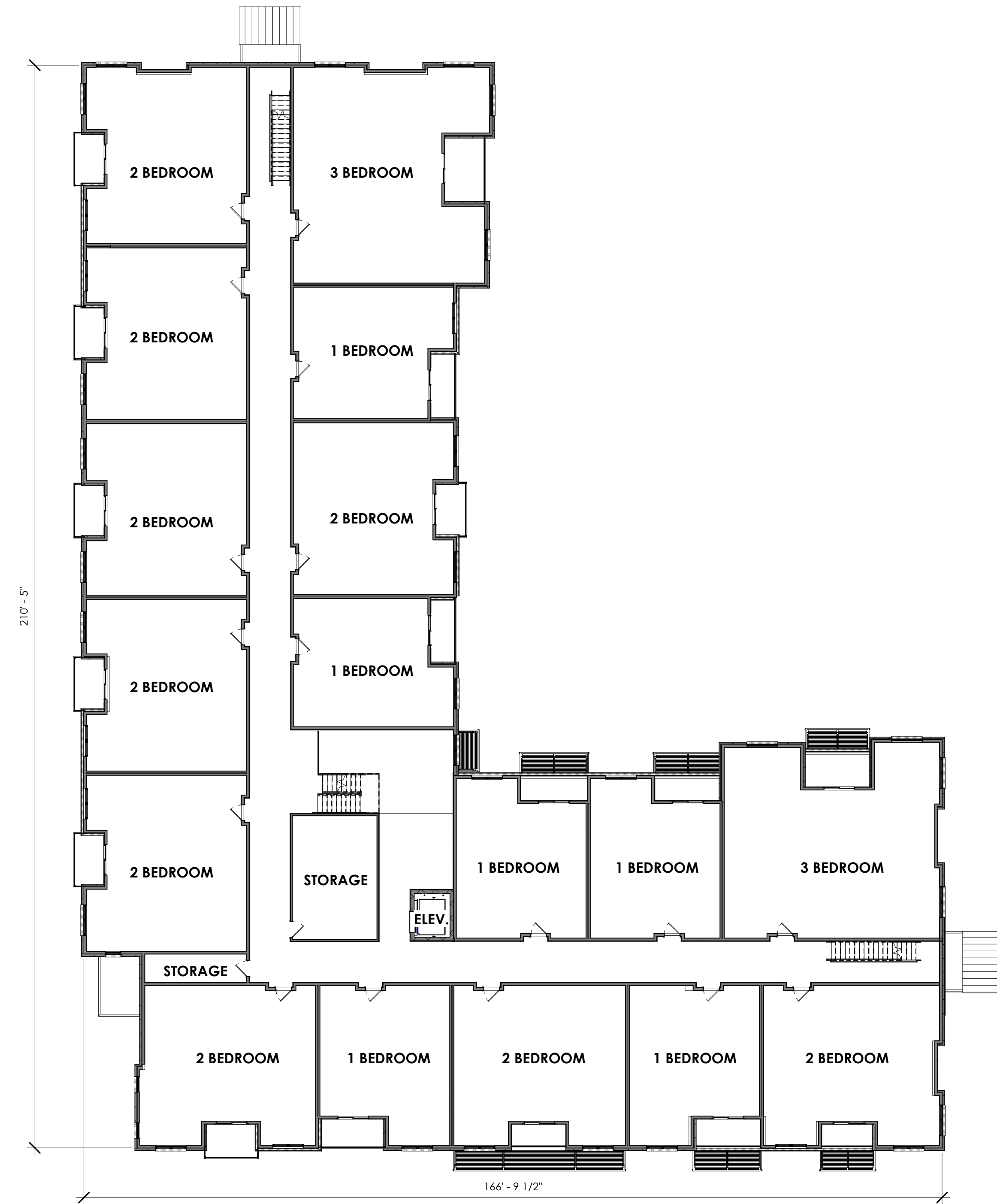
**ENCORE AT LOWNDES HILL**  
GREENVILLE, SC

**SKA-17**  
SCHEMATIC CONTEXTUAL STUDY





1 BUILDING A - SCHEMATIC FIRST FLOOR PLAN  
1/16" = 1'-0"

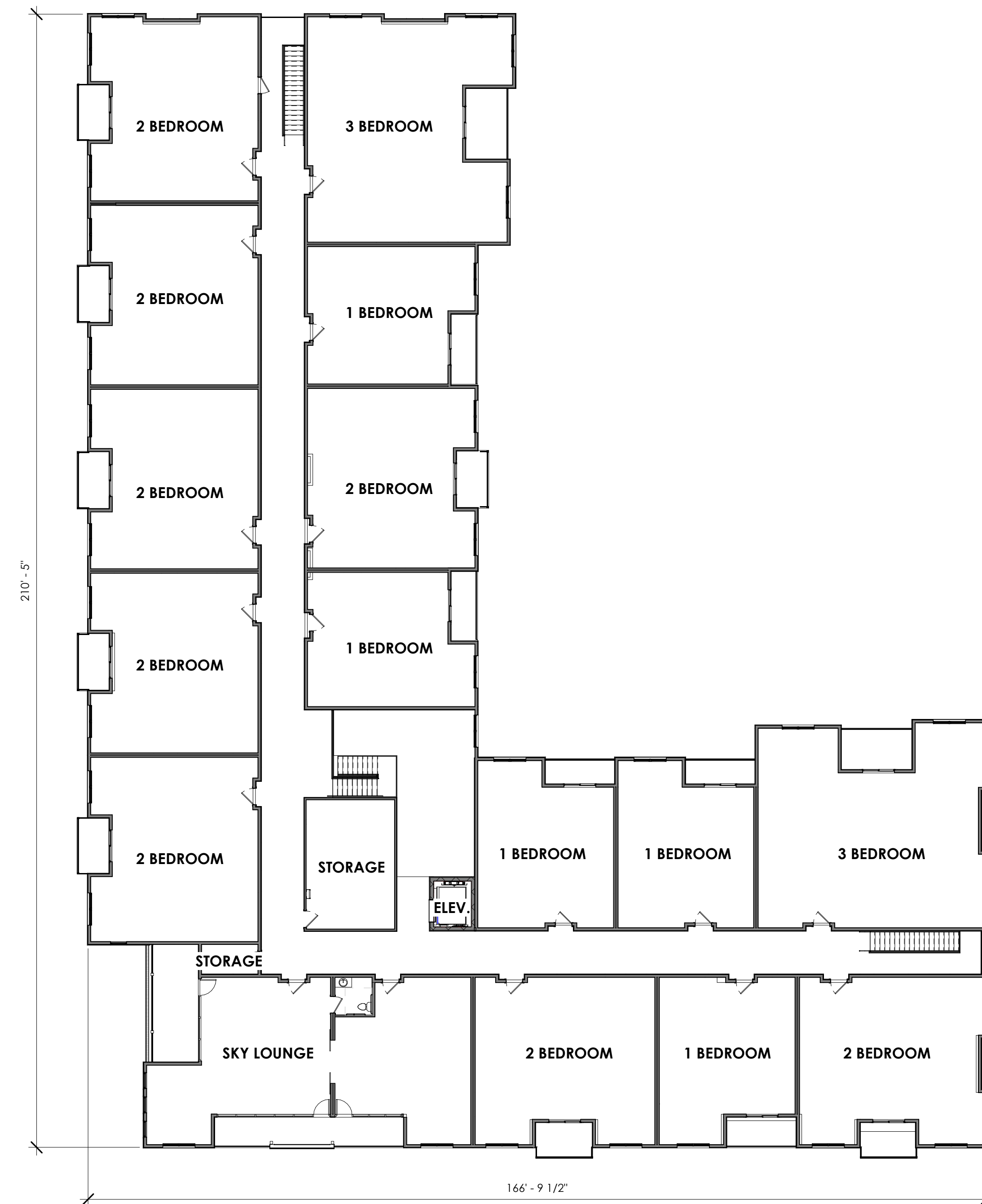


2 BUILDING A - SCHEMATIC FLOOR PLAN (2-4)  
1/16" = 1'-0"

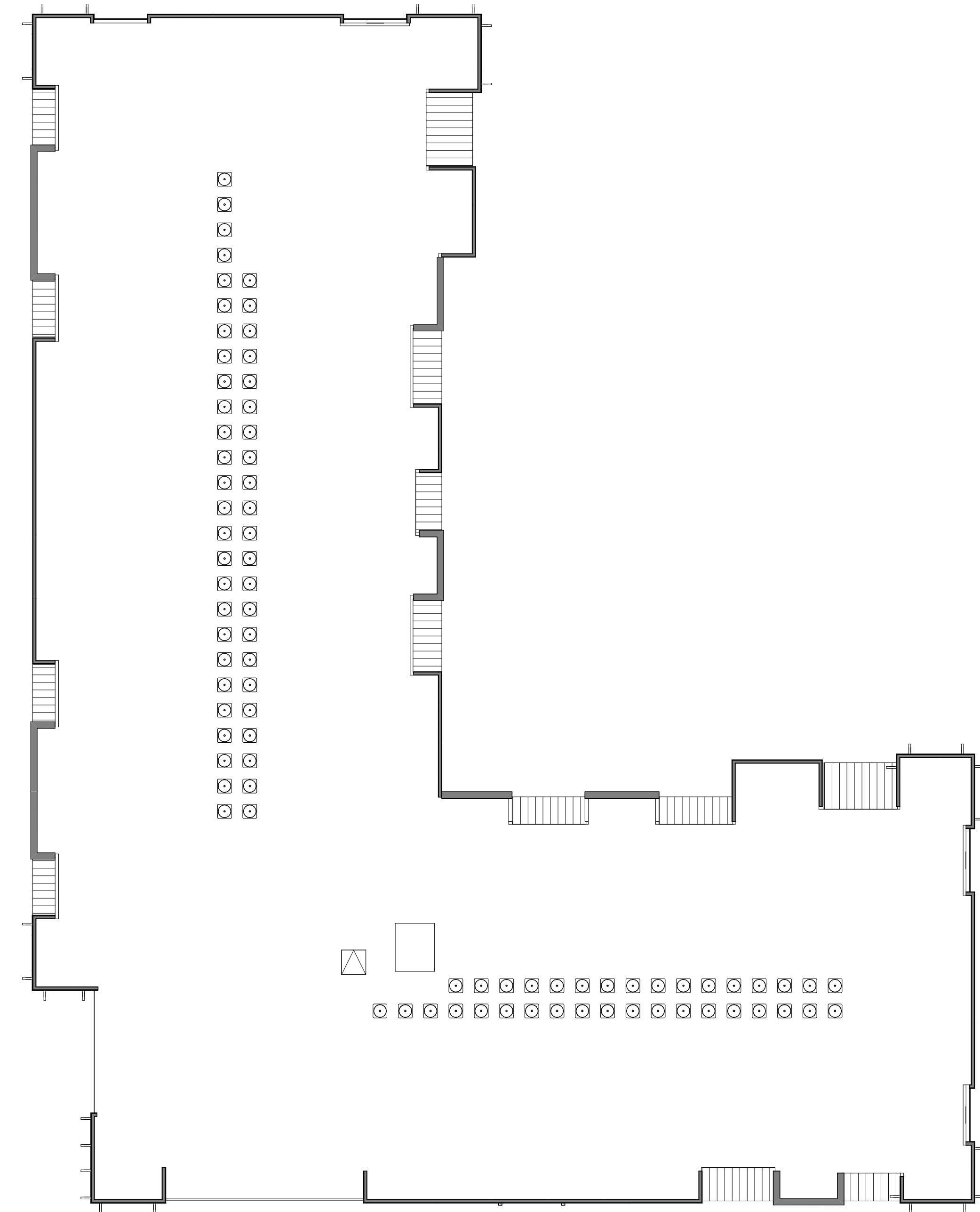
## ENCORE AT LOWNDES HILL GREENVILLE, SC

**SKA-8**  
BUILDING A - SCHEMATIC PLANS





1 BUILDING A - SCHEMATIC FIFTH FLOOR PLAN  
1/16" = 1'-0"



2 BUILDING A - SCHEMATIC ROOF PLAN  
1/16" = 1'-0"

## ENCORE AT LOWNDES HILL GREENVILLE, SC

**SKA-9**  
BUILDING A - SCHEMATIC PLANS





1 BUILDING B - SCHEMATIC FIRST FLOOR PLAN  
1/16" = 1'-0"

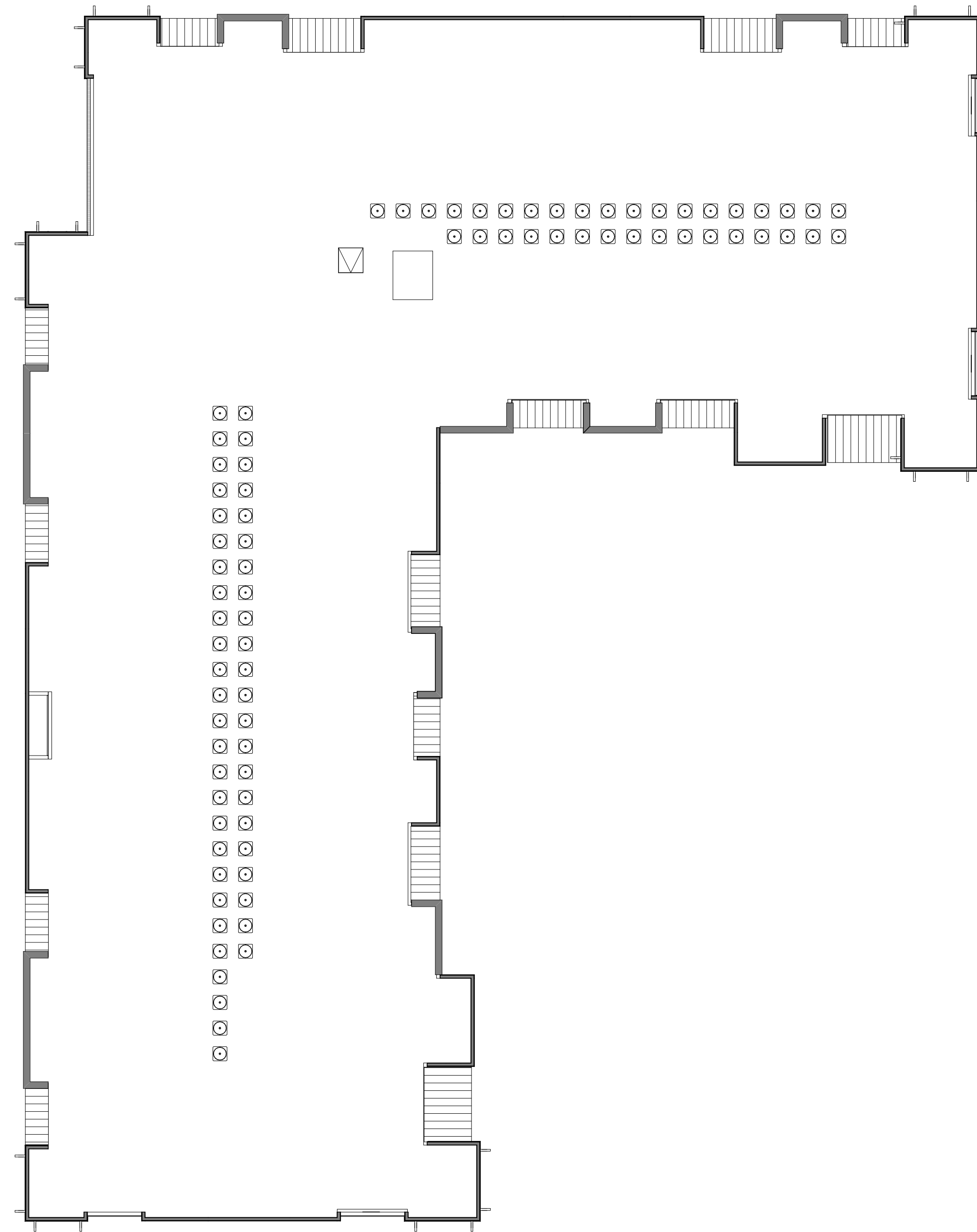


2 BUILDING B - SCHEMATIC FLOOR PLAN (2-5)  
1/16" = 1'-0"

## ENCORE AT LOWNDES HILL GREENVILLE, SC

**SKA-10**  
BUILDING B - SCHEMATIC PLANS

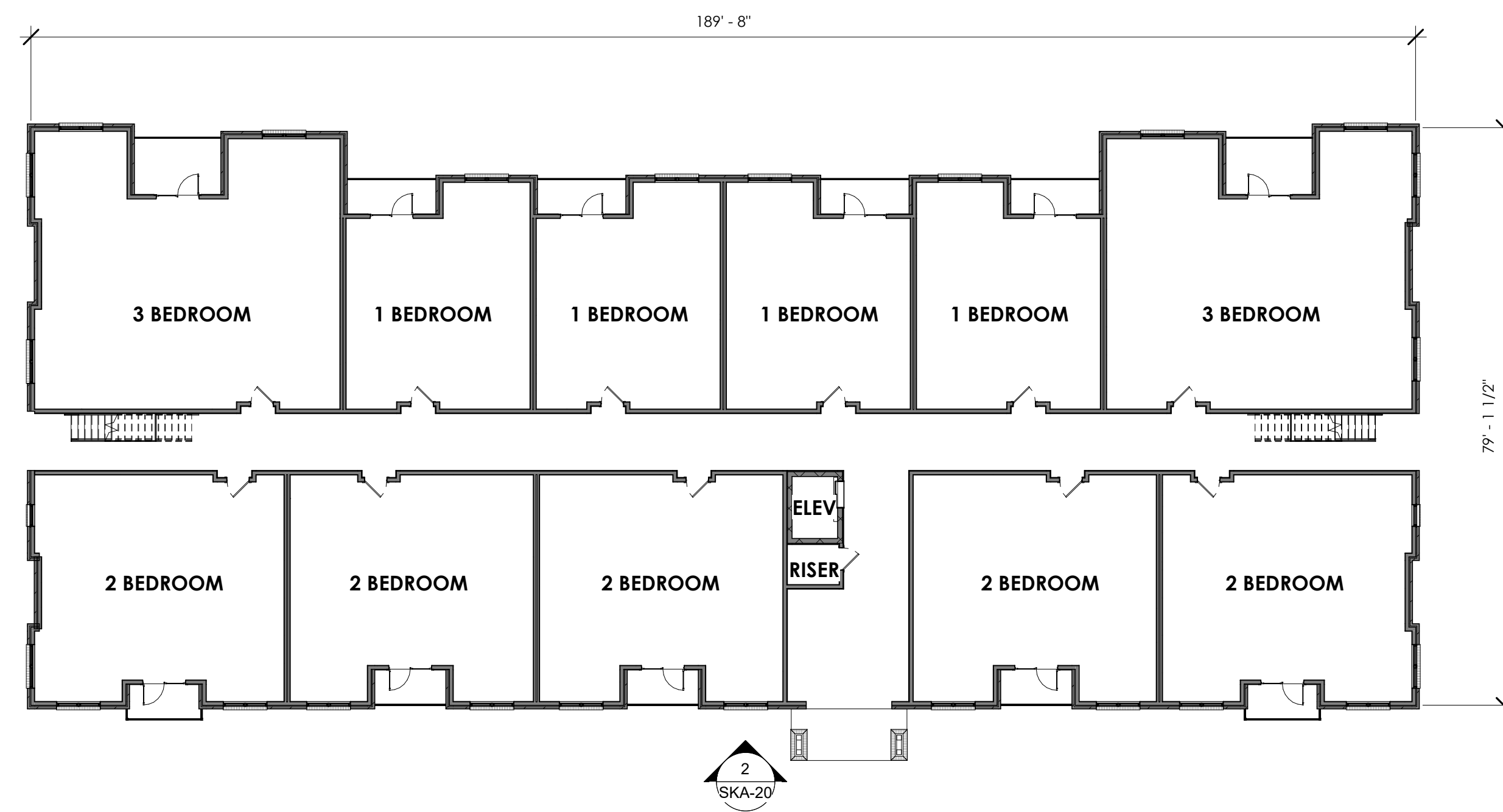




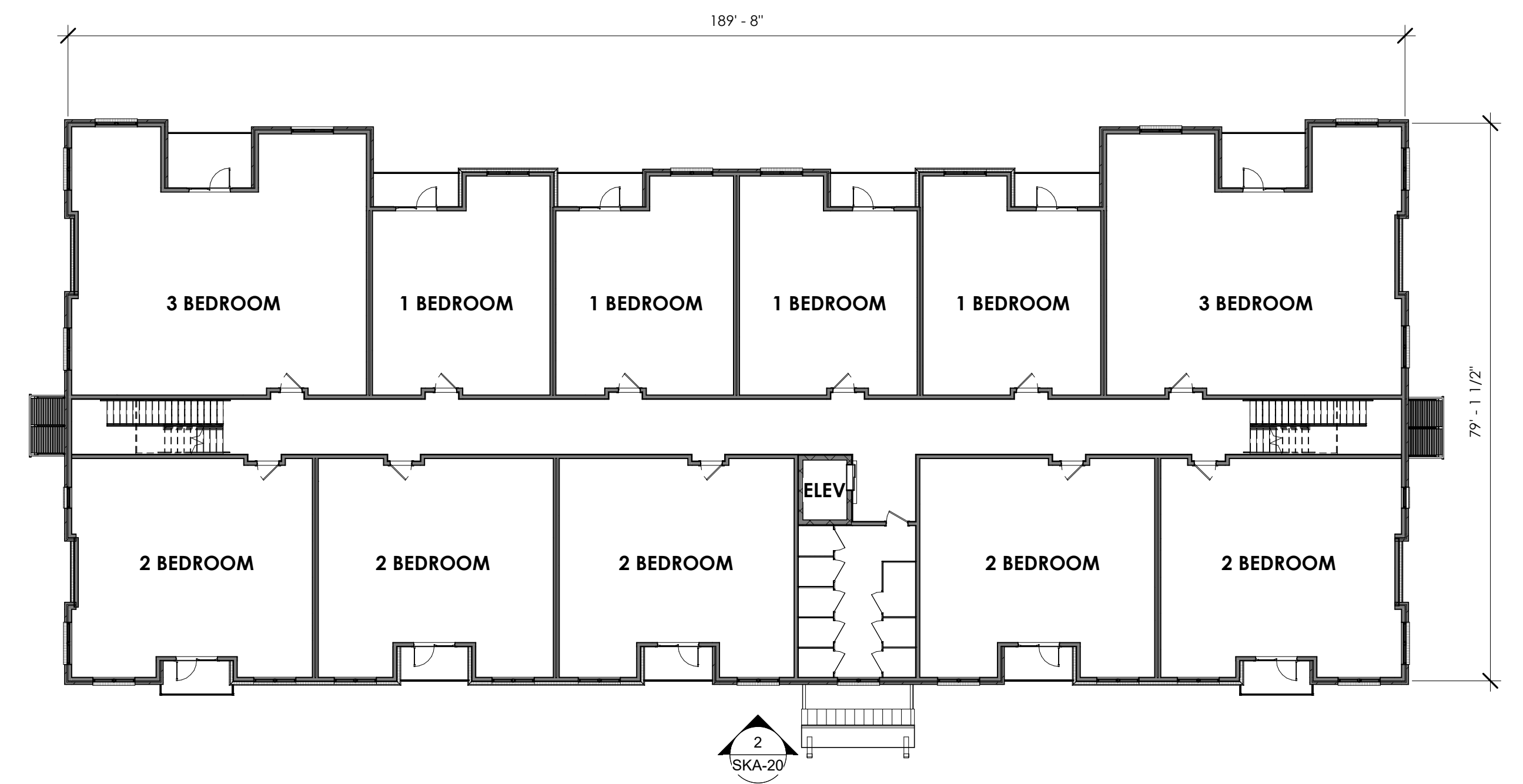
1 BUILDING B - SCHEMATIC ROOF PLAN  
1/16" = 1'-0"

**ENCORE AT LOWNDES HILL**  
GREENVILLE, SC

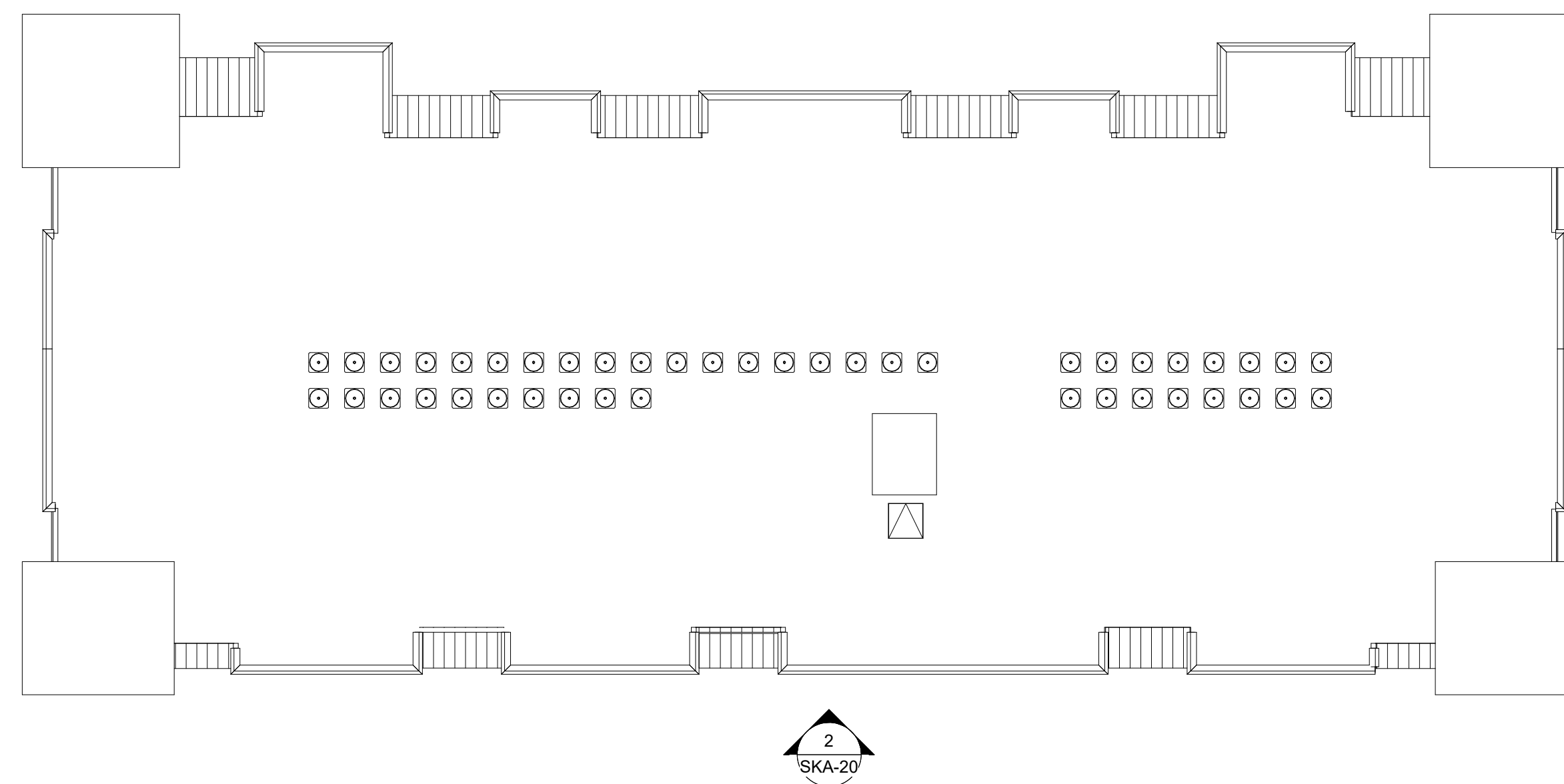




1 BUILDING C - SCHEMATIC FIRST FLOOR PLAN  
1/16" = 1'-0"



2 BUILDING C - SCHEMATIC FLOOR PLAN (2-4)  
1/16" = 1'-0"

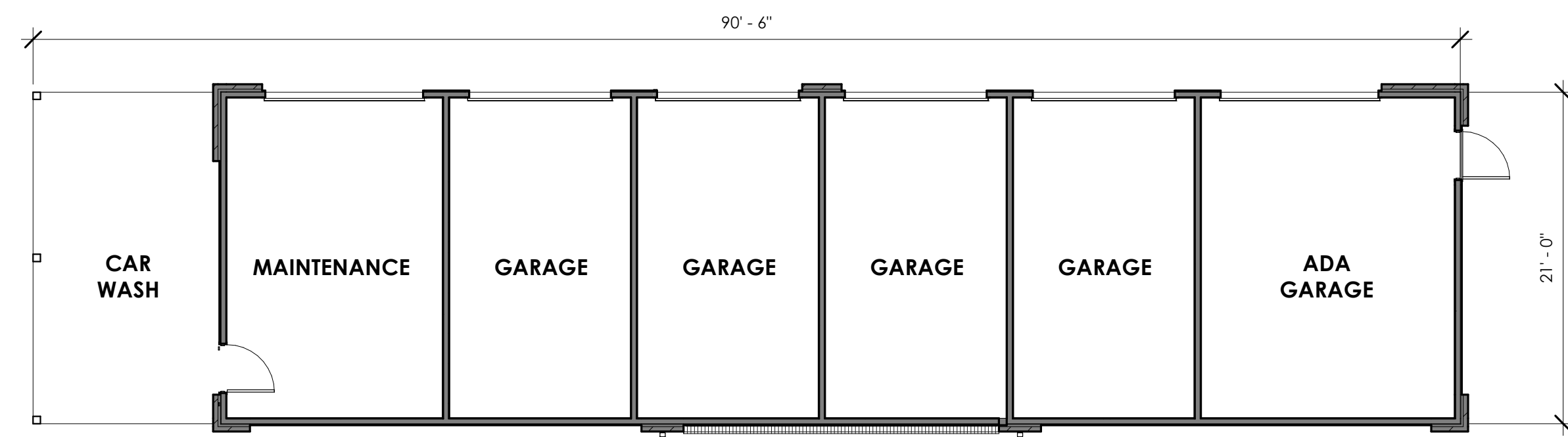


3 BUILDING C - SCHEMATIC ROOF PLAN  
1/16" = 1'-0"

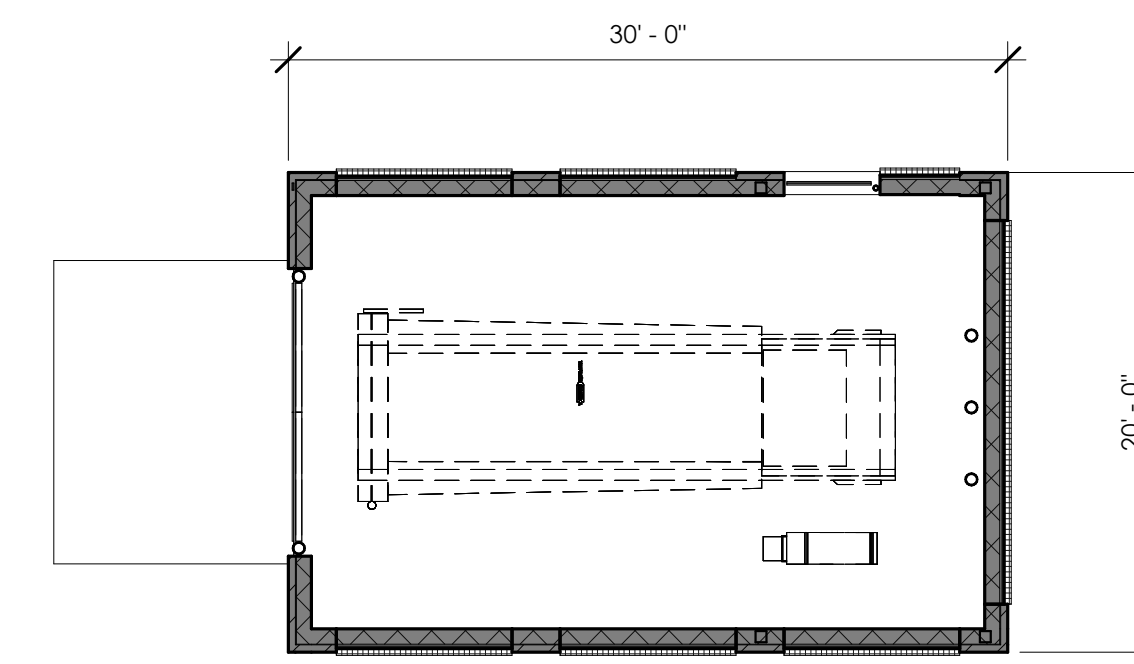
## ENCORE AT LOWNDES HILL GREENVILLE, SC

**SKA-12**  
BUILDING C - SCHEMATIC PLANS

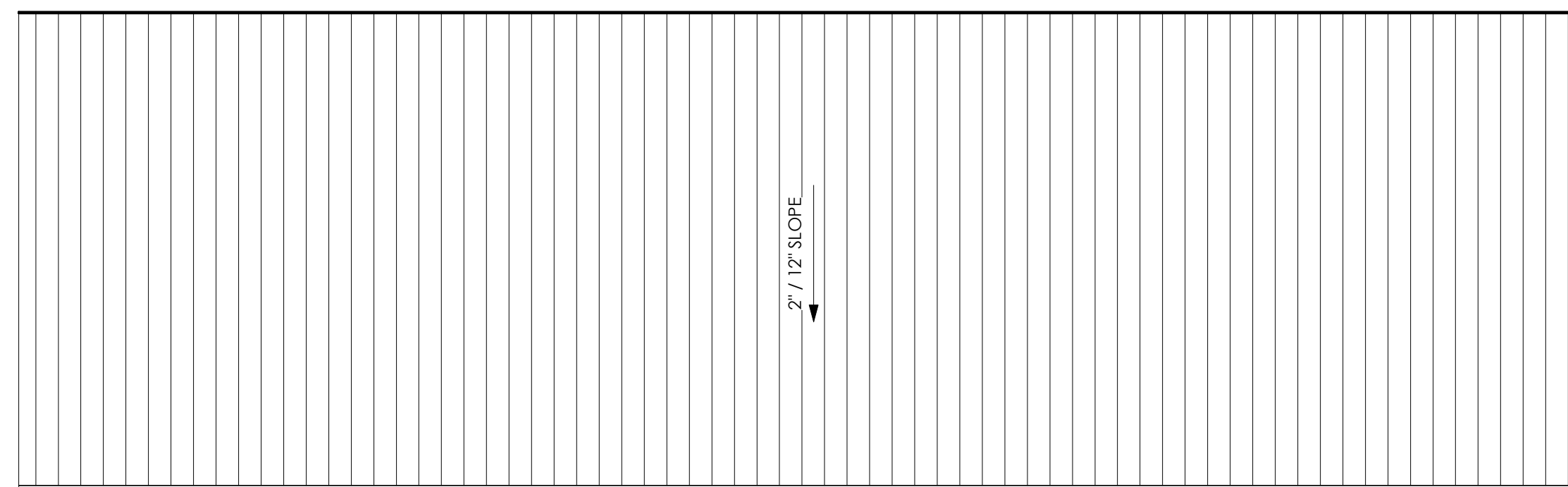




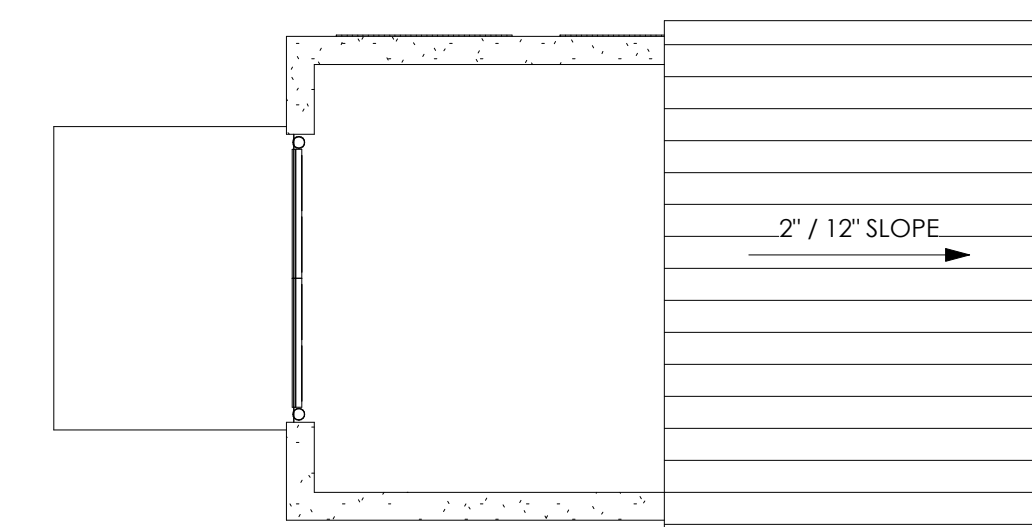
1 MAINTENANCE / GARAGE - SCHEMATIC FLOOR PLAN  
1/8" = 1'-0"



3 TRASH ENCLOSURE - SCHEMATIC FLOOR PLAN  
1/8" = 1'-0"

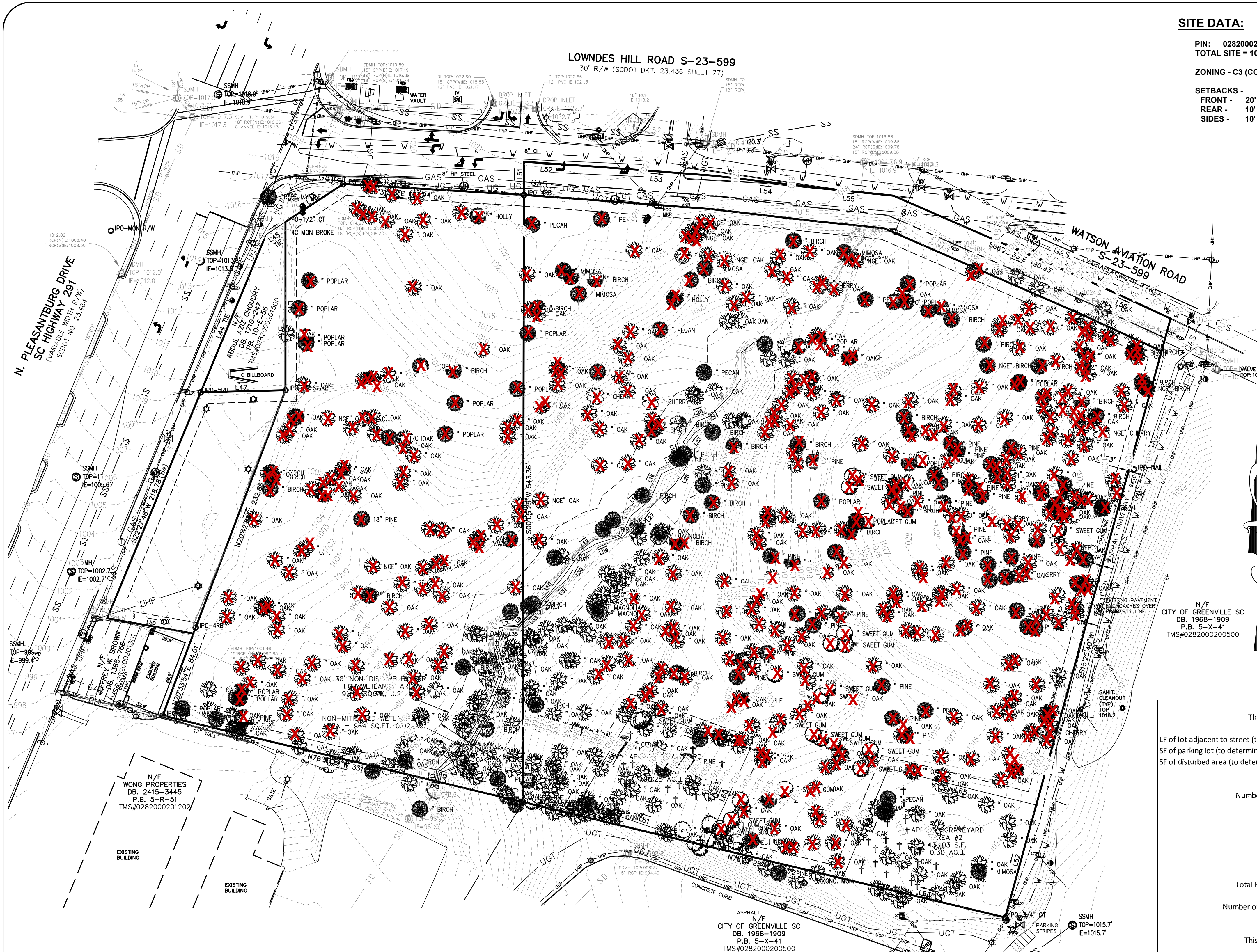


2 MAINTENANCE / GARAGE - SCHEMATIC ROOF PLAN  
1/8" = 1'-0"



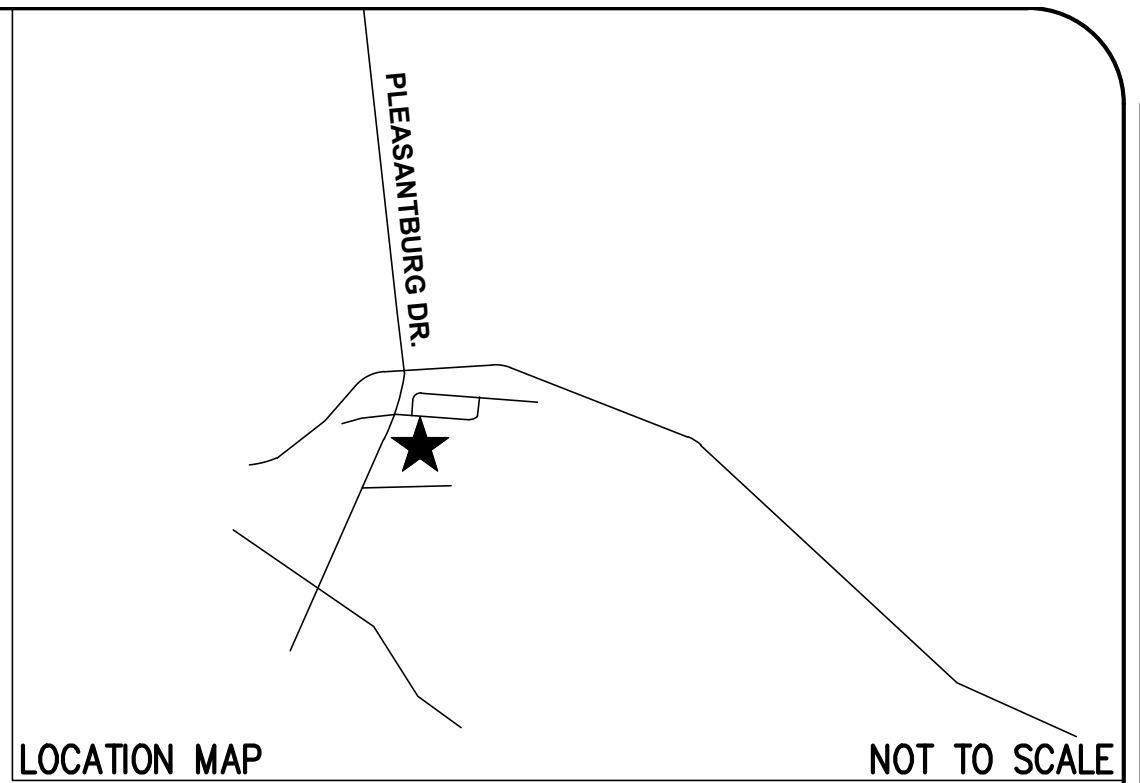
4 TRASH ENCLOSURE - SCHEMATIC ROOF PLAN  
1/8" = 1'-0"





X = TREES TO BE REMOVED

**SITE DATA:**  
PIN: 0282000201400, 0282000201401, 0282000201300  
TOTAL SITE = 10.31 AC  
  
ZONING - C3 (COMMERCIAL)  
  
SETBACKS -  
FRONT - 20'  
REAR - 10'  
SIDES - 10'



- LEGEND**
- |                              |                        |                         |
|------------------------------|------------------------|-------------------------|
| BL BUILDING LINE             | TEL TELEPHONE PEDESTAL | GT GREASE TRAP MANHOLE  |
| CL CENTERLINE                | CATV CABLE TV PEDESTAL | TO/B TOP/BOTTOM CURB    |
| CMP CORRUGATED METAL PIPE    | ET ELECTRIC METER      | TW/BW TOP/BOTTOM WALL   |
| CT CRIMP TOP                 | CB CATCH BASIN         | VCP VITRIFIED CLAY PIPE |
| DE DRAINAGE EASEMENT         | DI DROP INLET          | WM WATER METER          |
| EP EDGE OF PAVEMENT          | ETC ELEC TRANS         | WV WATER VALVE          |
| FFE FINISHED FLOOR ELEVATION | X99.9 ELEVATION        | PI POST INDICATOR VALVE |
| FG FINISHED GRADE            | FF FIRE HYDRANT        | ST STORMWATER FLOW      |
| IE INVERT ELEVATION          | GM GAS METER           | TF TRAFFIC FLOW         |
| IPO IRON PIN OLD             | GV GAS VALVE           |                         |
| IPS IRON PIN SET             | LP LIGHT POLE          |                         |
| N&C NAIL & CAP               | GP GUY ANCHOR          |                         |
| OT OPEN TOP                  | SMH SS MANHOLE         |                         |
| RB REBAR                     | SSH SS MANHOLE         |                         |
| RCP REINFORCED CONC PIPE     | TMH TELEPHONE MANHOLE  |                         |
| R/W RIGHT OF WAY             | SD STORM DRAIN         |                         |
| SS SANITARY SEWER            | CO CLEAN OUT           |                         |
| SSE SS EASEMENT              |                        |                         |
- LINE TYPES**
- |                                     |                              |
|-------------------------------------|------------------------------|
| — CTV CABLE TV                      | — SS SANITARY SEWER - EXIST. |
| — x CHAIN LINK FENCE (PROPOSED)     | — SS SANITARY SEWER - NEW    |
| — x CHAIN LINK FENCE (EXISTING)     | — SF SILT FENCE              |
| — 680 — CONTOURS - EXIST. GRADE     | — SD STORM SEWER - EXIST.    |
| — (678) — CONTOURS - FINISHED GRADE | — SD STORM SEWER - NEW       |
| — FOC FIBER OPTIC                   | — UGP UNDERGROUND POWER      |
| — FM FORCE MAIN                     | — UGT UNDERGROUND TEL        |
| — GAS GAS LINE                      | — W WATER LINE - EXIST.      |
| — DHP OVERHEAD POWER                | — W WATER - NEW              |
| — OHT OVERHEAD TELEPHONE            | — WOOD FENCE                 |
| — RD ROOF DRAIN - NEW               | — NPDS LIMITS OF DISTURBANCE |

**TREE REQUIREMENTS PER LANDSCAPE ORDINANCE**  
This table is to be used to determine the minimum number of trees that will be required per the landscape ordinance.

|                                                                      |            |
|----------------------------------------------------------------------|------------|
| LF of lot adjacent to street (to determine street tree requirements) | 1038       |
| SF of parking lot (to determine parking lot requirements)            | 122441     |
| SF of disturbed area (to determine tree density requirements)        | 350774     |
| Combined Building Footprints                                         | 59710      |
| Athletic fields and courts                                           | 0          |
| Number of Existing Trees between 3" and 6" to be saved               | 27         |
| Total area for 1 tree per 2,000 sf                                   | 291064     |
| <b>No. of Trees</b>                                                  |            |
| Trees required for 1 per 2,000sf                                     | 146        |
| Trees required for parking lot                                       | 62         |
| 3" Canopy Street trees required at 1 per 40' -or-                    | 26         |
| 2" Ornamental Street Trees required at 1 per 20'                     | 52         |
| <b>Total Required number of trees per landscape ordinance</b>        | <b>146</b> |
| Credit for Saved Trees                                               | 27         |
| <b>Number of new tree to be installed per landscape ordinance</b>    | <b>119</b> |

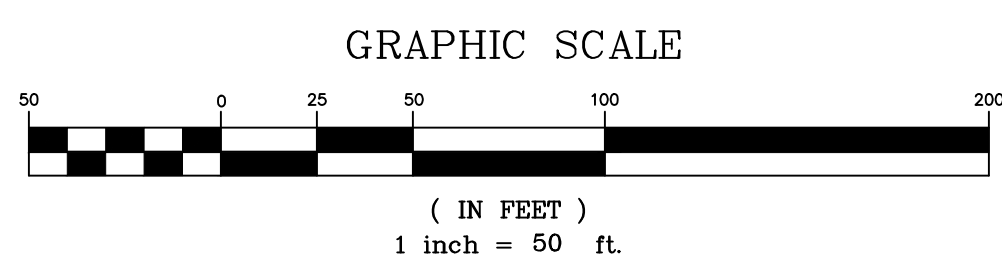
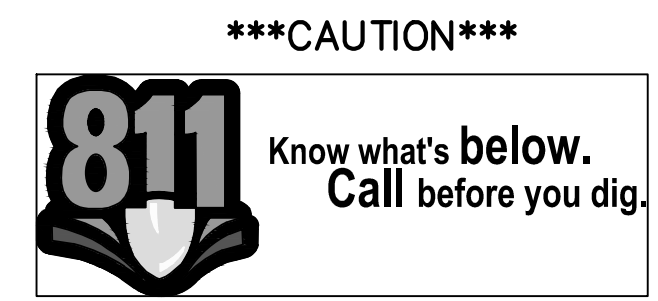
**TREE REQUIREMENTS PER TREE PRESERVATION ORDINANCE (1:1 replacement)**  
This table is to be used to determine the mitigation requirements for removed trees per the tree preservation ordinance

|                                                                           |      |
|---------------------------------------------------------------------------|------|
| <b>Combined DBH</b>                                                       |      |
| Existing Trees greater than 6" to be removed (including heritage trees)*  | 7630 |
| Total DBH to be installed as indicated on landscape plan plus saved trees | 600  |
| <b>7030 Difference of Mitigation minus installed</b>                      |      |
| 7030 Additional DBH Required                                              |      |
| <b>\$351,500 Optional Fee-in-lieu-of for mitigation</b>                   |      |

\* NOTE: exclude any trees which are exempt per ordinance

**TREE REQUIREMENTS PER TREE PRESERVATION ORDINANCE (Heritage Tree Removal Fees)**  
This table is to be used to determine the fine for removal of heritage trees

|                                                                            |     |
|----------------------------------------------------------------------------|-----|
| <b>Combined DBH</b>                                                        |     |
| Heritage trees being removed                                               | 348 |
| <b>\$15,660 Mandatory Heritage tree removal fees</b>                       |     |
| <b>TOTAL FEES REQUIRED FOR 1:1 MITIGATION FINE AND HERITAGE TREE FINES</b> |     |
| \$351,500 Optional Fee-in-lieu-of for mitigation                           |     |
| \$15,660 Mandatory Heritage tree removal fees                              |     |
| <b>\$367,160 Total of Fee-in-lieu-of plus Heritage Removal Fees</b>        |     |
| or                                                                         |     |
| <b>\$201,317 Max Cap based on \$25,000 per acre pro rata</b>               |     |



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.

**SITE DESIGN, INC.**  
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www.sitedesign-inc.com  
228 ROCKY CREEK ROAD  
GREENVILLE, SC 29615  
PH: (864) 271-0066

| NO. | DATE |
|-----|------|
| 10. |      |
| 9.  |      |
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| 6.  |      |
| 5.  |      |
| 4.  |      |
| 3.  |      |
| 2.  |      |
| 1.  |      |

THIS DRAWING IS THE PROPERTY OF SITE DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SITE DESIGN, INC. FURTHERMORE, THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF SITE DESIGN, INC.

SITE DESIGN, INC.  
No. 000122  
CERTIFICATE

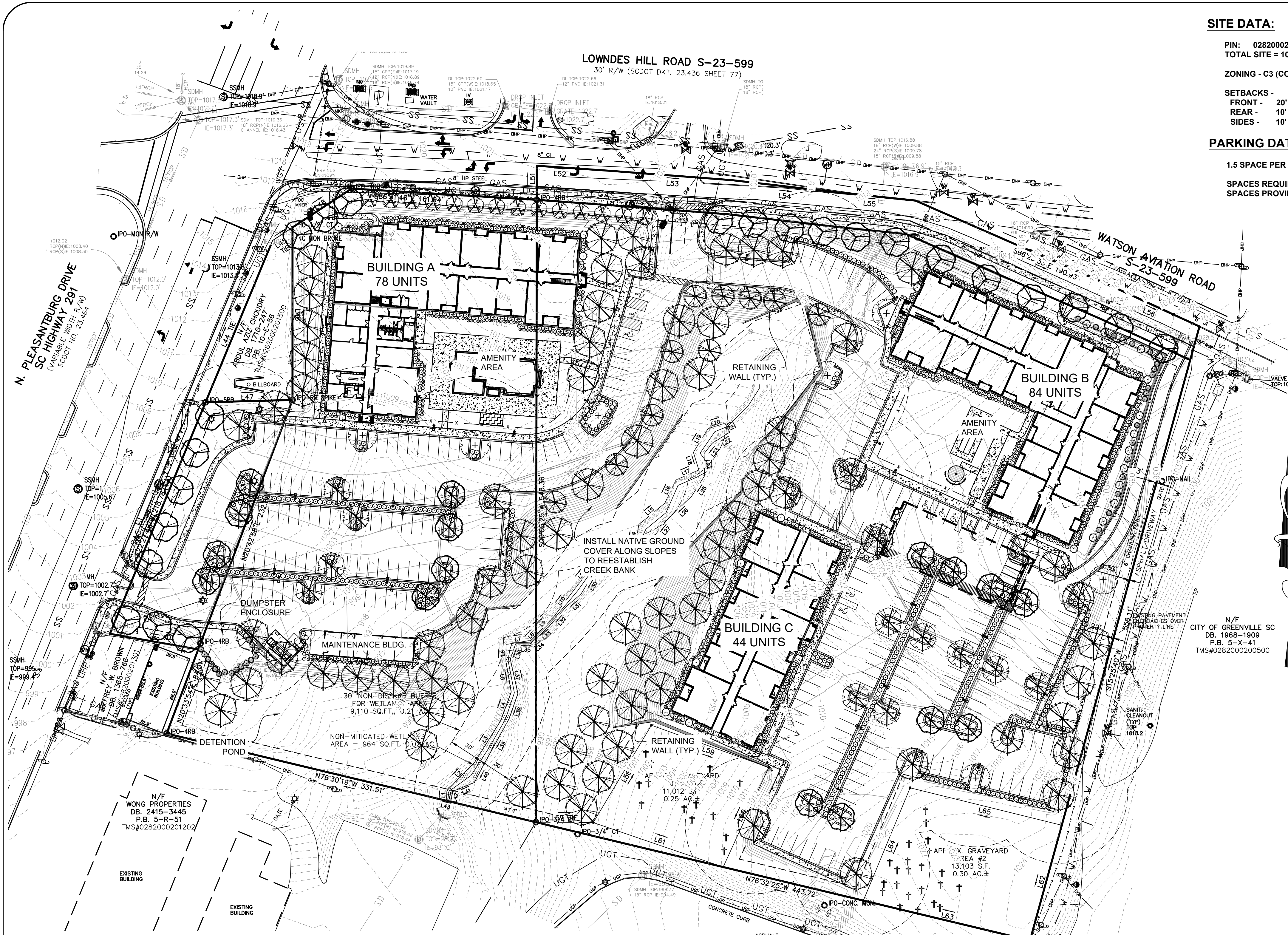
SC. REG. NO. 52

**ENCORE LOWNDES HILL**

**CITY OF GREENVILLE GREENVILLE COUNTY SOUTH CAROLINA**

|                                     |            |
|-------------------------------------|------------|
| HORZ. SCALE:                        | 1" = 50'   |
| VERT. SCALE:                        | N/A        |
| DESIGNED BY:                        | JAW        |
| DRAWN BY:                           | JAW        |
| CHECKED BY:                         | AGB        |
| DATE:                               | 04/22/2022 |
| S211535 LANDSCAPE.dwg               |            |
| <b>EXISTING TREE INVENTORY PLAN</b> |            |
| SHEET 4 OF 6                        |            |
| <b>L100</b>                         |            |





**SITE DATA:**

PIN: 0282000201400, 0282000201401, 0282000201300  
TOTAL SITE = 10.31 AC

ZONING - C3 (COMMERCIAL)

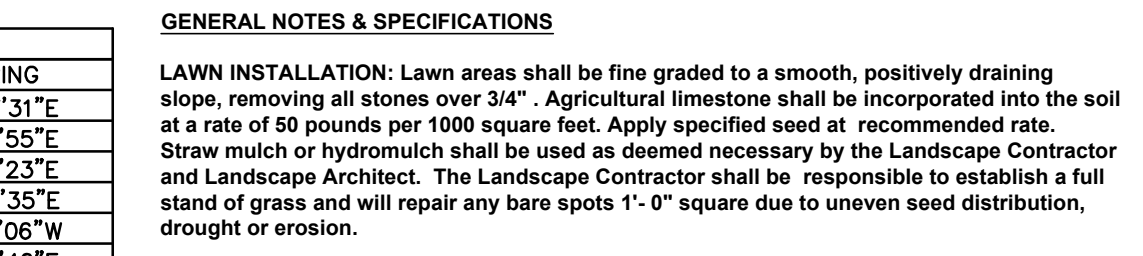
SETBACKS -  
FRONT - 20'  
REAR - 10'  
SIDES - 10'

**PARKING DATA:**

1.5 SPACE PER UNIT (206 UNITS = 309 SPACES)

SPACES REQUIRED: 309 SPACES  
SPACES PROVIDED: 309 SPACES

**LOCATION MAP**



NOT TO SCALE

**GENERAL NOTES & SPECIFICATIONS**

**LAWN INSTALLATION:** Lawn areas shall be fine graded to a smooth, positively draining slope, removing all stones over 3/4". Agricultural limestone shall be incorporated into the soil at a rate of 50 pounds per 1000 square feet. Apply specified seed at recommended rate. Straw mulch or hydromulch shall be used as deemed necessary by the Landscape Contractor and Landscape Architect. The Landscape Contractor shall be responsible to establish a full stand of grass and will repair any bare spots 1'-0" square due to uneven seed distribution, drought or erosion.

**SOD INSTALLATION:** Sodded lawn areas shall be fine graded to a smooth, positively draining slope, removing all stones over 3/4". Sod shall be healthy, thick sod placed so that joints are butt tight. Staple as necessary. Sod shall be trimmed to match bed lines shown on plan. Startup fertilizer shall be incorporated into the soil at the manufacturer's recommended rate. Any area of sod that fails to root, settles or dies will be replaced by the Landscape Contractor.

**UTILITY LOCATION:** The Landscape Contractor is responsible for contacting the utility locator service and is responsible for any damage done to utilities.

**QUANTITIES:** Plant quantities are shown for the contractor's convenience only. PLANTS SHALL BE INSTALLED AS SHOWN. Contractor is responsible for confirming all quantities prior to bidding and installation.

**BIDS:** In order to keep all bids standard, all bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.

**PLANT QUALITY:** All plants shall be nursery grown, have a full habit of growth as is characteristic of that species, and shall be free of disease or insects. General plant quality shall be as specified in the "USA Standard for Nursery Stock" (published by the American Association of Nurserymen). Please contact the Landscape Architect if there is difficulty in locating a particular plant. If necessary, a substitute plant will be recommended by the Landscape Architect.

**PLANTING AREA PREPARATION:** Entire planting area shall be scarified and contain amended on-site soil or a soil mix to a depth of no less than 18". (see planting detail for more information.)

**SETTING OF PLANTS:** The root ball of container grown plants shall be scarified in several places prior to planting. Plant shrubs and trees so that after initial settlement, the top root balls will be even with or slightly above the adjacent soil line. Around root balls, 1/2 of the original soil shall be removed from the planting hole and thoroughly mixed with the same quantity peat moss or well rotted, fine textured bark. (Only in areas where the existing soil is 100% fertile, loose topsoil (brown or black in color) can plants be placed directly in the soil with no amendments). PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.

**PREPARATION OF GROUND COVER AND SEASONAL COLOR BEDS:** The existing soil in ground cover and seasonal color beds shall be thoroughly cultivated 6 inches deep, to a fine texture (no clods over 1/2") with a mechanical tiller. A plant mix of 60% screened shredded topsoil, 20% sand, and 20% well rotted sawdust or peat shall then be thoroughly incorporated into the existing soil with the tiller so that the soil mix (6" deep) is 1/2 original soil and 1/2 plant mix. All groundcover and seasonal color beds shall receive a 2" layer of fine textured, screened, pine bark mulch, or equal. PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.

**FERTILIZING:** Upon completion of plantings, all shrubs shall receive 1lb cup of 16-4-8 fertilizer (50% of nitrogen slow release) evenly broadcast at the base of the plants. Trees shall receive 1/4 cup of 16-4-8 fertilizer (50% of nitrogen slow release) per inch of caliper. Ground cover beds shall be fertilized at the rate of 20 pounds of 16-4-8 (50% of nitrogen slow release) per 1000 square feet.

**STAKING OF TREES:** Deciduous trees, 1 1/2" in caliper and over, and evergreen trees, 8" and taller shall be staked. Rubberhose to be used to cover the wire at the point of its contact with the tree. The Landscape Contractor is responsible for all wind damage to trees, (provided winds are less than 60mph) during the guarantee period, and may stake other trees (for his own protection) at his option. TRANSPLANTS All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

**MULCHING:** As specified on planting list. Hardwood mulch: All beds to receive a 3" layer of aged hardwood bark mulch (free of wood chips or large chunks of bark). Fresh hardwood bark mulch is not recommended to be used, as water run-off may cause staining on adjacent concrete surfaces. All damages incurred by the use of fresh hardwood mulch shall be the responsibility of the landscape contractor. Pinestraw: All beds to receive a 4" layer (prior to compaction) of pinestraw. After natural compaction, pinestraw should have a depth of 2". All trees located in lawn areas shall receive a 3" diameter ring of mulch. Mulch in these areas is to follow the above listed guidelines. A weed barrier shall be provided in all bed areas under mulch layer.

**GRADING:** All final grading shall be the responsibility of the landscape contractor. The responsibility for any additional grading (if needed) shall be determined prior to bidding.

**BACKFILL:** Landscape contractor to verify any additional backfill/topsoil needed prior to beginning work. A unit price for topsoil shall be included in all bid documents to allow for circumstances that might arise during installation.

**STABILIZATION:** Landscape contractor shall ensure that all plantings are stabilized with ground covers, mulches or other approved materials to prevent soil erosion and allow rainwater infiltration.

**CLEAN UP:** Final clean up of any disturbances occurring as a result of landscape operations shall be the responsibility of the landscape contractor.

**INSPECTION:** It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to installation. All plant material will be inspected. Plants not conforming precisely to the plant list will not be accepted and shall be replaced at the contractor's own expense.

**LICENSES:** The contractor will be responsible for obtaining all licenses necessary to complete the work.

**INSURANCE:** With the submittal of bid documents, the landscape contractor shall also submit a certificate of insurance for workman's compensation and a contractor's general liability. Contractors not providing evidence of such insurance will be ineligible to receive the contract for the job.

**GUARANTEE:** 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. The contractor will not be responsible for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents beyond the landscape contractors control which result from natural causes such as floods, lightning, storms, freezing rains, or winds over 60 miles per hour, fire, vandalism or theft.

**IRRIGATION:** Unless otherwise specified, if an automatic irrigation system is desired or required, it will be the responsibility of the contractor to have the system designed and installed. NO irrigation to be placed in SCDOT ROW.

| LINE | LENGTH  | BEARING     |
|------|---------|-------------|
| L1   | 8.93'   | N03°47'31"E |
| L2   | 34.68'  | N44°17'55"E |
| L3   | 42.89'  | N52°01'23"E |
| L4   | 26.38'  | N20°04'35"E |
| L5   | 26.62'  | N02°45'08"W |
| L6   | 15.28'  | N00°12'40"E |
| L7   | 22.04'  | N80°27'48"E |
| L8   | 6.41'   | N44°09'21"E |
| L9   | 22.31'  | N44°09'21"E |
| L10  | 29.94'  | N36°51'34"E |
| L11  | 27.15'  | N38°08'15"E |
| L12  | 16.48'  | N53°10'27"E |
| L13  | 22.58'  | N79°38'10"E |
| L14  | 21.69'  | N10°58'36"E |
| L15  | 29.20'  | N50°37'04"E |
| L16  | 22.57'  | N25°45'18"E |
| L17  | 21.73'  | N66°23'19"E |
| L18  | 16.07'  | N16°56'55"W |
| L19  | 24.36'  | N31°35'50"E |
| L20  | 15.54'  | N72°22'04"E |
| L21  | 8.89'   | S27°32'04"E |
| L22  | 18.27'  | S57°48'08"W |
| L23  | 11.26'  | S37°44'11"W |
| L24  | 19.32'  | S01°15'30"E |
| L25  | 21.08'  | S32°16'42"W |
| L26  | 29.25'  | S46°12'38"W |
| L27  | 19.10'  | S38°30'11"W |
| L28  | 18.25'  | S48°55'29"W |
| L29  | 39.44'  | S66°32'55"W |
| L30  | 26.50'  | S31°09'09"W |
| L31  | 16.26'  | S50°02'15"W |
| L32  | 23.69'  | S41°12'51"W |
| L33  | 15.04'  | S47°13'43"W |
| L34  | 7.04'   | S47°13'43"W |
| L35  | 12.65'  | N89°16'46"W |
| L36  | 14.25'  | S19°30'13"W |
| L37  | 30.89'  | S12°30'55"E |
| L38  | 23.55'  | S19°26'40"W |
| L39  | 46.75'  | S28°55'11"W |
| L40  | 16.31'  | S27°42'25"W |
| L41  | 22.56'  | S67°24'23"W |
| L42  | 7.89'   | S12°01'00"W |
| L43  | 2.10'   | N76°30'19"W |
| L44  | 152.89' | N22°31'50"E |
| L45  | 20.72'  | N66°33'21"E |
| L46  | 20.72'  | N00°00'45"W |
| L47  | 75.94'  | S88°30'13"W |
| L48  | 61.80'  | N56°45'51"E |
| L49  | 35.28'  | S20°10'51"E |
| L50  | 77.89'  | N80°03'34"W |
| L51  | 29.76'  | N00°05'25"E |
| L52  | 64.30'  | S80°04'57"E |
| L53  | 106.69' | S85°35'08"E |
| L54  | 92.58'  | S83°24'10"E |
| L55  | 68.27'  | S84°00'49"E |
| L56  | 80.53'  | S65°20'34"E |

| LINE      | LENGTH  | BEARING     |
|-----------|---------|-------------|
| L57 (TYP) | 50.24'  | S89°36'22"E |
| L58       | 98.98'  | N30°50'39"E |
| L59       | 108.80' | S70°10'50"E |
| L60       | 95.64'  | S24°32'47"W |
| L61       | 119.87' | N71°08'13"W |
| L62       | 104.34' | S15°25'40"W |
| L63       | 149.65' | N76°32'25"W |
| L64       | 106.58' | N22°33'22"E |
| L65       | 136.38' | S76°08'09"E |

**LANDSCAPING REQUIREMENTS:**

- INTERIOR PARKING LOT LANDSCAPING REQUIRES ONE CANOPY TREE AND EIGHT SHRUBS PER 2,000 SF OF TOTAL PARKING AREA INCLUDING DRIVES AND SERVICE AREA
- 116,079 SF = 58 TREES REQUIRED  
58 TREES PROVIDED  
464 SHRUBS REQUIRED  
464 SHRUBS PROVIDED
- STREET TREES SHALL BE PLANTED AT A SPACING OF 40' ON CENTER OR 20' ON CENTER DUE TO OVERHEAD OBSTACLES.
- 1,038 LF OF STREET FRONTAGE = REQUIRED STREET TREES  
PROVIDED STREET TREES = 28  
= 19 - 3" CANOPY, 14 - 2" UNDERSTORY DUE TO OVERHEAD ELECTRICAL

**SCREENING AND BUFFERING:**  
- SCREENING MUST BE PROVIDED FOR ALL LOADING AND SERVICE AREAS, GROUND LEVEL MECHANICAL EQUIPMENT

**FOUNDATION PLANTINGS:**  
- BUILDING FOUNDATIONS SHALL BE LANDSCAPED ALONG THE FULL LENGTH FRONT AND REAR FACADE. LANDSCAPING SHALL WRAP AROUND THE CORNERS AND SHALL CONTINUE AROUND BUILDING SIDES TO A LOGICAL CONCLUSION POINT. MINIMUM DEPTH OF 4" AND AVERAGE DEPTH OF 6"

**TREE PRESERVATION:**  
GREENVILLE COUNTY REQUIRES 15 TREE DENSITY UNITS PER DISTURBED ACRE (SEE ATTACHED CALCULATION SHEET L100)

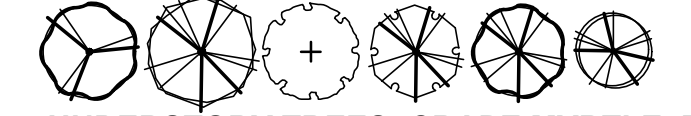
**LEGEND**

- BL BUILDING LINE
- CL CENTERLINE
- OMP CORRUGATED METAL PIPE
- CT CRIMP TOP
- DE DRAINAGE EASEMENT
- EP EDGE OF PAVEMENT
- FFE FINISHED FLOOR ELEVATION
- FG FINISHED GRADE
- IE INVERT ELEVATION
- PO IRON PIN OLD - 6"
- IP IRON PIN SET - 0"
- N&C NAIL & CAP
- OT OPEN TOP
- REBAR
- RCR REINFORCED CONC PIPE
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SS SANITARY SEWER
- SSE SSE EASEMENT
- TEL TELEPHONE PEDESTAL
- CATV CABLE TV FEEDLINE
- EW ELECTRIC METER
- CB CATCH BASIN
- DI DROP INLET
- WV WATER VALVE
- X90.0 ELEVATION
- FF FIRE HYDRANT
- GM GAS METER
- GV GAS VALVE
- LP LIGHT POLE
- PP POWER POLE
- GP GUY ANCHOR
- SMH SD MANHOLE
- SS SS MANHOLE
- TMH TELEPHONE MANHOLE
- CO CLEAN OUT
- TC/BW TOP/BOTTOM CURB
- TW/BW TOP/BOTTOM WALL
- VCP VITRIFIED CLAY PIPE
- WV WATER VALVE
- PI POST INDICATOR VALVE
- STF STORMWATER FLOW
- TRF TRAFFIC FLOW
- GREASE TRAP MANHOLE
- TOP/BOTTOM CURB
- TOP/BOTTOM WALL
- VITRIFIED CLAY PIPE
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- STORMWATER FLOW
- TRAFFIC FLOW

**LINE TYPES**

- CTV CABLE TV
- X CHAIN LINK FENCE (PROPOSED)
- X CHAIN LINK FENCE (EXISTING)
- 680- CONTOURS - EXIST. GRADE
- (678)- CONTOURS - FINISHED GRADE
- FOC FIBER OPTIC
- FM FORCE MAIN
- GAS GAS LINE
- OMP OVERHEAD POWER
- OHT OVERHEAD TELEPHONE
- RO ROOF DRAIN - NEW
- SS SANITARY SEWER - EXIST.
- SS SANITARY SEWER - NEW
- SF SILT FENCE
- SD STORM SEWER - EXIST.
- SD STORM SEWER - NEW
- UP UNDERGROUND POWER
- UP UNDERGROUND TEL
- W WATER LINE - EXIST.
- W WATER - NEW
- WO WOOD FENCE
- NFDES LIMITS OF DISTURBANCE

CANOPY TREES: OAK, MAPLE, ZELKOVA, ASH, PISTACHE, ETC.



UNDERSTORY TREES: CRAPE MYRTLE, DOGWOOD, REDBUD, ETC.



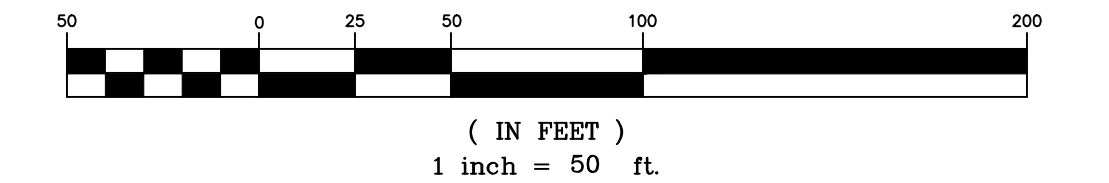
PARKING LOT AND FOUNDATION SHRUBS: HOLLY, LOROPETALUM, ABELIA, CAMELLIA, ARBORVITAE, ETC.

\*\*\*CAUTION\*\*\*



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.

**GRAPHIC SCALE**



**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

www.sitedesign-inc.com  
228 ROCKY CREEK ROAD  
GREENVILLE, SC 29615  
PH: (864) 271-0066

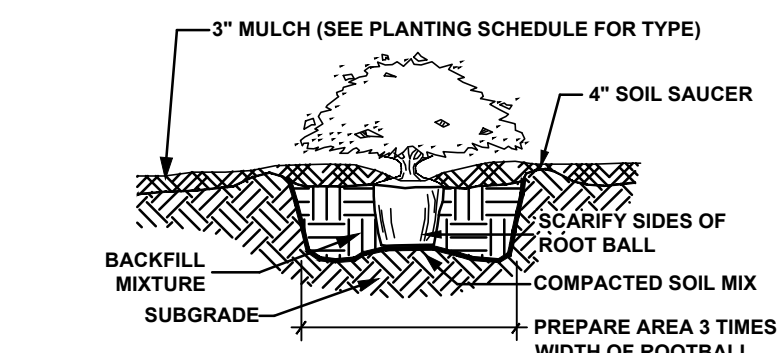
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|      | 9.  |
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|      | 6.  |
|      | 5.  |
|      | 4.  |
|      | 3.  |
|      | 2.  |
|      | 1.  |
|      | NO. |

**ENCORE LOWNDES HILL**

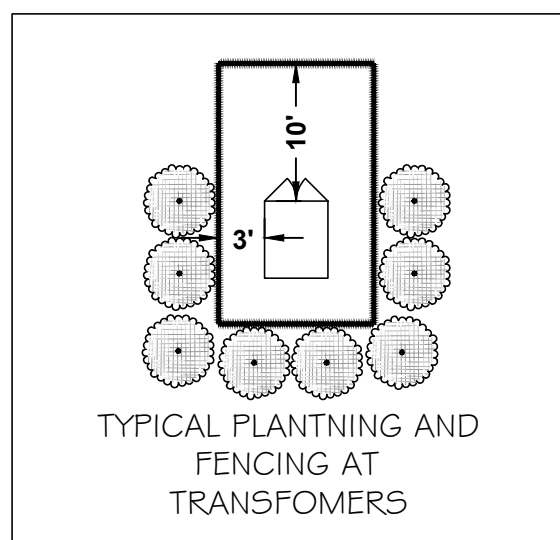
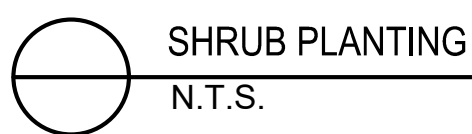
CITY OF GREENVILLE  
GREENVILLE COUNTY  
SOUTH CAROLINA

|                       |            |
|-----------------------|------------|
| HORZ. SCALE:          | 1" = 50'   |
| VERT. SCALE:          | N/A        |
| DESIGNED BY:          | JAW        |
| DRAWN BY:             | JAW        |
| CHECKED BY:           | AGB        |
| DATE:                 | 04/22/2022 |
| S211535 LANDSCAPE.dwg |            |





- NOTES:**
1. REMOVE WIRE, NYLON TWINE OR CONTAINER FROM ROOT BALL.
  2. SCARIFY SIDES AND BOTTOM OF HOLE AS WELL AS THE ROOT BALL.
  3. IN TOP OF BALL, 2" ABOVE FINISH GRADE
  4. ROOT BALLS GREATER THAN 2" IN DIAMETER SHALL SIT ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.
  5. ROOT BALLS SMALLER THAN 2" MAY SIT ON COMPACTED SOIL MIXTURE.
  6. BACKFILL WITH SPECIFIED PLANTING SOIL MIXTURE IN 6" LAYERS, HAND TAMP TO REMOVE VOIDS.
  7. WHEN  $\frac{1}{2}$  BACKFILLED, FILL WITH WATER
  8. AFTER BACKFILLING AND TAMPING FINAL LAYER, WATER AGAIN UNTIL NO MORE IS ABSORBED
  9. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.



PLEASANTBURG DR

LOCATION MAP

NOT TO SCALE

**SETBACKS -**  
**FRONT -** 20'  
**REAR -** 10'  
**SIDES -** 10'

**IRRIGATION** Unless otherwise specified, if an automatic irrigation system is desired or required, it will be the responsibility of the contractor to have the system designed and installed. NO irrigation to be placed in SCDOT ROW.



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 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.

[illegible]

|     |    |    |    |    |    |    |    |    |    |     |
|-----|----|----|----|----|----|----|----|----|----|-----|
| 10. | 9. | 8. | 7. | 6. | 5. | 4. | 3. | 2. | 1. | NO. |
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S.C. REG NO 552

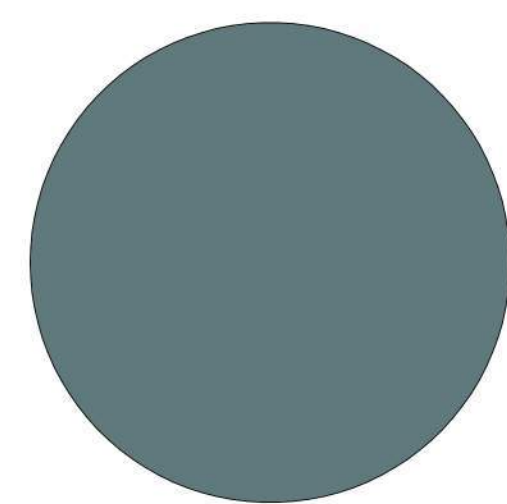
**CITY OF GREENVILLE  
GREENVILLE COUNTY  
SOUTH CAROLINA**

|                       |            |
|-----------------------|------------|
| HORZ. SCALE:          | 1" = 50'   |
| VERT. SCALE:          | N/A        |
| DESIGNED BY:          | JAW        |
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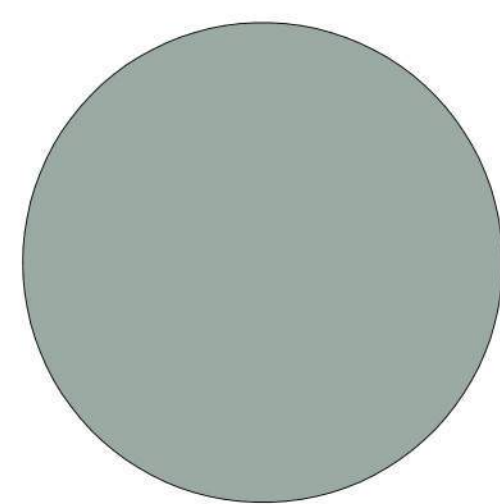
# LANDSCAPE PLAN

# L102

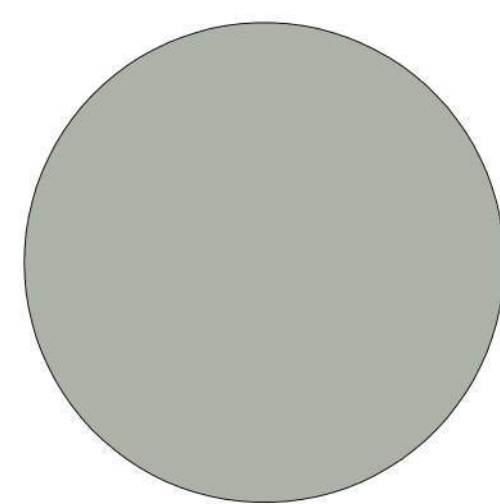




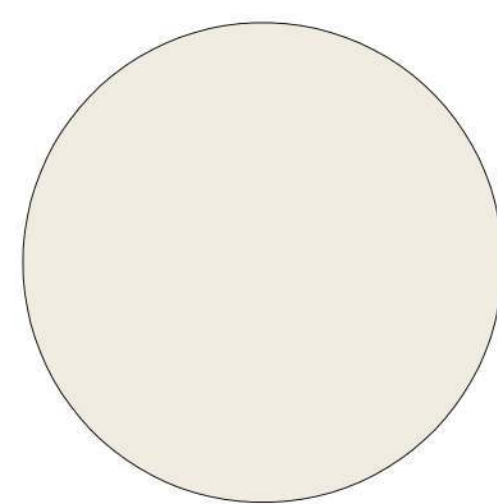
SHERWIN WILLIAMS  
MEDITERRANEAN



SHERWIN WILLIAMS  
HALCYON GREEN



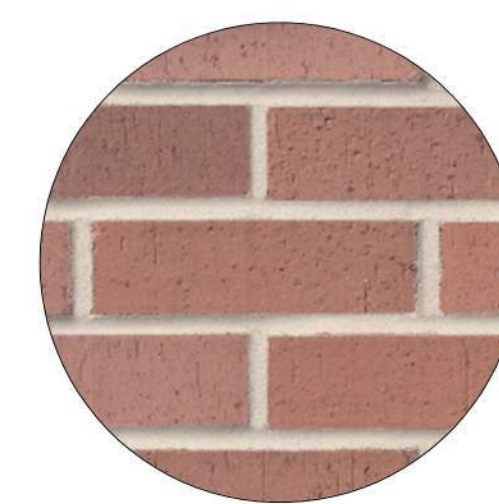
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OYSTER BAY



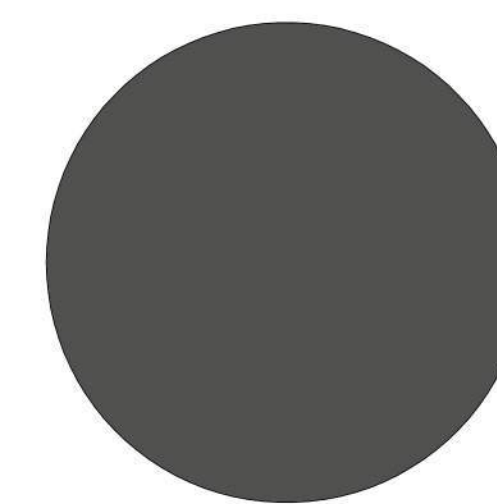
SHERWIN WILLIAMS  
GREEK VILLA



US BRICK  
CRIMSON DARK VELOUR

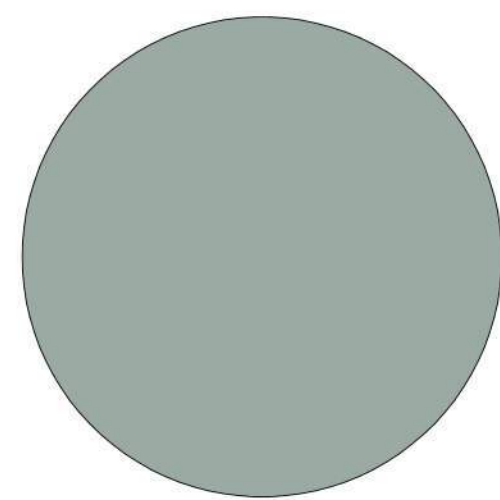


US BRICK  
ROSEWOOD VELOUR

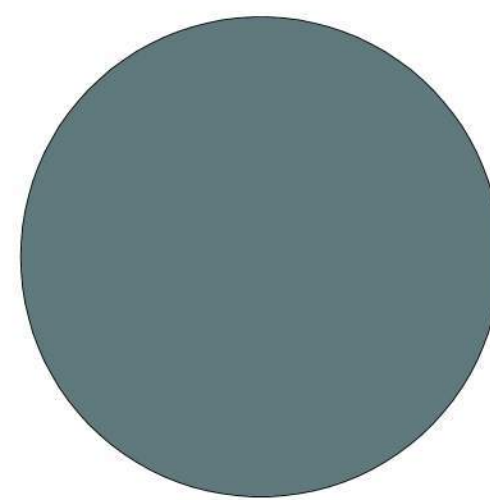


PAC-CLAD  
GRAPHITE

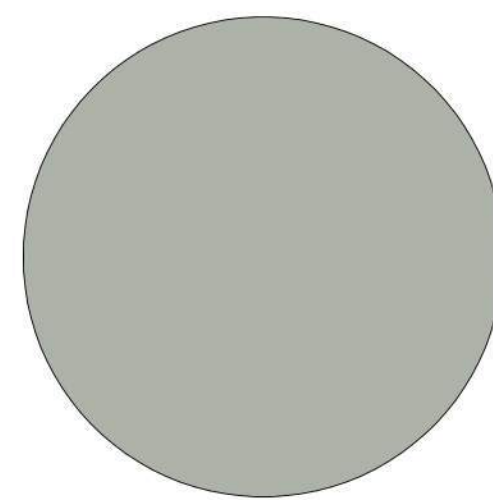




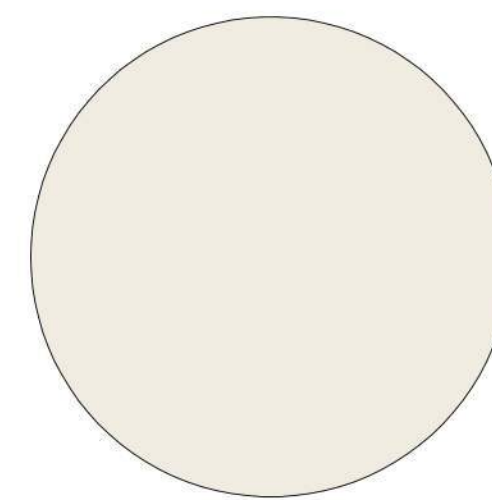
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HALCYON GREEN



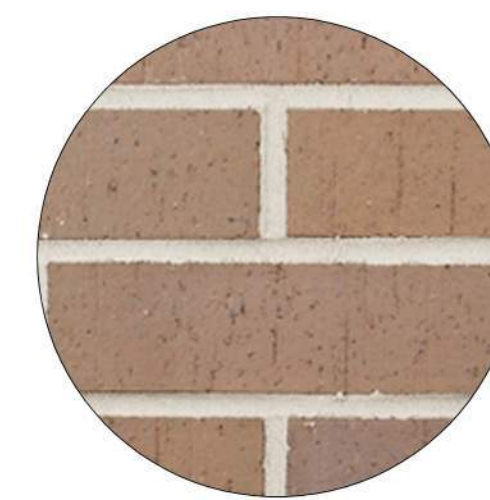
SHERWIN WILLIAMS  
MEDITERRANEAN



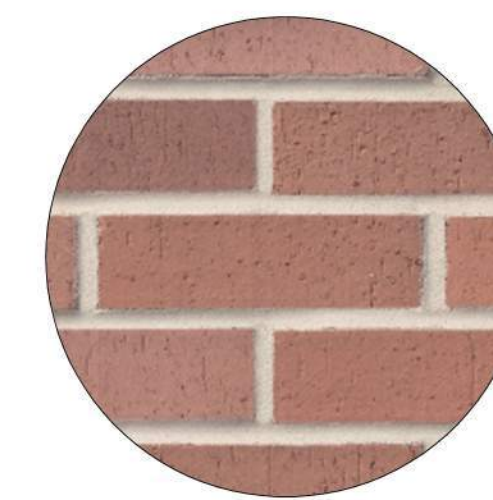
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OYSTER BAY



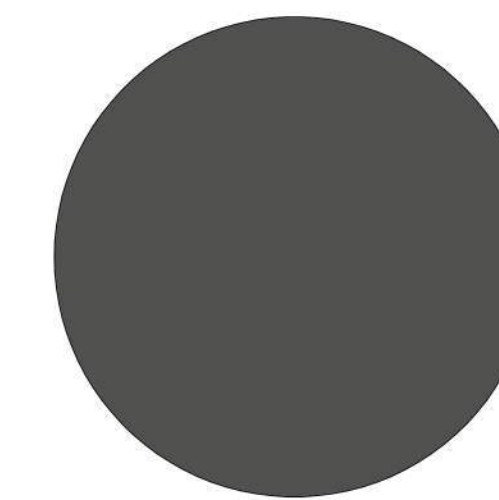
SHERWIN WILLIAMS  
GREEK VILLA



US BRICK  
CRIMSON DARK VELOUR

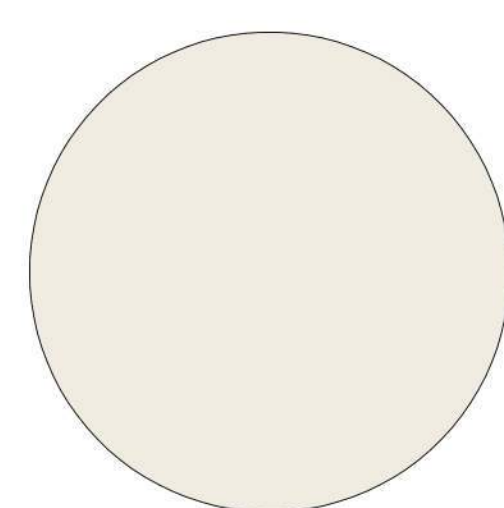
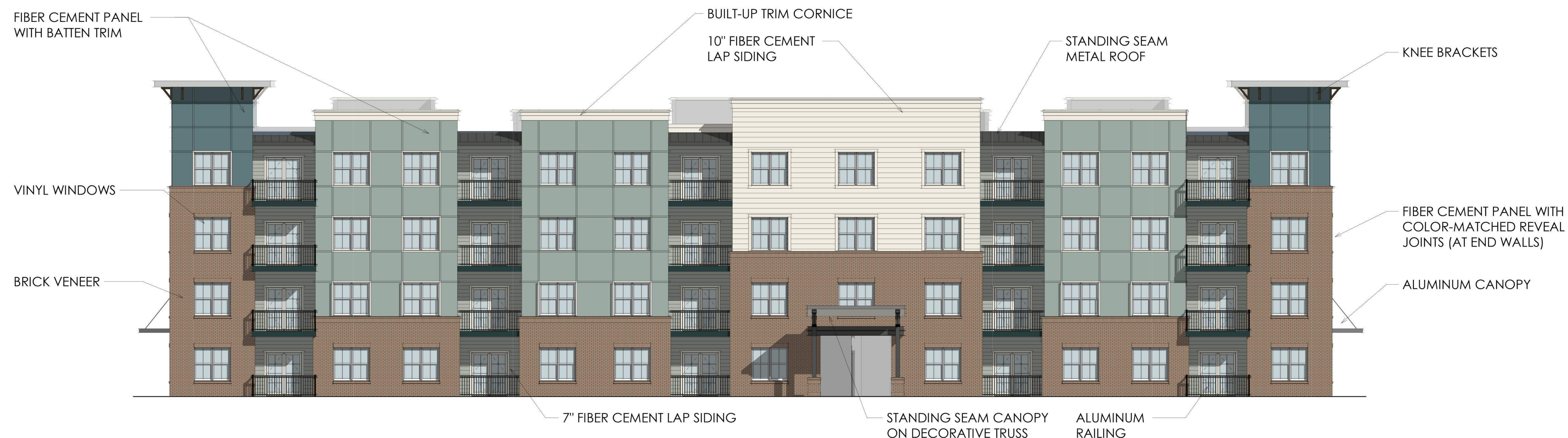


US BRICK  
ROSEWOOD VELOUR

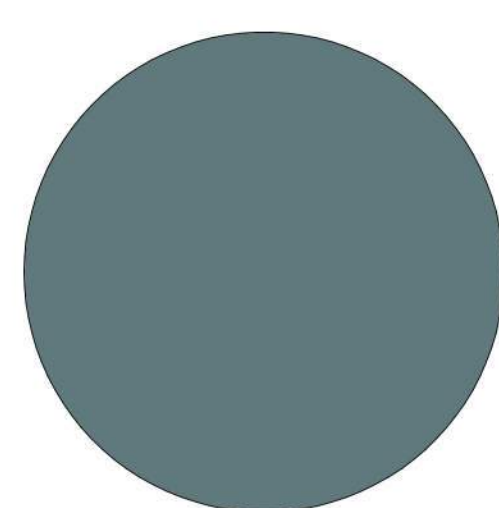


PAC-CLAD  
GRAPHITE

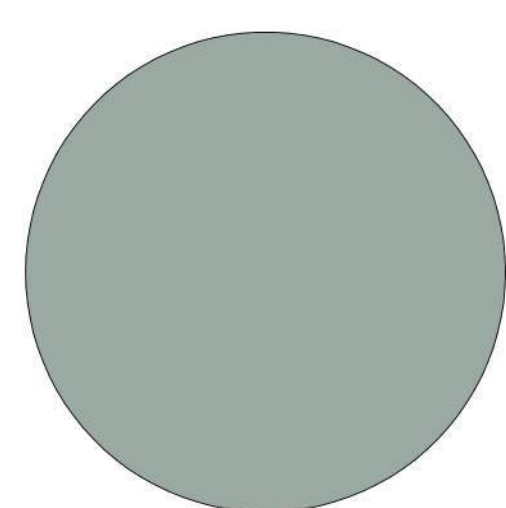




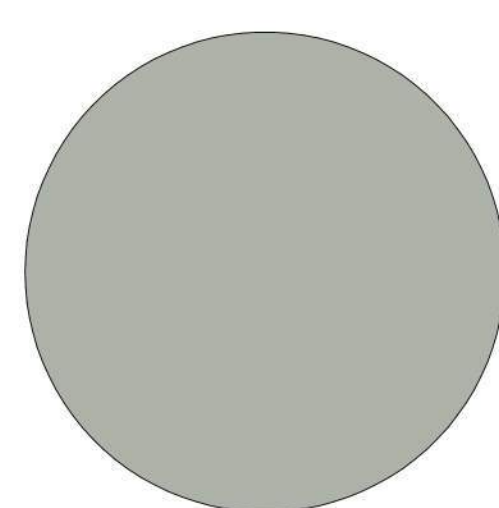
SHERWIN WILLIAMS  
GREEK VILLA



SHERWIN WILLIAMS  
MEDITERRANEAN



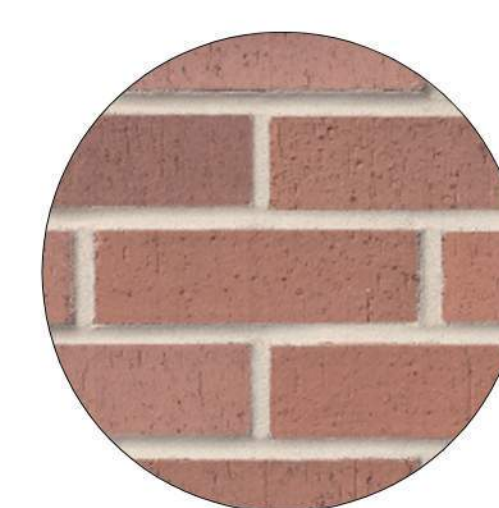
SHERWIN WILLIAMS  
HALCYON GREEN



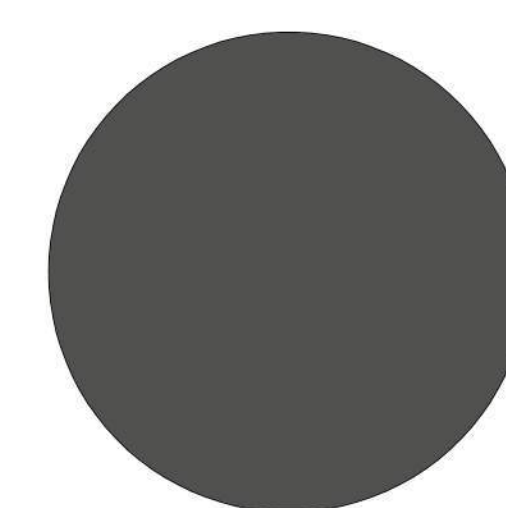
SHERWIN WILLIAMS  
OYSTER BAY



US BRICK  
CRIMSON DARK VELOUR



US BRICK  
ROSEWOOD VELOUR



PAC-CLAD  
GRAPHITE



[illegible]

PLEASANTBURG DR.

WOODMOOR LAKE ROAD

WOODMOOR HILL ROAD

I-385

I-385

LAURENS RD.

TOWER DR.

SITE

LOCATION MAP

NOT TO SCALE

( IN FEET )  
1 inch = 50 ft.

# C100



**Neighborhood Meeting**

**Project Name:** Encore Lowndes Hill Apartments  
**Location:** Intersection of Lowndes Hill and N. Pleasantburg Drive  
**Location of meeting:** 200 East Broad Street, Greenville, SC 29601  
**Time of the meeting:** 6:00 PM  
**Date:** Monday, February 7, 2022  
**Representative holding meeting:** Graycliff Capital

| Name                                     | Street Address                                                         | Email                                                                                      |
|------------------------------------------|------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| Clarissa Starks                          | 777 Lowndes Hill Road, Building Three, Suite 140, Greenville, SC 29607 | <a href="mailto:cstarks@commonwealthcommercial.com">cstarks@commonwealthcommercial.com</a> |
| Alan Simonton, AVL Solutions             | 16 Woods Lake Road, Greenville, SC 29607                               | <a href="mailto:alans@avlsusa.com">alans@avlsusa.com</a>                                   |
| Marlin Dominguez                         | 124 Eisenhower Drive, Greenville, SC 29607                             | <a href="mailto:wilsonlora24@hotmail.com">wilsonlora24@hotmail.com</a>                     |
| Luke McClatchey                          | 350 North Pleasantburg Drive, Greenville, SC 29607                     | <a href="mailto:luke@maacogreenville.com">luke@maacogreenville.com</a>                     |
| Jeff Brown                               | 426 North Pleasantburg Drive, Greenville, SC 29607                     | <a href="mailto:drjeffbrown@outlook.com">drjeffbrown@outlook.com</a>                       |
| Thomas Mercado                           | 28 Global Dr, Suite 100, Greenville, SC 29607                          | <a href="mailto:thomas.mercado@gmail.com">thomas.mercado@gmail.com</a>                     |
| <b>Development Team:</b>                 |                                                                        |                                                                                            |
| Seth Peterson                            | 200 East Broad Street, Suite 220, Greenville, SC 29601                 | <a href="mailto:speterson@graycliffcapital.com">speterson@graycliffcapital.com</a>         |
| Parks McLeod                             | 200 East Broad Street, Suite 220, Greenville, SC 29601                 | <a href="mailto:pmcleod@graycliffcapital.com">pmcleod@graycliffcapital.com</a>             |
| Stormie Ellenburg                        | 200 East Broad Street, Suite 220, Greenville, SC 29601                 | <a href="mailto:sellenburg@graycliffcapital.com">sellenburg@graycliffcapital.com</a>       |
| Site Design (Civil Engineer for Project) | 225 Rocky Creed Road, Greenville, SC 29615                             | <a href="mailto:cwinnall@sitedesign-inc.com">cwinnall@sitedesign-inc.com</a>               |
| <b>City Staff:</b>                       |                                                                        |                                                                                            |
| Ross Zelenske                            | 206 South Main Street, Greenville, SC 29601                            | <a href="mailto:rzelenske@greenvillesc.gov">rzelenske@greenvillesc.gov</a>                 |
| Valerie Homes                            | 206 South Main Street, Greenville, SC 29601                            | <a href="mailto:vholmes@greenvillesc.gov">vholmes@greenvillesc.gov</a>                     |



Graycliff Capital hosted a community meeting regarding the proposed 206-unit multifamily project on the corner of North Pleasantburg Drive and Lowndes Hill Road in Greenville, South Carolina. There were six attendees.

Clarissa Starks with commonwealth commercial expressed traffic concerns and asked if school buses will be stopping on Pleasantburg Drive or Lowndes Hill Road.

Thomas Mercado with Wong Properties (adjacent parcel to the south) expressed concerns about stormwater runoff from the creek area in the middle of the subject site. He said they currently get runoff in their parking lot and is afraid it will get worse.

Alan Simonton with AVL Solutions expressed traffic concerns on Woods Lake Road. However, he noted that it would be nice to see this corner on North Pleasantburg Drive and Lowndes Hill Road be cleaned up and developed.

Jeff Brown, owner of Brown Chiropractic Center said he currently cannot take a left out of his practice during rush hour.

Luke McClatchey said he is supportive of the multifamily project but is concerned about traffic.

A preliminary site plan and elevations were shared at the meeting. The attendees did not express concerns with the layout of the site plan or elevation designs.

The project team is working on obtaining a TIA that will address the traffic in the area and has a civil engineer working on plans but does not currently have a grading plan available at this time.