Planning Commission

Official Agenda

AGENDA

-

City of Greenville

Planning Commission

Regular Meeting

4:00 PM September 15, 2022

Greenville City Hall, 10th Floor Council Chambers, 206 S. Main Street

AGENDA

1. **Call to Order**
2. **Welcome and Opening Remarks from the Chair**
3. **Roll Call**
4. **Approval of Minutes**

a. **August 16, 2022 Agenda Workshop**

b. **August 18, 2022 Public Hearing**

5. **Call for Public Notice Affidavit from Applicants**
6. **Acceptance of Agenda**
7. **Conflict of Interest Statement**

8. OLD BUSINESS

A. None

9. NEW BUSINESS

A. AX-24-2022

Application by Roper Mountain Baptist for **ANNEXATION** and **REZONE** of approximately 5.497 acres located at **1067 KEYS DRIVE** from R-20, Single-family residential district, in Greenville County to R-9, Single-family residential district, in the City of Greenville. (TM# 0543010101400)

Documents:

AGENDA PACKET AX-24-2022 1067 KEYS DRIVE.PDF

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B. AX-27-2022

Application by the City of Greenville for a **75% METHOD ANNEXATION** and **REZONE** of approximately 6.902 acres located on **CHESTNUT STREET** from R-7.5, Single-family residential district, and R-10, Single-family residential district, in Greenville County to R-6, Single-family residential district, and R-9, Single-family residential district, in the City of Greenville. (TM# 0108000101700, 0108000101800, 0108000101900, 0108000101901, 0108000102100, 0108000102200, 0108000102400, 0106001501100, 0108000102600, 0108000102700, 0106001500200, 0108000102800, 0108000102900, 0108000103100, 0108000103200, 0108000103300, 0108000103400)

Documents:

AGENDA PACKET AX-27-2022 75 PERCENT CHESTNUT STREET.PDF

C. Z-33-2021 FDP

Application by Melanie R. Anderson/Johnston Design Group for a **FINAL DEVELOPMENT PLAN** on approximately 1.367 acres located at **1007 HAMPTON AVENUE** for Z-33-2021. ("Water Tower Crossing") (TM# 0026000300900)

Documents:

AGENDA PACKET Z-33-2021 WATER TOWER CROSSING FDP.PDF

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10. Other Business

A. Staff Update on Current Planning Processes

B. Upcoming Dates:

October 18, 2022 – PC Workshop

October 20, 2022 – PC Public Hearing

11. Executive Session, if required

12. Adjournment

Planning Staff Report to
Greenville Planning Commission
September 9, 2022
for the September 15, 2022 Public Hearing

Docket Number:	**AX-24-2022**
Applicant:	Roper Mountain Baptist Church
Property Owners:	Roper Mountain Baptist Church
Property Location:	1067 Keys Drive
Tax Map Number:	054301-01-01400
Acreage:	Property area: 5.497 acres
	Right-of-way area: 2.008 acres
	Total area (to be annexed): 7.51 acres
Existing Zoning:	R-20, Single-family residential district (Greenville County)
Proposed Zoning:	R-9, Single-family residential district (City of Greenville)
Adjacent Zoning:	N: PD, Planned development district (Greenville County), R-6, Single-family residential district (City of Greenville)
	E: R-20, Single-family residential district (Greenville County)
	S: C-3, Regional commercial district (City of Greenville)
	W: RM-2, Single-family and multi-family residential district (City of Greenville)
District:	Council District 4
Staff Recommendation:	**Recommend Approval for Annexation, Rezone to R-9, and Future Land Use Designation of Community Mixed-Use**

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.19-2.1.2 (A) (10) *Annexation of properties into the corporate limits*
Sec.19-2.3.2 (E) (2) *Amendments to Zoning District Map*
Sec.19-3.2 *District Descriptions*

Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 5.497 acres of lot area into the Greenville city limits and to zone it R-9, Single-family residential district. Approximately 2.008 acres of right-of-way will also be annexed.

Procedural Requirements:

Pre-Application and Development Meetings
A pre-application meeting was held between the applicant and Planning staff prior to submittal of this annexation application.

Neighborhood Meeting
A neighborhood meeting was not required pursuant to subsection 19-2.2.4 of the Land Management Ordinance.

Site Information

The subject property is located at 1067 Keys Drive and is currently zoned R-20, Single-family residential district, in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County.

The applicant requests to annex the property into the City with a R-9 zoning designation. The R-9 zone is intended to preserve and encourage single-family residential development with a minimum lot size of 9,000 square feet. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed.

Staff Analysis:

Staff offers the following responses to the standards to rezone found at Section 19-2.3.2 (E) (2), *Amendments to Zoning District Map*.

1. Consistent with the Comprehensive Plan: The Future Land Use Map (FLUM), associated with the GVL2040 Comprehensive Plan, will designate the subject area for annexation as *"Community Mixed-use."* Community Mixed-use is generally located adjacent to highways and major throughfares 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. Multi-family developments are also included with appropriate buffers when adjacent to high intensity uses.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The R-9 zoning designation allows for an appropriate range of uses for the area as the Roper Mountain Road contains large lot residential. Other properties along Roper Mountain Road are currently zoned R-20 as well. R-9 is the city's comparative zoning to the County's R-20.
4. Compatible with surrounding uses: Surrounding uses include R-20 zoned properties within the County. The proposed R-9 zoning classification allows for development that is compatible with the surrounding properties. Other adjacent City designations are R-6, RM-2, and C-3
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: The City's LMO does not allow strip or ribbon commercial development. The intent for the property is to maintain it as a church.
7. Will not create an isolated zoning district: The proposed rezoning is over two acres. Therefore, City policy would not consider this to be a spot zone.

8. Surrounding property values: It is not anticipated that the proposed annexation and rezone will result in significant adverse impacts on the property values of adjacent lands. The R-9 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.
10. Public facilities and services: Public facilities and services are available for this site. The property is currently in the Wade Hampton Fire District, which will continue service upon annexation. The property is currently served by septic; however, if a connection to sewer is needed in the future, the City of Greenville will be the primary sanitary sewer provider. Greenville Water maintains water lines on all adjacent roadways.

STAFF RECOMMENDATION:

APPROVE, with staff comments

Staff Comments

Planning Comments
Recommend: Approve w/ Comments
Comments:

1. Staff recommends that the Future Land Use designation be *"Community Mixed-use"* and in accordance with the Greenville 2040 Comprehensive Plan.
2. The property is currently used as a church. Religious institutions require a special exception permit in the city's residential zoning districts. The church may continue without a special exception permit pursuant to Sec. 19-9.1.2. Future expansions or alterations may require a special exception permit in accordance with Sec. 19-2.3.5.

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

City Engineer Comments

Recommend: Approve

Comments:
Approved.

city of greenville

APPLICATION FOR ANNEXATION

Planning Department (864) 467-4476
planning@greenvillesc.gov

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

Clear Form

	APPLICANT	PROPERTY OWNER
*Name:	~~Ron Lewis~~ Roper Mountain Baptist	Roper Mountain Baptist Church
*Title:	Pastor	
*Address:	1067 Keys Drive	1067 Keys Drive
*State:	Greenville, SC	Greenville, SC
*Zip:	29615	29615
*Phone:	8642702784	864-288-1911
*Email:	ropermountainbaptist@yahoo.com	ropermountainbaptist@yahoo.com

LEGAL REPRESENTATIVE (if applicable)

Name:	Robert R. Mays III
Title:	Trustee
Address:	
Phone:	864-525-6739
Email:	robmays7@gmail.com

PROPERTY INFORMATION

*TAX MAP #(S) 054301-01-01400

*TOTAL ACREAGE TO BE ANNEXED 6.997

*CURRENT ZONING DESIGNATION (County) ~~R-20, Single-family residential district~~

*PROPOSED ZONING DESIGNATION (City) R-9, Single-family residential district

*DEED RESTRICTIONS No

TYPE OF ANNEXATION

***Please select one (1) type:** ☑ 100% ☐ 75% ☐ 25%

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

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.

Robert R Magoon *APPLICANT SIGNATURE

7/14/22 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	Robert R Magoon
Date	7/14/22
Property Owner/Authorized Agent	Robert R Magoon
Date	7/14/22

APPLICATION REQUIREMENTS CHECKLIST

☐ **A completed application form**.

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

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

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

100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as 1067 Keys Drive (address) and consisting of approximately 6.997 acres located on see below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

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

Property Owner(s)	Address/ Tax Map Number	Signature	Date
Roper Mountain Baptist Church	1067 Keys Drive/ 054301-01-01400	Robert R Mangum	7/14/22

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

CERTIFICATION OF PETITION SIGNATURE

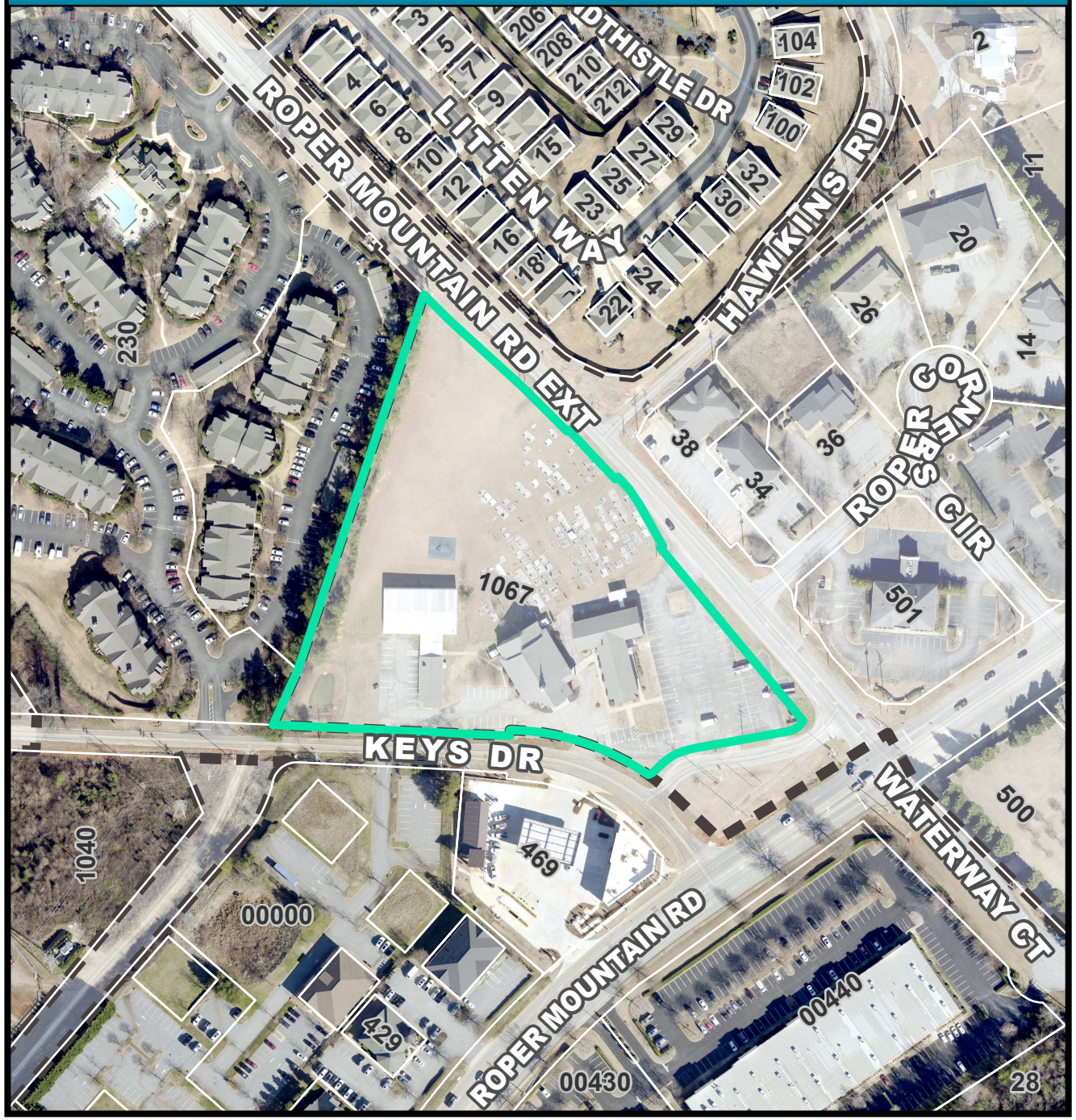
I, Robert R Mays III, have this 14th day of July, 2022, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

054301-01-01400

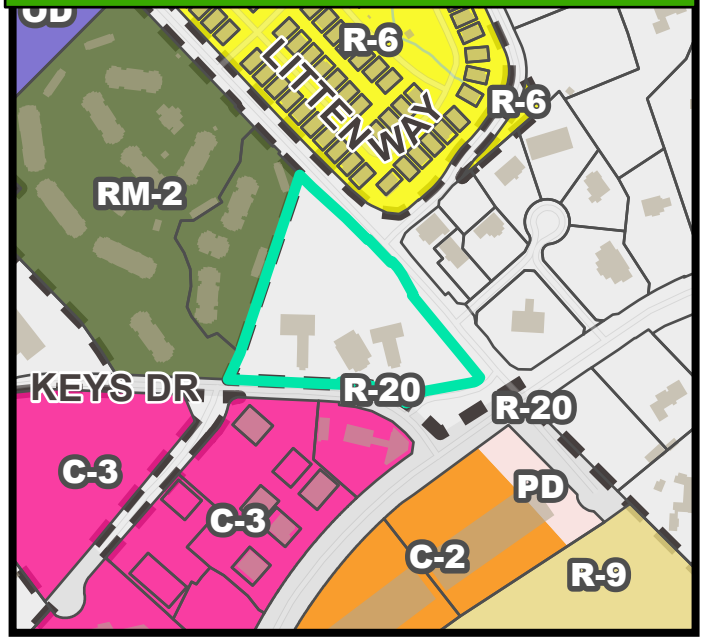
Robert R Mays III
Signature

AX-24-2022 (PZ-22-513) • 1067 KEYS DRIVE

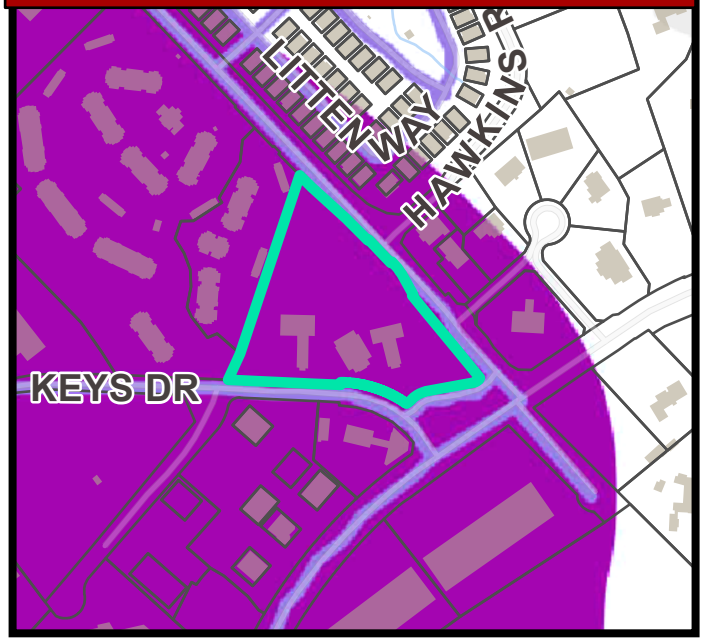
AERIAL VIEW



CURRENT ZONING

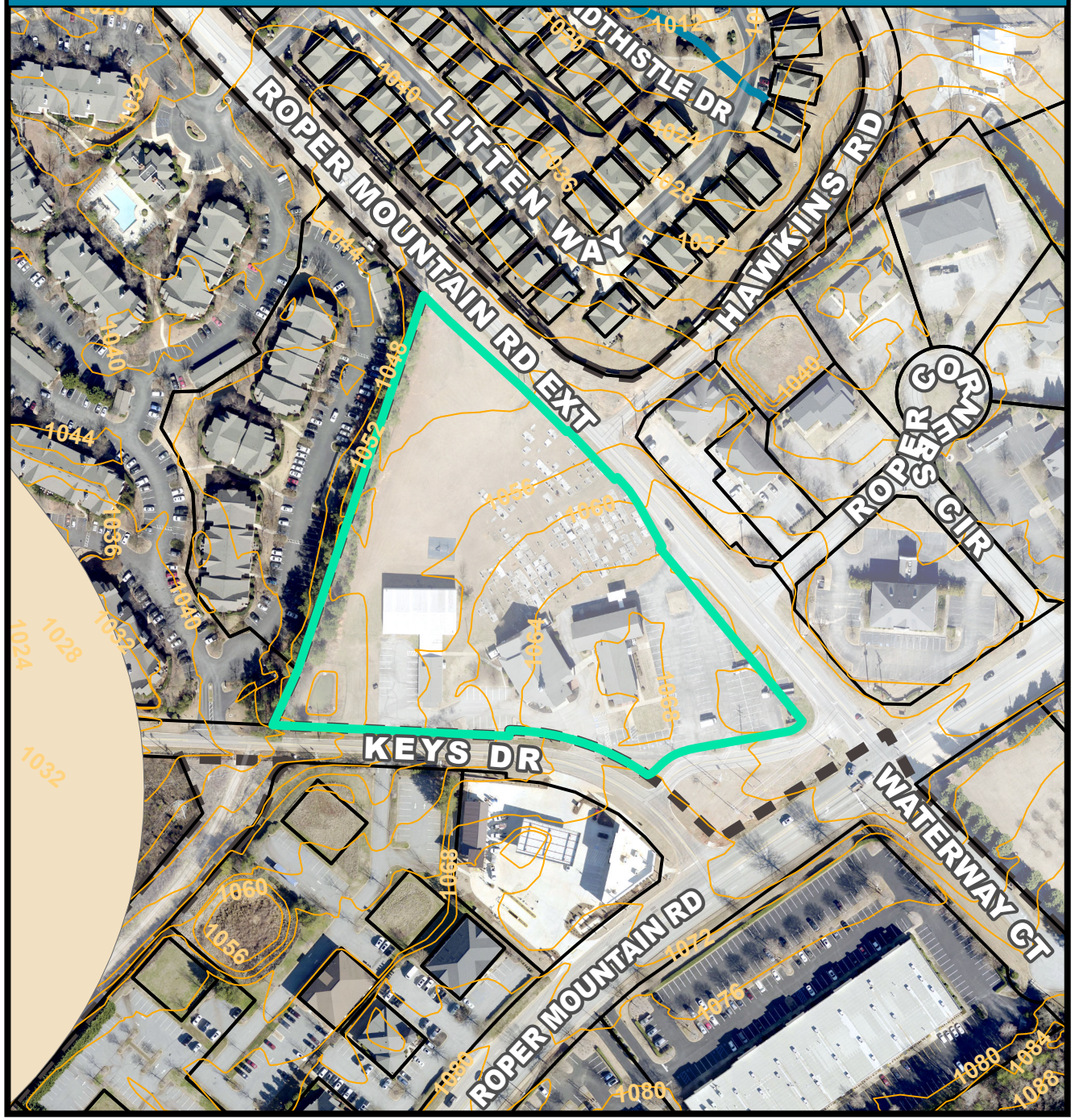


FUTURE LAND USE

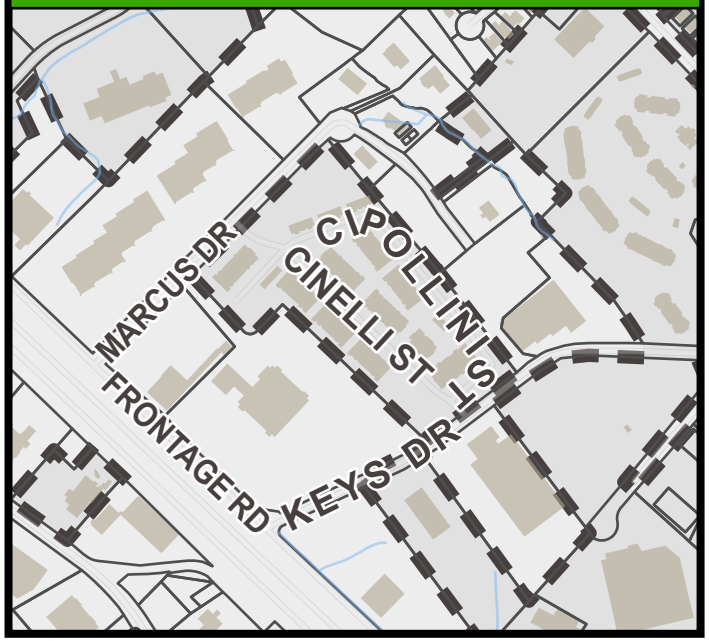


AX-24-2022 (PZ-22-513) • 1067 KEYS DRIVE

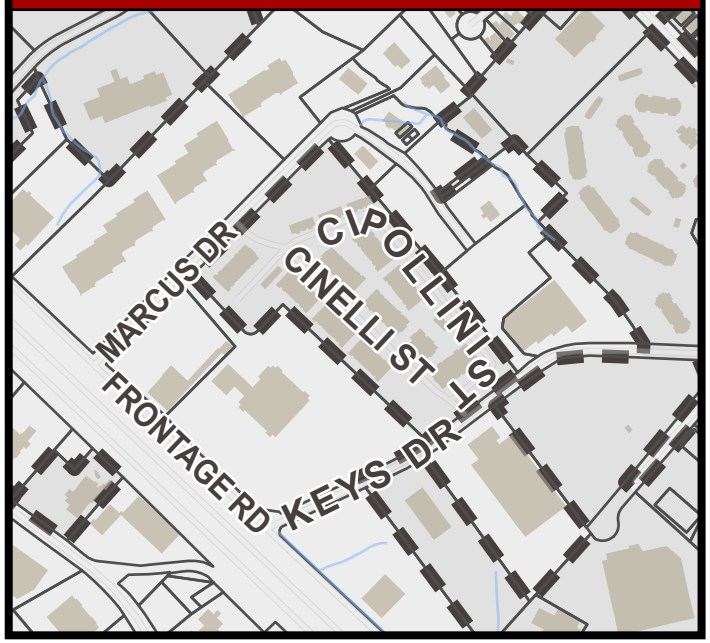
NATURAL / ENVIRONMENTAL FEATURES

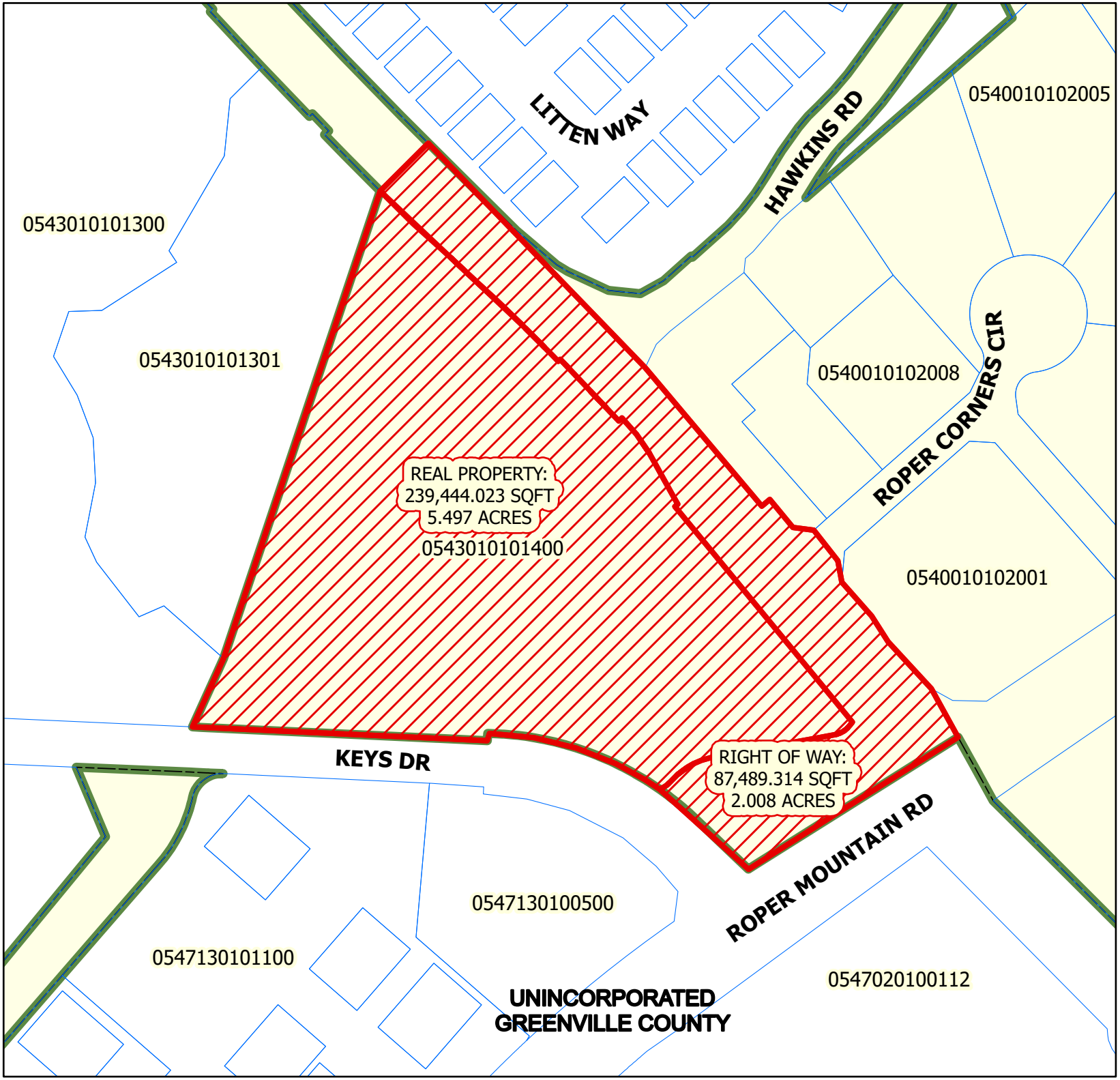


SPECIAL EMPHASIS NEIGHBORHOODS

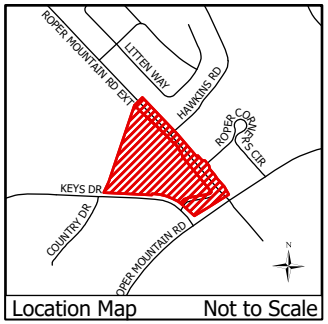


PRESERVATION OVERLAYS





city of greenville
South Carolina



ANNEXATION MAP

for
Tax Map No. 0543010101400
into the
City of Greenville

Total Annexation Area
Greenville City Limits
Links

Total Area of Annexation:
326,933.34 Sq. Ft.
Total Acreage of Annexation:
7.51 Acres

Existing County Zoning: **R-20**
Proposed City Zoning: **R-9**
City Council District: **4**
Census Tract: **18.08**
File Number: **AX-24-2022**

N

Feet
0 125 250

This map is a product of the City of Greenville, SC and was compiled from plats and other available information. No actual field survey was performed. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville expressly disclaims any responsibility or liability with regard to the use of this map.
Copyright: The City of Greenville, SC

City Attorney Date

Planning Staff Report to
Greenville Planning Commission
September 9, 2022
for the September 15, 2022 Public Hearing

Docket Number:	**AX-27-2022**
Applicant:	City of Greenville
Property Owners:	Various
Property Location:	Chestnut Street
Tax Map Number:	0108000101700, 0108000101800, 0108000101900, 0108000101901, 0108000102100, 0108000102200, 0108000102400, 0106001501100, 0108000102600, 0108000102700, 0106001500200, 0108000102800, 0108000102900, 0108000103100, 0108000103200, 0108000103300, 0108000103400
Acreage:	Property area: 6.902 acres Right-of-way area: 1.715 acres Total area (to be annexed): 8.617 acres
Existing Zoning:	R-7.5 and R-10, Single-family residential districts (Greenville County)
Proposed Zoning:	R-6 and R-9, Single-family residential districts (City of Greenville)
Adjacent Zoning:	N: R-7.5, Single-family residential district (Greenville County) E: R-7.5, Single-family residential district (Greenville County), C-1, Neighborhood commercial district (City of Greenville) S: R-10, Single-family residential district; PD, Planned development district (Greenville County) W: R-7.5, Single-family residential district; C-1, Commercial district (Greenville County)
District:	Council District 2
Staff Recommendation:	**Recommend Approval for Annexation, Rezone to R-6 and R-9, and Future Land Use Designation of Sub-urban Residential**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 *Function, Powers, and Duties of the Planning Commission*
Sec 19-1.3 *Purpose and Intent*
Sec.19-2.1.2 (A) (2) (b) *Zoning District Map Amendments (Rezoning)*
Sec.19-2.1.2 (A) (10) *Annexation of properties into the corporate limits*
Sec.19-2.3.2 (E) (2) *Amendments to Zoning District Map*
Sec.19-3.2 *District Descriptions*

Project Overview:

The City of Greenville proposes to annex 17 parcels consisting of approximately 6.902 acres of property into the city limits with zoning designations of R-6 and R-9, Single-family residential districts. Approximately 1.715 acres of right-of-way will also be annexed.

The annexation petition is through the 75% Method. Per S. C. Code Section 5-3-150(1), the City of Greenville may annex the contiguous territory when it receives a petition of at least 75% of the freeholders (property owners) that hold at least 75% of the assessed value of the property. The petition processed for this application contains the signatures of 75% of the freeholders that hold 93.5% of the assessed value.

Procedural Requirements:

Pre-Application and Development Meetings
The City of Greenville is the applicant. However, staff met with or attempted to meet with all property owners within the annexation boundary prior to and during the petition signature collection process.

Neighborhood Meeting
A neighborhood meeting was not required pursuant to subsection 19-2.2.4 of the Land Management Ordinance. However, staff will hold an informal information open house meeting regarding the annexation process at the Prisma Health Welcome Center at Unity Park on Thursday, September 29th from 6:30 to 7:30 PM. This open house is not required for the Planning Commission recommendation but will take place prior to a required public hearing before City Council.

Per State Code requirements for the 75% method, a further public hearing is scheduled for City Council's 1st Reading on October 24th. This public hearing also requires the City to post the Public Hearing in the *Greenville News* and provide a mailed notice to the property owners within the annexation boundary, the County Administrator, special purpose districts, and utility providers in the area. All required notices will be provided on September 23, thirty days before City Council public hearing as required by state law.

Site Information

The subject property is located on Chestnut Street and is currently zoned R-7.5 and R-10, Single-family residential districts, in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County.

The applicant requests to annex the property into the City with R-6 and R-9 zoning designations. Parcels currently zoned R-7.5 in Greenville County will be annexed to R-6, and those with R-10 properties to be rezoned to R-9. The R-6 and R-9 zones are intended to preserve and encourage single-family residential development with a minimum lot size of 6,000 and 9.000 square feet, respectively. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed.

Table of Proposed City Zoning Per Parcel		
Address	TMS#*	Proposed Zoning
98 Chestnut Street	108000101700	R-9
100 Chestnut Street	108000101800	R-9
102 Chestnut Street	108000101900	R-9
104 Chestnut Street	108000101901	R-9
106 Chestnut Street	108000102100	R-9
108 Chestnut Street	108000102200	R-9
110 Chestnut Street	108000102400	R-9
111 Chestnut Street	106001501100	R-6
112 Chestnut Street	108000102600	R-9
114 Chestnut Street	108000102700	R-9
115 Chestnut Street	106001500200	R-6
116 Chestnut Street	108000102800	R-9
118 Chestnut Street	108000102900	R-9
120 Chestnut Street	108000103100	R-9
122 Chestnut Street	108000103200	R-9
124 Chestnut Street	108000103300	R-9
126 Chestnut Street	108000103400	R-9
*All TMS#'s have extra "0" on front of number		

Staff Analysis:

Staff offers the following responses to the standards to rezone found at Section 19-2.3.2 (E) (2), *Amendments to Zoning District Map*.

1. Consistent with the Comprehensive Plan: The Future Land Use Map (FLUM), associated with the GVL2040 Comprehensive Plan, will designate the subject area for annexation as *"Sub-urban Residential."* The Community Mixed-use 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. As a note, the nearby Mills Mill multifamily community is classified as "Neighborhood Mixed-Use" on the FLUM, distinguishing that higher-intensity residential use from the property proposed for annexation here.

2. Changed conditions since the original designation: The process of annexation requires the property to be assigned a City zoning designation.

3. Addresses a demonstrated community need: The R-6 and R-9 zoning designation allows for an appropriate range of uses for the area and are the most comparable zoning districts to the County R-7.5 and R-10 districts.

4. Compatible with surrounding uses: Surrounding uses include R-7.5 and R-10 zoned properties within the County. Other properties are zoned PD (County) and C-1 (City).

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: The City's LMO does not allow strip or ribbon commercial development. The intent for the property is to maintain it as residential.

7. Will not create an isolated zoning district: Compatible adjacent County zoning of R-10 and R-7.5 will remain.
8. Surrounding property values: It is not anticipated that the proposed annexation and rezone will result in significant adverse impacts on the property values of adjacent lands. The R-6 and R-9 zoning designations are the most compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.
10. Public facilities and services: Public facilities and services are available for this site. The property is currently in the Parker Fire District, which will continue service upon annexation. MetroConnects is the primary sanitary sewer provider for the property. The property is also currently with the Greater Greenville Sanitation District. Greenville Water maintains water lines on all adjacent roadways.

STAFF RECOMMENDATION:

APPROVE, with staff comments

Staff Comments

Planning Comments
Recommend: Approve w/ Comments
Comments:

1. Staff recommends that the Future Land Use designation be *"Sub-urban Residential"* in accordance with the Greenville 2040 Comprehensive Plan.

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Environmental Engineer Comments

Recommend: Approve

Comments:

*Area to be served by Metro/Parker Sanitary Sewer service.

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Fire Department Comments

Date: 8/8/2022

Recommend: Approve

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

Any future permits will be subject to the applicable tree and landscape ordinances.

City Engineer Comments

Recommend: Approve

Comments:
Approved.

DocuSign Envelope ID: 43B821A2-5E38-4344-869D-1989BCC426A7

city of greenville

APPLICATION FOR ANNEXATION

Planning Department (864) 467-4476
planning@greenvillesc.gov

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

Clear Form

	APPLICANT	PROPERTY OWNER
*Name:	City of Greenville	Various, see attached petition
*Title:	City Manager, John McDonough	
*Address:	206 S. Main Street	
*State:	Greenville, SC	
*Zip:	29601	
*Phone:	864-232-2273	
*Email:	planning@greenvillesc.gov	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) See attached petition

*TOTAL ACREAGE TO BE ANNEXED 6.91

*CURRENT ZONING DESIGNATION (County) R-7.5 and R-10

*PROPOSED ZONING DESIGNATION (City) R-6 and R-9

*DEED RESTRICTIONS N/A

TYPE OF ANNEXATION

***Please select one (1) type:** ☐ 100% ☒ 75% ☐ 25%

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

INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with Planning and Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 or Email Planning@Greenvillesc.gov to schedule an appointment.
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 for Annexation must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.
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. Please refer to ***Section 19-1.9, Annexations*** for additional information.
6. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

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

   The Neighborhood meeting shall be setup by staff prior to the Planning Commission meeting and will invite the applicant to attend to meet the requirements of Section 19-2.2.4, neighborhood meetings
7. **Please verify that all required information is reflected on the application, and submit one (1) electronic or [redacted] 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.

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

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

john mcdonough
FDC2AC15040F440...

*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** (X) restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	DocuSigned by:
Applicant	john mcdonough FDC2AC15040F440...
Date	
Property Owner/Authorized Agent	DocuSigned by: See attached petition FDC2AC15040F440...
Date	See attached petition

APPLICATION REQUIREMENTS CHECKLIST

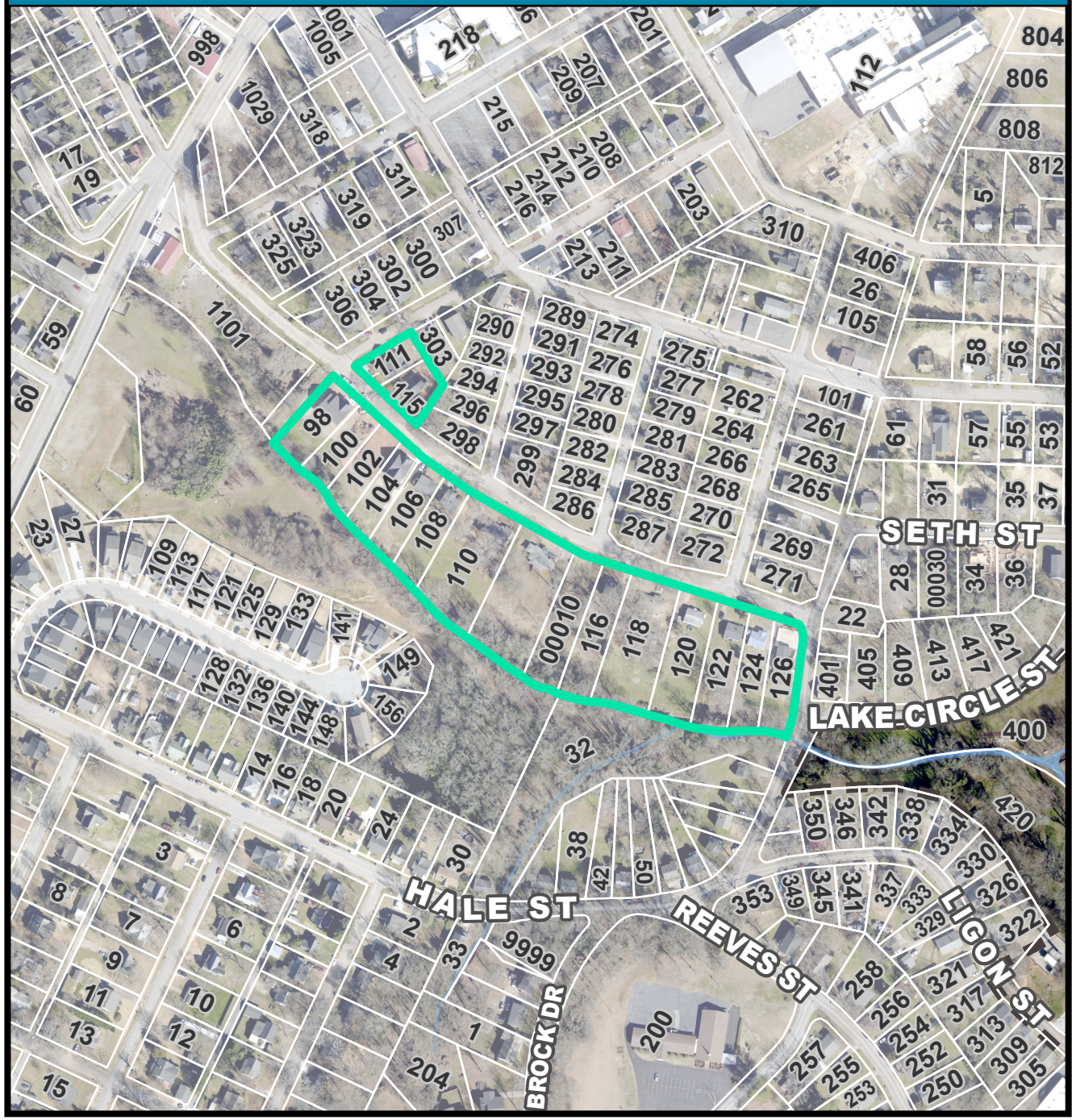
[X] **A completed application form**.

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

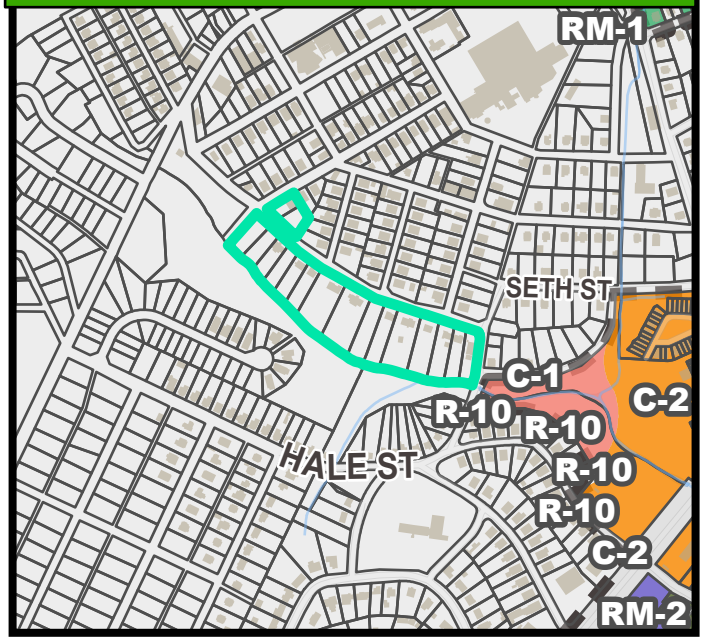
IMPORTANT NOTE:
Prior to applying for annexation, contact the City of Greenville's Engineering Department to verify the "availability" of utilities such as sanitary sewer and water.

AX-27-2022 (PZ-22-541) • CHESTNUT STREET

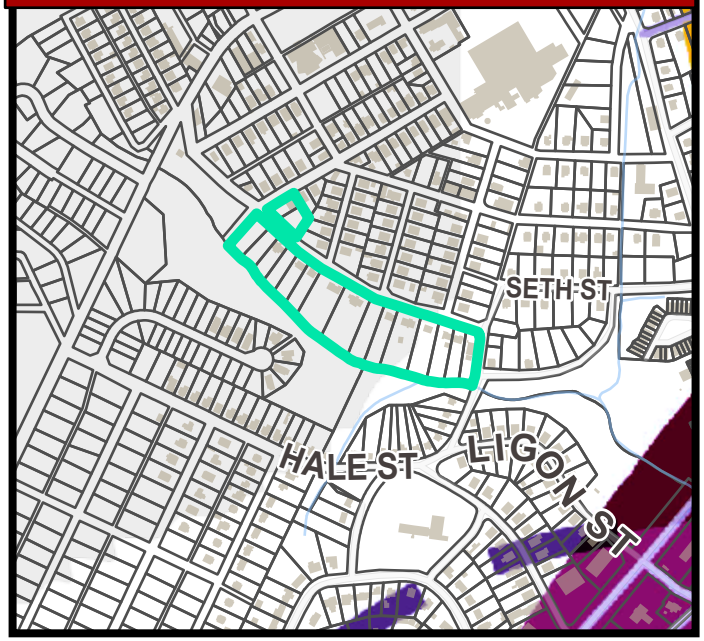
AERIAL VIEW



CURRENT ZONING

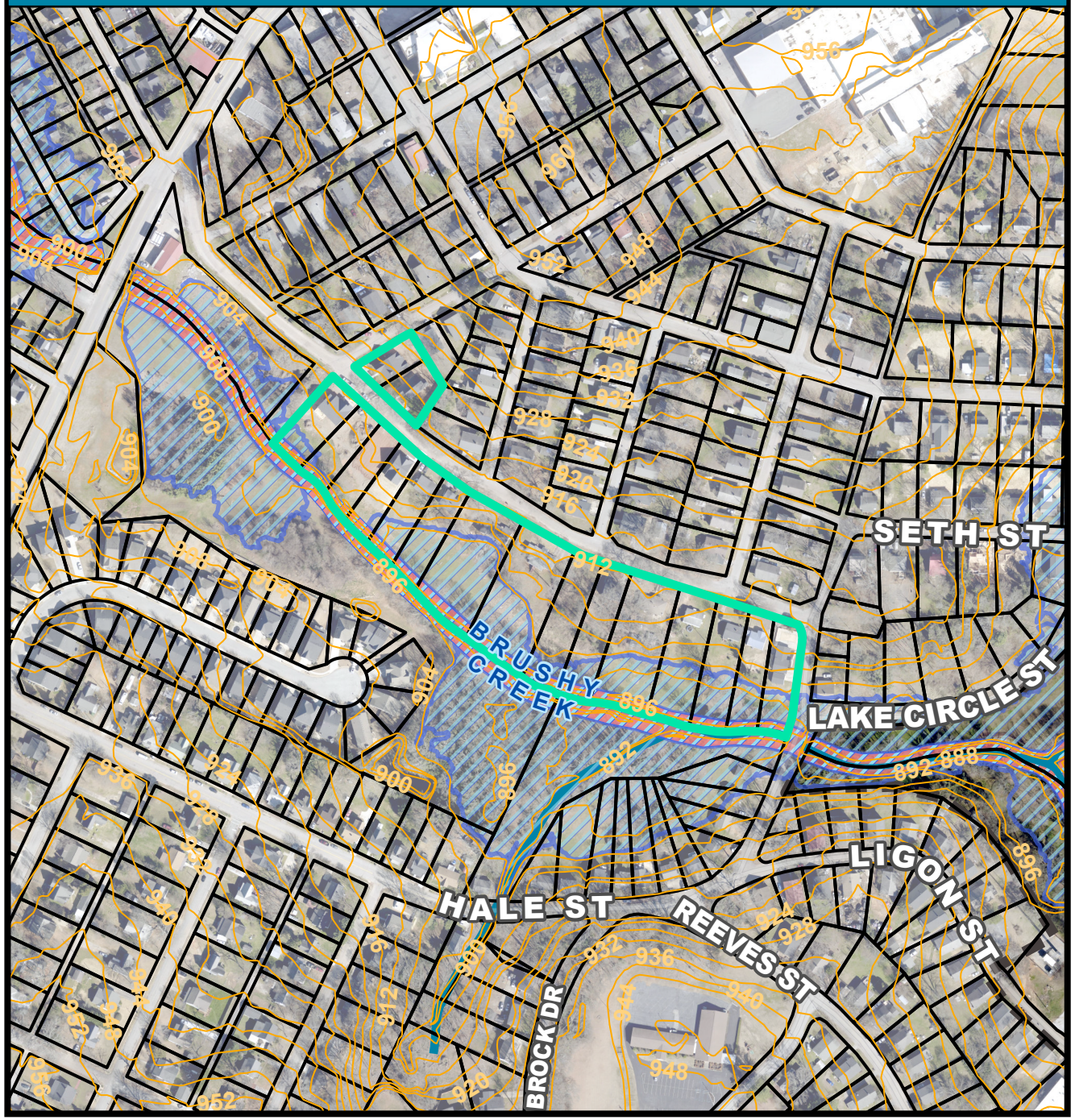


FUTURE LAND USE

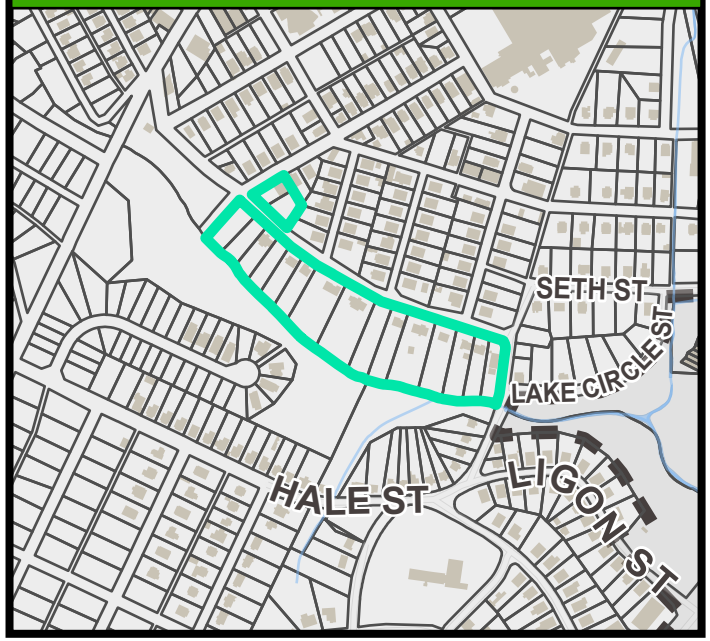


AX-27-2022 (PZ-22-541) • CHESTNUT STREET

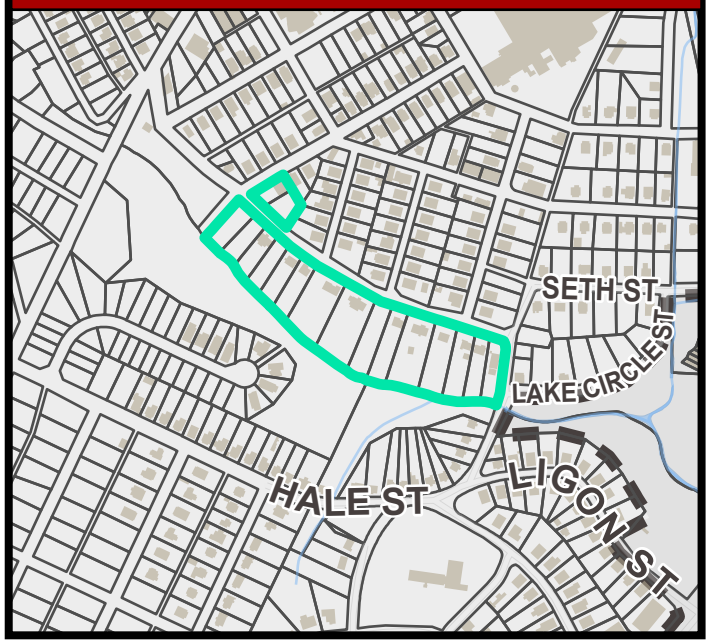
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



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

75% Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are at least 75% of the freeholders owning at least 75% of the assessed value for real estate in an area which is contiguous to the City of Greenville, and which is proposed to be annexed into the City.

In general, the area can be described as the parcels within that area bounded by Seth Street, Chestnut Street, _____, and Mc Gavity Street, and is identified by the tax map parcel number(s) provided below, attached Annexation Map, attached Property Description(s), and the attached Annexation Plat(s) which are being provided to the City of Greenville Planning Commission in conjunction with this petition. The attached plat(s) are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed in the Annexation map, including adjoining rights-of-way (if any).

This petition is submitted under the provisions of S.C. Code §5-3-150(1), authorizing the City Council to annex an area when presented with a petition signed by the freeholders owning at least 75% real property and at least 75% of the assessed value in the area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the original of the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then the original shall be made available as soon thereafter as reasonably practical and in the interim a copy shall be made available. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code. All zoning processes will be in accordance with state statutes and city ordinance otherwise existing.

The first signature was affixed on this Petition on 6-15-22.

city of greenville South Carolina

In general, the area can be described as:

Address(es)	Acreage	TMS#
98 Chestnut Street	0.32	010800-01-01700
100 Chestnut Street	0.28	010800-01-01800
102 Chestnut Street	0.28	010800-01-01900
104 Chestnut Street	0.27	010800-01-01901
106 Chestnut Street	0.32	010800-01-02100
108 Chestnut Street	0.34	010800-01-02200
110 Chestnut Street	0.74	010800-01-02400
111 Chestnut Street	0.18	010600-15-01100
112 Chestnut Street	0.80	010800-01-02600
114 Chestnut Street	0.45	010800-01-02700
115 Chestnut Street	0.21	010600-15-00200
116 Chestnut Street	0.41	010800-01-02800
118 Chestnut Street	0.70	010800-01-02900
120 Chestnut Street	0.52	010800-01-03100
122 Chestnut Street	0.42	010800-01-03200
124 Chestnut Street	0.33	010800-01-03300
126 Chestnut Street	0.34	010800-01-03400

city of greenville
South Carolina

Property Owner(s)*: CASSIDY R. HOOD REVOCABLE TRUST

Property Address(es): 98 CHESTNUT ST.

TMS#(s): 0108000101700

Acreage: 0.32

Proposed Zoning: R-9

Owner Signature*:

Date: 6/15/2022

Owner Signature*:

Date:

Owner Signature*:

Date:

* - If you have signed on the behalf of a Trust, as the Member(s) or Managing Member(s) of a Limited Liability Company (LLC), or the representative of a Corporation, or similar arrangement, please complete the **Certificate of Petition Signature** attached.

city of greenville
South Carolina

Property Owner(s)*: JENNY REBECCA BOYD

JONATHAN BRADFORD BOYD

Property Address(es): 100 CHESTNUT ST.

TMS#(s): 0108000101800

Acreage: 0.28

Proposed Zoning: R-9

Owner Signature*:

Date: 7-15-22

Owner Signature*:

Date: 7/15/22

Owner Signature*:

Date:

* - If you have signed on the behalf of a Trust, as the Member(s) or Managing Member(s) of a Limited Liability Company (LLC), or the representative of a Corporation, or similar arrangement, please complete the **Certificate of Petition Signature** attached.

city of greenville
South Carolina

Property Owner(s)*: BRIANNA BROOKSY MANCULICH

Property Address(es): 102 CHESTNUT ST.

TMS#(s): 0108000101900

Acreage: 0.28

Proposed Zoning: R-9

Owner Signature*: Brianna Manculich

Date: JUNE 20, 2022

Owner Signature*:

Date:

Owner Signature*:

Date:

* - If you have signed on the behalf of a Trust, as the Member(s) or Managing Member(s) of a Limited Liability Company (LLC), or the representative of a Corporation, or similar arrangement, please complete the **Certificate of Petition Signature** attached.

city of greenville
South Carolina

Property Owner(s)*: MICHELLE M. TEAGUE
Michelle Teague

Property Address(es): 104 CHESTNUT ST.

TMS#(s): 0108000101901

Acreage: 0.27

Proposed Zoning: R-9

Owner Signature*: Michelle Teague

Date: 6/21/2022

Owner Signature*:

Date:

Owner Signature*:

Date:

* - If you have signed on the behalf of a Trust, as the Member(s) or Managing Member(s) of a Limited Liability Company (LLC), or the representative of a Corporation, or similar arrangement, please complete the **Certificate of Petition Signature** attached.

city of greenville
South Carolina

Property Owner(s)*: NEW SON REALTY LLC

Property Address(es): 106 CHESTNUT ST.

TMS#(s): 0108000102100

Acreage: 0.32

Proposed Zoning: R-9

→ Owner Signature*: Cynthia Dawn Barton

→ Date: June 22, 2022

Owner Signature*:

Date:

Owner Signature*:

Date:

* - If you have signed on the behalf of a Trust, as the Member(s) or Managing Member(s) of a Limited Liability Company (LLC), or the representative of a Corporation, or similar arrangement, please complete the **Certificate of Petition Signature** attached.

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

CERTIFICATION OF PETITION SIGNATURE*

I, Cynthia Dawn Barton, have this 21st day of June, 2022, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I am the legal representative by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

0108000102100

Cynthia Dawn Barton
Signature

* - If you have signed on the behalf of a Trust, as the Member(s) or Managing Member(s) of a Limited Liability Company (LLC), or the representative of a Corporation, or similar arrangement, please complete.

city of greenville
South Carolina

Property Owner(s)*: JULIANNA R. RAINSFORD

RYLAND M. RAINSFORD

Property Address(es): 111 CHESTNUT ST.

TMS#(s): 0106001501100

Acreage: 0.18

Proposed Zoning: R-6

Owner Signature*: Julianna R Rainsford

Date: 06/15/22

Owner Signature*: Ryland M. Rainsford

Date: 6/15/22

Owner Signature*:

Date:

* - If you have signed on the behalf of a Trust, as the Member(s) or Managing Member(s) of a Limited Liability Company (LLC), or the representative of a Corporation, or similar arrangement, please complete the **Certificate of Petition Signature** attached.

city of greenville
South Carolina

Property Owner(s)*: DERRICK K. GUNTER

Property Address(es): 112 CHESTNUT ST.

TMS#(s): 0108000102600

Acreage: 0.80

Proposed Zoning: R-9

Owner Signature*: Derrick K Gunter

Date: 06-15-2022

Owner Signature*:

Date:

Owner Signature*:

Date:

* - If you have signed on the behalf of a Trust, as the Member(s) or Managing Member(s) of a Limited Liability Company (LLC), or the representative of a Corporation, or similar arrangement, please complete the **Certificate of Petition Signature** attached.

city of greenville
South Carolina

Property Owner(s)*: DARWIN OBELL LINARES

CHRISTOPHER MELSIE RAMOS

Property Address(es): 114 CHESTNUT ST

TMS#(s): 0108000102700

Acreage: 0.45

Proposed Zoning: R-9

Owner Signature*: Christopher Ramos

Date: 7/12/2022

Owner Signature*:

Date:

Owner Signature*:

Date:

* - If you have signed on the behalf of a Trust, as the Member(s) or Managing Member(s) of a Limited Liability Company (LLC), or the representative of a Corporation, or similar arrangement, please complete the **Certificate of Petition Signature** attached.

city of greenville
South Carolina

Property Owner(s)*: DARWIN OBELL LINARES

CHRISTOPHER MELSIE RAMOS

Property Address(es): 114 CHESTNUT ST

TMS#(s): 0108000102700

Acreage: 0.45

Proposed Zoning: R-9

Owner Signature*: Christopher Ramos

Date: 7/12/2022

Owner Signature*: Darwin Linares

Date: 7/14/2022

Owner Signature*:

Date:

* - If you have signed on the behalf of a Trust, as the Member(s) or Managing Member(s) of a Limited Liability Company (LLC), or the representative of a Corporation, or similar arrangement, please complete the **Certificate of Petition Signature** attached.

city of greenville
South Carolina

Property Owner(s)*: EMILY B. THOMPSON

CRAIG PAUL TOBIN

Property Address(es): 115 CHESTNUT ST.

TMS#(s): 0106001500200

Acreage: 0.21

Proposed Zoning: R-6

Owner Signature*:

Date: 06/15/2022

Owner Signature*:

Date: 06/15/2022.

Owner Signature*:

Date:

* - If you have signed on the behalf of a Trust, as the Member(s) or Managing Member(s) of a Limited Liability Company (LLC), or the representative of a Corporation, or similar arrangement, please complete the **Certificate of Petition Signature** attached.

city of greenville
South Carolina

Property Owner(s)*: HEATHER STEPHENS

Property Address(es): 116 CHESTNUT ST.

TMS#(s): 0108000102800

Acreage: 0.41

Proposed Zoning: R-9

Owner Signature*: Heather C. Stephens

Date: 6/15/22

Owner Signature*:

Date:

Owner Signature*:

Date:

* - If you have signed on the behalf of a Trust, as the Member(s) or Managing Member(s) of a Limited Liability Company (LLC), or the representative of a Corporation, or similar arrangement, please complete the **Certificate of Petition Signature** attached.

city of greenville
South Carolina

Property Owner(s)*: JAMES F. WITHINGTON

SUZANNE C. WITHINGTON

Property Address(es): 122 CHESTNUT ST.

TMS#(s): 0108000103200

Acreage: 0.42

Proposed Zoning: R-9

Owner Signature*:

Date: 6-27-22

Owner Signature*: Suzanne C. Withington

Date: 6-21-2022

Owner Signature*:

Date:

* - If you have signed on the behalf of a Trust, as the Member(s) or Managing Member(s) of a Limited Liability Company (LLC), or the representative of a Corporation, or similar arrangement, please complete the **Certificate of Petition Signature** attached.

city of greenville
South Carolina

Property Owner(s)*: JAMES SCULLY / JAMES A. SCULLY

Property Address(es): 124 + 126 CHESTNUT ST.

TMS#(s): 0108000103300 + 0108000103400

Acreage: 0.66

Proposed Zoning: R-9

Owner Signature*:

Date: 6/16/22

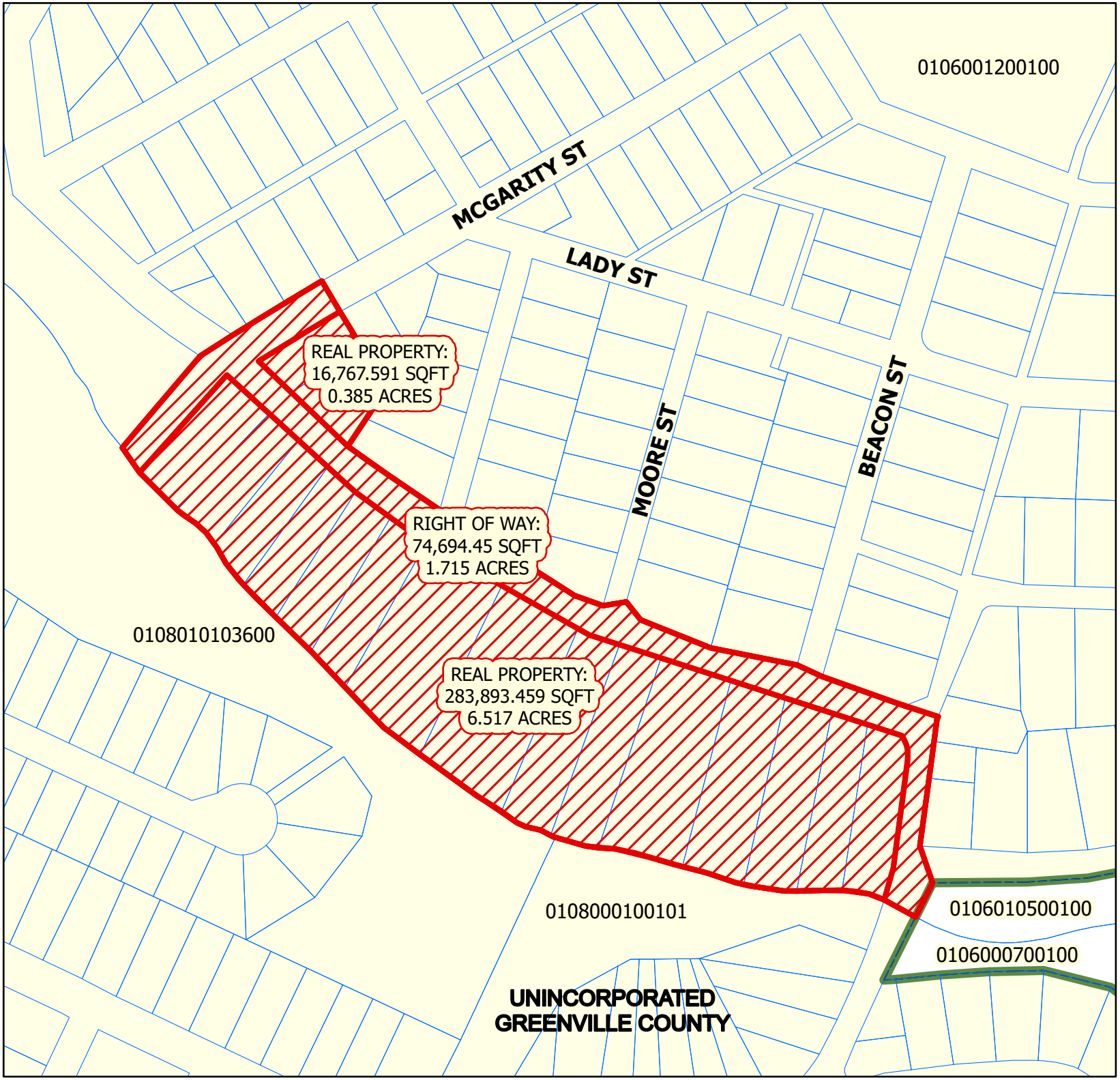
Owner Signature*:

Date:

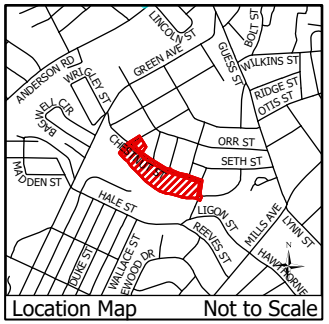
Owner Signature*:

Date:

* - If you have signed on the behalf of a Trust, as the Member(s) or Managing Member(s) of a Limited Liability Company (LLC), or the representative of a Corporation, or similar arrangement, please complete the **Certificate of Petition Signature** attached.



city of greenville
South Carolina



ANNEXATION MAP

for
Tax Map No. 0108000101700, 0108000101800, 0108000101900, 0108000101901, 0108000102100, 0108000102200, 0108000102400, 0108000102600, 0108000102700, 0108000102800, 0108000102900, 0108000103100, 0108000103200, 0108000103300, 0108000103400, 0106001501100, 0106001500200
into the
City of Greenville

Total Annexation Area

Total Area of Annexation:
375,355.50 Sq. Ft.
Total Acreage of Annexation:
8.617 Acres

Existing County Zoning: **R-7.5, R-10**
Proposed City Zoning: **R-6, R-9**
City Council District: **2**
Census Tract: **21.08**

N

Feet
0 160 320

This map is a product of the City of Greenville, SC and was compiled from plats and other available information. No actual field survey was performed. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville expressly disclaims any responsibility or liability with regard to the use of this map.
Copyright: The City of Greenville, SC

City Attorney Date

Property Description

108000101700

ALL that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Greenville, being shown and designated as Lot 4, on a plat entitled "Simple Plat Survey for Bancor Properties, LLC," dated March 26, 2019, prepared by Alfred J. Pearce, III, and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 1363, Page 27. Reference to said plat is hereby made for a more complete description thereof.

This being the same property conveyed to Bancor Properties, LLC by deed of Lasiv, LLC , dated February 14, 2020, recorded February 18, 2020 in Deed Book 2587, at Page 4184 , in the Register of Deeds Office for Greenville, South Carolina.

This conveyance is made subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record on the premises, or on the recorded plats, which affect the property hereinabove described.

TMS No.	0108.00-01-017.00
Property Address:	98 Chestnut Street, Greenville, SC 29607
Grantee Address:	98 Chestnut Street, Greenville, SC 29607

108000101800

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 3, "Simple Plat Survey for Bancor Properties LLC" on a plat thereof prepared by Alfred J. Pearce, III, dated March 26, 2019 and recorded in Plat Book 1363 at Page 27 in the ROD Office for Greenville County, South Carolina. Reference is hereby made to said plat of record for a more complete and accurate description as to the metes and bounds, courses and distances as appear thereon.

This being a portion of the same property conveyed unto Bancor Properties, LLC by Deed of Lasiv, LLC dated February 14, 2020 and recorded February 18, 2020 in Book 2587, Page 4184, in the Register of Deeds Office for Greenville County, South Carolina

GREENVILLE COUNTY
TMS NO.: 0108.00-01-018.00

108000101900

ALL that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Greenville, being shown and designated as Lot 2, on a plat entitled "Simple Plat Survey for Bancor Properties, LLC," dated March 26, 2019, prepared by Alfred J. Pearce, III, and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 1363, Page 27. Reference to said plat is hereby made for a more complete description thereof.

This being the same property conveyed to Bancor Properties, LLC. by deed of Lasiv, LLC, dated February 14, 2020, recorded February 18, 2020 in Deed Book 2587, at Page 4184, in the Register of Deeds Office for Greenville, South Carolina.

This conveyance is made subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record on the premises, or on the recorded plats, which affect the property hereinabove described.

TMS No.	0108.00-01-019.00
Property Address:	102 Chestnut St, Greenville, SC 29605
Grantee Address:	102 Chestnut St, Greenville, SC 29605

108000101901

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, being near Mills Mill and being known and designated as Lot No. 1 as shown on plat entitled Simple Plat Survey for Bancor Properties LLC as recorded in the ROD Office for Greenville County in Plat Book 1363, page 27. Reference to said plat is hereby craved for a more particular metes and bounds description.

This being the same property conveyed to Bancor Properties LLC by deed of LASIV LLC, dated February 18, 2020, recorded February 18, 2020 in Deed Book 2587, at Page 4184, in the Register of Deeds Office for Greenville, South Carolina.

This conveyance is made subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record on the premises, or on the recorded plats, which affect the property hereinabove described.

TMS No.	0108.00-01-019.01
Property Address:	104 Chestnut Street, Greenville, SC 29605
Grantee Address:	104 Chestnut Street, Greenville, SC 29605

108000102100

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 400 Longview Terrace, Greenville, SC 29605
TMS No.: 0108.00-01-021.00

108000102200

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwestern side of Chestnut Street, and being known and designated as Lot NO. 6, according to plat entitled "Map of Sunnymede," prepared by Woodward Engineering Company, dated March, 1955, and recorded in the RMC Office for Greenville County in Plat Book II at page 109, and being further shown on a more recent plat entitled "Sunnymede, Lot 6 for Annie Henry," dated April 5, 1999, prepared by Chapman Surveying Co., Inc., and recorded in the ROD Office for Greenville County in Plat Book 39-2 at page 51, reference to said more recent plat being hereby made for a complete metes and bounds description thereof.

This is the same property conveyed to Palmetto Risk Company, Inc., by deed of William A. McDaniel, dated February 2, 1999, and recorded in the RMC Office for Greenville County on February 9, 1999, in Deed Book 1817 at page 972; the name shown on the deed recorded in Deed Book 1817 at page 972 is Palmetto Risk Company, Inc. The correct name of the corporation is Palmetto Risk Corp., Inc. -225-108-1-62

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s) or on the premises.

108000102400

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina being known and designated as Lot No. 7 Sunnymeade Subdivision and which is shown on a plat thereof recorded in the Register of Deeds Office for Greenville County, South Carolina in Plat Book II at Page 109.

ALSO: ALL that certain piece or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, being shown and designated as Lot No. 8 of a subdivision known as Sunnymeade as shown on Plat thereof prepared by Woodward Engineering Service, March, 1955, and recorded in the RMC Office for Greenville County in Plat Book II at Page 109, and having according to said Plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Chestnut Street, joint front corner of Lots No. 7 and 8, and running thence along the meanders of Brushy Creek, a traverse Line being S. 52-03 E. 71.7 feet to a point on Brushy Creek, the joint rear corner of lots N. 25-51 E. 237.8 feet to an iron pin on the Southern side of Chestnut Street; thence along the Southern side of Chestnut Street N. 59-56 W, 61.1 feet to an iron pin, the BEGINNING corner.

THIS being a portion of the same property conveyed to Richard W. Locke and W. Heyward Locke by deed of Delisa Pitts, as Successor Trustee of the Benny F. Sloan Living Trust dated September 8, 2009, recorded in the Register of Deeds Office for Greenville County, South Carolina on September 17, 2012 in Deed Book 2412 at Page 164.

Tax Map No: 0108.00-01-024.00

106001501100

ALL that certain piece, parcel, or lot of land, lying and being situate in the State of South Carolina, County of Greenville, being shown and designated as Parcel A, containing 0.196 acres, more or less, on that plat entitled, "Surveyed at the Request of Matthew S. Graham, Mills Mill, A Redivision of Lots 13 and 14," prepared by Wallace & Associates, dated June 10, 2020 and recorded on June 18, 2020 in Plat Book 1369 at Page 46, in the Greenville County Register of Deeds Office. Reference is hereby made to said plat of record for a more complete and accurate metes and bounds description thereof.

Derivation: This being a new lot, formed from portions of lots formerly known as Lots Nos. 13 and 14 on a prior survey, and being conveyed by the following two (2) deeds: (1) This being a portion of the property conveyed to Graham Properties, LLC by Quit Claim Deed from Matthew S. Graham, dated 07/23/2020 and recorded on 07/23/2020 in Deed Book 2599 at Page 260, in the Greenville County Register of Deeds Office; and (2) This being a portion of the property conveyed unto Graham Properties, LLC by Quit Claim Deed from Matthew S. Graham, dated 07/30/2020 and recorded on 07/30/2020 in Deed Book 2599 at Page 3498, in the Greenville County Register of Deeds Office.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 111 Chestnut Street, Greenville, SC 29605

TMS No.: 0106001501100

108000102600

LEGAL DESCRIPTION ATTACHED TO DEED FROM DONALD J. GUNTER, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JANIE LEE GUNTER TO DERRICK K. GUNTER DATED JULY 23, 2002

All those certain pieces, parcels or lots of land in the County of Greenville, State of South Carolina, being known and designated as Lots No. 9 and 10 as shown on plat of property known as Sunnymeade according to a survey made by Woodward Engineering Co., March 1955, and recorded in the RMC Office for Greenville County in Plat Book "II", at Page 109, and having the following metes and bounds, to-wit:

Beginning at an iron pin on Chestnut Street at joint front corner of Lots 8 and 9, and running thence S 25-51 W, 237.8 feet to an iron pin; thence running S 52-03 E, 93.3 feet to an iron pin; thence S 63-47 E., 44.3 feet to an iron pin, joint rear corner of Lots 10 and 11; thence running N 22-41 E along joint line of Lots 10 and 11, 248.7 feet to an iron pin on Chestnut Street; thence along Chestnut Street, N 59-56 W, 122.2 feet to the point of beginning.

This is the same property devised to Janie Lee Gunter, by deed of distribution, dated November 14, 1994, recorded on November 16, 1994, in Deed Book 1590, page 50, in the aforesaid records.

108000102700

PROPERTY DESCRIPTION:

All that lot of land in the County of Greenville, State of South Carolina on Chestnut Street, being known and designated as Lot No. 11 of Sunnymede Subdivision as shown on a plat thereof recorded in Plat Book II at Page 109 in the Register of Deeds Office for Greenville County, South Carolina. Reference is made to said plat for a more detailed description. LESS However any portion previously conveyed and subject to restrictions of record.

TMS: 0108000102700
Derivation:

Deed from A. Kevin Hunter, II, Greenville County Tax Collector Derrick Kevin Gunter dated 12/14/16 and recorded 12/28/16 in Deed Book 2503,p age 1517, Greenville County Records. See also Order Quieting Title recorded 5/14/21 in Deed Book 2624, page 52, Greenville County Records.

106001500200

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Parcel B, containing 0.209 acres, more or less, as shown on a plat entitled "Survey At The Request of Matthew S. Graham", prepared by Wallace & Associates, dated June 10, 2020, and recorded June 18, 2020 in Plat Book 1369 at Page 46 in the Register of Deeds Office for Greenville County. Reference is hereby made to said plat for a more complete and accurate metes and bounds description thereof.

This being that same property conveyed unto Graham Properties, LLC by Quit Claim Deed from Matthew S. Graham, dated 07/23/2020 and recorded on 07/23/2020 in Deed Book 2599 at Page 260, in the Office of the Register of Deeds for Greenville County, South Carolina. See also that deed to Graham Properties, LLC by Quit Claim Deed from Matthew S. Graham, dated 07/30/2020 and recorded on 07/30/2020 in Deed Book 2599 at Page 3498, in the Office of the Register of Deeds for Greenville County, South Carolina.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 115 Chestnut Street, Greenville, SC 29605

TMS No.: 0106001500200

108000102800

THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA BEING SHOWN AND DESIGNATED AS LOT NO. 12, SUNNYMEDE ON A PLAT THEREOF, PREPARED BY WOODWARD ENGINEERING CO., DATED MARCH 1955 AND RECORDED IN PLAT BOOK "II" AT PAGE 109 IN THE RMC OFFICE FOR GREENVILLE, SOUTH CAROLINA. REFERENCE IS HEREBY MADE TO SAID PLAT OF RECORD FOR A MORE COMPLETE AND ACCURATE DESCRIPTION AS TO THE METES AND BOUNDS, COURSES AND DISTANCES AS APPEAR THEREON.

BEING THE SAME PARCEL CONVEYED TO SEAN N. STEPHENS AND HEATHER SMITH FROM J DOUGLAS NOE, BY VIRTUE OF A DEED DATED 9/21/2010, RECORDED 9/23/2010, IN DEED BOOK 2378, PAGE 1987, AS INSTRUMENT NO. 2010064534 COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA.

ASSESSOR'S PARCEL NO: 010800012800

108000102900

ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 13 and a major portion of Lot 14 on a plat of property of Sunnymede, recorded in the RMC Office for Greenville County, S. C., in Plat Book II at Page 109 and having according to said plat, the following metes and bounds, to-wit: (14)-235-108-1-29

BEGINNING at an iron pin on the southern side of Chestnut Street, joint front corner of Lots Nos. 12 and 13 and running thence with the line of Lot 12, S. 19-02 W. 245.7 feet to an iron pin; thence with the center of Brushy Creek as the line, the chord of whichis S. 73-25 E. 117.6 feet to an iron pin in the line of Lot 14; thence with new line through Lot 14, N. 15-24 E. 240.7 feet, more or less, to an iron pin on Chestnut Street; thence with said Chestnut Street, N. 71-30 W. 102.2 feet to the point of beginning.

THIS being the same property conveyed to the grantors herein by deed of Leon Reece, dated October 30, 1989 and recorded in Deed Book 1377 at Page 746, in the RMC Office for Greenville County, S. C., on October 31, 1989.

108000103100

ALL OF THOSE CERTAIN PIECES, PARCELS, OR LOTS OF LAND with the buildings and improvements thereon on CHESTNUT STREET in the County of Greenville, State of South Carolina, being known and designated as LOT NUMBER 15 and A PORTION OF LOT NUMBER 14 as shown on plat of SUNNYMEDE recorded in the Register of Deeds for Greenville County, South Carolina in Plat Book II at Page 109 and being described as follows:

BEGINNING at an iron pin on Chestnut Street at the joint front corner of LOTS NO. 15 AND 16, and running thence with the joint line of said lots, S 13-13 W 238 feet to an iron pin; thence N 73-25 w 90.2 feet to an iron pin on the rear line of Lot No. 14; thence through Lot No. 14, N 15-26 E 240.3 feet to an iron pin on Chestnut Street; thence along Chestnut Street, S 71-30 E 81.1 feet to the POINT OF BEGINNING. DISTANCES are from pin to pin but lots extend to center of creek at the rear of lots.

THIS IS THE SAME PROPERTY conveyed to Rebecca L. O'Dell by deed of distribution of the Martha J. O'Dell as recorded on evendate herewith.

TAX MAP NUMBER 0108.00-01-031.00

108000103200

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 16 and a part of Lot 17 on a plat of Sunnymede, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 2, at Page 109, and being shown on a more recent survey for "Deloris Collins" prepared by Landrith Surveying, Inc., dated September 3, 1997 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 36L at Page 54.

This being the same property conveyed to Suzanne C. Withington by deed of American General Financial Services, Inc. n/k/a Springleaf Financial Services of South Carolina, Inc., dated January 24, 2012 and recorded in the ROD Office for Greenville County in Deed Book 2400 at Page 3004 on February 1, 2012.

TMS No.: 0108.00-01-032.00

108000103300

All certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, being known and designated as the greater portion of Lot No 17 of a subdivision known as Sunnymede as shown on plat thereof made by Woodward Engineering Company in March 1955 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book II at Page 109, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Chestnut Street at the corner of Lot No. 18, which point is 16.1 feet west of the intersection of Seth Street, and running thence along the line of that lot, S 9-18 W 207.9 feet to an iron pin at the rear corner of said lot; thence N. 84-45 W. 61.8 feet to an iron pin at a point 7 feet east of the rear corner of Lot No 16; thence on a new line across Lot No 17, parallel to and 7 feet distance from the line of Lot No 16, N. 11-26 E 222.9 feet, more or less, to an iron pin on the south side of Chestnut Street, which point is 7 feet east of the corner of Lot No 16; thence along the south side of Chestnut Street S. 71-30 E. 54.1 feet to the beginning corner.

TMS#: 0108.00-01-033.00

108000103400

All certain piece, parcel or lot of land situate on the southern side of Chestnut Street in the State of South Carolina, County of Greenville, and in Greenville Township, being known and designated as Lot No 18 of a plat of Sunnymede as shown on plat thereof made by Woodward Engineering Company in March 1955 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book II at Page 109. Reference to said plat is hereby made for a more complete description thereof.

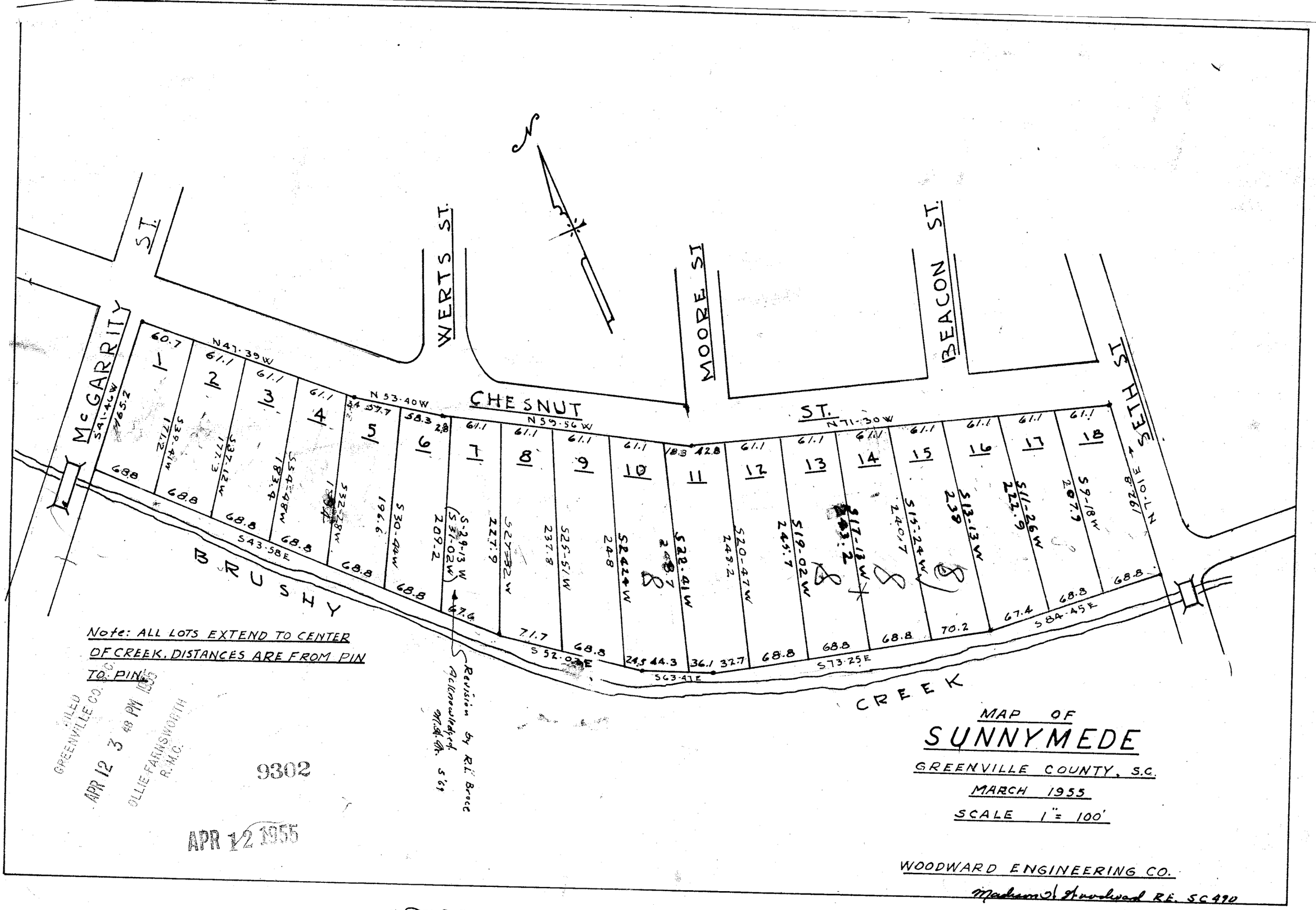
TMS#: 0108.00-01-034.00

This being the same property conveyed to Coldbrew Holdings, LLC and Gendlin Homes, LLC by deed of George A. Gunter and Barbara A. Gunter dated October 30, 2020 and recorded November 2, 2020 in Deed Book 5573 at Page 3349.

ADDRESS OF GRANTEE(S): 1070 W. Century Drive, Ste 101, Louisville, CO 80027

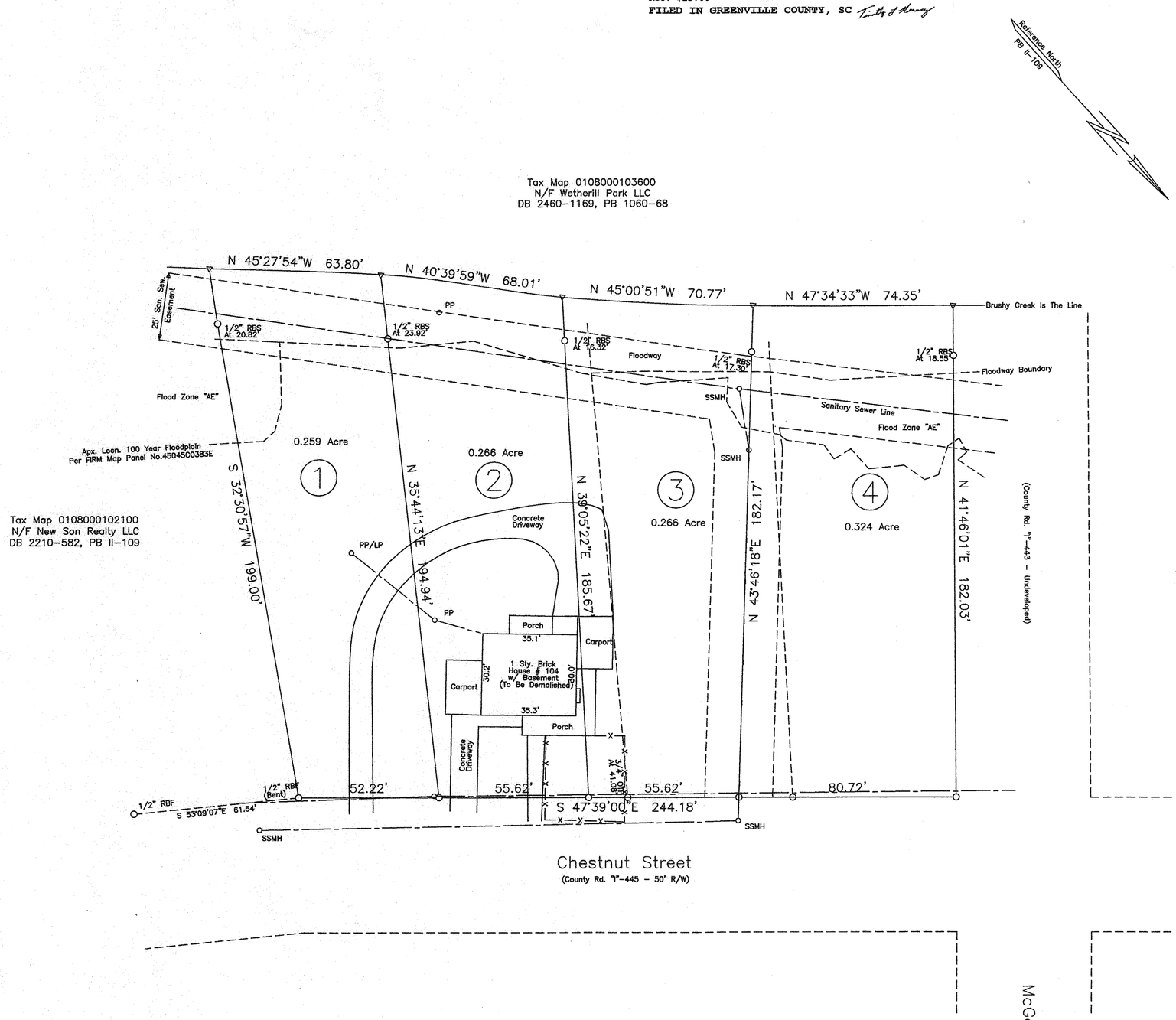
Property Description for Right-of-Way

To include the 1.715 acres of McGarity Street, Chestnut Street, and Seth Street right-of-way as shown within the associated Annexation Map exhibit.



#9302 Filed This 12 day of April 19 55
and Recorded in Vol. II Page 109 at M.
Ollie Farnsworth
Register Mesne Conveyance Greenville County, S. C.

2020023249
1 Pgs
PLAT/LG Book: PL 1363 Page: 0027 - 0027
March 30, 2020 08:59:35 AM
Rec: $25.00
FILED IN GREENVILLE COUNTY, SC



This property is subject to any and all easements and/or rights-of-way of record or not of record.

According to FEMA flood hazard data this property is located in an established flood hazard area.

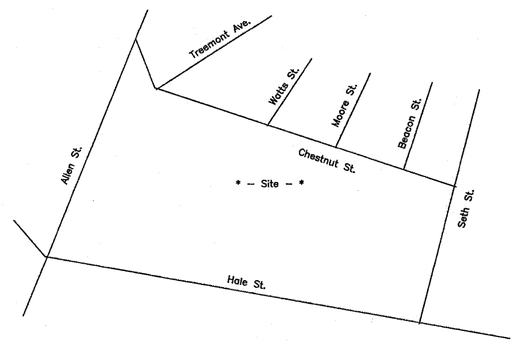
1/2" rebars set at all property corners unless noted.
Property corners in creek are calculated points.

Except as specifically shown or stated on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision regulations; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose. This survey does not constitute a title search by the Surveyor.

Alfred J. Pearce III does not warrent the existance or nonexistance of Jurisdictional Wetlands or areas that may be affected by hazardous materials on the survey site.

This survey is not a true and valid print of the original document unless it bears an original signature and raised embossed seal of the Surveyor.

Location Map – NTS



Certificate of Ownership And Dedication

"The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and that I (we) establish the minimum building restriction lines and hereby dedicate to public use as roads, streets and easements, forever all areas shown or dedicated on said plat."

3-30-20 Signed Clifton L. Budney

_____ Signed _____

_____ Signed _____

_____ Signed _____

Certificate of Accuracy

"I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in the State of South Carolina and meets or exceeds the requirements for a Class survey as specified therein.

3-27-20 Alfred J. Pearce

S.C. Registration No. 16136 Reg. Land Surveyor

Certificate of Approval For Recording

I hereby certify that the subdivision plan shown hereon has been found to comply with the Subdivision Regulations for Greenville County, with the exception of such variences, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Register of Deeds Office.

3-30, 2020

Director Of Planning
Greenville Co. Planning Commission

Simple Plat Survey For Bancor Properties LLC

Clifton L. Budney
205 Willow Branch Dr.
Simpsonville, S.C. 29680
Phone: 864-999-6388
Owner

Alfred J. Pearce III
P.O. Box 2091
Taylors, S.C. 29687
Phone: (864) 915-9050
Surveyor

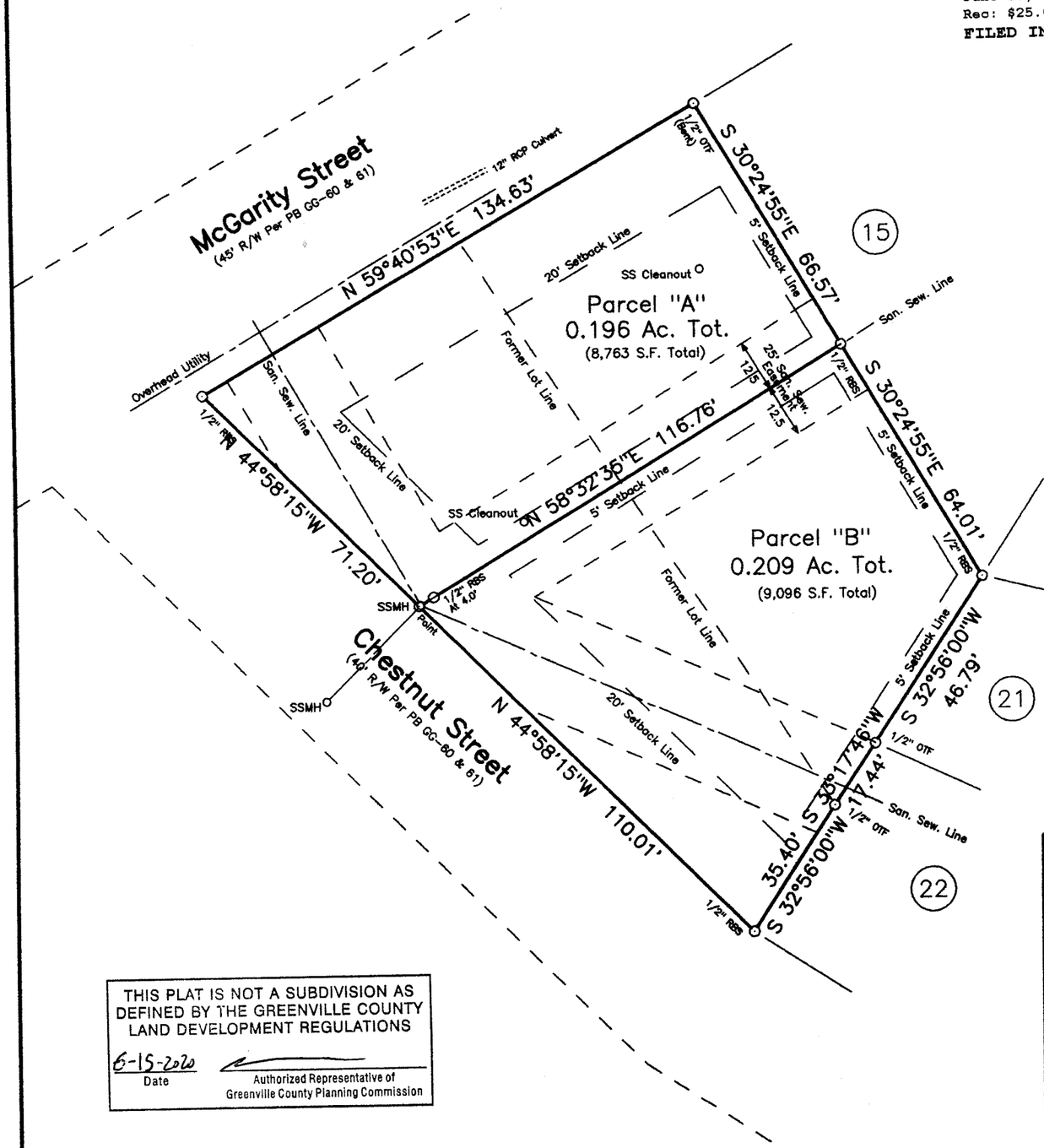
No. Of Acres 1.115 Miles Of New Road 0

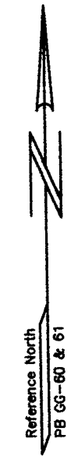
No. Of Lots 4 Date 03-26-2019

Zoning R-10

30 0 30 60 90
GRAPHIC SCALE – FEET
Scale: 1" = 30'

2020045423
1 Pgs
PLAT/LG Book: PL 1369 Page: 0046 - 0046
June 18, 2020 11:51:57 AM
Rec: $25.00
FILED IN GREENVILLE COUNTY, SC





"I hereby state that to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class "A" survey as specified therein.

According to F.E.M.A. floodway maps, this structure is not located in a designated flood hazard area.

This property is subject to any and all easements and/or rights-of-way of record or not of record.

Except as specifically shown or stated on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision regulations; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose. This survey does not constitute a title search by the Surveyor.

Wallace & Associates does not warrent the existance or nonexistance of Jurisdictional Wetlands or areas that may be affected by hazardous materials on the survey site.

This survey is not a true and valid print of the original document unless it bears an original signature and raised embossed seal of the Surveyor.

SOUTH CAROLINA
WALLACE & ASSOCIATES
No. C01129
CERTIFICATE OF AUTHORIZATION

THIS PLAT IS NOT A SUBDIVISION AS DEFINED BY THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS

6-15-2020
Date

Authorized Representative of Greenville County Planning Commission

Wallace & Associates
Complete Surveying Services

Jeffry M. Wallace (864) 297-6989
P.O. Box 903, Taylors, S.C. 29687

15 0 15 30
1" = 30'

State Of South Carolina
County Of Greenville
Surveyed At The Request Of

Matthew S. Graham

Mills Mill
A Redivision of Lots 13 and 14

SOUTH CAROLINA REGISTERED LAND SURVEYOR 12251 JEFFRY M. WALLACE

Jeffry M. Wallace R.L.S. 12251

Date: June 10, 2020	Tax Map: 0106001501100 0106001500200	Reference Deed: 2592-2514	Drawn By: JMW
Field Book:Ranger, Page 5660	Field Crew: JW,JE	Reference Plat: GG-60 & 61	Project # 205660R

Planning Staff Report to
Greenville Planning Commission
September 9, 2022
for the September 15, 2022 Public Hearing

Docket Number:	**Z-33-2021 FDP**
Applicant:	Melanie Anderson for Johnston Design Group
Property Owner:	Steven Cohen for Phi Realty, LLC
Property Location:	1007 Hampton Avenue
Tax Map Number:	002600-03-00900
Acreage:	**1.367 Acres**
Zoning:	PD, Planned Development District
Proposal:	**FINAL DEVELOPMENT PLAN OF 1.367 ACRES**
Staff Recommendation:	**Recommend Approval with Conditions and Comments**

Staff Analysis:

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, *Planning Commission Powers and Duties*
Sec. 19-6.5, *Design Standards for Nonresidential Development*
Sec. 19-6.8, *Design Standards for Multifamily Residential*
Sec. 19-2.3.3, *Planned Development District*

Project Overview:

The applicant requests a Final Development Plan (FDP) for the previously approved Planned Development District at 1007 Hampton Avenue. The PD zoning, Z-33-2021, was approved by City Council on November 18, 2021. This approval included the condition that the FDP be submitted to the Planning Commission for approval. The project is a mixed-use development consisting of one apartment building with a mix of six affordable units, five workforce housing units, and 44 market-rate units (a total of 55 units). In addition, the historic Thompson Automotive building will be used for non-residential commercial tenants. The Thompson Automotive building also received a Certificate of Appropriateness from the DRB-Neighborhood Panel on August 4, 2022, as CA 22-498.

Procedural Requirements:

Pre-Application and Development Meetings
A pre-application meeting was held between the applicant and Planning staff prior to submittal of this FDP application.

Neighborhood Meeting
The applicant conducted a neighborhood meeting on August 9, 2022, as encouraged by subsection 19-2.2.4 of the Land Management Ordinance. The meeting attendance record and meeting notes are attached to the packet.

Staff Analysis:
The applicant proposes an FDP to a previously approved PD, Planned Development District. The site is within the Southernside Special Emphasis Neighborhood, with Hampton Avenue to the east and Hagood Street to the south.

The site is the current home of the historic Thompson Automotive building, which will be preserved and rehabilitated as part of the proposed redevelopment. The property is surrounded by single-family residential homes, multi-family, the Victory Temple Missionary Baptist Church, and the Norfolk Southern railyard.

Compliance with PD:

The FDP appears to be generally consistent with the PD and its Statement of Intent. The 55 units, inclusive of 6 affordable and 5 workforce units, is in line with the 55 proposed in the PD. The square footages have been corrected from the previous submittal. Building footprints and heights do not appear to have changed. Actual square footages include 3,725 square feet of non-residential use and 49,871 square feet residential use. Non-residential use tenants have not been identified; however, the previously approved Statement of Intent includes permitted uses that are supportive of the neighborhood, including short term guest rentals, live/work units, artist studios, market, restaurant, barber/beauty shop, and after school care, among others.

Per previous Planning Commission conditions of approval, the duration of affordable and workforce housing units will be twenty (20) years. A Development Agreement for the affordable and workforce housing must be secured with Community Development prior to submittal for Building Permit approval.

The architecture of the FDP has been refined from the PD proposal and remains consistent. The site will be improved with a single apartment building that contains one floor of structured parking and 3 floors of residential use. Given the grades on site, only the 3 residential floors will be visible from Hampton Avenue. The existing Thompson Automotive building will be preserved and rehabilitated as a single-story commercial building. The rehabilitation of the historic structure received a Certificate of Appropriateness by the DRB-Neighborhood Panel on August 4, 2022, per Planning Commission conditions.

The apartment building is primarily clad with vertically oriented rectangular cementitious panels in a range of grays, and the bike barn will employ a ribbed fiber cement product. All materials are generally consistent with the previously approved PD.

The site plan is also consistent with the PD. The plan retains a large, passive open space to the rear of the site, and will also feature active open space adjacent to the bike barn such as a grilling area and fire pit or outdoor amenity space.

The site is connected to the existing street network and pedestrian walkways. Vehicular access is provided by one point of access onto Hampton Avenue. Hampton Avenue is a South Carolina Department of Transportation (SCDOT) right-of-way, and all traffic or sidewalk improvements, must receive final review and approval by SCDOT during the permit stage. Hagood Street is a City of Greenville right-of-way and will need similar approvals from City departments.

Per the conditions of approval, the applicant has revised the design of the roof of the apartment building to provide a larger overhang to address concerns regarding depth and coverage for the balconies.

The applicant has indicated sign placement and details for the development. Staff notes that sign permits, one for each sign, will be required in addition to the building permits. All signage shall meet the requirements of Appendix J: Sign Standards and Design Guidelines.

Staff finds the application to be in general compliance to the purpose and intent of the approved planned development district as stated above.

STAFF RECOMMENDATION:
Recommend Approval of Final Development Plan with conditions and comments

<u>Planning Staff Conditions:</u>

1. The applicant shall secure a Development Agreement with the Community Development department prior to submitting for Building Permit.

2. 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.
3. Prior to receipt of Certificate of Occupancy, an Affidavit of Substantial Compliance shall be provided at the time of Final Zoning Inspection.

Community Development:
This project was submitted to the City of Greenville with an affordability component and will help achieve the affordable housing goals of the GVL2040 Comprehensive Plan. Of the total units, 6 units will be provided at 60% Area Median Income (AMI) and 5 units at 80%AMI. The affordable units are plan to be provided with the assistance of *the Greenville Housing Fund*. Prior to issuance of building permits, the developer shall execute a Development Agreement or Memorandum of Understanding (MOU) with the Community Development department regarding the affordable units.

City Engineer Comments

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

Recommend: Approve

Comments:

Approved with no comments.

Environmental Engineer Comments

Recommend: Approve w/ Comments

Comments:

1) Off site improvements will be subject to the applicable encroachment permits/easements from associated properties owners.
2) Wastewater – Wastewater service for the development will be subject to the following conditions:
    a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).
    b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
    c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
    d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
    e. Each building shall require a new service fee through ReWa.
3) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
    a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
    b. At a minimum, a stormwater plan should include:
        i. Proposed layout.
        ii. Appropriate erosion control best management practice standard details.
        iii. A construction entrance.
        iv. A concrete washout.

v. Silt fence

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

4) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

Fire Department Comments

Recommend: N/A

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Tree and Landscape Comments

Recommend: Approve w/ Conditions

Comments:

Landscape plan meets minimum landscape requirements. Tree removal fees will be applied and must be paid prior to receiving the permit.

Johnston
DESIGN GROUP

August 11, 2022

Austin Rutherford
Planning and Development
131 Falls Street
2nd Floor
Greenville, SC 29601

Re: Water Tower Crossing PD – FDP Application Submittal

Dear Austin,

Please find enclosed the following:

1. Application for Final Development Plan
2. Existing Conditions/Survey
3. Existing Tree Survey
5. Civil Package that has been submitted for Site Permit – **Permit number 22-2831**
    a. Titlesheet
    b. Legend & Revision Notes
    c. Existing Conditions & Demo Plan
    d. Erosion & Sediment Control Plan
    e. Erosion & Sediment Control Details
    f. Site Plan
    g. Grading & Drainage Plan
    h. Drainage Profiles
    i. Utility Plan
    j. Site Details
    k. Site Details
    l. Grading & Drainage Details
    m. Landscape Plan
    n. Plant Schedule & Details
6. Regulating Plan
7. Exterior Elevations
8. Renderings

The existing Thompson Automotive building appeared before the Design Review Board on August 4, 2022 and has been approved for the Certificate of Appropriateness.

Let us know if you require additional information. Should you have any questions or need clarification, please let us know.

Sincerely,

Melanie R. Anderson, AIA, NCARB, LEED AP BD+C
Project Architect
Johnston Design Group

Cc: Steven Cohen, Pat Muldoon, Phi Realty, LLC
Scott Johnston, Kevin Davis, Johnston Design Group
Daniel Merritt, Seamon Whiteside
File

city of greenville

APPLICATION FOR FINAL DEVELOPMENT PLAN (FDP)

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:	Melanie R. Anderson for Johnston Design Group	Steven Cohen for Phi Realty, LLC
*Title:	Project Architect	Owner
*Address:	411 University Ridge, Suite D, Greenville	P.O. Box 3694
*State:	South Carolina	South Carolina
*Zip:	29601	29608
*Phone:	864.751.5094	864.419.2994
*Email:	melanie@johnstondesigngroup.us	scohen@nautiluscapital.com

*SELECT REVIEW TYPE: __X__FDP Planning Commission Review ____FDP Staff Review

*PD NAME Water Tower Crossing *PD ORDINANCE # 2022-03

*ORIGINAL APPLICATION # (provide # of rezoning request) Z-33-2021

*STREET ADDRESS 1007 Hampton Avenue, Greenville, SC 29601

*TAX MAP # 0026000300900 *ACREAGE 1.367

*BUILDING/PHASE New construction and Renovation

*PROPOSED USE Mix of residential and commercial

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be submitted to the Planning and Development Office no later than 2:00 on the date reflected on the attached schedule for Planning Commission.
   a. PD Final Development Plan (FDP) – Initial Approval $200.00, *public hearing may be required*
   b. PD Final Development Plan (FDP) – Major Modification $100.00, *public hearing required*
   c. PD Final Development Plan (FDP) – Minor Modification $50.00, *administrative review*
2. Staff will review the application for sufficiency pursuant ***Section 19-2.2.6, Determination of Sufficiency***, prior to routing the application for staff review. If the application is determined to be insufficient, the Administrator shall 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. Please call (864) 467-4476 to schedule an appointment.
3. If the plan is determined to be inconsistent with the preliminary approval granted by the planning commission (i.e. not a "minor deviation" as defined at ***Section 19-2.3.3(D)(7), Minor Deviations***), the administrator shall defer action pending the applicant submitting an application to the commission to consider a revised preliminary plan pursuant to ***Section 19-2.2, Common procedures***.

4. **Public Notice Requirements.** Final Development Plan (FDP) 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.

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

_____Public Hearing signs are acknowledged as received by the applicant

_____Received information for materials board requirements

*APPLICANT SIGNATURE_____

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

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

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

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

_____ *APPLICANT SIGNATURE

August 10, 2022 DATE

6. 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	August 10, 2022
Property Owner/Authorized Agent	- Managing Member
Date	8-12-14

SUBMITTAL REQUIREMENTS

At a minimum, the following information shall be provided:

1. Vicinity map, title block, scale, north arrow, legend, and all property lines (reflecting courses and distances).
2. Names and locations of all existing and proposed public and private streets abutting the property or within 100' of the property.
3. Location of all existing and proposed easements transecting, or adjacent to, the property.
4. Location of all streams, ponds, wetlands, drainage ditches, and other watercourses as well as the location of any Regulatory Floodway or Floodplain.
5. Location of all trees as required by ***Section 19-6.3.2(A), Tree Inventory Required*** and Appendix 'E' of this Manual.
6. Location of all existing man-made features on the property (parking and circulation areas, utilities, fire hydrants, buildings, lighting, etc.).
7. Location, use and arrangement of all proposed buildings, signs, and structures (Residential Buildings shall reflect number and type of units as well as number of bedrooms – Nonresidential Buildings shall reflect floor area and use).
8. Interior and exterior setbacks (buildings-to-buildings and buildings-to-property lines);
9. Location and design of all proposed lighting fixtures pursuant to the requirements of ***Section 19-6.4, Exterior Lighting***.
10. Location and design of improvements for all proposed open space and recreation areas.
11. Location, layout, and dimensions of all vehicular and pedestrian circulation areas, parking, loading, and service areas, etc. (including sidewalks, dumpster pads, bicycle paths, etc.).
12. Conformance with the requirements of ***Section 19-2.3.13(B), Grading Permit***, or confirmation from the Grading Permit Administrator that an Application has been submitted.

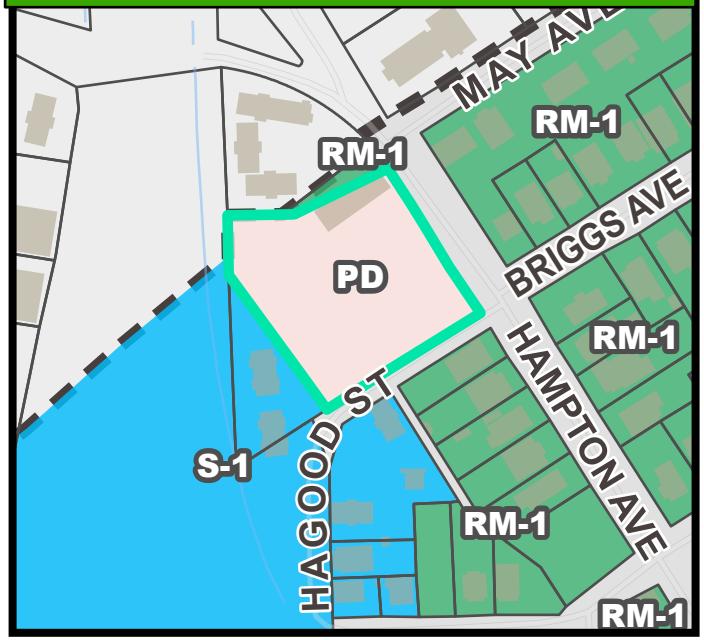
Additional information regarding, but not necessarily limited to, the following:

1. Project Phasing
2. Design Requirements, including:
   - Off-Street Parking and Loading
   - Landscaping, Buffering, and Screening
   - Tree Protection
   - Exterior Lighting
   - Design Standards for Non-Residential Development
   - Sign Regulations
   - Streets and Utilities
3. Open Space Preservation and Development
4. Public Facility Improvements and Phasing

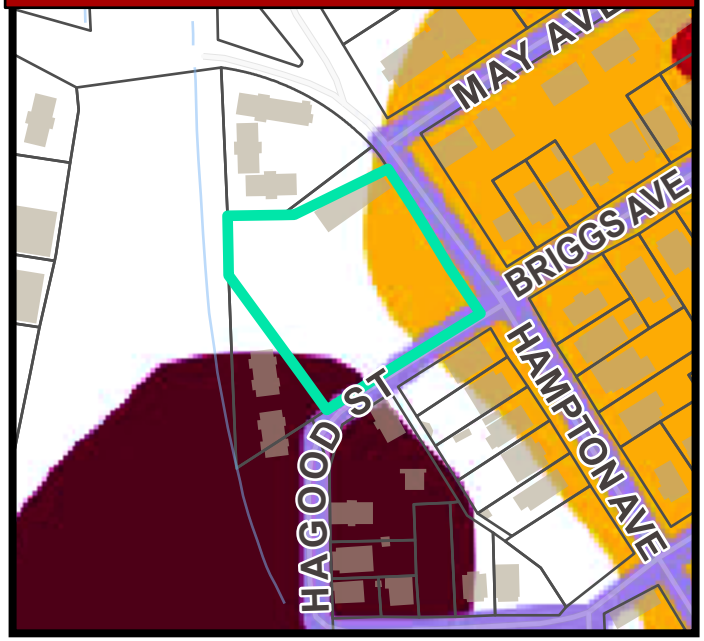
Z-33-2021 FDP (PZ-21-743) • 1007 HAMPTON AVENUE

AERIAL VIEW

CURRENT ZONING

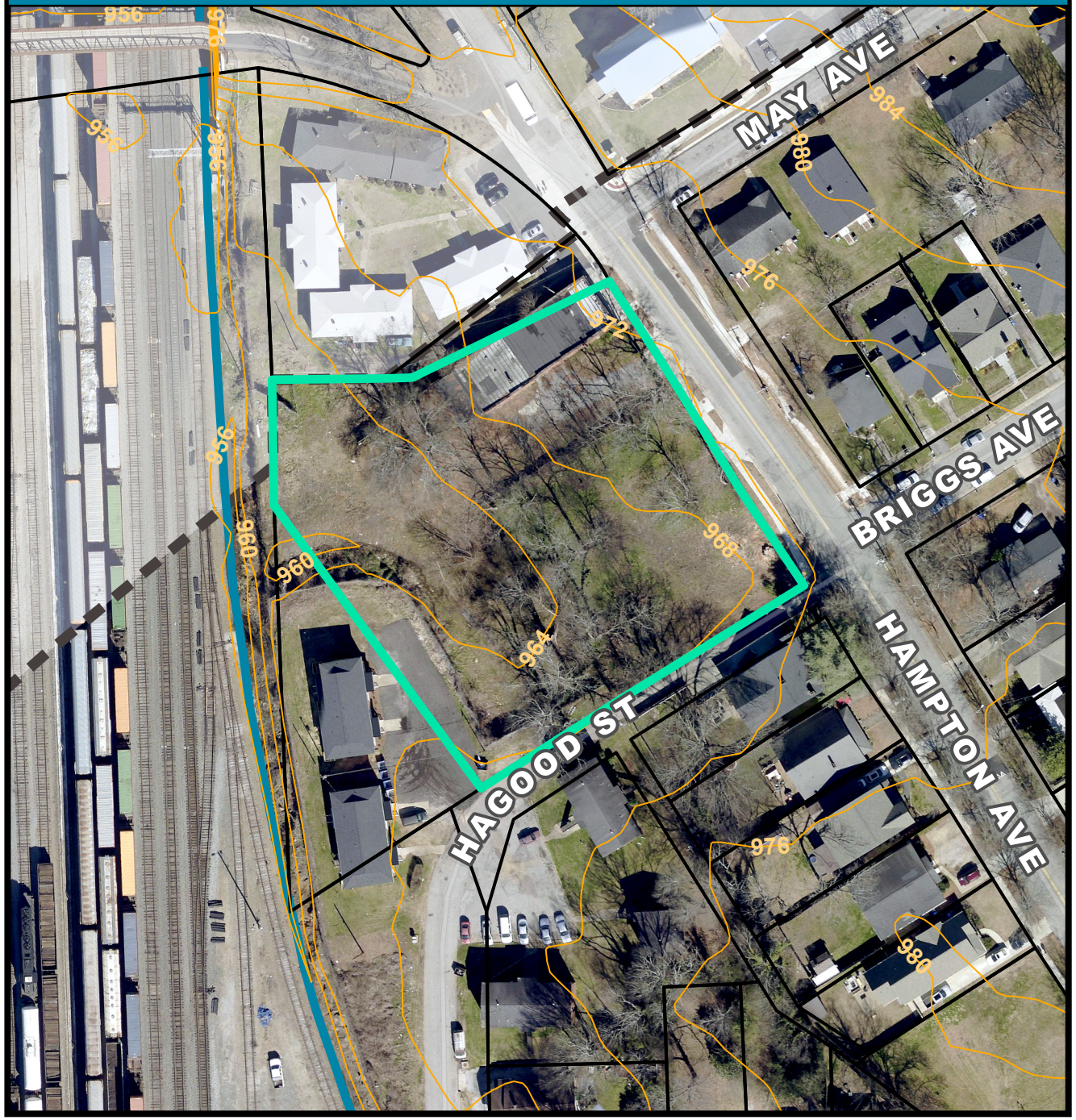


FUTURE LAND USE

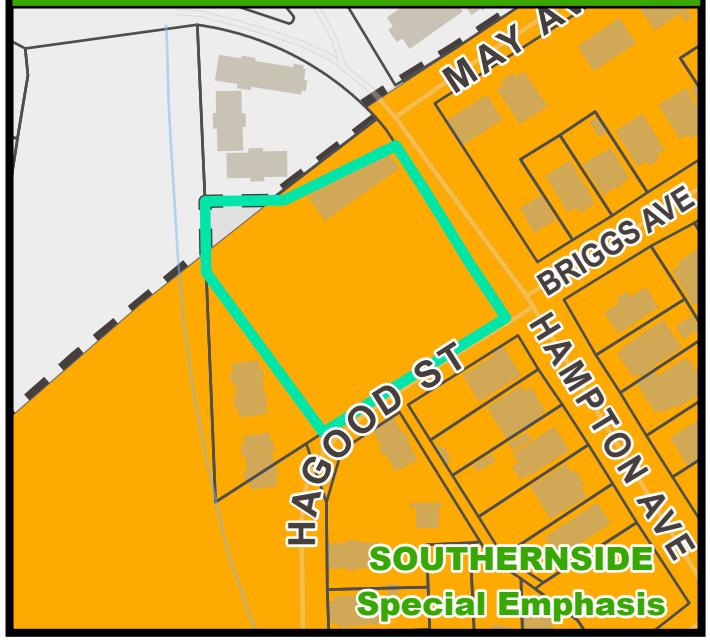


Z-33-2021 FDP (PZ-21-743) • 1007 HAMPTON AVENUE

NATURAL / ENVIRONMENTAL FEATURES

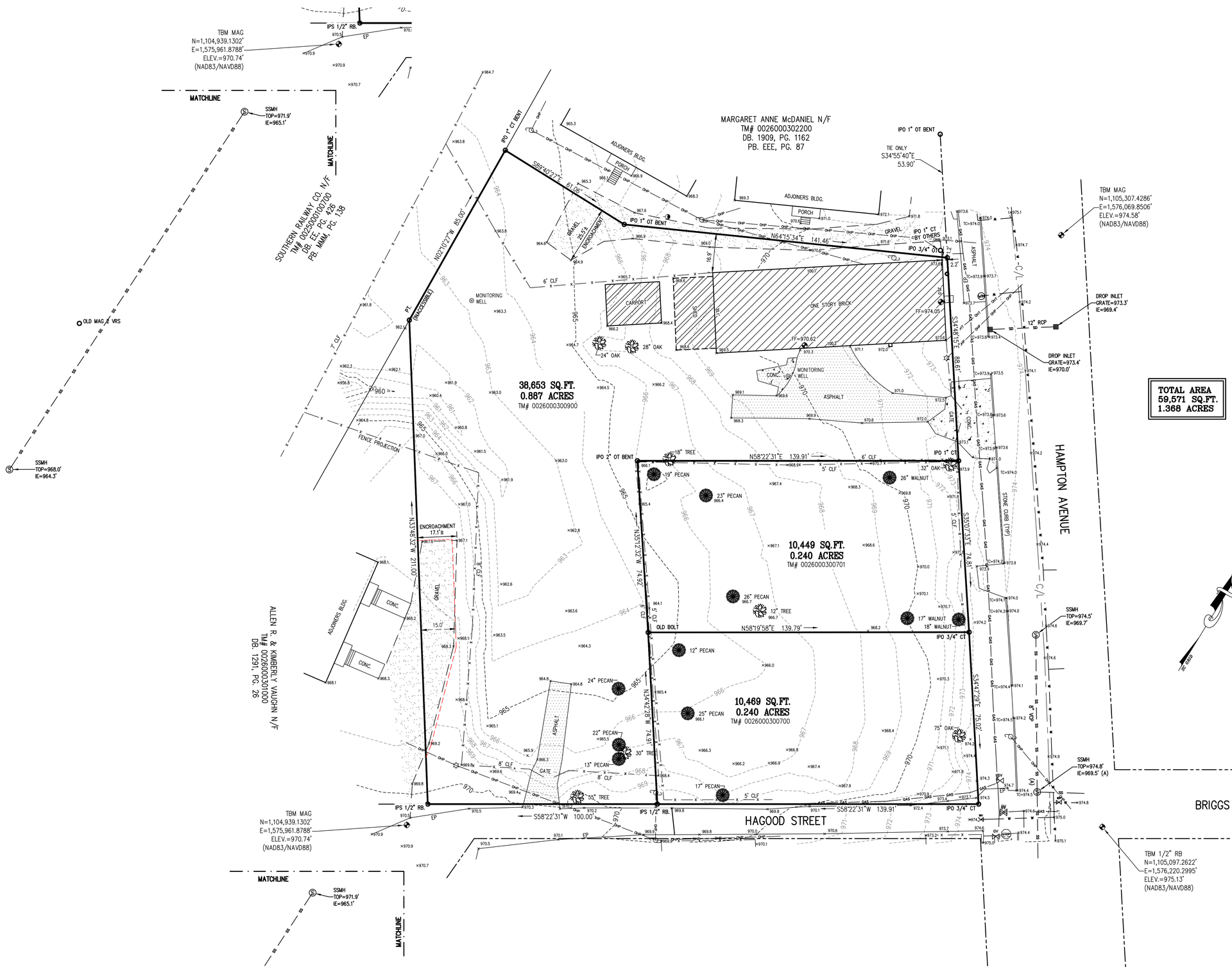


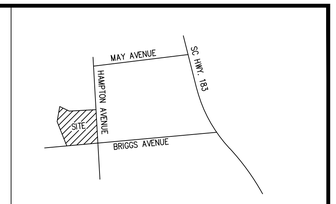
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

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.





LOCATION MAP NOT TO SCALE

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.

REFERENCE DEEDS: DB. 2577, PG. 2469
DB. 2475, PG. 2429
DB. 2577, PG. 2469

A. CLAY JONES, P.L.S.
S.C. REG. NO. 26210

SOUTH CAROLINA
SITE DESIGN, INC.
No. C00122
CERTIFICATE OF AUTHORIZATION

TOPO NOTES:
1. ELEVATIONS ARE BASED ON NAVD88 (SCVRS)
2. CONTOURS ARE SHOWN AT 1' INTERVALS

CAUTION

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

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES 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	CATV	CABLE TV PEDESTAL		
CL	CENTERLINE	TEL	TELEPHONE PEDESTAL	TC/BC	TOP/BOTTOM CURB
CMP	CORRUGATED METAL PIPE		ELECTRIC METER	TW/BW	TOP/BOTTOM WALL
CT	CRIMP TOP	CB	CATCH BASIN	VCP	VITRIFIED CLAY PIPE
DE	DRAINAGE EASEMENT	DI	DROP INLET		WATER METER
EP	EDGE OF PAVEMENT		ELEC TRANS	WV	WATER VALVE
IPO	IRON PIN OLD	950	ELEVATION	CTV	CABLE TV
IPS	IRON PIN SET		FIRE HYDRANT	X	FENCE LINE
N&C	NAIL & CAP		GAS METER	FOC	FIBER OPTIC CABLE
OT	OPEN TOP	GV	GAS VALVE	GAS	GAS LINE
RB	REBAR	LP	LIGHT POLE	OHP	OVERHEAD POWER
RCP	REINFORCED CONC PIPE	PP	POWER POLE	OHT	OVERHEAD TELEPHONE
R/W	RIGHT OF WAY	GP	GUY ANCHOR	SD	STORM DRAIN
SD	STORM DRAIN	SDMH	SD MANHOLE	SS	SANITARY SEWER
SS	SANITARY SEWER	SSMH	SS MANHOLE	UGP	UNDERGROUND POWER
SSE	SS EASEMENT	TMH	TELEPHONE MANHOLE	UGT	UNDERGROUND TEL
		CO	CLEAN OUT	W	WATER LINE

TOPOGRAPHIC SURVEY FOR

PHI REALTY LLC

GREENVILLE COUNTY, SOUTH CAROLINA

SCALE	PROPERTY ADDRESS	TAX PIN 0026000300900
1" = 20'	1007 HAMPTON AVENUE	0026000300701 & 700
DATE 11/21/19	20 0 20 40	FIELD CREW JM/MS — DRAWN BY TBO

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

S191022

ARBORFLORA

9/9/2021

Water Tower Crossing Site Development
Site: 1007 Hampton Avenue, Greenville, SC 29601

RE: TREE SURVEY FOR SITE DEVELOPMENT

To Whom It May Concern:

The following charts an inventory of trees 6" and larger on site. Trees marked good and fair are highlighted in green. Trees marked poor are marked in red and deemed condemnable based on my cursory visual inspection.

Existing Trees greater that 6" to be removed (Including heritage trees): 439"
*Note this omits the 5 trees marked in red.

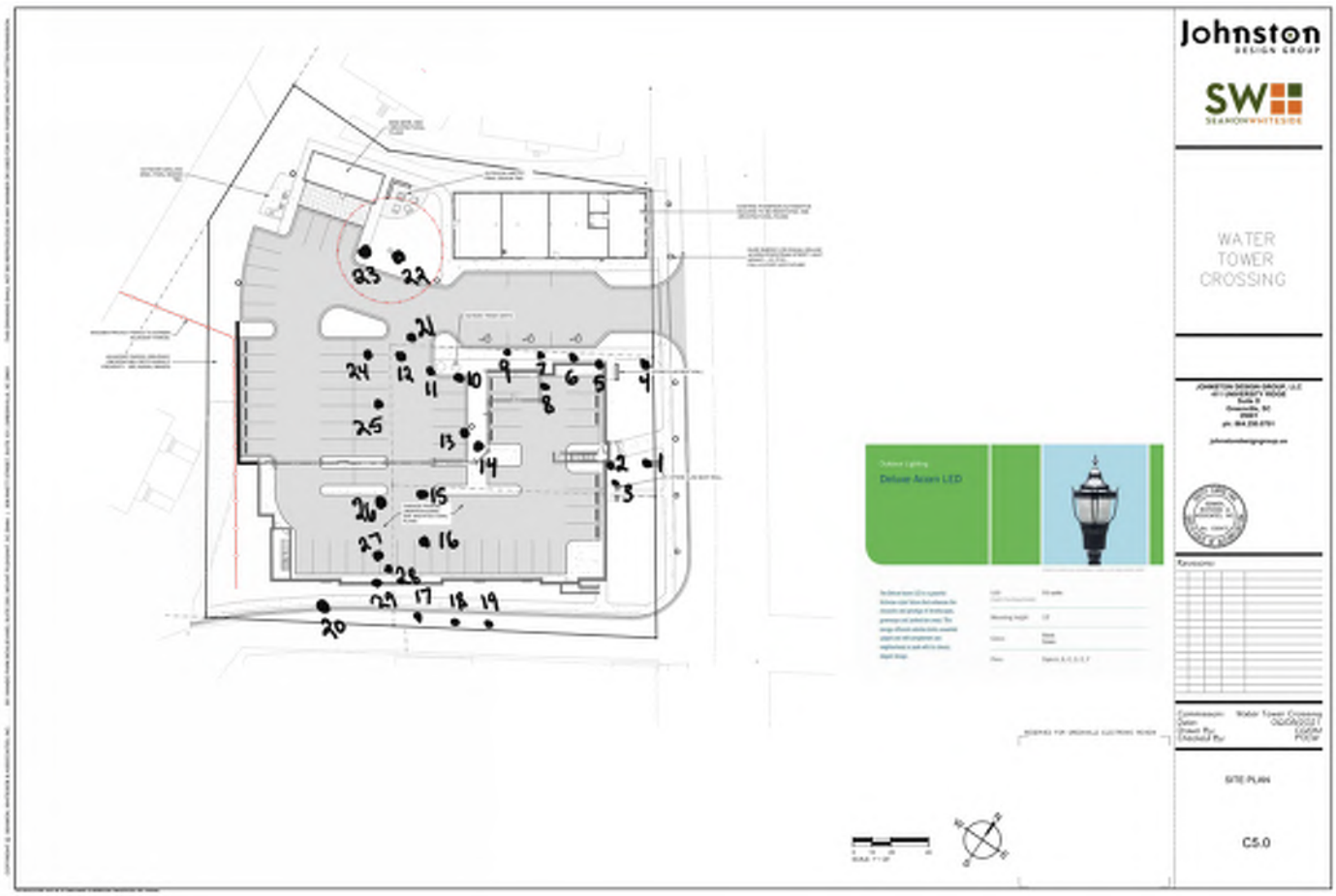
Heritage trees to be removed: 86"
*Note this omits the trees marked in red.

Regards,

Ryan Anders
ISA Certified Arborist #SO-6801

1007 Hampton Ave Site Trees

Tree #	Species	DBH (inches)	Condition
1	Black Walnut (*Juglans nigra)*	18	Good
2	Black Walnut (*Juglans nigra)*	17	Good
3	Winged Elm (*Ulmus alata)*	6	Good
4	Water Oak (*Quercus nigra*)	32	Fair
5	Black Walnut (*Juglans nigra)*	28	Good
6	Winged Elm (*Ulmus alata)*	7	Good
7	Winged Elm (*Ulmus alata)*	15	Good
8	Winged Elm (*Ulmus alata)*	12	Good
9	Winged Elm (*Ulmus alata)*	9	Fair
10	Pecan (*Carya illinoinensis*)	23	Good
11	Pecan (*Carya illinoinensis*)	10	Fair
12	Pecan (*Carya illinoinensis*)	19	Good
13	Pecan (*Carya illinoinensis*)	24	Good
14	Winged Elm (*Ulmus alata)*	12	Good
15	Pecan (*Carya illinoinensis*)	12	Good
16	Pecan (*Carya illinoinensis*)	16	Good
17	Pecan (*Carya illinoinensis*)	11	Good
18	Pecan (*Carya illinoinensis*)	17	Good
19	Crape Myrtle (*Lagerstroemia indica*)	12	Good
20	Winged Elm (*Ulmus alata)*	55	Poor
21	Winged Elm (*Ulmus alata)*	18	Good
22	Water Oak (*Quercus nigra*)	75	Poor
23	Water Oak (*Quercus nigra*)	54	Fair
24	Weeping Willow (*Salix babylonica*)	29	Fair
25	Pecan (*Carya illinoinensis*)	16	Good
26	Red Maple (*Acer rubrum*)	36	Poor
27	Pecan (*Carya illinoinensis*)	22	Fair
28	Winged Elm (*Ulmus alata)*	25	Poor
29	Pecan (*Carya illinoinensis*)	13	Poor


Johnston
DESIGN GROUP
SW
SEAMONWHITESIDE
WATER
TOWER
CROSSING
Deluxe Acorn LED
SITE PLAN
C5.0

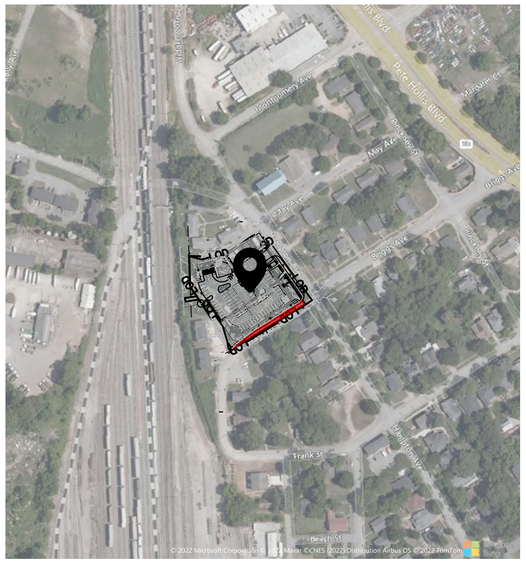
COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

WATER TOWER CROSSING

GREENVILLE, SC

TMS# 0026000300701, 0026000300700, & 0026000300900

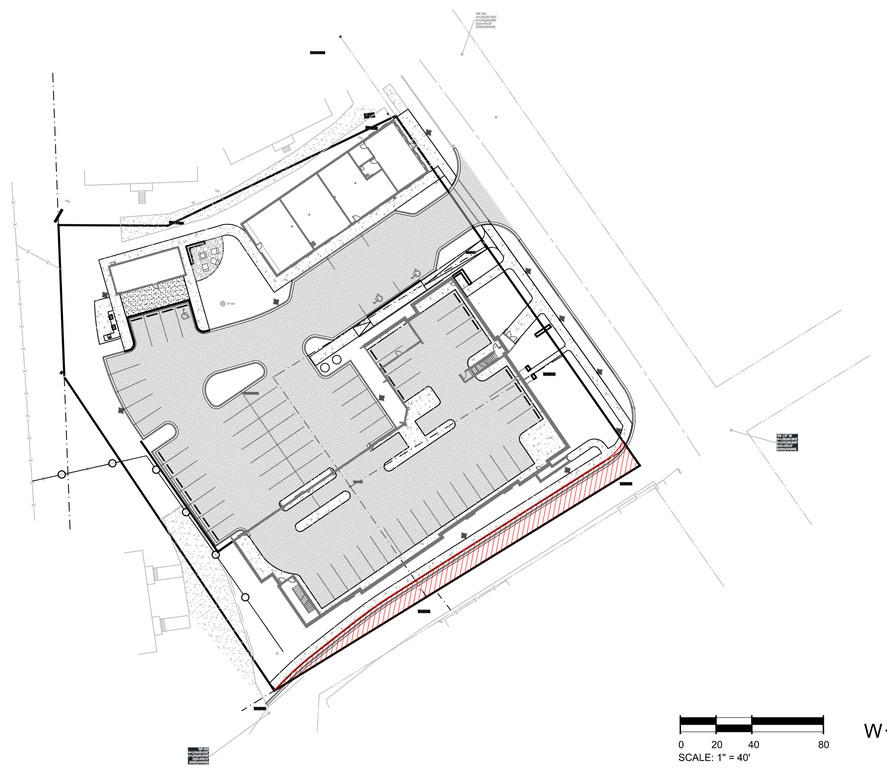
SITE LOCATION MAP



0 100 200 400
SCALE: 1" = 200'

N W E S

SITE OVERVIEW



0 20 40 80
SCALE: 1" = 40'

N W E S

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C1.1	LEGEND & REVISION NOTES
C2.0	EXISTING CONDITIONS & DEMO PLAN
C3.0	EROSION & SEDIMENT CONTROL PLAN
C4.0	EROSION & SEDIMENT CONTROL DETAILS
C5.0	SITE PLAN
C6.0	GRADING & DRAINAGE PLAN
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C8.0	SITE DETAILS
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GENERAL NOTES

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.

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.

ALL ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY COMPLETED BY SITE DESIGN, INC. DATED NOVEMBER 21, 2019.

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

PROJECT CONTACTS

DEVELOPER:
PHI REALTY LLC
PO BOX 3694
GREENVILLE, SC 29608
CONTACT: STEVEN COHEN
EMAIL: scohen@nautiscapital.com

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEAMON WHITESIDE & ASSOCIATES, LLC
508 RHETT STREET, SUITE 101
GREENVILLE, SC 29601
CONTACT: CHARLES GREER, PE
PHONE: 864-298-0534

SOURCES:
SITE DESIGN, INC.
800 E WASHINGTON STREET, STE B
GREENVILLE, SC 29601
WWW.SITEDESIGN-INC.COM

POWER
DUKE ENERGY
524 FAIRFOREST WAY
GREENVILLE, SC 29607
PHONE: (800) 769-3766

NATURAL GAS
PIEDMONT NATURAL GAS
100 WOODRUFF INDUSTRIAL LANE
GREENVILLE, SC 29607
CONTACT: MS. DEE DEE HANKS
PHONE: (864) 617-3210
EMAIL: deedee.hanks@piedmontng.com

WATER
GREENVILLE WATER SYSTEM
407 WEST BROAD STREET
GREENVILLE, SC 29602
CONTACT: MR. MARK HATTENDORF, PE
PHONE: (864) 241-6100
EMAIL: mhattendorf@greenvillewater.com

LAND DISTURBANCE AND SANITARY SEWER
CITY OF GREENVILLE
ENVIRONMENTAL ENGINEERING BUREAU
206 S. MAIN STREET, EIGHTH FLOOR
GREENVILLE, SOUTH CAROLINA 29602
CONTACT: MR. CLINT LINK
PHONE: (864) 467-4468

CITY OF GREENVILLE:
CONSTRUCTION INSPECTION BUREAU
206 S. MAIN STREET, 1ST FLOOR
GREENVILLE, SOUTH CAROLINA 29602
CONTACT: MR. JOHN BROGDON
PHONE: (864) 241-1224
EMAIL: jbrogdon@greenvillesc.gov

SHEET REVISION HISTORY

RESERVED FOR GREENVILLE ELECTRONIC REVIEW

Johnston DESIGN GROUP

SW SEAMONWHITESIDE

WATER TOWER CROSSING

JOHNSTON DESIGN GROUP, LLC
411 UNIVERSITY RIDGE
Suite D
Greenville, SC
29601
ph: 864.250.0701

johnstondesigngroup.us

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 37599 8/3/22 PAUL A. TALBERT

Revisions:

Commission: Water Tower Crossing
Date: 07/28/2022
Drawn By: CG/DM
Checked By: PT/CW

TITLESHEET

C1.0

PLOTTED:8/3/2022 3:31 PM, BY Charlie Greer S:\DR3625\CAD Files\C0's\C1.0 TITLESHEET.dwg

COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. | 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601 | THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

GENERAL NOTES

1. ALL ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY OWNER COMPLETED BY SITE DESIGN, INC DATED 11/21/19. THE VERTICAL ELEVATION DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND THE HORIZONTAL DATUM IS NAD83.
2. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVES. EXISTING UTILITIES SHOWN DO NOT INCLUDE ALL UTILITIES THAT MAY EXIST.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL EXISTING UNDERGROUND UTILITIES LOCATED WITHIN THIS SITE AND AROUND THE PERIMETER OF THIS SITE WHERE SUCH UTILITIES MIGHT BE OCCASIONED BY ANY ACTIVITY INVOLVED WITH THESE PLANS. ALL UTILITY LOCATION WORK SHALL BE DONE PRIOR TO CONSTRUCTION ACTIVITY, THE CONTRACTOR AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES THAT MAY EXIST.
4. THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHY AND EXISTING UTILITY LINE LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING WORK. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWING PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, HE SHALL NOTIFY THE ENGINEER IMMEDIATELY. COMMENCING LAND DISTURBING ACTIVITIES CONSTITUTES ACCEPTANCE OF THE SITE CONDITIONS AS INDICATED ON THE CONSTRUCTION DRAWINGS.
5. ALL CONTRACTORS MUST HAVE APPROPRIATE BUSINESS LICENSE(S) PRIOR TO BEGINNING WORK.
6. THE PROPERTY IS LOCATED IN THE CITY OF GREENVILLE, GREENVILLE COUNTY, SOUTH CAROLINA.
7. PARCEL MAP NUMBER IS 0026000300900, 0026000300701, & 0026000300700.
8. TOTAL DISTURBED AREA IS ±1.37 ACRES. TOTAL PROPERTY AREA IS ±1.37 ACRES.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. AN AUTOCAD FILE OF THIS DRAWING CAN BE PROVIDED TO THE CONTRACTOR FOR CONSTRUCTION LAYOUT PURPOSES. SW+ PROVIDES NO WARRANTY REGARDING USE OF ELECTRONIC FILES. ALL MEASUREMENTS ARE CALCULATED AND NOT SURVEYED UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY.
11. THIS PROPERTY IS LOCATED IN ZONE X AS SCALED FROM FEMA FIRM 45045C0381E.
12. CLEARING OUTSIDE OF WHAT IS DEPICTED ON THESE PLANS TO BE CLEARED IS PROHIBITED. CONTRACTOR SHALL BE HELP RESPONSIBLE FOR LAND DISTURBANCES BEYOND THE LIMITS OF DISTURBANCE INDICATED ON THE CONSTRUCTION DOCUMENTS AT THE CONTRACTOR'S EXPENSE.
13. THE OWNER SHALL BE RESPONSIBLE FOR ANY SOIL OR MATERIAL TESTING REQUIRED TO MEET SPECIFICATIONS.
14. PROVIDE SILT FENCE ALONG THE TOE OF ANY SLOPES OR LOCATIONS WHERE SEDIMENT SHALL DISCHARGE FROM THE SITE. SEE SEDIMENT AND EROSION CONTROL PLAN FOR SPECIFIC LOCATIONS.
15. THE RECEIVING WATER IS AN UNNAMED TRIBUTARY OF THE REEDY RIVER.
16. THE EXISTING SOILS ARE CECIL URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES.
17. THE OWNER IS PHI REALTY, LLC. THE NATURE OF CONSTRUCTION IS THE CONSTRUCTION OF NEW APARTMENTS.
18. ALL SLOPES TO BE STABILIZED BEFORE CITY OF GREENVILLE FINAL ACCEPTANCE.
19. 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.
20. 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 SECTION 40-11-110 AND 40-59-90).
21. 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.
22. ANY 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. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ENCROACHMENT PERMITS AS NEEDED FOR CONSTRUCTION.
23. 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.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL VERIFY ALL ITEMS TO BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE. THE VERIFICATION PROCESS SHALL INCLUDE VISITING AND WALKING THE SITE. ALL ITEMS REQUIRING DEMOLITION/REMOVAL, WHETHER SHOWN ON THIS PLAN OR NOT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THERE SHALL BE NO BURNING ON THE SITE UNLESS THE CITY OF GREENVILLE APPROVES AND PERMITS BURNING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMIT IF NECESSARY.
3. ALL EXISTING STRUCTURES (IF ENCOUNTERED) AND RELATED FOOTINGS, FOUNDATIONS, STEPS, ETC. ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF ACCORDING TO APPLICABLE CODES.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL AND/OR RELOCATION OF ALL UTILITIES (ABOVE AND BELOW GROUND LEVEL) AS NECESSARY TO FACILITATE CONSTRUCTION. SEE THE UTILITY PLANS FOR SPECIFIC DIRECTION.
5. EXISTING SEPTIC TANKS, GREASE TRAPS AND/OR UNDERGROUND TANKS, IF ENCOUNTERED, ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF ACCORDING TO APPLICABLE CODES. THE LOCATION OF ANY TANKS SHALL BE RECORDED AND THE ENGINEER SHALL BE NOTIFIED AT ONCE.
6. WELLS, IF ENCOUNTERED, SHALL BE ACCURATELY LOCATED BY THE CONTRACTOR, PROTECTED AND SURROUNDING GRADES MAINTAINED SUCH THAT SURFACE RUNOFF CANNOT ENTER THE WELL OPENING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT ONCE.
7. THE CONTRACTOR SHALL CONSULT THE OWNER REGARDING SALVAGE. ANY ITEMS NOT RETAINED BY THE OWNER SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DEMOLISH AND/OR LEGALLY DISPOSE OF.
8. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION AND REMAIN IN PLACE UNTIL FINAL STABILIZATION AND COMPLETION OF CONSTRUCTION ACTIVITIES.
9. IF ANY HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE AGENCIES FOR PROPER REMOVAL AND DISPOSAL.
10. DEMOLITION SHALL MEET ALL APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS.

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

CITY OF GREENVILLE
EROSION PREVENTION & SEDIMENT CONTROL NOTES

1. THE CITY OF GREENVILLE CONSTRUCTION INSPECTION BUREAU SHALL BE NOTIFIED BY THE PERMIT HOLDER AT (864) 467-8890 A MINIMUM OF 72 HOURS PRIOR TO BEGINNING CONSTRUCTION. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES.
2. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSTALLED AND FUNCTIONING PRIOR TO BEGINNING ANY PROJECT EARTH DISTURBING ACTIVITIES.
3. ALL SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED UNTIL CONSTRUCTION IS COMPLETE, THE SITE IS PERMANENTLY STABILIZED, AND THE NOTICE OF TERMINATION (NOT) IS FILED WITH SCDHEC.
4. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS PERMANENTLY STABILIZED.
5. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY SEVEN (7) CALENDAR DAYS. DAMAGED, INEFFECTIVE, OR INCORRECTLY INSTALLED DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY, WITHIN 48 HOURS OF IDENTIFICATION.
6. ALL INSPECTION RECORDS SHALL BE DOCUMENTED IN WRITTEN FORM AND CATALOGUED IN A RECORD KEEPING BINDER FOR THE PROJECT (SWPPP BOOK). THE CITY MAY REQUIRE ELECTRONIC SUBMISSION OF WEEKLY INSPECTION RECORDS.
7. A RAIN GAUGE SHALL BE INSTALLED AT THE PROJECT AREA, AND CUMULATIVE PRECIPITATION DEPTH SHALL BE RECORDED WITH WEEKLY INSPECTION DOCUMENTATION. ALL RAINFALL EVENTS 0.5" AND GREATER, AS RECORDED ONSITE OR BY A WEATHER STATION IN REASONABLE PROXIMITY TO THE PROJECT, SHALL ALSO BE DOCUMENTED WITH THE WEEKLY INSPECTION REPORTS.
8. ALL EROSION PREVENTION AND SEDIMENT CONTROL PLANS AND INSPECTION DOCUMENTATION (E.G., SWPPP BOOK, CERTIFICATION STATEMENTS, INSPECTION RECORDS, MAINTENANCE RECORDS, AND RAINFALL DATA) SHALL BE RETAINED AT THE CONSTRUCTION SITE OR, IF APPROVED BY THE CITY, AT A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED. ALL PLANS AND DOCUMENTS SHALL BE UPDATED AS REQUIRED PER SC NPDES GENERAL PERMIT SCR100000.
9. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
10. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW:
   a. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
   b. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
11. THE SITE SHALL BE CONSIDERED PERMANENTLY STABILIZED WHEN ALL SURFACE DISTURBING ACTIVITIES ARE COMPLETE AND EITHER OF THE TWO FOLLOWING CRITERIA IS MET:
   a. A UNIFORM (E.G., EVENLY DISTURBED, WITHOUT LARGE BARE AREAS) PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER FOR THE AREA HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES, OR
   b. EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS RIPRAP, GABIONS, OR GEOTEXTILES) HAVE BEEN EMPLOYED.
12. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AND MAINTAINED ON THE PROJECT SITE. STORM WATER INLET PROTECTION SHALL BE PROVIDED FOR ALL INLETS (UPSTREAM AND DOWNSTREAM) WITHIN 50 FT. OF THE CONSTRUCTION ENTRANCE OR DISTURBANCE (ON BOTH SIDES OF THE PUBLIC ROADWAY).
13. ALL EXISTING AND NEW STORM WATER STRUCTURES, AFFECTED BY THIS PROJECT, SHALL BE INSPECTED AND MAINTAINED CLEAN OF ACCUMULATED DEMOLITION DEBRIS OR SEDIMENTS.
14. DISPOSAL OF ALL RECOVERED SEDIMENTS AND CONSTRUCTION DEBRIS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL REGULATIONS. NO SEDIMENT OR CONSTRUCTION DEBRIS SHALL BE FLUSHED DOWN THE STORM WATER SYSTEM.
15. DURING THE COURSE OF CONSTRUCTION ACTIVITIES, EROSION AND SEDIMENT CONTROLS SHALL BE USED TO PREVENT TRACKING OF MUD AND/OR SEDIMENT ACCUMULATION ON PUBLIC ROADWAYS (INCLUDING STREET GUTTER) AND ACCESS DRIVE, SEDIMENT LADEN RUNOFF FROM ENTERING EXISTING STORM WATER SYSTEM INLETS OR DEPOSITING ON ADJACENT PROPERTIES, AND AIRBORNE DUST MIGRATION OFF-SITE. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, BY SWEEPING OR VACUUMING, AS MAY BE REQUIRED.
16. TO SECURE THE PROJECT SITE, LOCATE LIMITS OF CONSTRUCTION, PROTECT AREAS THAT ARE TO REMAIN UNDISTURBED, AND PREVENT MIGRATION OF CONSTRUCTION DEBRIS, 6' CHAIN LINK FENCING SHALL BE INSTALLED AROUND AREAS NOT REQUIRING SILT FENCING. ANY ACCUMULATION OF CONSTRUCTION DEBRIS ON PUBLIC ROADWAYS OR ADJACENT PROPERTIES SHALL BE REMOVED WITHIN 24 HOURS. CARE SHALL BE TAKEN WHEN INSTALLING CONSTRUCTION FENCING TO NOT OBSCURE ONCOMING TRAFFIC AT INTERSECTIONS, ADJACENT DRIVEWAYS AND THE PROJECT CONSTRUCTION ENTRANCE.
17. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED IMMEDIATELY AFTER THE UTILITY INSTALLATION.
18. SILT FENCE SHALL BE INSTALLED ALONG LINES OF EQUAL ELEVATION. SILT FENCING SHALL BE INSTALLED NO CLOSER THAN 5 FEET DOWNHILL FROM THE TOE OF ANY SLOPE.
19. ALL WATERS OF THE STATE (WoS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. ALL WoS SHALL BE CLEARLY DELINEATED ON THE EROSION PREVENTION AND SEDIMENT CONTROL PLANS.
20. PROJECT SETBACK BUFFERS SHALL BE LOCATED A MINIMUM OF 30 FT. MEASURED FROM THE TOP OF STREAM BANK OR EDGE OF WETLAND, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. ALL SETBACKS SHALL BE CLEARLY DELINEATED ON THE EROSION PREVENTION AND SEDIMENT CONTROL PLANS.
21. A SINGLE ROW OF SILT FENCING SHALL BE INSTALLED ALONG ALL SETBACK BUFFERS THAT MEET THE MINIMUM REQUIREMENTS
22. A DOUBLE ROW OF SILT FENCING SHALL BE INSTALLED IN ALL AREAS WHERE A MINIMUM SETBACK BUFFER CANNOT BE MAINTAINED BETWEEN THE DISTURBED AREA AND THE WATER BODY OR WETLAND. DOUBLE ROW OF SILT FENCING SHALL BE PLACED NO CLOSER THAN 5 FT. DOWNHILL FROM THE TOE OF ANY FILL AREA AND A MINIMUM 5 FT. SPACING SHALL BE MAINTAINED BETWEEN SILT FENCE ROWS. A MINIMUM 5 FT. BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WATER BODIES AND WETLANDS.
23. STOCKPILES OF USEABLE OR WASTE MATERIALS SHALL BE SURROUNDED BY A ROW OF SILT FENCE AT ALL TIMES. STOCKPILES THAT ARE UNDISTURBED FOR MORE THAN FOURTEEN (14) DAYS SHALL HAVE APPROPRIATE STABILIZATION MEASURES INSTALLED. STOCKPILES SHALL BE PLACED A MINIMUM OF 50 FEET AWAY FROM STROMWATER FLOWS, STORMWATER INLET STRUCTURES, DRAINAGE COURSES, ADJACENT PROPERTY AND PUBLIC ROADWAYS.
24. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER), AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.
25. TEMPORARY DIVERSION BERMS, DITCHES, OR SLOPE DRAINS SHALL BE PROVIDED FOR ALL SLOPES 3:1 OR STEEPER AND AS OTHERWISE NEEDED DURING CONSTRUCTION TO PROTECT AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
26. SLOPES 3:1 OR STEEPER AND/OR EXCEEDING EIGHT (8) VERTICAL FEET SHALL BE STABILIZED WITH STAKED SYNTHETIC/VEGETATIVE MATS IN ADDITION TO HYDRO SEEDING AS SOON AS PRACTICAL BUT NO MORE THAN 7 CALENDAR DAYS AFTER LAND DISTURBING ACTIVITIES ON THE SLOPE HAVE PERMANENTLY OR TEMPORARILY CEASED.
27. CAT TRACK OR SURFACE ROUGHENING IS REQUIRED FOR ALL SLOPES 3:1 OR STEEPER PRIOR TO SEEDING AND LYING OF SYNTHETIC OR VEGETATIVE MATS. CAT TRACKING OR SURFACE ROUGHENING SHALL PRODUCE A SURFACE WITH FURROWS RUNNING CROSS SLOPE, PARALLEL WITH SLOPE CONTOURS, AND PERPENDICULAR TO SURFACE RUNOFF.
28. PORTABLE TOILET FACILITIES SHALL NOT BE LOCATED WITHIN 20 FEET OF ANY STORM WATER STRUCTURE AND/OR 50 FEET OF ANY WATER COURSE, WETLAND AREA, STREAM, FLOODPLAIN, OR LAKE.
29. THE FOLLOWING DISCHARGES ARE PROHIBITED:
   a. WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL.
   b. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS.
   c. FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE.
   d. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING DURING CONSTRUCTION.
30. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT TREATMENT PRIOR TO DISCHARGE.
31. MINIMIZE THE DISCHARGES OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).
32. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR PROVIDE AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCR100000.
33. PROPERLY SIGNED AND SEALED AS-BUILT DRAWINGS OF THE STORMWATER PLAN AND A SIGNED AND SEALED DETENTION BASIN AS-BUILT SHALL BE SUBMITTED TO THE CITY WITHIN 30 DAYS OF PERMANENT STABILIZATION AND PRIOR TO ISSUANCE OF PROJECT ACCEPTANCE BY THE CITY.

SURVEY AS-BUILT, PREPARED BY A SC REGISTERED LAND SURVEYOR, OF ONSITE PONDS, STORM DRAINAGE SYSTEM, PERMANENT SWALES, AND BUILDING SLAB LOCATION AND FINISHED FLOOR ELEVATION WILL BE REQUIRED AS PART OF THE CLOSEOUT PROCESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE AS-BUILT SURVEY TO THE ENGINEER AT THE COMPLETION OF CONSTRUCTION

DRAWING LEGEND

OBJECTS AND SYMBOLS	EXISTING	NEW
Adjoining Property Line		N/A
Centerline		(Same as Existing)
Easement		
Setback		(Same as Existing)
Sanitary Sewer (Gravity)	ES	S
Sanitary Sewer (Force Main)	EFM	FM
Water Line	EW	W
Curb & Gutter (Straight)		
Curb & Gutter (Roll)		
Storm Drain	ED	(Width varies with size)
Roof Drain	ERD	RD
Subsurface Drainage	EUD	UD
Silt Fence, Standard	ESF	SF
Silt Fence, Reinforced	ERSF	RSF
Phase Line	N/A	
Watershed Limit	N/A	
Flood Zone	ZONE 'X' ZONE 'AE'	N/A
Conduit	EC	C
Natural Gas	EG	G
Overhead Electrical	EP	P
Underground Electrical	EUP	UP
Underground Telephone	ET	T
Underground Cable	ETV	TV
Underground Fiber Optic	EFO	FO
Fence	X	X
Elevation Contour	22	22
Revision Cloud (Encloses Revision)	N/A	
LIMITS OF DISTURBANCE	N/A	LD

OBJECTS AND SYMBOLS	EXISTING	NEW
Benchmark		N/A
Sanitary Sewer Manhole		
Sanitary Sewer Manhole ID #	N/A	
Sanitary Sewer Cleanout		
Double Sanitary Sewer Service (Residential Only)		
Single Sanitary Sewer Service (Residential Only)		
TYPE 1 Storm Drainage Structure		
TYPE 16 Storm Drainage Structure		
TYPE 17 Storm Drainage Structure (Right)		
TYPE 17 Storm Drainage Structure (Left)		
TYPE 18 Storm Drainage Structure		
Catch Basin		
Isolation Box		
Storm Drainage Junction Structure		
Yard Inlet		YI
Storm Drainage Structure ID #	N/A	#
Telephone Box		N/A
Telephone Manhole		N/A
Electrical Box		N/A
Electrical Manhole		N/A
Power Pole		
Light Pole		
Fire Hydrant Assembly		
Water Blowoff		
Water Line Bends, Angle Varies	N/A	
Water Line Valve		
Water Line Reducer		
Single Water Service (Residential Only)		
Double Water Service (Residential Only)		
Sign		
ADA Accessible Parking Space		
Spot Elevation	X.XX	X.XX
Watershed Area	N/A	X.XX Ac
Detail ID #	N/A	# (Sheet #) # (SD #)
Keynote	N/A	
Parking Count ID #	N/A	#
Lot #	N/A	#
Revision ID #	N/A	#

CONTRACTOR IS RESPONSIBLE FOR PREPARATION, INSTALLATION, AND MAINTENANCE OF TRAFFIC CONTROL PLAN & DEVICES

CONTRACTOR IS TO CONFIRM ANY FILL DIRT OR WASTE DIRT MUST BE FROM OR TO A PERMITTED SITE

SURVEY NOTE:

CONTRACTOR IS RESPONSIBLE FOR CONFIRMING BENCH MARKS BEFORE ANY WORK IS STARTED AND CONTACT OWNER, ARCHITECT AND ENGINEERS OF ANY DISCREPANCIES.

SEEDING SPECIFICATIONS

USE THIS SEEDING TABLE ONLY WHERE NOT INDICATED OTHERWISE ON THE LANDSCAPE PLANS

PERMANENT SEEDING – UPSTATE

SPECIES	LBS./AC.	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
BAHIA GRASS (ALONE)	40												
BAHIA GRASS (MIX)	30												
BERMUDA GRASS (HULLED) (ALONE)	8–12												
BERMUDA GRASS (HULLED) (MIX)	4–6												
FESCUE, TALL (KY31) ALONE	40												
FESCUE, TALL (KY31) MIX	20												
SERICEA LESPEDEZA (SCARIFIED) ALONE OR MIX (INOCULATE WITH EL INNOCULANT)	40												
FOR STEEP SLOPES / CUT SLOPES													

TEMPORARY SEEDING – UPSTATE

SPECIES	LBS./AC.	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
BROWNSTONE MILLET (ALONE)	40												
BROWNTOP MILLET (MIX)	10												
RYE GRAIN (ALONE)	56												
RYE GRAIN (MIX)	10												
RYE GRASS (ALONE)	50												
RYE GRASS (MIX)	8												
FOR STEEP SLOPES / CUT SLOPES													
WEEPING LOVEGRASS (ALONE)	4												

RESERVED FOR GREENVILLE ELECTRONIC REVIEW

Johnston DESIGN GROUP

SW SEAMONWHITESIDE

WATER TOWER CROSSING

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SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 37599 8/3/22 PAUL A. TALBERT

Revisions:

Commission: Water Tower Crossing
Date: 07/28/2022
Drawn By: CG/DM
Checked By: PT/CW

LEGEND & REVISION NOTES

C1.1

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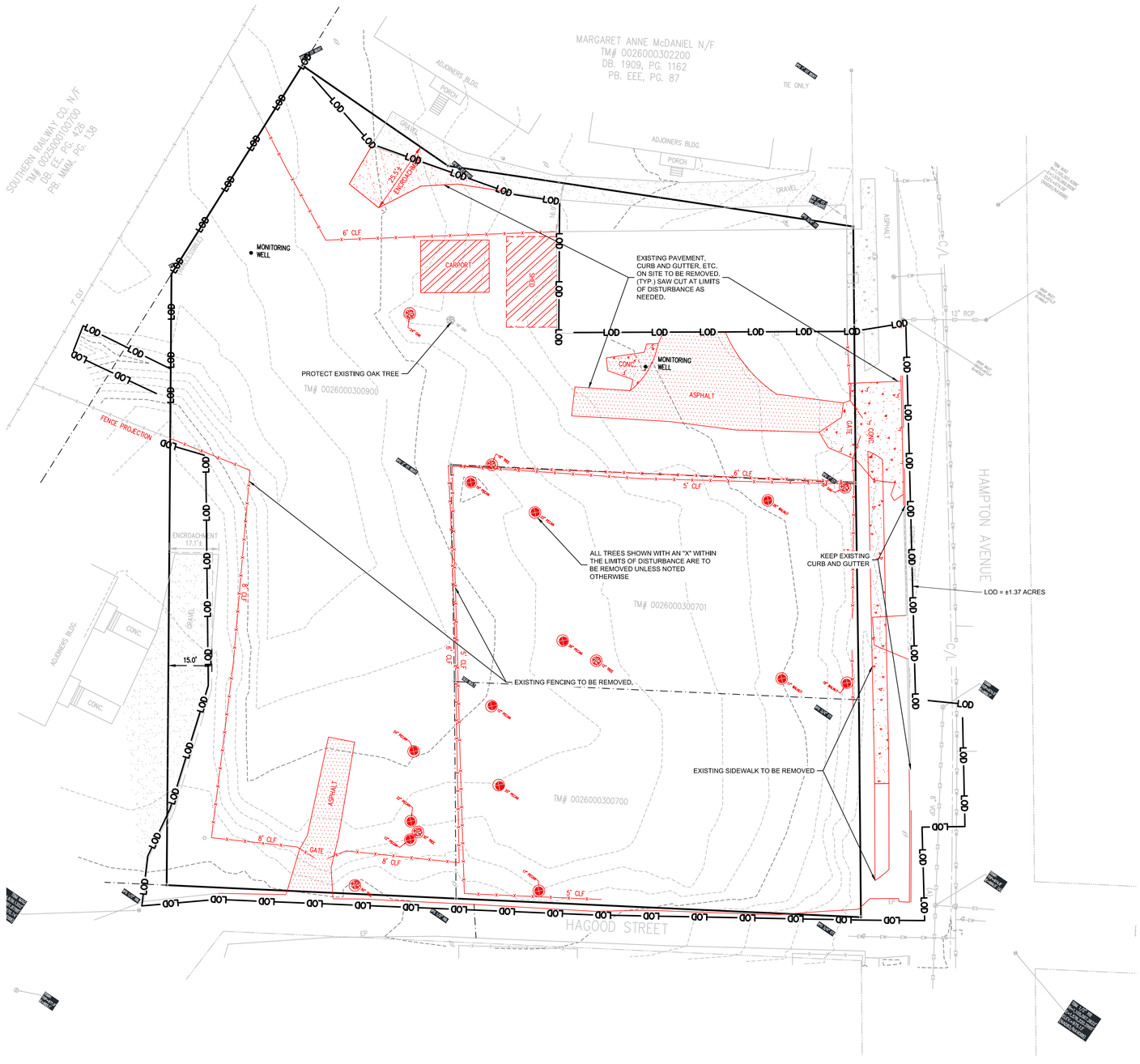

DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF DAMAGED ITEMS NOT TO BE DEMOLISHED DURING CONSTRUCTION ACTIVITIES.
2. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS
3. ALL ASPHALT, CONCRETE, WALLS, DENOTED POLES, AND OTHER DARK ITEMS WITHIN LIMITS OF DISTURBANCE TO BE DEMOLISHED. ALL TREES WITHIN THE LIMITS OF DISTURBANCE TO BE REMOVED, UNLESS SPECIFIED OTHERWISE
4. DO NOT DISTURB EXISTING UTILITIES TO REMAIN IN SERVICE. CONTRACTOR IS TO COORDINATE UTILITY INFRASTRUCTURE DEMOLITION ACTIVITIES WITH UTILITY PROVIDER PRIOR TO COMPLETING THE WORK.
5. UTILITIES NOT MARKED FOR REMOVAL ARE TO REMAIN. TERMINATE UTILITY LINE REMOVAL/DEMOLITION ACTIVITIES AT THE PROPERTY LINE UNLESS OTHERWISE NOTED.
6. PRIOR TO PAVING, SAWCUT EXISTING ASPHALT OR CONCRETE SURFACES WHERE NEW ASPHALT OR CONCRETE TIES TO EXISTING AND PROVIDE A SMOOTH TRANSITION.
7. ALL DEMOLITION DEBRIS IS TO BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS.
8. CONTRACTOR TO ENSURE THAT ANY FILL DIRT OR WASTE DIRT IS TO BE FROM OR TO A PERMITTED SITE.

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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

0 10 20 40
SCALE: 1" = 20'

N W E S

RESERVED FOR GREENVILLE ELECTRONIC REVIEW

Johnston DESIGN GROUP

SW SEAMONWHITESIDE

WATER TOWER CROSSING

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Revisions:

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Drawn By: CG/DM
Checked By: PT/CW

EXISTING CONDITIONS & DEMO PLAN

C2.0

PLOTTED:8/3/2022 3:31 PM, BY Charlie Greer S:\QR3625\CAD Files\C0 s\C2.0 EXISTING CONDITIONS & DEMO PLAN.dwg

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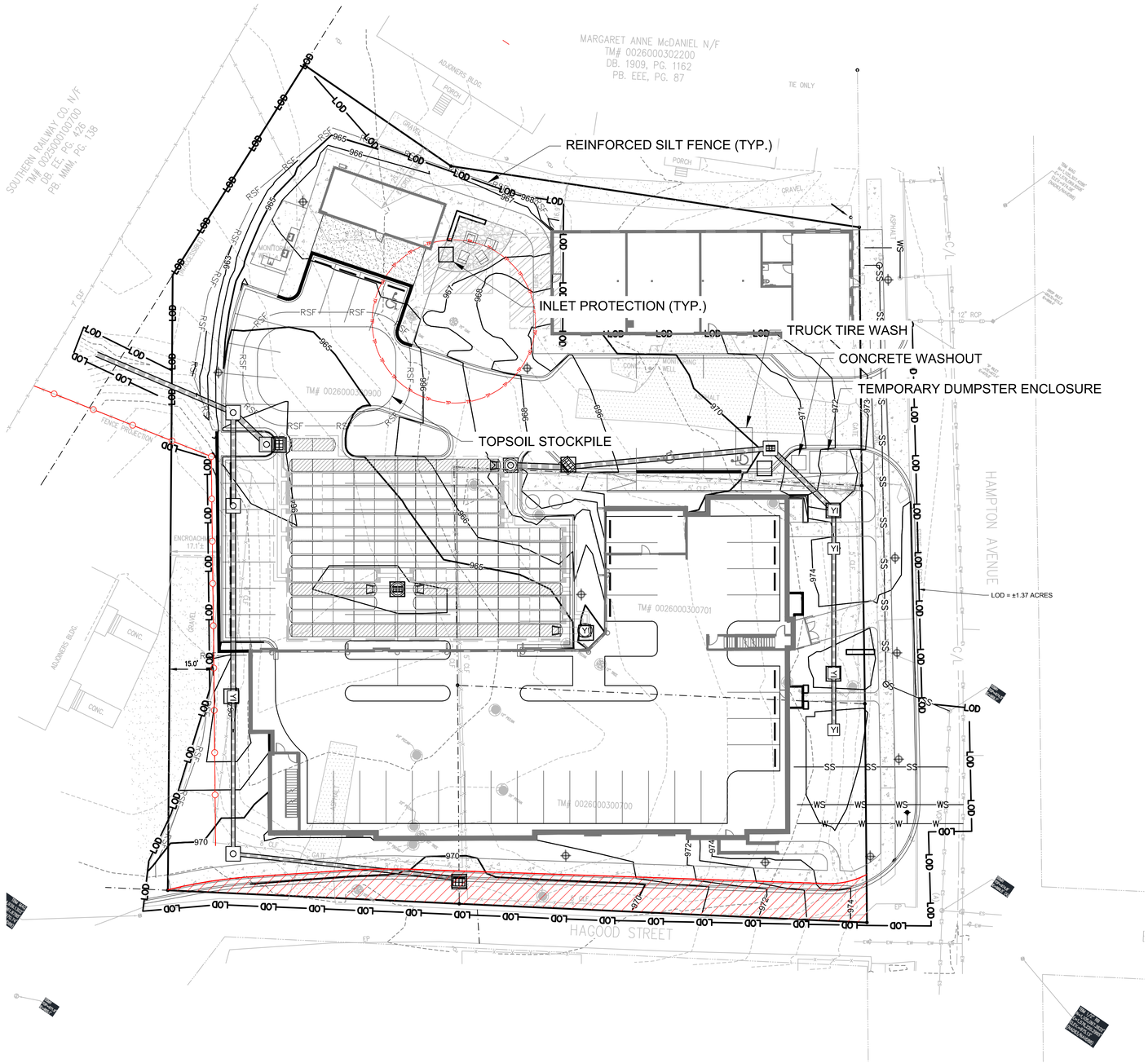

SEDIMENT AND EROSION CONTROL SEQUENCE OF CONSTRUCTION:

1. OBTAIN ALL NECESSARY PERMITS AND APPROVAL FROM THE CITY OF GREENVILLE AND SCDHEC. AFTER RECEIVING PLAN AND PERMIT APPROVAL, SCHEDULE AN ONSITE PRE-CONSTRUCTION MEETING WITH THE ENGINEER, OWNER, CONTRACTOR, AND CITY OF GREENVILLE INSPECTOR BEFORE ANY MOBILIZATION OR WORK IS PERFORMED.
2. INSTALL TRUCK TIRE WASH AND CONCRETE WASHOUT BASIN. CONTRACTOR TO COORDINATE LOCATION OF THE CONCRETE WASHOUT BASIN, AS NECESSARY.
3. INSTALL REINFORCED SILT FENCE AS SHOWN. CLEAR AND GRUB AS NEEDED TO INSTALL. DO NOT REMOVE VEGETATION OR TREES OUTSIDE OF THE LIMITS OF DISTURBANCE.
4. CONTRACTOR TO SITE LOCATE TOPSOIL STOCKPILE.
5. AFTER INSTALLATION OF THE REINFORCED SILT FENCE AND TOPSOIL STOCKPILE, CONTRACTOR MAY BEGIN DEMOLITION ACTIVITIES PER THE DEMOLITION PLAN. CONTRACTOR TO REMOVE ALL DEMOLITION DEBRIS FROM THE SITE PER ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
6. BEGIN GRADING OPERATIONS FOR THE PROJECT SITE. INSTALL STORM INLETS AS GRADING ALLOWS AND INSTALL TYPE A INLET PROTECTION IMMEDIATELY.
7. INSTALL SITE UTILITIES AS GRADING ALLOWS, PER THE UTILITY PLAN.
8. CONTINUE GRADING SITE AS NEEDED TO ACHIEVE FINAL GRADES FOR SIDEWALK, CURB AND GUTTER, PAVING, AND BUILDINGS. INSTALL TEMPORARY SEEDING ON ALL DENUDED AREAS.
9. BEGIN PAVING OPERATIONS. CONVERT INLET PROTECTION TO TYPE F FOR ANY INLETS IN PAVED AREAS.
10. IN BETWEEN FINAL GRADES AND PAVING, INSTALL UNDERGROUND DETENTION SYSTEM ONCE SITE IS STABILIZED AS MUCH AS POSSIBLE. CONTRACTOR TO ENSURE THAT SEDIMENT DOES NOT ENTER UNDERGROUND SYSTEM.
11. ONCE UNDERGROUND DETENTION SYSTEM IS INSTALLED FINISH PAVING OPERATIONS AND STABILIZE THE SITE. CONTRACTOR TO SUBMIT STORM AS-BUILT TO ENGINEER OF RECORD FOR VERIFICATION.
12. INSTALL PERMANENT SEEDING AND LANDSCAPING ON THE SITE.
13. CONTACT ENGINEER TO BEGIN CLOSE OUT PROCEDURES FOR THE PROJECT NO LATER THAN 30 DAYS BEFORE PROJECT COMPLETION. SET UP INITIAL CLOSE OUT INSPECTION WITH THE ENGINEER AND CITY ENGINEER INSPECTOR.
14. COMPLETE CORRECTION LIST FROM INITIAL CLOSE OUT INSPECTION. SCHEDULE FINAL CLOSE OUT INSPECTION WITH ENGINEER AND CITY ENGINEER INSPECTOR.
15. REMOVE (FLUSH) ALL SEDIMENT FROM STORM DRAIN PIPES AND STRUCTURES, AS NECESSARY.
16. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONCE SITE IS COMPLETELY STABILIZED.
17. PERFORM GENERAL CLEANUP OF THE SITE.
18. SUBMIT NOTICE OF TERMINATION TO CITY OF GREENVILLE AND SCDHEC.

ALL ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY COMPLETED BY 3D LAND SURVEYING DATED NOVEMBER 2, 2020

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGEND

INLET PROTECTION	
EROSION CONTROL MATTING	
REINFORCED SILT FENCE	RSF

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

0 10 20 40
SCALE: 1" = 20'

N W E S

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Johnston DESIGN GROUP

SW SEAMONWHITESIDE

WATER TOWER CROSSING

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Greenville, SC
29601
ph: 864.250.0701

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SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 37599 8/2/22 PAUL A. TALLEY

Revisions:

Commission:	Water Tower Crossing
Date:	07/28/2022
Drawn By:	CG/DM
Checked By:	PT/CW

EROSION & SEDIMENT CONTROL PLAN

C3.0

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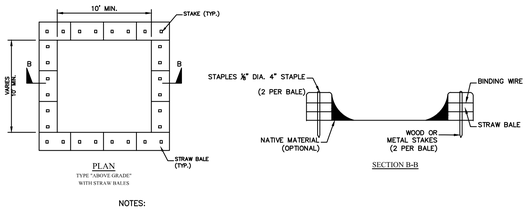
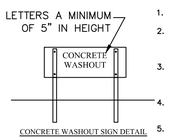
STRAW BALE BARRIER CONCRETE WASHOUT





CONCRETE WASHOUT SIGN DETAIL

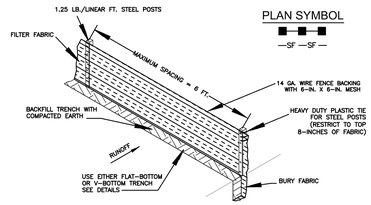
NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

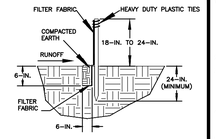
South Carolina Department of Health and Environmental Control
CONCRETE WASHOUT
STRAW BALES OR ABOVE GROUND
STANDARD DRAWING NO. RC-07 PAGE 1 of 1
NOT TO SCALE FEBRUARY 2014 DATE

1 CONCRETE WASHOUT BASIN
(NOT TO SCALE)

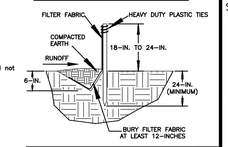
REINFORCED SILT FENCE



PLAN SYMBOL



V-SHAPED TRENCH DETAIL



SILT FENCE – GENERAL NOTES

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100–feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
   – Wrap each fabric together at a support post with both ends fastened to the post, with a 1–foot minimum overlap;
   – Overlap silt fence by installing 3–feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy–duty plastic ties; or,
   – Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy–duty plastic ties that are evenly spaced within the top 8–inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie–Backs) every 50–100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 Page 1 of 2
NOT TO SCALE FEBRUARY 2014 DATE

SILT FENCE – POST REQUIREMENTS

1. Silt Fence posts must be 48–inch long steel posts that meet, at a minimum, the following physical characteristics.
   – Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   – Include a standard "T" section with a nominal face width of 1.38–inches and a nominal "T" length of 1.48–inches.
   – Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17–square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24–inches. A minimum height of 1– to 2–inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6–feet on center.

SILT FENCE – FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   – Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   – Free of any treatment or coating which might adversely alter its physical properties after installation;
   – Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   – Have a minimum width of 36–inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12–inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24–inches above the ground.

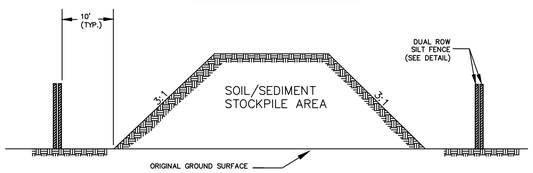
SILT FENCE – INSPECTION & MAINTENANCE

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24–hours after each rainfall even that produces 1/2–inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important.
   Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie–backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved
   and once it is removed, the resulting disturbed area shall be permanently stabilized.

South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 PAGE 2 of 2
GENERAL NOTES FEBRUARY 2014 DATE

2 REINFORCED SILT FENCE
(NOT TO SCALE)

TEMPORARY STOCKPILE AREA

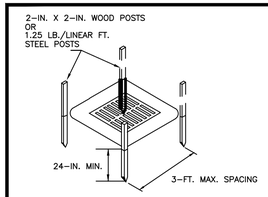


NOTES:

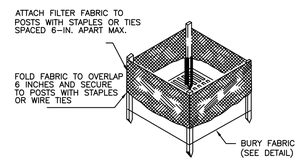
1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOP THE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN–GRADIENT AREA.
2. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.
3. SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED.
4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

South Carolina Department of Health and Environmental Control
TEMPORARY STOCKPILE
STANDARD DRAWING NO. SC-15 PAGE 1 of 1
NOT TO SCALE FEBRUARY 2014 DATE

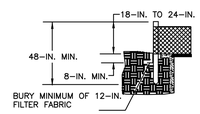
3 TEMPORARY STOCKPILE
(NOT TO SCALE)



POST INSTALLATION DETAIL



FILTER FABRIC INSTALLATION DETAIL



FILTER FABRIC BURIAL DETAIL

South Carolina Department of Health and Environmental Control
TYPE A – FILTER FABRIC INLET PROTECTION
STANDARD DRAWING NO. SC-07 Page 1 of 2
APPROVED BY: SIGNED AUGUST, 2005 DATE

FILTER FABRIC INLET PROTECTION

Materials:
Use filter fabric that conforms to SCDOT standard specifications for highway construction (latest edition). Refer to the silt fence geotextile fabrics Approval Sheet #34.

Use steel posts that meet the following minimum physical requirements:
Be composed of high strength steel with minimum yield strength of 50,000 psi.
Have a standard "T" section with a nominal face width of 1.38–inches and nominal "T" length of 1.48–inches.
Weigh 1.25 pounds per foot (± 8%).
Be painted with a water based baked enamel paint.

Attach fabric to metal posts with heavy–duty plastic ties.

Installation:
Excavate a trench 6–inches wide and 6–inches deep around the outside perimeter of the inlet unless the fabric is pneumatically installed.

Extend the filter fabric a minimum of 12–inches into the trench. Backfill the trench with soil or crushed stone and compact over the filter fabric unless the fabric is pneumatically installed.

Use steel posts with a minimum post length of 60–inches consisting of standard "T" sections with a weight of 1.25 pounds per foot (±8%). Install the filter fabric to a minimum height of 24–inches above grade. Space the steel posts around the perimeter of the inlet a maximum of 3–feet apart and drive them into the ground a minimum of 24–inches. Cut the filter fabric from a continuous roll to the length of the protected area to avoid the use of joints. When joints are necessary, wrap filter fabric together only at a support post with both ends securely fastened to the post, with a minimum 6–inch overlap.

Attach fabric to steel posts with heavy–duty plastic ties.

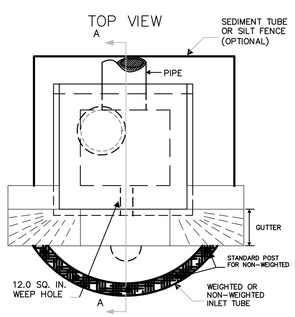
Attach at least four (4) evenly spaced ties in a manner to prevent sagging or tearing of the fabric. In all cases, affix ties in no less than four (4) places.

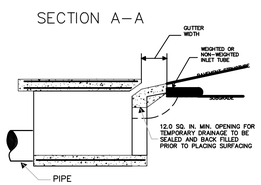
Inspection and Maintenance:
Inspections should be made every 7 calendar days and within 24–hours after each storm that produces ½–inches or more of rain.If the fabric becomes clogged, it should be replaced.
Sediment should be removed when it reaches approximately 1/3 the height of the fence. Take care not to damage or undercut fabric when removing sediment.If a sump is used, sediment should be removed when it fills approximately 1/3 the depth of the hole.Maintain the pool area, always providing adequate sediment storage volume for the next storm.

Storm drain inlet protection structures should be removed only after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Use appropriate permanent stabilization methods to stabilize bare areas around the inlet.

South Carolina Department of Health and Environmental Control
Type A
FILTER FABRIC INLET PROTECTION
STANDARD DRAWING NO. SC-07 Page 2 of 2
APPROVED BY: SIGNED AUGUST, 2005 DATE

4 TYPE A INLET PROTECTION
(NOT TO SCALE)





South Carolina Department of Health and Environmental Control
Type F
INLET TUBES
STANDARD DRAWING NO. SC–11 PAGE 1 of 2
NOT TO SCALE FEBRUARY 2014 DATE

TYPE F – INLET TUBES INLET PROTECTION

GENERAL NOTES

1. Inlets tubes should be composed of compacted geotextiles, curled excelsior wood, natural coconut fibers, a hardwood mulch, or a mix of these materials enclosed by a flexible netting material.

2. Inlets tubes should utilize an outer netting that consists of seamless, high–density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high–density polyethylene non–degradable material. Curled wood excelsior fiber, or natural coconut fiber rolled erosion control products rolled up to create an inlet tube device are not allowed.

3. Do not use straw, straw fiber, straw bales, pine needles, or leaf mulch as fill material within inlet tubes.

4. Weighted inlet tubes must be capable of staying in place without external stabilization measures and may have a weighted inner core or other weighted mechanism to keep them in place.

5. Install weighted tubes lying flat on the ground, with no gaps between the underlying surface and the inlet tube. Do not stack inlet tubes. Do not completely block inlet with tube.

6. Non–weighted inlet tubes require staking or other stabilization methods to keep them safely in place.

7. Overflow or overtopping of inlet tubes must be allowed to flow into inlet unobstructed.

8. To avoid possible flooding, two or three concrete cinder blocks may be placed between the tube and the inlet.

INSPECTION AND MAINTENANCE

1. The key to functional inlet protection is weekly inspection, routine maintenance, and regular sediment removal.

2. Regular inspections of all inlet protection shall be conducted once every calendar week and, as recommended, within 24–hours after each rainfall event that produces 1/2–inch or more of precipitation.

3. Attention to sediment accumulations in front of the inlet protection is extremely important. Accumulated sediment should be continually monitored and removed when necessary.

4. Remove accumulated sediment when it reaches 1/3 the height of the blocks. If a sump is used, sediment should be removed when it fills approximately 1/3 the depth of the hole.

5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.

6. Large debris, trash, and leaves should be removed from in front of tubes when found.

7. Replace inlet tube when damaged or as recommended by manufacturer's specifications.

8. Inlet protection structures should be removed after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

South Carolina Department of Health and Environmental Control
Type F
INLET TUBES
STANDARD DRAWING NO. SC–11 PAGE 2 of 2
GENERAL NOTES FEBRUARY 2014 DATE

5 TYPE F INLET PROTECTION
(NOT TO SCALE)

X (NOT TO SCALE)

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Johnston DESIGN GROUP

SW SEAMONWHITESIDE

WATER TOWER CROSSING

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29601
ph: 864.250.0701

johnstondesigngroup.us

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 37599 8/2/22 PAUL A. TALBERT

Revisions:

Commission: Water Tower Crossing
Date: 07/28/2022
Drawn By: CG/DM
Checked By: PT/CW

EROSION & SEDIMENT CONTROL DETAILS

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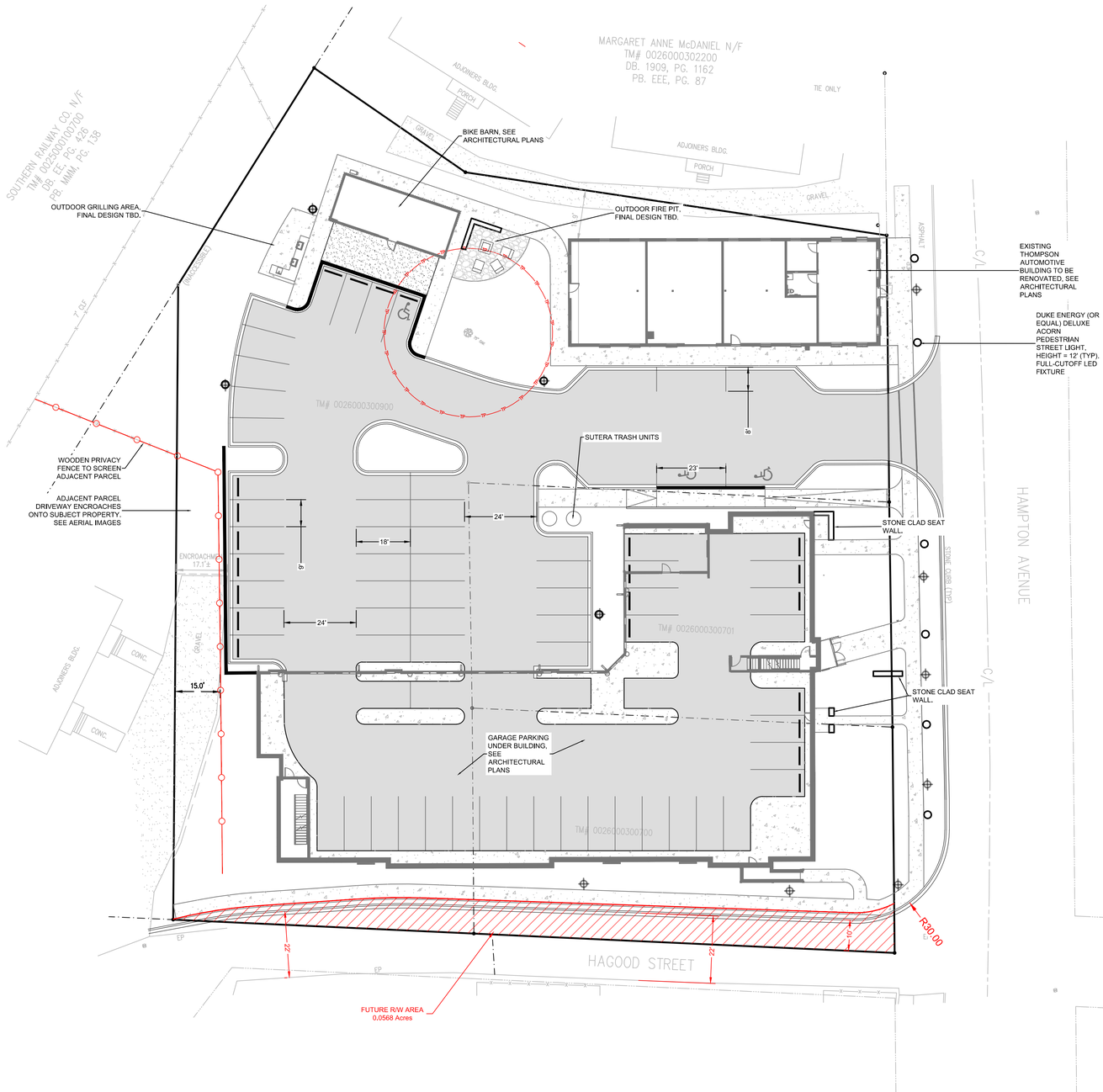

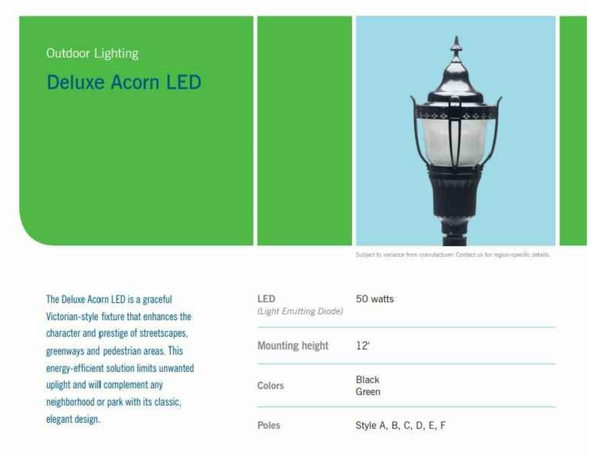

RESERVED FOR GREENVILLE ELECTRONIC REVIEW

PARKING TABLE

VEHICULAR PARKING:

REQUIRED: 2.0 PARKING SPACES/UNIT
PROVIDED: 2.0 PER UNIT
(1 IN DRIVEWAY / 1 IN GARAGE)

GUEST PARKING:

PROVIDED: 6 SPACES

LEGEND

STANDARD DUTY ASPHALT PAVING

CONCRETE SIDEWALK

0 10 20 40
SCALE: 1" = 20'

N W E S

Johnston DESIGN GROUP

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Checked By: PT/CW

SITE PLAN

C5.0

PLOTTED: 8/3/2022 3:35 PM, BY Charlie Greer S:\GR3625\CAD Files\20's\C5.0 SITE PLAN.dwg

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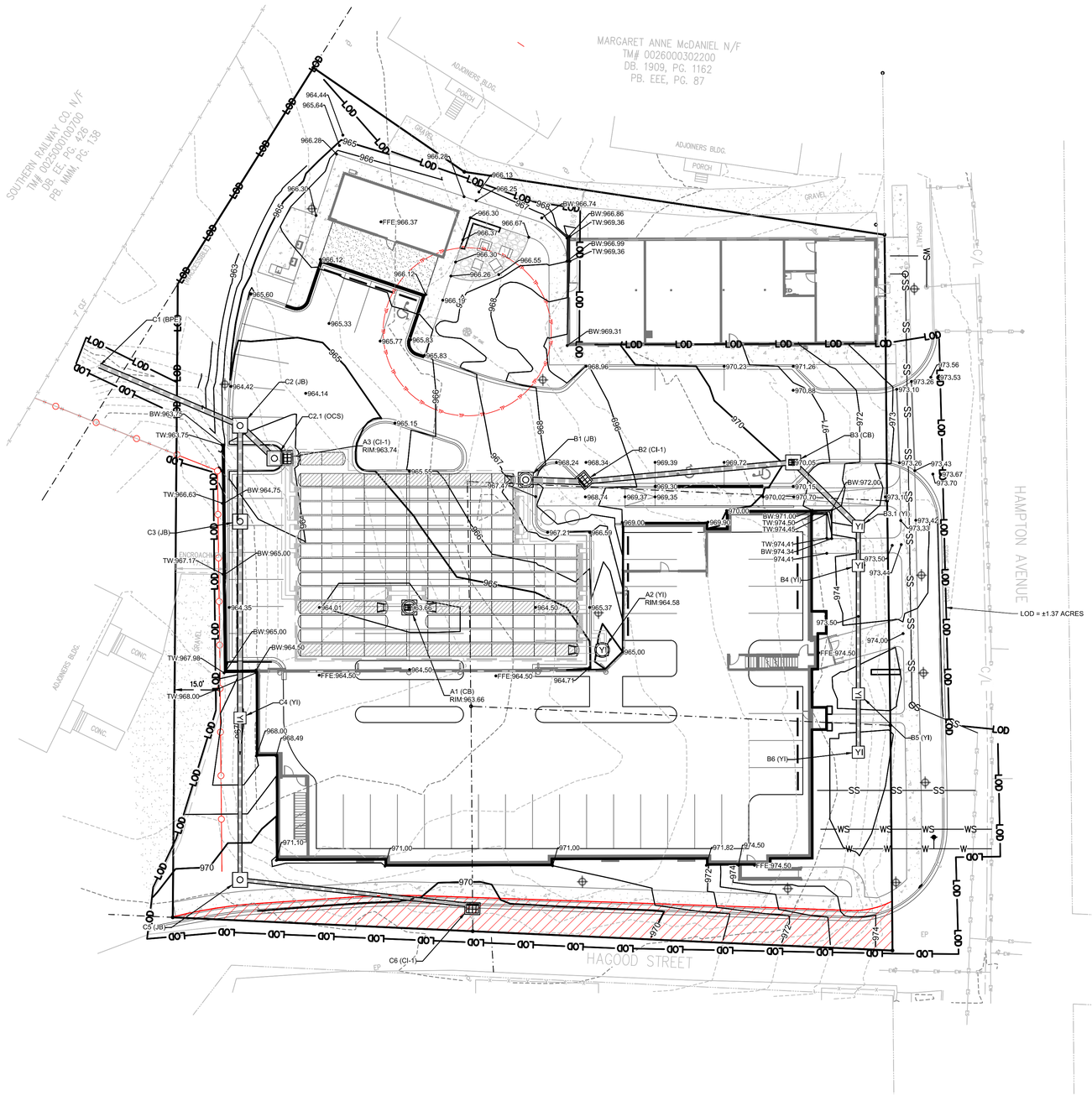

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0 10 20 40
SCALE: 1" = 20'

N W E S

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Revisions:

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Date: 07/28/2022
Drawn By: CG/DM
Checked By: PT/CW

GRADING & DRAINAGE PLAN

C6.0

PLOTTED:8/3/2022 3:36 PM, BY Charlie Greer S:\GR3835\CAD Files\20's\06.0 GRADING & DRAINAGE PLAN.dwg

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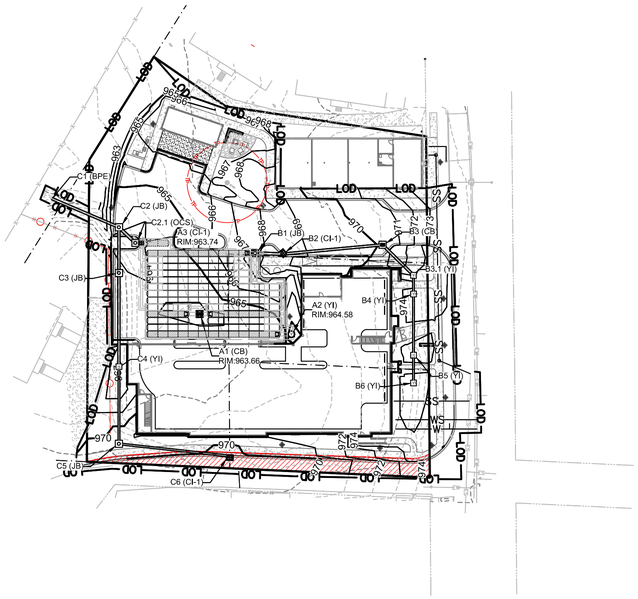
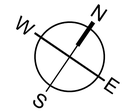
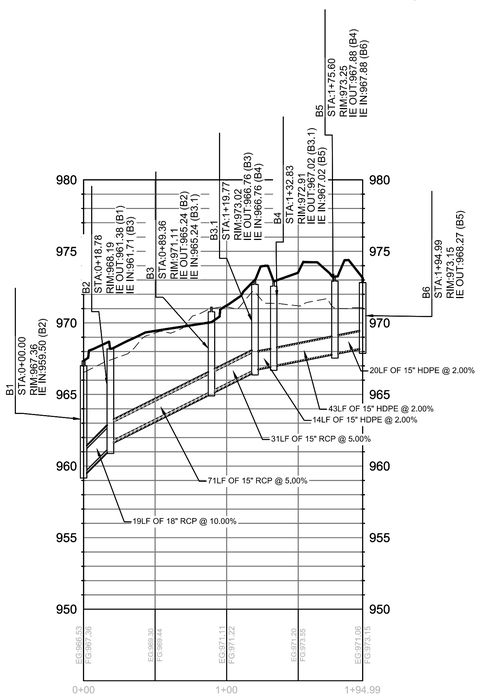
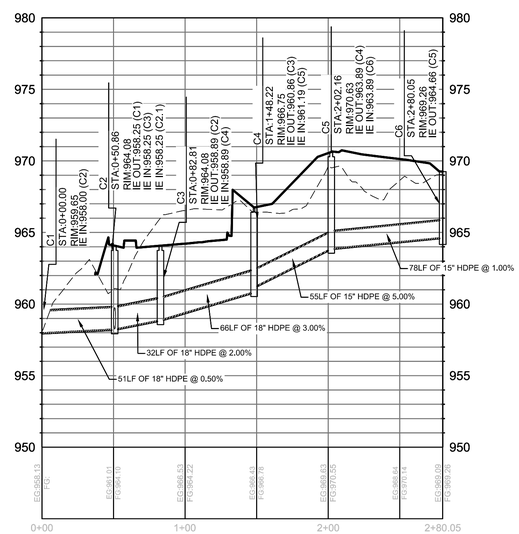


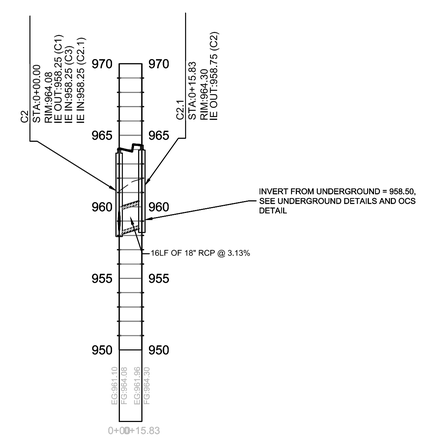




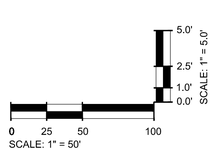
STORM LINE B PROFILE



STORM LINE C PROFILE



STORM LINE C2.1 PROFILE



RESERVED FOR GREENVILLE ELECTRONIC REVIEW

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Johnston DESIGN GROUP

SW SEAMONWHITESIDE

WATER TOWER CROSSING

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ph: 864.250.0701

johnstondesigngroup.us

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 37599 8/3/22 PAUL A. TALBERT

Revisions:

Commission: Water Tower Crossing
Date: 07/28/2022
Drawn By: CG/DM
Checked By: PT/CW

DRAINAGE PROFILES

C6.1

PLOTTED: 8/3/2022 3:40 PM, BY Charlie Greer S:\GR3625\CAD Files\20's\C6.0 GRADING & DRAINAGE PLAN.dwg

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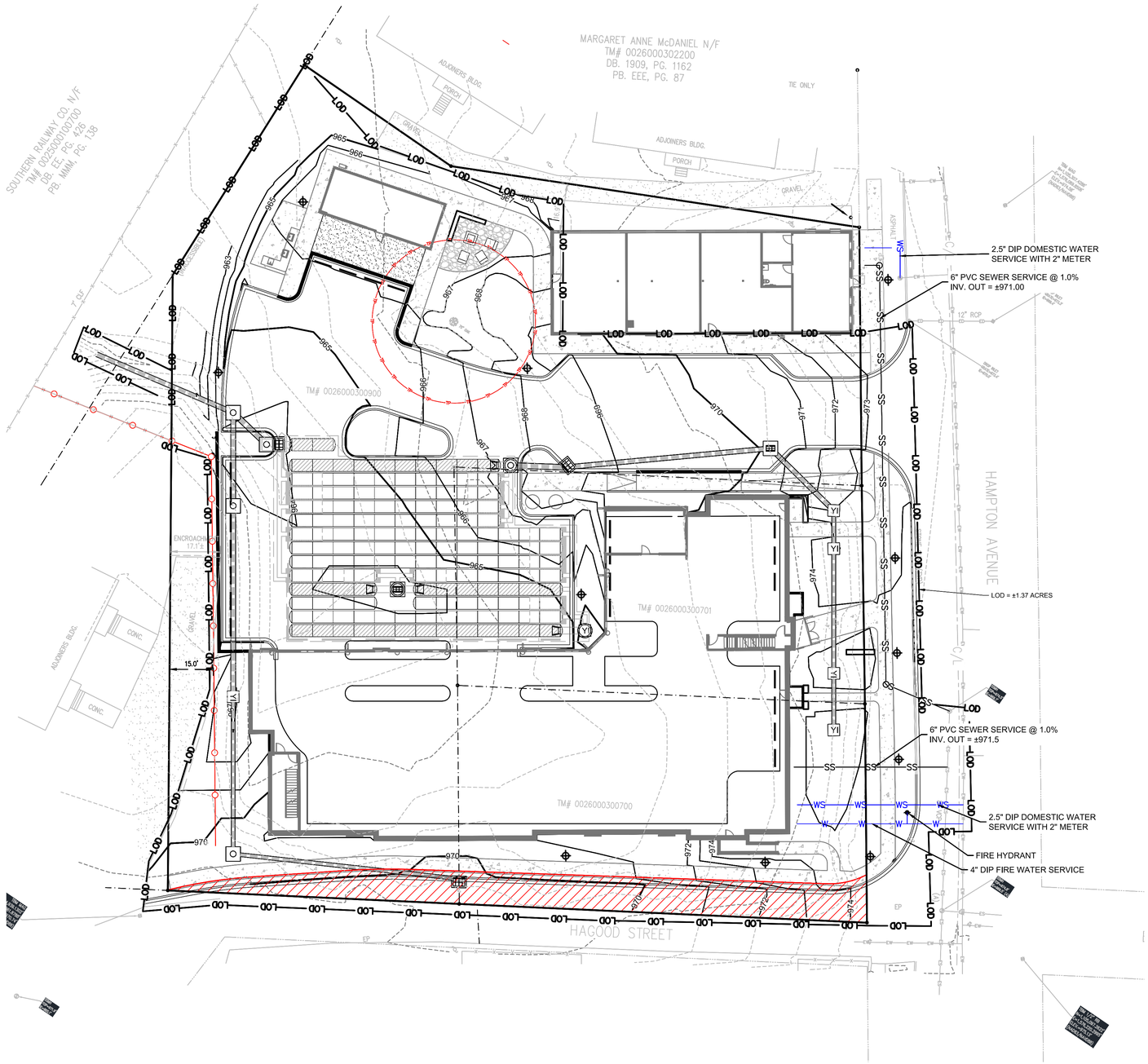

0 10 20 40
SCALE: 1" = 20'

N W E S

NOTES:
1. PIPE LENGTHS ARE MEASURED TO CENTER OF DRAINAGE STRUCTURE AND ROUNDED TO NEAREST WHOLE FOOT INCREMENT.

EXISTING UTILITY NOTE:

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Checked By: PT/CW

UTILITY PLAN

C7.0

PLOTTED:8/3/2022 3:58 PM, BY Charlie Greer S:\GR3625\CAD Files\C0's\C7.0 UTILITY PLAN.dwg

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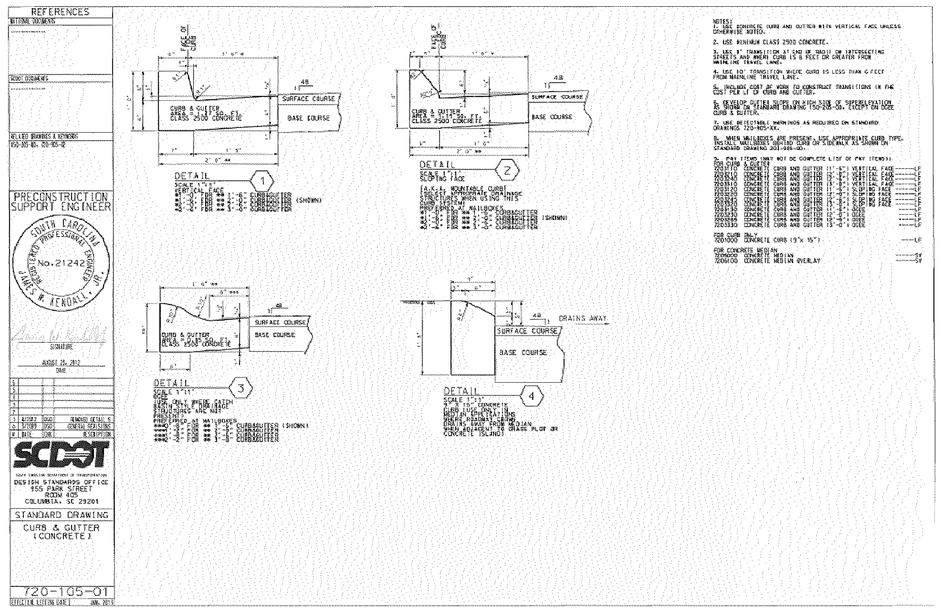
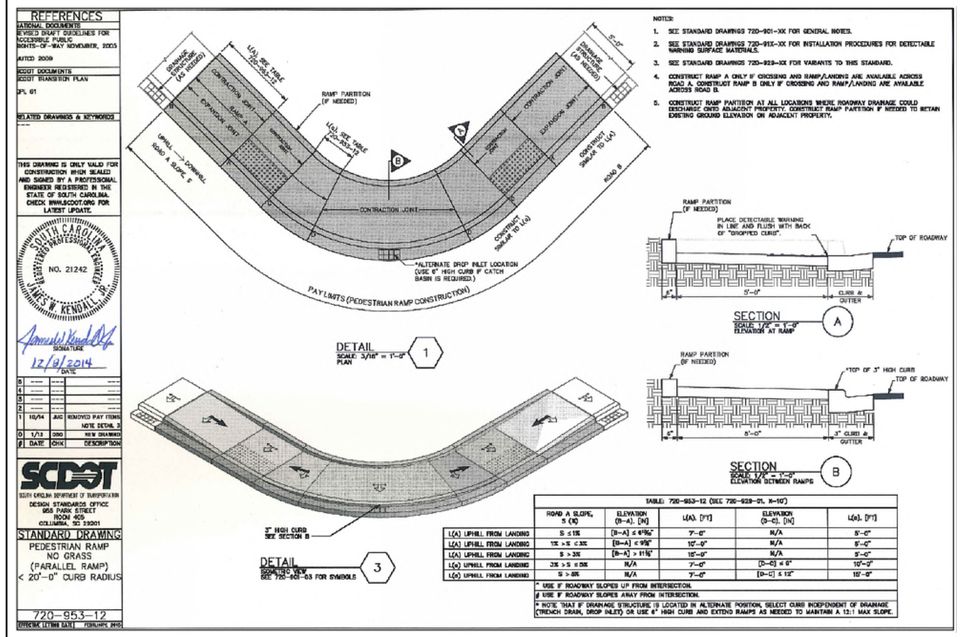
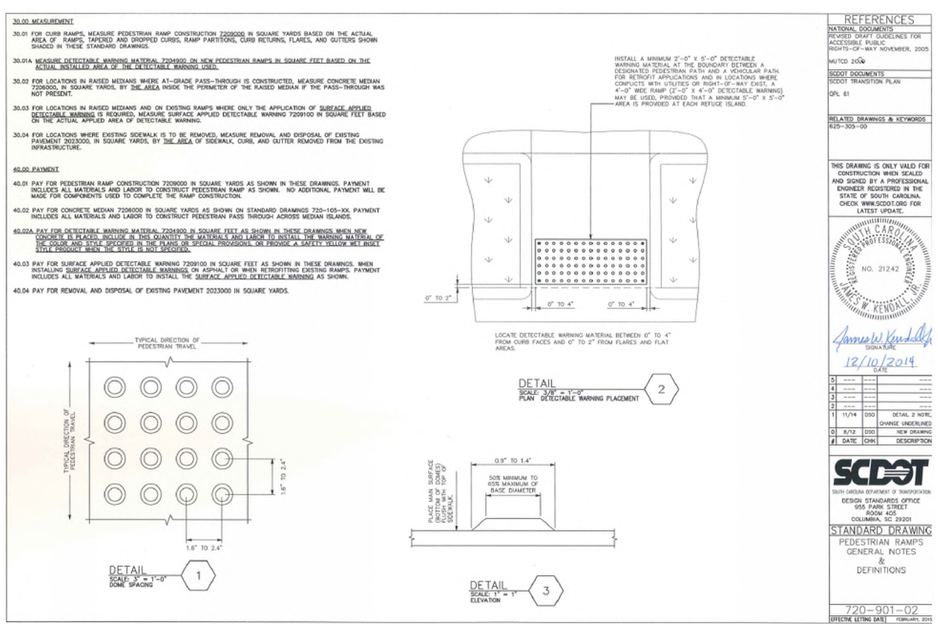


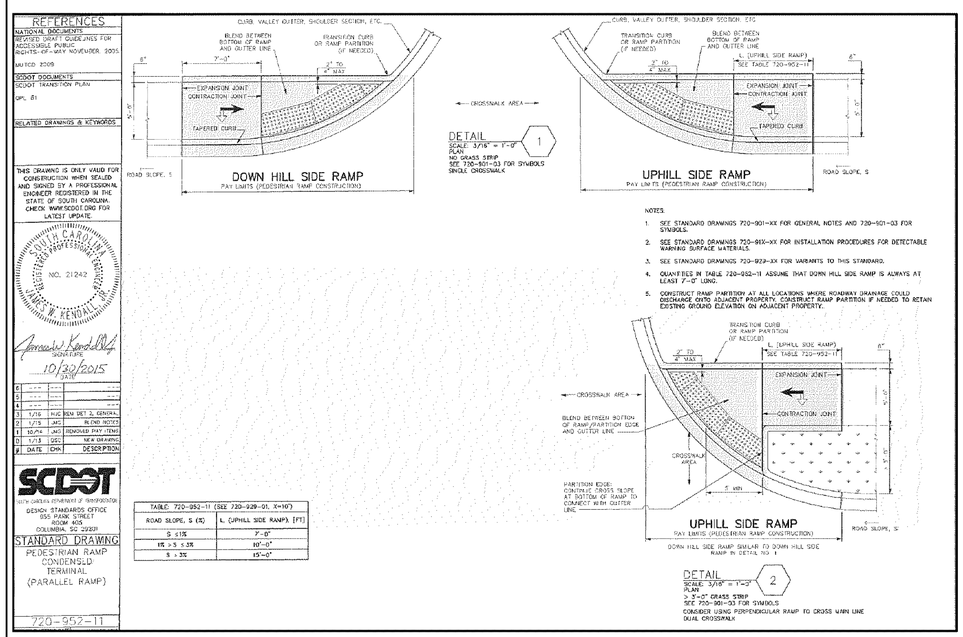
1 SCDOT CURB AND GUTTER
(NOT TO SCALE)



2 SCDOT PEDESTRIAN RAMP
(NOT TO SCALE)



3 SCDOT PEDESTRIAN RAMPS CONT.
(NOT TO SCALE)



4 SCDOT PEDESTRIAN RAMPS CONT.
(NOT TO SCALE)

RESERVED FOR GREENVILLE ELECTRONIC REVIEW

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SEAMONWHITESIDE

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SITE DETAILS

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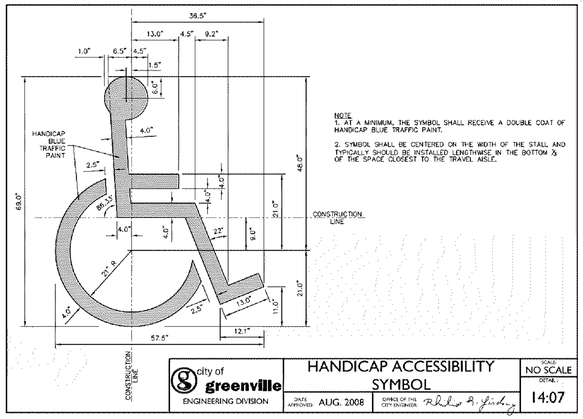
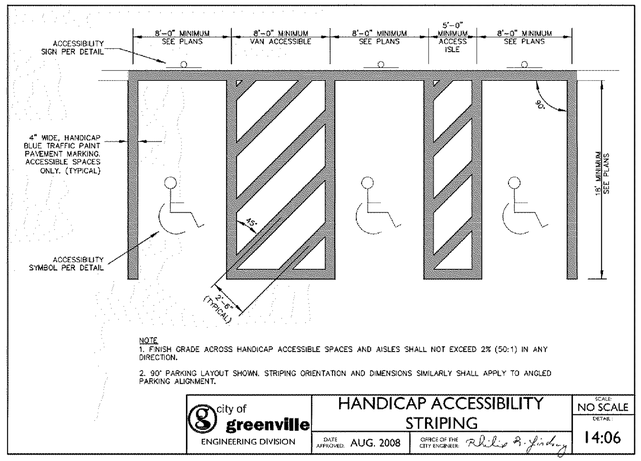


NOTE
1. AT A MINIMUM, THE SYMBOL SHALL RECEIVE A DOUBLE COAT OF HANDICAP BLUE TRAFFIC PAINT.
2. SYMBOL SHALL BE CENTERED ON THE WIDTH OF THE STALL AND TYPICALLY SHOULD BE INSTALLED LONGITUDINALLY IN THE BOTTOM ⅓ OF THE SPACE CLOSEST TO THE TRAVEL AISLE.

city of greenville ENGINEERING DIVISION | HANDICAP ACCESSIBILITY SYMBOL | DATE APPROVED AUG. 2008 | OFFICE OF THE CITY ENGINEER | SCALE NO SCALE | DETAIL 14:07

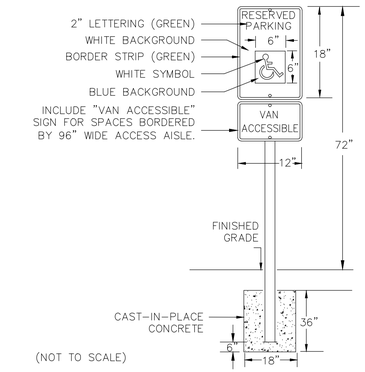
1 ADA PARKING STRIPING
(NOT TO SCALE)



NOTE
1. FINISH GRADE ACROSS HANDICAP ACCESSIBLE SPACES AND AISLES SHALL NOT EXCEED 2% (50:1) IN ANY DIRECTION.
2. 90° PARKING LAYOUT SHOWN. STRIPING ORIENTATION AND DIMENSIONS SIMILARLY SHALL APPLY TO ANGLED PARKING ALIGNMENT.

city of greenville ENGINEERING DIVISION | HANDICAP ACCESSIBILITY STRIPING | DATE APPROVED AUG. 2008 | OFFICE OF THE CITY ENGINEER | SCALE NO SCALE | DETAIL 14:06

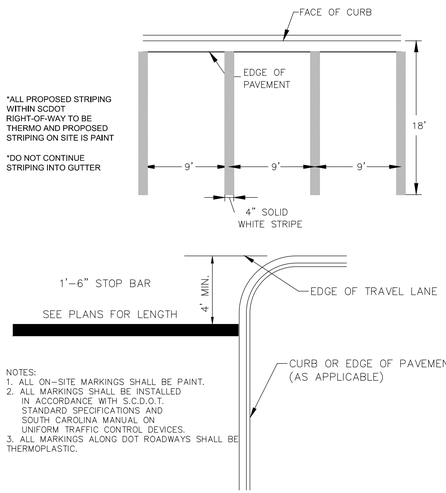
2 ADA PARKING STRIPING CONT.
(NOT TO SCALE)



(NOT TO SCALE)

NOTES:
1. SIGN SHALL BE 0.080" THICK ALUMINUM WITH APPLIED REFLECTIVE SHEETING IN ACCORDANCE WITH SCDOT STANDARD SPECIFICATIONS.
2. POST SHALL 2⅜" ø OR SQUARE GALVANIZED STEEL TUBE. FINISH TO BE DETERMINED.
3. CONTRACTOR TO WALL MOUNT SIGN WHERE SPECIFIED.

3 ADA PARKING SIGN
(NOT TO SCALE)

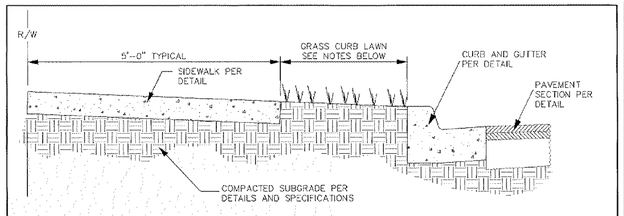


*ALL PROPOSED STRIPING WITHIN SCDOT RIGHT-OF-WAY TO BE THERMO AND PROPOSED STRIPING ON SITE IS PAINT

*DO NOT CONTINUE STRIPING INTO GUTTER

NOTES:
1. ALL ON-SITE MARKINGS SHALL BE PAINT.
2. ALL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH S.C.D.O.T. STANDARD SPECIFICATIONS AND SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL MARKINGS ALONG DOT ROADWAYS SHALL BE THERMOPLASTIC.

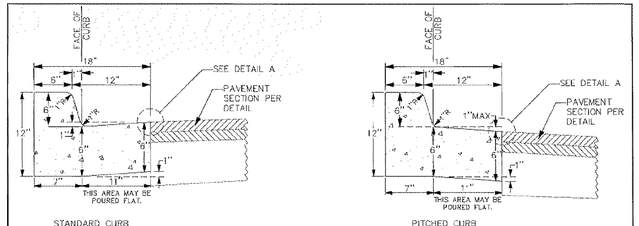
4 TYPICAL STRIPING
(NOT TO SCALE)



NOTE
1. ALL SIDEWALK, CURB & GUTTER, GRASS CURB LAWN AND PAVEMENT SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF GREENVILLE DETAILS AND SPECIFICATIONS.
2. ALL NEW SIDEWALK SHALL BE CONSTRUCTED WITH A CURB LAWN. ALL EXISTING SIDEWALK SHALL BE BROUGHT INTO CONFORMANCE WITH THIS DETAIL.
3. ON NEW STREETS, THE MINIMUM CURB LAWN WIDTH SHALL BE IN ACCORDANCE WITH THE APPLICABLE STREET SECTION.
4. ALONG THE FRONTAGE OF EXISTING STREETS, THE MINIMUM CURB LAWN WIDTH SHALL BE IN ACCORDANCE WITH THE PREVAILING LAWN WIDTH OR THE WIDTH ASSOCIATED WITH THE STREET CLASSIFICATION, AT THE DISCRETION OF THE CITY ENGINEER. IN RESTRICTED CONDITIONS, THE MINIMUM CURB LAWN WIDTH SHALL BE 2'-6".

city of greenville ENGINEERING DIVISION | SIDEWALK WITH CURB LAWN | DATE APPROVED AUG. 2008 | OFFICE OF THE CITY ENGINEER | SCALE NO SCALE | DETAIL 11:04

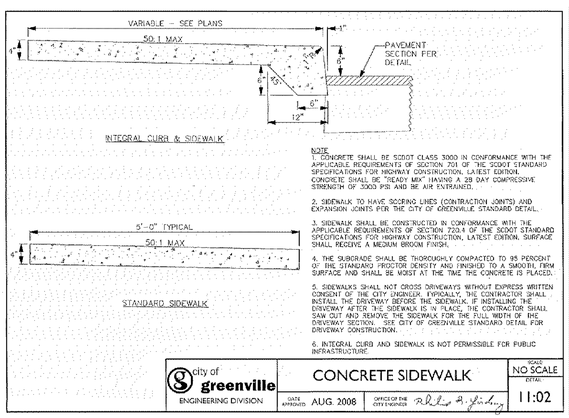
5 SIDEWALK WITH CURB LAWN
(NOT TO SCALE)



NOTE
1. CONCRETE SHALL BE SCDOT CLASS 3000 IN CONFORMANCE WITH THE APPLICABLE REQUIREMENTS OF SECTION 701 OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION. CONCRETE SHALL BE "READY MIX" HAVING A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI AND BE AIR ENTRAINED.
2. CURB AND GUTTER TO HAVE CONSTRUCTION JOINTS AND EXPANSION JOINTS PER THE CITY OF GREENVILLE STANDARD DETAIL.
3. CURB AND GUTTER SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE APPLICABLE REQUIREMENTS OF SECTION 720.4 OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION. SURFACE SHALL RECEIVE A MEDIUM BROOM FINISH.
4. THE SUBGRADE SHALL BE THOROUGHLY COMPACTED TO 95 PERCENT OF THE STANDARD PROCTOR DENSITY AND FINISHED TO A SMOOTH, FIRM SURFACE AND SHALL BE MOIST AT THE TIME THE CONCRETE IS PLACED.
5. GUTTER SLOPE ON HIGH SIDE OF SUPERELEVATION TO BE DEVELOPED AS SHOWN ON SCDOT STANDARD DRAWING 150-235-00. 1" MAX DROP ACROSS THE GUTTER AT MAX SUPERELEVATION.
6. THERE SHALL BE NO GREATER THAN A ¼" SEPARATION BETWEEN THE TOP OF THE FINAL TRAVEL SURFACE AND THE TOP OF GUTTER.

city of greenville ENGINEERING DIVISION | CONCRETE CURB & GUTTER | DATE APPROVED AUG. 2008 | OFFICE OF THE CITY ENGINEER | SCALE NO SCALE | DETAIL 11:00

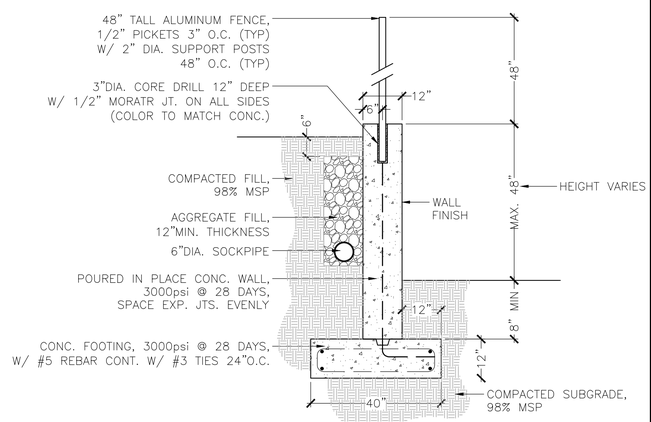
6 CURB AND GUTTER
(NOT TO SCALE)



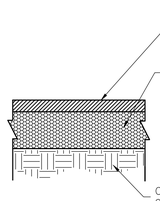
NOTE
1. CONCRETE SHALL BE SCDOT CLASS 3000 IN CONFORMANCE WITH THE APPLICABLE REQUIREMENTS OF SECTION 701 OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION. CONCRETE SHALL BE "READY MIX" HAVING A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI AND BE AIR ENTRAINED.
2. SIDEWALK TO HAVE SCORING LINES (CONTRACTION JOINTS) AND EXPANSION JOINTS PER THE CITY OF GREENVILLE STANDARD DETAIL.
3. SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE APPLICABLE REQUIREMENTS OF SECTION 720.4 OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION. SURFACE SHALL RECEIVE A MEDIUM BROOM FINISH.
4. THE SUBGRADE SHALL BE THOROUGHLY COMPACTED TO 95 PERCENT OF THE STANDARD PROCTOR DENSITY AND FINISHED TO A SMOOTH, FIRM SURFACE AND SHALL BE MOIST AT THE TIME THE CONCRETE IS PLACED.
5. SIDEWALKS SHALL NOT CROSS DRIVEWAYS WITHOUT EXPRESS WRITTEN CONSENT OF THE CITY ENGINEER. TYPICALLY, THE CONTRACTOR SHALL INSTALL THE DRIVEWAY BEFORE THE SIDEWALK. IF INSTALLING THE DRIVEWAY AFTER THE SIDEWALK IS IN PLACE, THE CONTRACTOR SHALL SAW CUT AND REMOVE THE SIDEWALK FOR THE FULL WIDTH OF THE DRIVEWAY SECTION. SEE CITY OF GREENVILLE STANDARD DETAIL FOR DRIVEWAY CONSTRUCTION.
6. INTEGRAL CURB AND SIDEWALK IS NOT PERMISSIBLE FOR PUBLIC INFRASTRUCTURE.

city of greenville ENGINEERING DIVISION | CONCRETE SIDEWALK | DATE APPROVED AUG. 2008 | OFFICE OF THE CITY ENGINEER | SCALE NO SCALE | DETAIL 11:02

7 CONCRETE SIDEWALK
(NOT TO SCALE)



8 CONCRETE RETAINING WALL
(NOT TO SCALE)



2" TYPE C, ASPHALTIC CONCRETE SURFACE COURSE

6" AGGREGATE BASE COURSE, GEOTECHNICAL ENGINEER SHALL VERIFY CONDITION PER PROJECT SPECIFICATIONS AND JURISDICTIONAL REQUIREMENTS.

COMPACTED SUBGRADE, 98% MINIMUM COMPACTION USING THE STANDARD PROCTOR TEST SHALL BE ACHIEVED. GEOTECHNICAL ENGINEER SHALL VERIFY CONDITION PER PROJECT SPECIFICATIONS AND JURISDICTIONAL REQUIREMENTS

(NOT TO SCALE)

PAVING NOTES

SUBGRADE, BASE COURSE AND PAVEMENT CONSTRUCTION METHODS SHALL MEET THE MINIMUM REQUIREMENTS OF THE SCDOT "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", LATEST EDITION.

SWA, INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE PERFORMANCE OF THE DEPICTED PAVEMENT SECTION DESIGN. REFER TO THE GEOTECHNICAL ENGINEER FOR PAVEMENT DESIGN SECTIONS.

9 STANDARD PAVEMENT SECTION
(NOT TO SCALE)

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Revisions:

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Checked By: PT/CW

SITE DETAILS

C8.1

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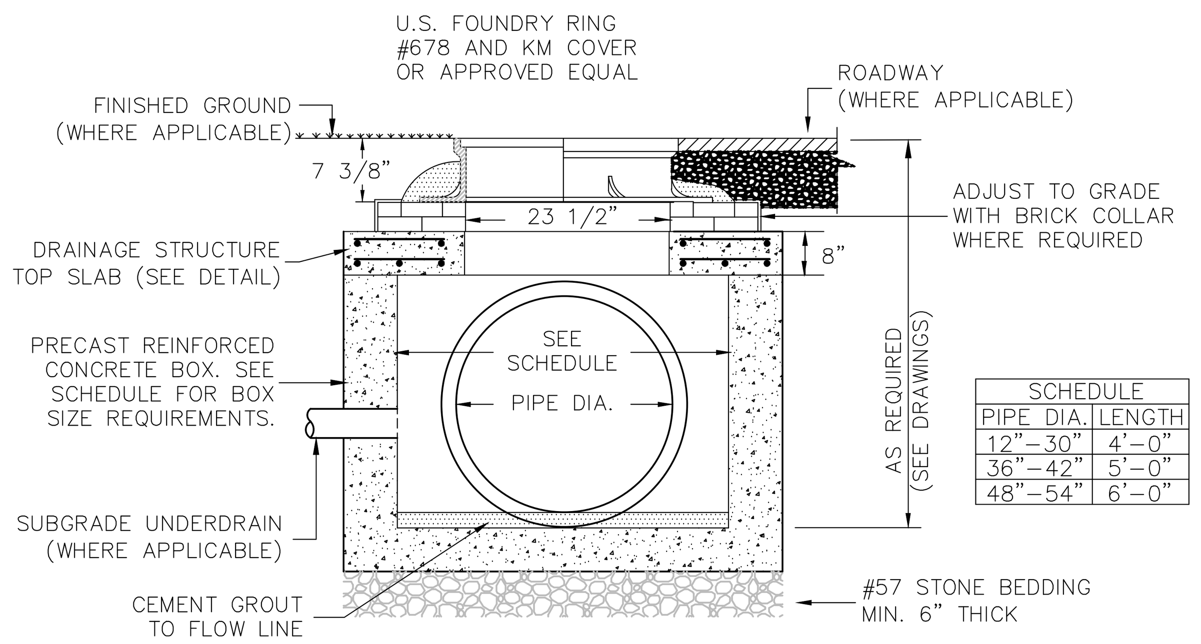
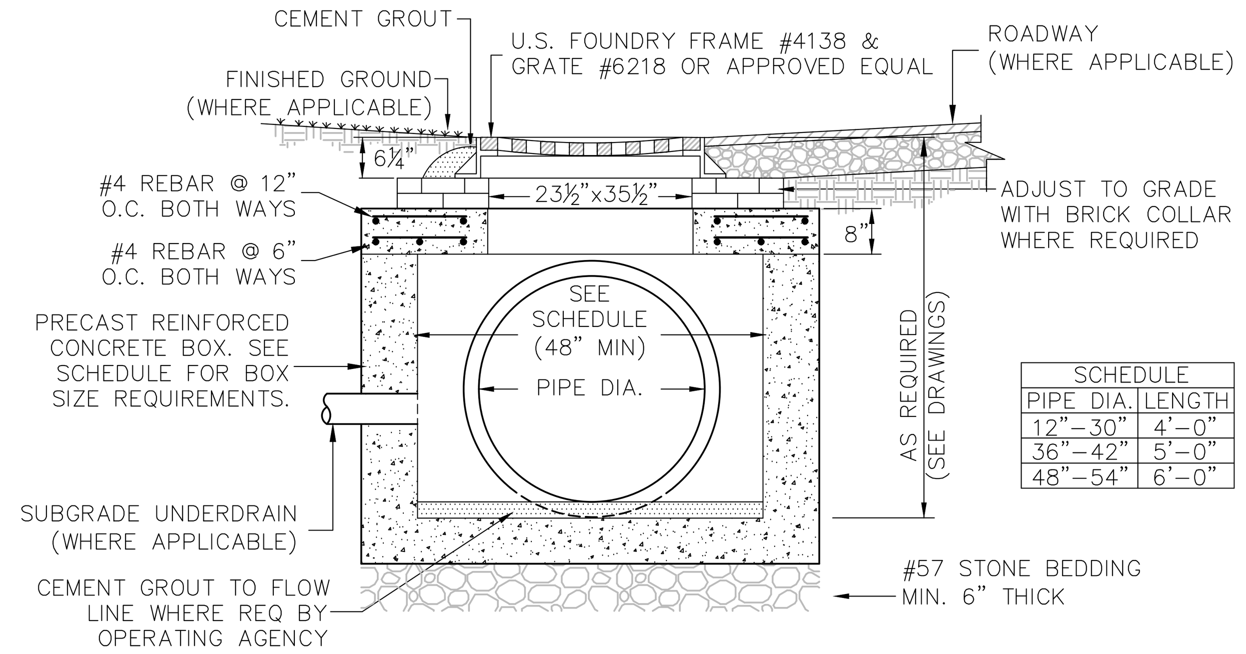


SCHEDULE	
PIPE DIA.	LENGTH
12"–30"	4'–0"
36"–42"	5'–0"
48"–54"	6'–0"

NOTES:
1. SEE REFERENCED SPECIFICATION SECTIONS FOR GENERAL, PRODUCT, AND EXECUTION REQUIREMENTS.
2. BRICK COLLAR SHALL BE COATED WITH 1/2" THICK MORTAR INSIDE AND OUTSIDE.

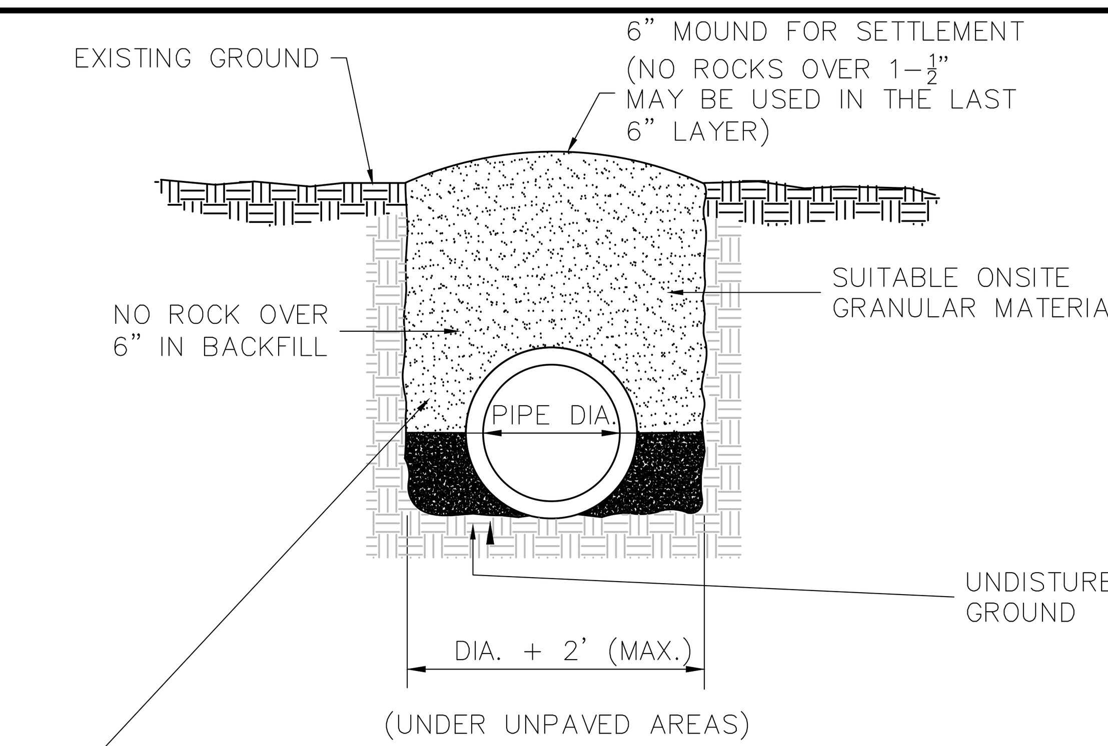
1 JUNCTION BOX
(NOT TO SCALE)



SCHEDULE	
PIPE DIA.	LENGTH
12"–30"	4'–0"
36"–42"	5'–0"
48"–54"	6'–0"

NOTES:
1. BRICK COLLAR SHALL BE COATED WITH 1/2" THICK MORTAR INSIDE AND OUTSIDE.

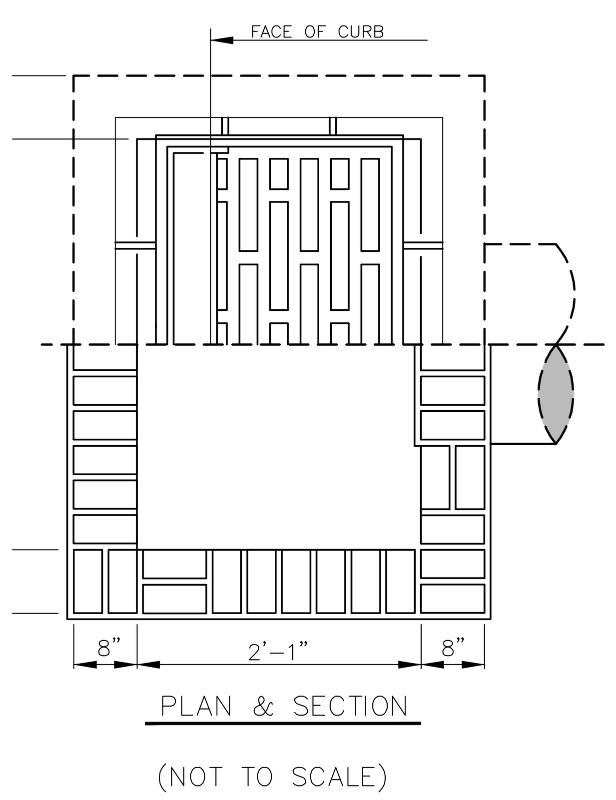
2 DROP GRATE
(NOT TO SCALE)

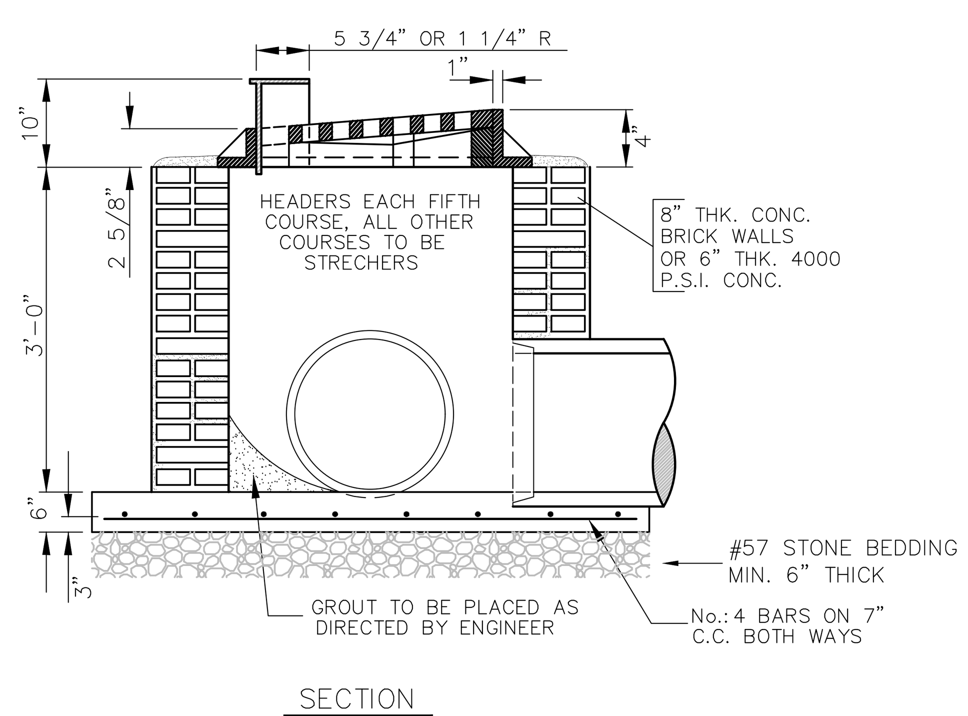


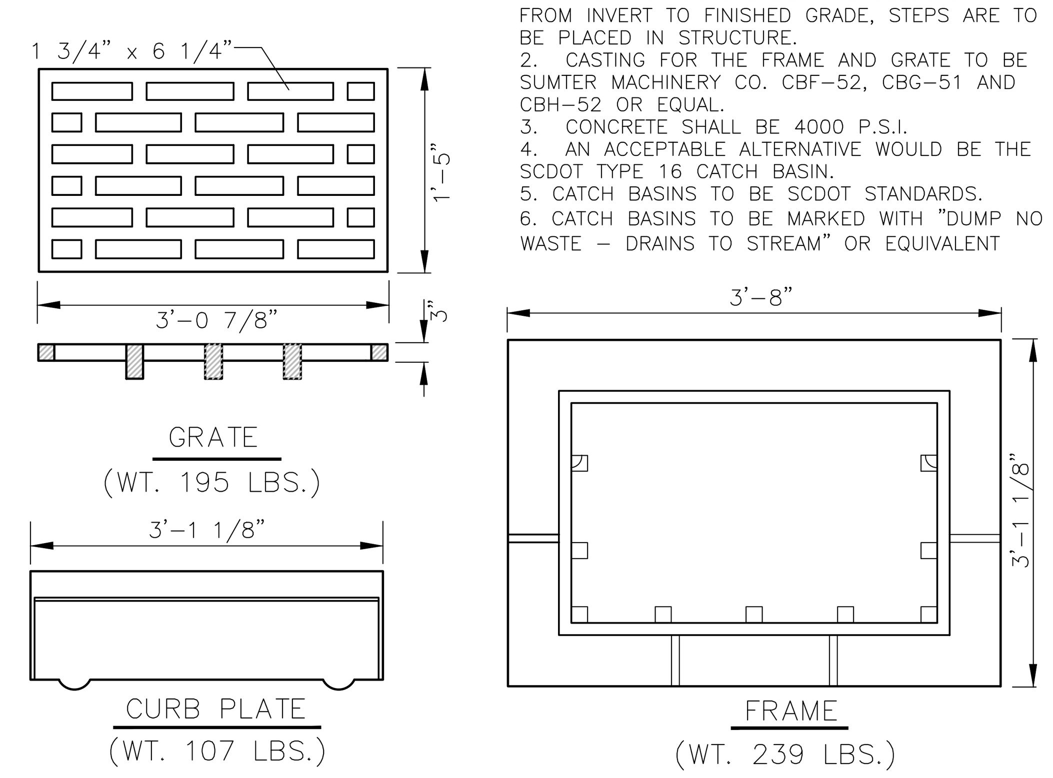
COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D698:
- 98% STANDARD PROCTOR UNDER STRUCTURES, BUILDING SLABS, STEPS, AND PAVEMENTS.
- 95% STANDARD PROCTOR UNDER WALKWAYS.
- 90% STANDARD PROCTOR FOR LAWNS AND UNPAVED AREAS.
- 90% STANDARD PROCTOR FOR UTILITY TRENCHES UNDER LAWNS AND UNPAVED AREAS.

NOTE:
1. ALL HDPE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D 2321.
2. IN-PLACE MATERIAL TESTING IS REQUIRED PRIOR TO FINAL APPROVAL. THE TESTING FREQUENCY SHALL BE THREE (3) EQUAL INCREMENTS BETWEEN JUNCTIONS FOR PIPE SECTIONS LONGER THAN 48 LF, AND ONCE FOR PIPE SECTIONS LESS THAN 48 LF.

3 STORM DRAIN PIPE BEDDING
(NOT TO SCALE)



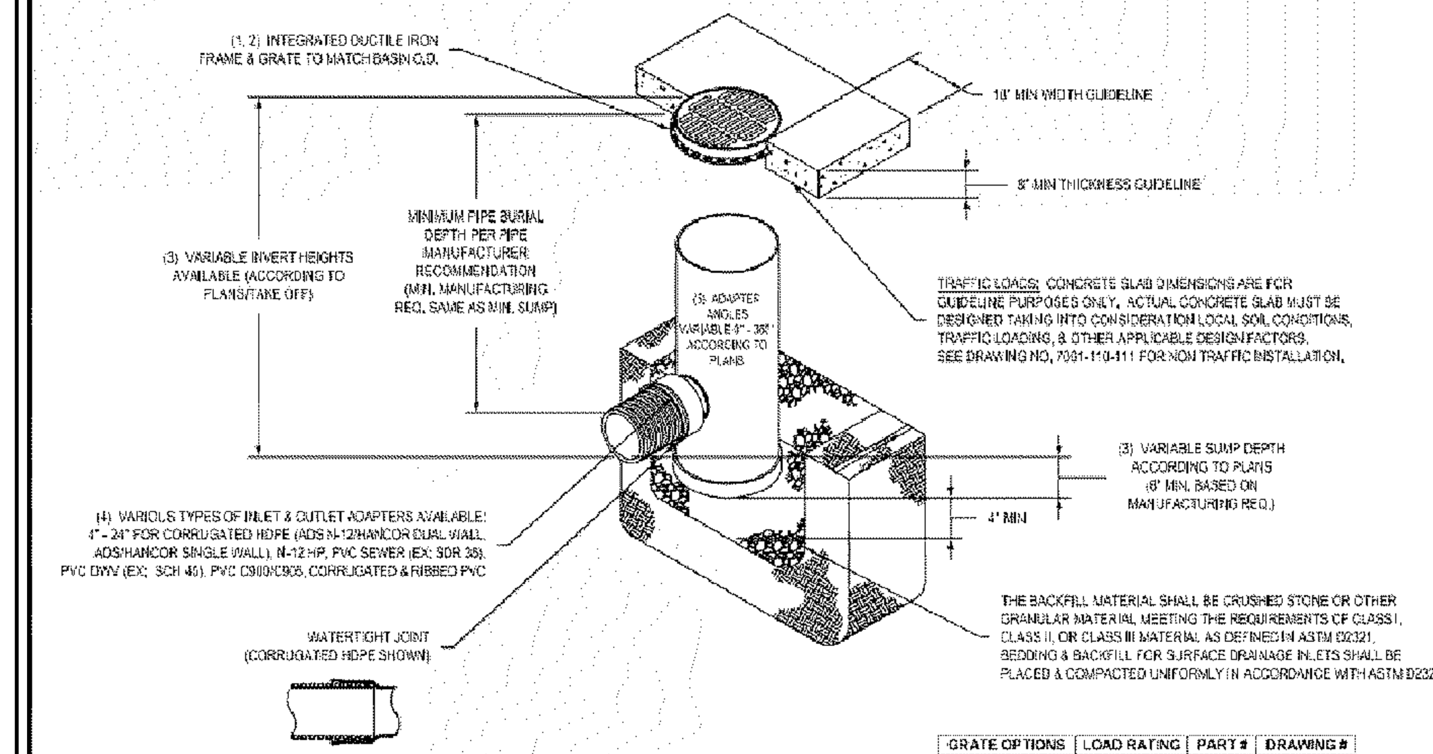




NOTES:
1. WHERE STRUCTURE DEPTH EXCEEDS 5'–0" FROM INVERT TO FINISHED GRADE, STEPS ARE TO BE PLACED IN STRUCTURE.
2. CASTING FOR THE FRAME AND GRATE TO BE SUMTER MACHINERY CO. CBF–52, CBG–51 AND CBH–52 OR EQUAL.
3. CONCRETE SHALL BE 4000 P.S.I.
4. AN ACCEPTABLE ALTERNATIVE WOULD BE THE SCDOT TYPE 16 CATCH BASIN.
5. CATCH BASINS TO BE SCDOT STANDARDS.
6. CATCH BASINS TO BE MARKED WITH "DUMP NO WASTE – DRAINS TO STREAM" OR EQUIVALENT

4 CURB INLET
(NOT TO SCALE)

NYLOPLAST 24" DRAIN BASIN: 2824AG _ _X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2499CGP	7001-110-216
STANDARD	MEETS H-20	2499CGS	7001-110-217
SOLID COVER	MEETS H-20	2499CGC	7001-110-218
DOME	N/A	2499CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2401DI	7001-110-075

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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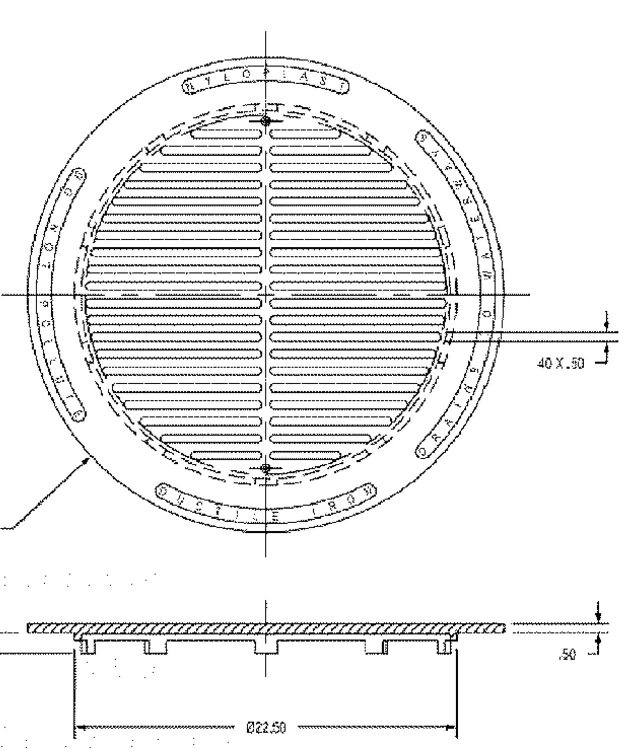
DRAWN BY EBC | DATE 04-03-00 | REVISED BY NMH | DATE 05-14-15 | MATERIAL | PROJECT NO./NAME | Nyloplast, 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com | TITLE: 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL | DWG SIZE A | SCALE 1:40 | SHEET 1 OF 1 | DWG NO. 7001-110-192 | REV E

5 NYLOPLAST DRAIN BASIN (YARD INLET)
(NOT TO SCALE)

2401DI

APPROX. DRAIN AREA = 164.94 SQ IN
APPROX. WEIGHT = 67.50 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE HAS LIGHT DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.

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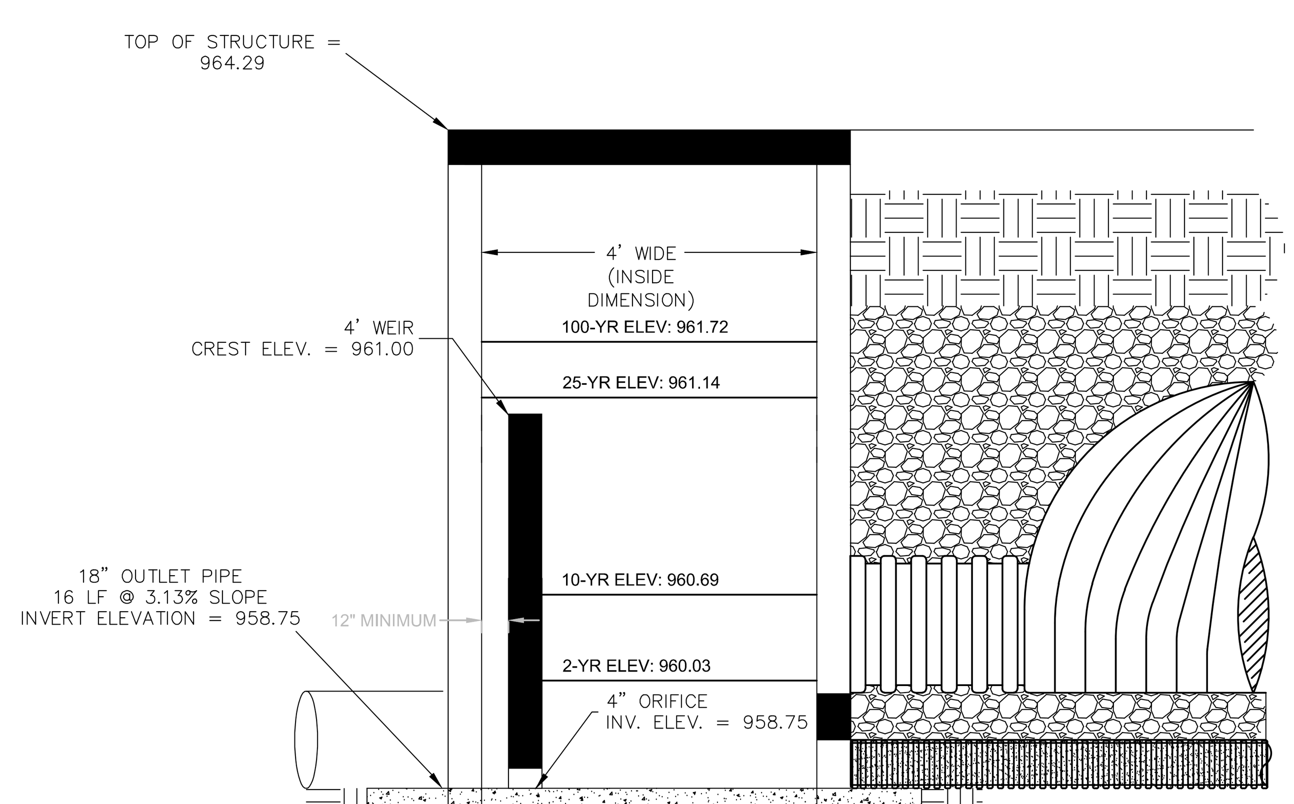
DRAWN BY CJA | DATE 7-5-01 | REVISED BY JJC | DATE 2-22-11 | MATERIAL | PROJECT NO./NAME | Nyloplast, 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com | TITLE: 24 IN DROP IN | DWG SIZE A | SCALE 1:8 | SHEET 1 OF 1 | DWG NO. 7001-110-075 | REV D

6 YARD INLET GRATE
(NOT TO SCALE)



7 UNDERGROUND OCS
(NOT TO SCALE)

RESERVED FOR GREENVILLE ELECTRONIC REVIEW

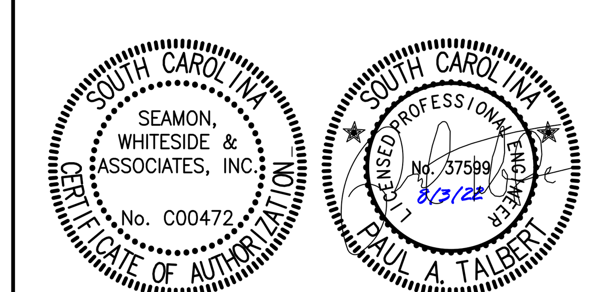
Johnston DESIGN GROUP

SEAMONWHITESIDE

WATER TOWER CROSSING

JOHNSTON DESIGN GROUP, LLC
411 UNIVERSITY RIDGE
Suite D
Greenville, SC
29601
ph: 864.250.0701

johnstondesigngroup.us



Revisions:

Commission: Water Tower Crossing
Date: 07/28/2022
Drawn By: CG/DM
Checked By: PT/CW

GRADING & DRAINAGE DETAILS

C9.0

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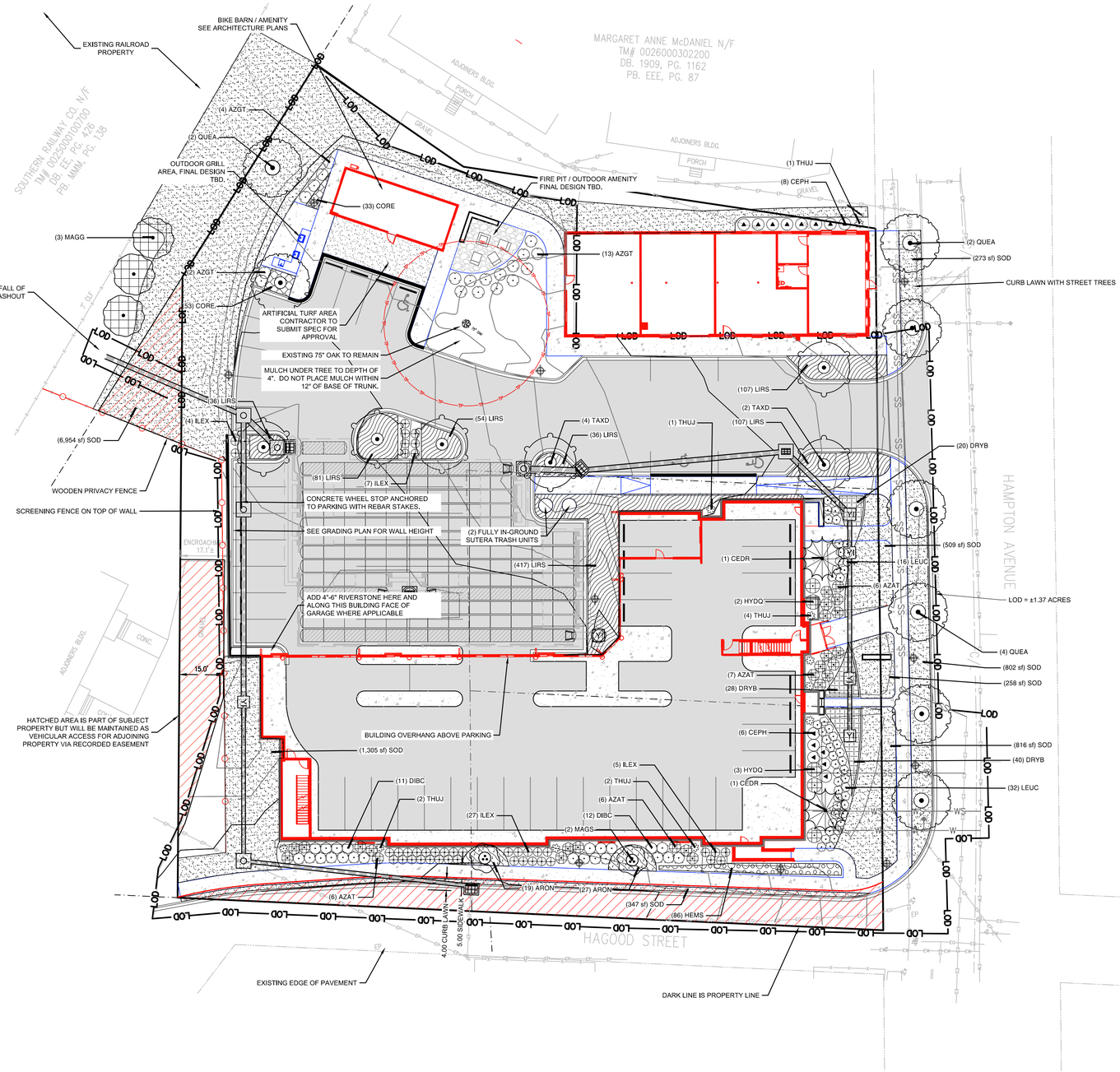

TREE REQUIREMENTS PER **LANDSCAPE ORDINANCE**		
This table is to be used to determine the minimum number of trees that will be required per the landscape ordinance.		
LF of lot adjacent to street (to determine street tree requirements)	460	
SF of parking lot (to determine parking lot requirements)	0	
SF of disturbed area (to determine tree density requirements)	15970	
Combined Building Footprints	19485	
Athletic fields and courts	0	
Number of Existing Trees between 3" and 6" to be saved	0	
Total area for 1 tree per 2,000 sf	-3515	
	No. of Trees	
Trees required for 1 per 2,000sf	-2	*Which may include parking lot and street tree totals*
Trees required for parking lot	0	*Parking lot trees are part of the total required*
3" Canopy Street trees required at 1 per 40' -or-	12	*Street trees are part of the total required*
2" Ornamental Street Trees required at 1 per 20'	23	*Street trees are part of the total required*
Total Required number of trees per landscape ordinance	-2	
Credits for Saved Trees	0	
Number of new tree to be installed per landscape ordinance	0	

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		
	Combined DBH	
Existing Trees greater than 6" to be removed (inlcuding heritage trees)*	413	*Will require survey information*
Total DBH to be installed as indicated on landscape plan plus saved trees	126	*User input via landscape plan and all trees between 3" - 6"*
	287	*Difference of Mitigation minus installed*
	287	Additional DBH Required
	$14,350	**Optional Fee-in-lieu of for mitigation**

** 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		
	Combined DBH	
Heritage trees being removed	0	
	$0	**Mandatory Heritage tree removal fees**

TOTAL FEES REQUIRED FOR 1:1 MITIGATION FILO and HERITAGE TREE FINES	
$14,350	**Optional Fee-in-lieu of for mitigation**
$0	**Mandatory Heritage tree removal fees**
$14,350	**Total of Fee-in-lieu-of plus Heritage Removal Fees**
	or
$9,166	**Max Cap based on $25,000 per acre pro rata**

NO IRRIGATION COMPONENTS, INCLUDING BUT NOT LIMITED TO, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, AND/OR RAIN SENSORS ARE ALLOWED TO BE INSTALLED WITHIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.

0 10 20 40
SCALE: 1" = 20'

N W E S

RESERVED FOR GREENVILLE ELECTRONIC REVIEW

Johnston DESIGN GROUP

SW SEAMONWHITESIDE

WATER TOWER CROSSING

JOHNSTON DESIGN GROUP, LLC
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SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

State of South Carolina Registered Landscape Architect No. 733 8/3/22 CHRIS M. WATSON

Revisions:

Commission: Water Tower Crossing
Date: 07/28/2022
Drawn By: CG/DM
Checked By: PT/CW

LANDSCAPE PLAN

L1.0

PLOTTED:8/3/2022 4:00 PM, BY: Charlie Greer S:\GR3625\CAD Files\20's\Landscape Plan.dwg

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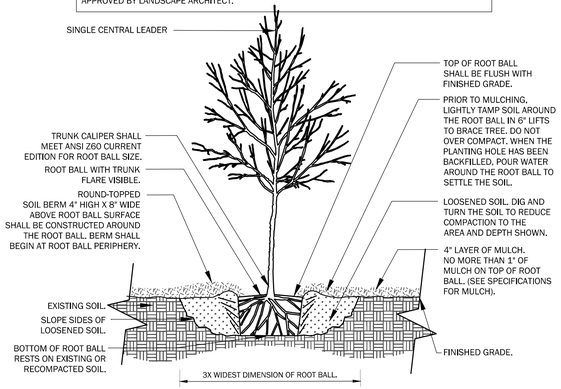
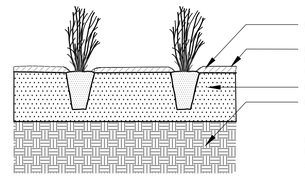
NOTE: ALL TREES TO BE PLANTED MIN. 5' FROM ANY PAVED SURFACE, INCLUDING CURB, SIDEWALK, AND ASPHALT UNLESS OTHERWISE NOTED ON THE PLANS. FAILURE TO FOLLOW THIS REQUIREMENT WILL RESULT IN REJECTION OF THE LOCATION DURING THE PUNCHLIST.

REMOVE TOP 1/2 BURLAP, ALL NYLON STRAPS, AND TOP OF WIRE BASKET AFTER TREE IS SET AND APPROVED BY LANDSCAPE ARCHITECT.

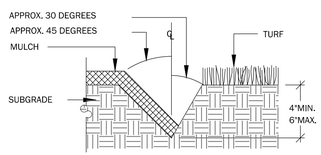


1 TREE PLANTING



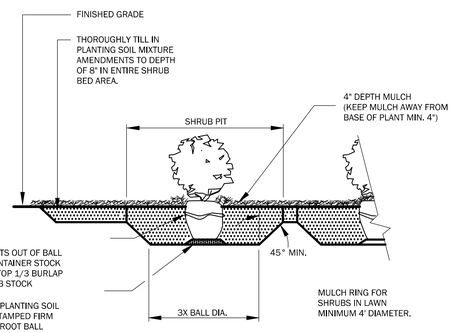
NOTES:
1. SEPARATE AND SPREAD POT-BOUND ROOTS. DIP ROOT BALLS INTO SOLUTION OF ROOT DIP BEFORE PLANTING.
2. HYDRO-MULCH ALL PLUGGED AREAS NOT RECEIVING DRIP IRRIGATION PRIOR TO PLANTING.

4 HERBACEOUS PLUG PLANTING



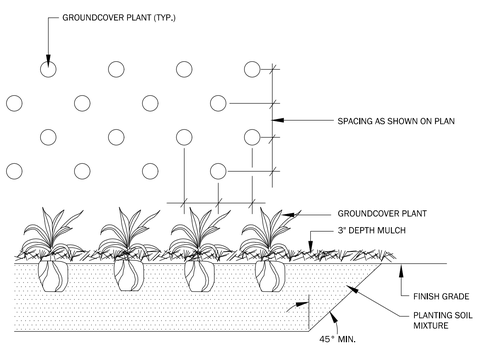
NOTES:
1. EXCAVATE TRENCH BY HAND W/ SPADE
2. ADD EXCESS SOIL TO ADJACENT PLANT BED AFTER PULLING BACK EXISTING MULCH. RAKE SOIL AND SMOOTH BEFORE MULCHING.

5 HORTICULTURAL TRENCH AT LAWN EDGE



GENERAL NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISH GRADE.
2. SCARIFY SIDES AND BOTTOM OF PIT.
3. BACKFILL SHRUB PIT WITH SPECIFIED PLANTING SOIL MIXTURE IN 6" LAYERS, HAND-TAMPED, TO REMOVE VOIDS.
4. WHEN 2/3 BACKFILLED, FILL WITH WATER.
5. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE WATER IS ABSORBED.

2 SHRUB PLANTING



GENERAL NOTES:
1. THOROUGHLY TILL IN PLANTING SOIL MIXTURE AMENDMENTS TO DEPTH OF 8" IN ENTIRE GROUNDCOVER BED AREA.
2. WORK SOIL TO LOOSE, UNIFORMLY FINE TEXTURE.
3. HAND-TAMP BACKFILL TO REMOVE VOIDS AND AIR POCKETS.
4. WATER IMMEDIATELY AFTER PLANTING UNTIL NO MORE WATER IS ABSORBED.

3 GROUNDCOVER PLANTING

SOIL NOTES

1. FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; SODIUM ABSORPTION RATIO; DELETERIOUS MATERIAL; BUFFER PH LEVELS; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL.
2. A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES.
3. SUBMIT TO LANDSCAPE ARCHITECT THE LAB RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED. INDICATE LAB RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. OR VOLUME PER CU. YD. FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND ORGANIC AND INORGANIC SOIL AMENDMENTS TO BE ADDED TO PRODUCE PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
4. ALL SOILS USED FOR PLANTING SHALL BE PREPARED AS NECESSARY USING ORGANIC AND INORGANIC SOIL AMENDMENTS AND FERTILIZERS IN THE QUANTITIES RECOMMENDED IN THE SOIL ANALYSIS REPORT TO PRODUCE SATISFACTORY PLANTING SOIL FOR HEALTHY, VIABLE PLANTS. PLANTING SOILS SHALL HAVE A PH LEVEL BETWEEN 6.0 AND 7.0.
5. IN ALL PLANTING AREAS, SPREAD PLANTING SOIL TO A DEPTH OF 8 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT.

LANDSCAPE NOTES

1. CONTRACTOR TO PHOTO DOCUMENT PROGRESS OF WORK ON A WEEKLY BASIS AND SEND PHOTOS TO LANDSCAPE ARCHITECT AND OWNER ALONG WITH BRIEF SUMMARY OF WORK THAT HAS TAKEN PLACE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.
4. THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
5. SIZE OF PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK' FOR NUMBER ONE GRADE NURSERY STOCK AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND AMERICAN NATIONAL STANDARDS INSTITUTE.
6. CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK SO THAT THERE IS A CLEAR UNDERSTANDING OF PROJECT REQUIREMENTS. FAILURE TO DO SO JEOPARDIZES FINAL ACCEPTANCE OF WORK.
7. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
8. LANDSCAPE ARCHITECT TO INSPECT QUALITY OF PLANT MATERIAL UPON ARRIVAL AT JOB SITE AND LAYOUT OF HARDSCAPE ELEMENTS AND PLANT MATERIAL PRIOR TO INSTALLATION.
9. DOUBLE SHREDDED HARDWOOD MULCH TO BE INSTALLED PER PLANTING DETAILS. MULCH ALL DISTURBED AREAS NOT COVERED BY PAVEMENT OR SEEDING. SEE PLAN FOR OTHER MULCH MATERIALS REQUIRED.
10. PROTECT EXISTING TREES TO REMAIN FROM DAMAGE.
11. THIS PLAN IS SCHEMATIC AND, DUE TO THE NATURE OF CONSTRUCTION, SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT THIS PLAN.

IRRIGATION PERFORMANCE SPECIFICATIONS

1. CONTRACTOR TO INSTALL HIGH EFFICIENCY, FULLY CONTROLLED AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR PER IRRIGATION DRAWINGS AND SPECIFICATIONS AND PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT'S REVIEW.
2. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE SURE THAT ALL EQUIPMENT CONFORMS TO REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION AND MAKE ALL NECESSARY APPLICATIONS AND OBTAIN APPROVALS.
3. DESIGN STATISTICS: 60 P.S.I. MAXIMUM. IF NEEDED DUE TO EXISTING LINE PRESSURE, INSTALL A REDUCTION VALVE. IN ADDITION, ZONES THAT OPERATE SPRAY SPRINKLERS AND MP ROTATOR SPRINKLERS SHOULD HAVE A PRESSURE REGULATING DEVICE ADDED TO THE ZONE CONTROL VALVE TO FURTHER REDUCE THE PRESSURE ON THESE ZONES TO 35-40 P.S.I.
4. ALL IRRIGATION HEADS THAT ARE LOCATED NEXT TO DRIVES AND ROADWAYS SHALL BE MOUNTED ON SWING JOINTS OR ON 200 P.S.I. RATED FLEXIBLE PIPE. POSITION HEADS A MINIMUM 3" FROM CURB OR PAVEMENT.
5. ADJUST ALL HEADS FOR COMPLETE COVERAGE WITH MINIMUM OVERSPRAY BEYOND LANDSCAPE AREAS.
6. WHERE NOT OTHERWISE INDICATED, HEADS IN LAWN AREAS SHALL BE 4" POP-UP AND SHRUB AND GROUNDCOVER AREAS SHALL BE DRIP IRRIGATED.
7. SYSTEM PIPE SHALL BE CLASS 160 P.V.C. SIZE OF MAIN PIPE IS AS NOTED ON PLANS. SIZE ALL OTHER PIPE AS FOLLOWS:
   - 0-17 G.P.M.: 1"
   - 18-28 G.P.M.: 1-1/4"
   - 29-35 G.P.M.: 1-1/2"
   - 36-62 G.P.M.: 2"
   - 63+ G.P.M.: 2-1/2"
8. WHERE POSSIBLE, COMBINE MAIN AND LATERAL PIPES IN SAME TRENCH.
9. ALL CONTROL WIRES SHALL BE 14 GAUGE.
10. CONTROLLER LOCATION AND MOUNTING TO BE APPROVED BY LANDSCAPE ARCHITECT. WHEN USED AS A MOUNT FOR THE CONTROL PANEL AND OTHER DEVICES, ALL LUMBER SHALL BE PRESSURE TREATED FOR GROUND CONTACT USE. ALL HARDWARE AND FASTENERS SHALL BE GALVANIZED.
11. WHEN A MUNICIPAL WATER SUPPLY IS USED FOR IRRIGATION, WATER METER AND CONNECTION TO MAIN SHALL BE PROVIDED BY PERTINENT WATER AUTHORITY. CONTRACTOR SHALL BEGIN HIS WORK AT THE METER. OWNER WILL ASSUME THE COST OF THE TAP TO MUNICIPAL WATER SUPPLY AND IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE METER.
12. IF SYSTEM IS CONNECTED TO POTABLE WATER SUPPLY, PROVIDE BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. IF INSTALLED ABOVE GROUND, LOCATION OF DEVICE SHALL BE INCONSPICUOUS AND DEVICE SHALL BE PAINTED 'FLAT BLACK'.
13. PROTECT EXISTING TREES TO REMAIN FROM DAMAGE. NOT MACHINE TRENCHING IS ALLOWED WITHIN THE DRIP LINE OF ANY TREE. WHERE PIPING IS REQUIRED WITHIN THE DRIP LINE, POSITION PIPES TO MINIMIZE DISTURBANCE OF ROOTS AND PERFORM ALL EXCAVATION BY HAND. DO NOT CUT ANY ROOTS LARGER THAN 2" DIAMETER.
14. IRRIGATION PIPING, SPRINKLERS, AND OTHER EQUIPMENT MAY BE SHOWN OUTSIDE OF LANDSCAPE AREAS ON DRAWING FOR GRAPHIC CLARITY. ALL VALVE BOXES AND EQUIPMENT VAULTS SHALL BE LOCATED IN MULCH BEDS.

NOTES

FWF	FULL WELL FORMED	MS	MULTI-STEMMED TRUNK	EGG	EGG CAN CONTAINER	CON	CONTAINERIZED MATERIAL
SP	SPECIMEN MATERIAL	CAL	TRUNK CALIPER	B&B	BALLED AND BURLAPPED MATERIAL	BR	BARE ROOT MATERIAL
TF	TREE FORM HABIT	GAL	GALLON CONTAINER			ESP	ESPALIER

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT		REMARKS
	CEDR	2	Cedrus deodara 'Karl Fuchs' / Karl Fuchs Deodar Cedar		6`-8`		FWF, SP, FULL TO GROUND
	MAGG	3	Magnolia grandiflora 'Hasse' / Hasse Southern Magnolia	3" CAL	12`		FWF, SP, FULL TO GROUND
	MAGS	2	Magnolia stellata 'Royal Star' / Royal Star Magnolia	1.5" CAL	12`-14`		3-5 STEMS, CLEAR TRUNK TO 4'
	QUEA	8	Quercus alba / White Oak	3" CAL	12`-14`		FWF, SP, CLEAR TRUNK TO 6'
	TAXD	6	Taxodium distichum / Bald Cypress	3" CAL	12`-14`		FWF, SP, CLEAR TRUNK TO 6'
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**HEIGHT**		**REMARKS**
	AZAT	25	Azalea x 'Conlep' TM / Autumn Twist Encore Azalea	3 GAL			FWF, SP, CON
	AZGT	19	Azalea indica 'George Tabor' / 'George Tabor' Indica Azalea	3 GAL			FWF, SP, CON
	CEPH	14	Cephalotaxus harringtonia 'Duke Gardens' / Duke Gardens Plum Yew	3 GAL			FWF, SP, CON
	DIBC	23	Distylium x 'PIIDIST-II' TM / Blue Cascade Distylium	3 GAL	24"		FWF, SP, CON
	HYDQ	5	Hydrangea quercifolia 'Snow Queen' / Snow Queen Oakleaf Hydrangea	7 GAL	24"-30"		FWF, SP, CON
	ILEX	43	Ilex vomitoria 'Schillings Dwarf' / Schillings Dwarf Yaupon Holly	3 GAL			FWF, SP, CON
	LEUC	48	Leucothoe fontanesiana 'Little Flames' TM / Little Flames Leafscape Leucothoe	3 GAL			FWF, SP, CON
	THUJ	10	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae		4` MIN		FWF, SP, FULL TO GROUND
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**HEIGHT**	**SPACING**	**REMARKS**
	ARON	46	Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Black Chokeberry	1 GAL		24" o.c.	FWF, SP, CON
	CORE	86	Coreopsis auriculata 'Nana' / Dwarf Tickseed	4" POT		12" o.c.	FWF, SP, CON
	DRYB	88	Dryopteris erythrosora 'Brilliance' / Brilliance Autumn Fern	1 GAL		24" o.c.	FWF, SP, CON
	HEMS	86	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 GAL		18" o.c.	FWF, SP, CON
	LIRS	838	Liriope muscari 'Super Blue' / Super Blue Lilyturf	4" POT		18" o.c.	FWF, SP, CON
	SOD	11,264 sf	Zoysia japonica 'Zenith' / Zenith Zoysia Grass	SOD			'ZENITH' ZOYSIA. SOURCE: SUPER SOD

NO IRRIGATION COMPONENTS, INCLUDING BUT NOT LIMITED TO, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, AND/OR RAIN SENSORS ARE ALLOWED TO BE INSTALLED WITHIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.

PLANT SCHEDULE

RESERVED FOR GREENVILLE ELECTRONIC REVIEW

Johnston DESIGN GROUP

SEAMONWHITESIDE

WATER TOWER CROSSING

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Suite D
Greenville, SC
29601
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johnstondesigngroup.us

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

State of South Carolina Registered Landscape Architect No. 733 8/3/22 CHRIS M. WATSON

Revisions:

Commission: Water Tower Crossing
Date: 07/28/2022
Drawn By: CG/DM
Checked By: PT/CW

PLANT SCHEDULE & DETAILS

L2.0

8/11/2022 5:17:24 PM
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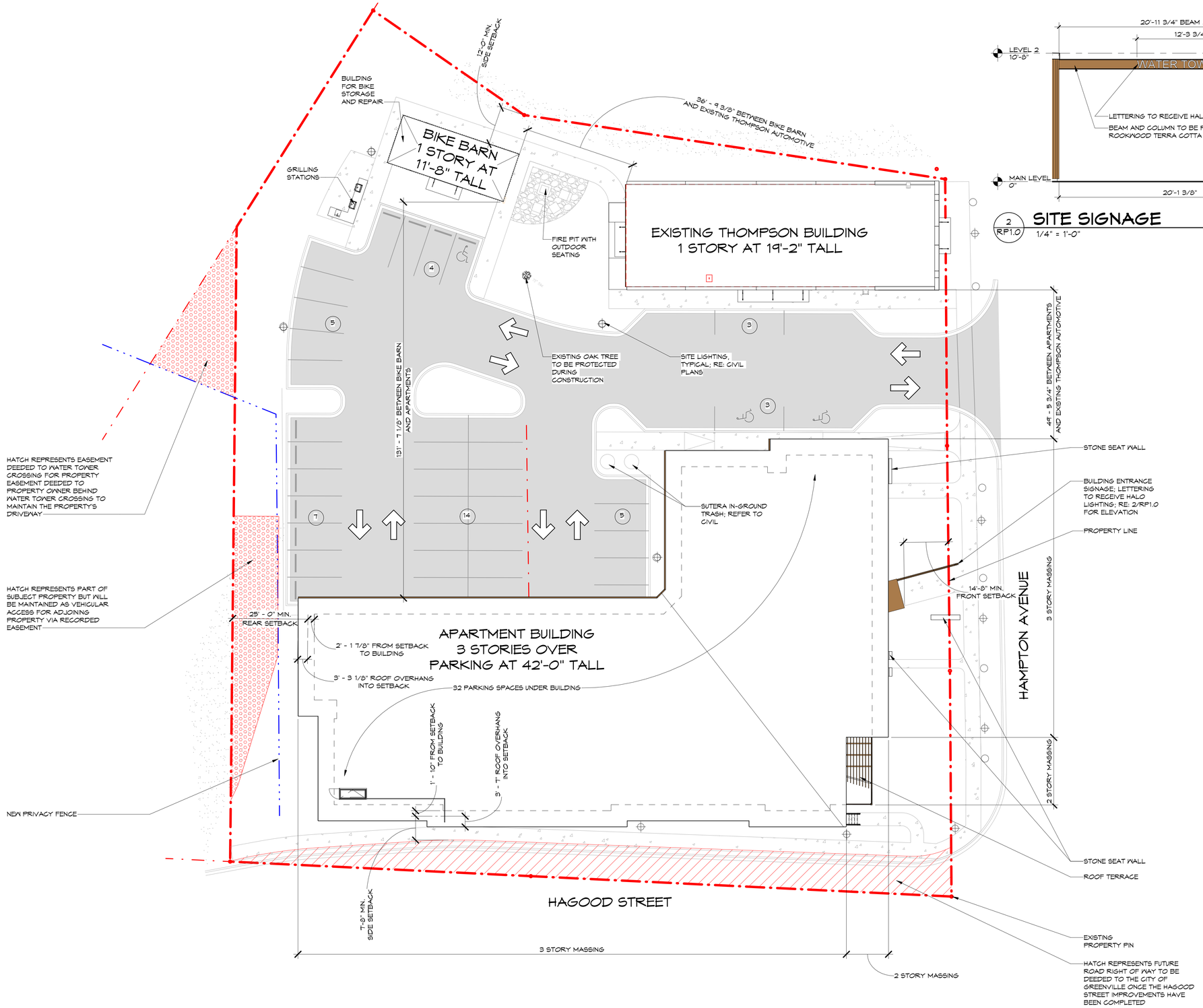
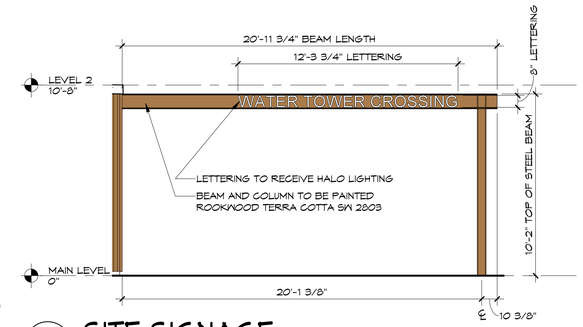


1 RP1.0 **ARCHITECTURAL SITE PLAN**
1/16" = 1'-0"



2 RP1.0 **SITE SIGNAGE**
1/4" = 1'-0"

DWELLING UNIT TOTALS

UNIT TYPE	COUNT
1 BEDROOM	50
2 BEDROOM A	5
TOTAL	55*

*TOTAL NUMBER OF DWELLING UNITS INCLUDES:
6 AFFORDABLE HOUSING UNITS
5 WORKFORCE HOUSING UNITS
44 MARKET RATE UNITS

PARKING COUNT TOTALS

	COUNT
SHOWN (WITHIN SITE)	70 STANDARD, 3 ACCESSIBLE
REQUIRED PARKING	
AFFORDABLE	0
WORKFORCE	5
MARKET RATE	62
COMMERCIAL	6
TOTAL REQUIRED PARKING	73

SF OF APARTMENTS AND BIKE BARN: 49,871 SF

SF OF EXISTING THOMPSON AUTOMOTIVE: 3,725 SF

TOTAL OVERALL SITE ACREAGE: 1.367 ACRES = 59,546 SF

REQUIRED OPEN SPACE BY ORDINANCE: 200 SF/DWELLING UNIT = 11,000 SF

PROJECT OPEN SPACE: 0.58 ACRES = 25,061 SF
42% PROJECT OPEN SPACE PROVIDED

228% MORE THAN REQUIRED BY ORDINANCE

PERCENTAGE OF BALCONIES AND JULIETS ON PROJECT:

8% TERRACES*
65% BALCONIES
27% JULIETS

*DOES NOT INCLUDE PUBLIC TERRACE ON FIRST FLOOR

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Revisions:

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Commission: 220029
Date: 8/25/2021
Drawn By: MRA
Checked By: JSJ, KD

REGULATING PLAN

RP1.0

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1 A2.01 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

1. NICHIHA ILLUMINATION PANELS
   COLOR 1: ROYCROFT BRASS SW 2843
   COLOR 2: BUNGLEHOUSE GRAY SW 2845
   FINISH: SMOOTH
2. PREFINISHED METAL COPING
   COLOR: ROYCROFT BRONZE GREEN SW 2846
3. PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS WITH CAST IRON BOOT
   FINISH TBD
4. CAST-IN-PLACE CONCRETE
   COLOR: ROYCROFT BRONZE GREEN SW 2846 - (CUSTOM - LIGHTER SHADE)
5. FIBERGLASS WINDOWS, PATIO DOORS, SLIDING PATIO DOORS, AND PTAC GRILLS
   FINISH: WHITE
6. METAL LOUVERS FOR GARAGE
   COLOR: ROOKWOOD TERRA COTTA SW 2803
7. STEEL RAILING ASSEMBLY
   COLOR: ROOKWOOD TERRA COTTA SW 2803
8. STEEL AND ALUMINUM STOREFRONT ENTRANCE
   COLOR: ROOKWOOD TERRA COTTA SW 2803
9. PREMANUFACTURED BALCONY AND JULIET BALCONY
   FINISH: TBD
10. STEEL CHANNEL
    COLOR: ROOKWOOD TERRA COTTA SW 2803
11. ENTRANCE CORRUGATED METAL
    COLOR: ROOKWOOD TERRA COTTA SW 2803
12. ENTRANCE STEEL BEAM
    COLOR: ROOKWOOD TERRA COTTA SW 2803
13. FRP BRACKET
    COLOR: ROYCROFT BRONZE GREEN SW 2846

LEGEND

- COLOR 1: ROYCROFT BRASS SW 2843
- COLOR 2: BUNGLEHOUSE GRAY SW 2845
- BUILDING BASE: ROYCROFT BRONZE GREEN SW 2846 - (CUSTOM - LIGHTER SHADE)

NOTE:
CONSTRUCT FULL SCALE EXTERIOR SAMPLE PANEL TO DEMONSTRATE ALL PRIMARY BUILDING MATERIALS. SAMPLE SHALL BE APPROVED BY ARCHITECT, TO BE MAINTAINED ON SITE FOR DURATION OF PROJECT.

2 A2.01 SOUTH ELEVATION
1/8" = 1'-0"

Bunglehouse Gray	Roycroft Brass	Roycroft Bronze Green	Rookwood Terra Cotta

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Revisions:

no.	date	description
A	08.15.2022	FDP APPLICATION

Commission: 220029
Date: 8/15/2022
Drawn By: MRA, AR
Checked By: JSJ, KD

EXTERIOR ELEVATIONS

A2.01

1 A2.02 **WEST ELEVATION**
1/8" = 1'-0"

2 A2.02 **NORTH ELEVATION**
1/8" = 1'-0"

Bunglehouse Gray

Roycroft Brass

Roycroft Bronze Green

Rookwood Terra Cotta

EXTERIOR MATERIALS LEGEND

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   COLOR 2: BUNGLEHOUSE GRAY SW 2845
   FINISH: SMOOTH
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12. ENTRANCE STEEL BEAM
    COLOR: ROOKWOOD TERRA COTTA SW 2803
13. FRP BRACKET
    COLOR: ROYCROFT BRONZE GREEN SW 2846

LEGEND

- COLOR 1: ROYCROFT BRASS SW 2843
- COLOR 2: BUNGLEHOUSE GRAY SW 2845
- BUILDING BASE: ROYCROFT BRONZE GREEN SW 2846 - (CUSTOM - LIGHTER SHADE)

NOTE:
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Commission: 220029
Date: 8/25/2021
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EXTERIOR ELEVATIONS

A2.02

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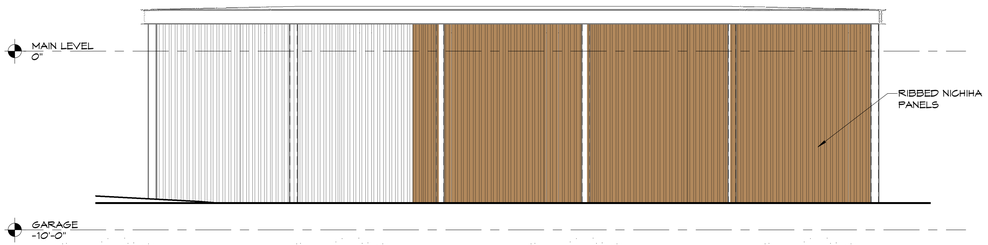
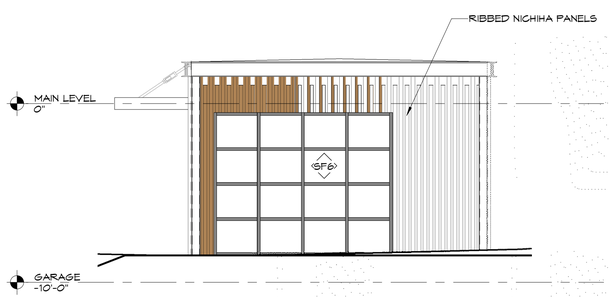
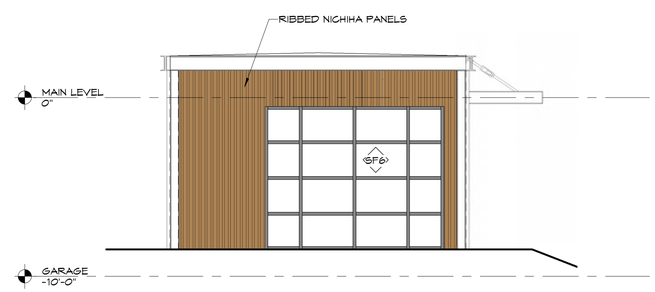


1 A2.05 BIKE BARN - NORTH ELEVATION
1/4" = 1'-0"

2 A2.05 BIKE BARN - SOUTH ELEVATION
1/4" = 1'-0"



3 A2.05 BIKE BARN - EAST ELEVATION
1/4" = 1'-0"



4 A2.05 BIKE BARN - WEST ELEVATION
1/4" = 1'-0"

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Roycroft Brass

Roycroft Bronze Green

Rookwood Terra Cotta

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BIKE BARN - EXTERIOR ELEVATIONS

A2.05

VIEW FROM HAMPTON AVE. TOWARDS MAIN ENTRANCE

VIEW FROM ST. CORNER