

**Zoning Docket from March 20, 2017 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-19	AJ N. Hamam for Ameen K. Aljaouni 3807 White Horse Road 0242010203400 R-12, Single-Family Residential to FRD, Flexible Review District	25	Approval with conditions	Approval with conditions 3/22/17		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 20, 2017 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Wants to sell quality autos on site</li> <li>• Is in compliance with the LDR</li> <li>• Does not live on site</li> <li>• Thinks this property is a good location for auto sales</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Felt the fence was obtrusive on property</li> <li>• Believes this business would not be positive growth for this area</li> <li>• Urged Greenville County to invest in this area</li> </ul> <p><b>List of meetings with staff:</b> Applicant - January 17</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
<b>Staff Report</b>	<p>The subject parcel zoned R-12, Single-Family Residential is 0.72 acres of property located on White Horse Road approximately 0.7 miles south of the intersection of New Easley Highway and White Horse Road. The parcel has approximately 160 feet of frontage along White Horse Road.</p> <p>The subject parcel is located along a Major Arterial Road that is designated as a Regional Corridor. There are also retail stores to the south of the property and a barber/beautician shop to the north. A used car sales lot is located to the east of the subject parcel, across White Horse Road.</p> <p>The requested rezoning is FRD, Flexible Review District. The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.</p> <p>The applicant purposes to use the existing 1,650 sq. ft. structure as office space for the business. The building is made of brick and vinyl siding with a small porch on the front. No outside renovations are planned for this building and the existing 6 foot chain link fence is to remain.</p> <p>They are purposing 6 parking spaces on portions of the existing concrete area. A photometric plan has been provided showing the foot-candles along property lines showing no bleed off of light to the residential properties.</p> <p>A detention basin is being proposed in the southeast corner of the site with the removal of the existing concrete in that area. Access to the site is from White Horse Road with the existing driveway connection.</p> <p>The proposed landscaping plan consists of the plantings as there is no existing vegetation on the site. The landscape shows 12 trees planted throughout the property with bushes planted along the back of the property for screening of the residential property to the west.</p> <p>One permanent sign is being proposed that consist of 32 sq. ft. and is double sided. The materials</p>					

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consist of vinyl and wood and all signage is to comply with Greenville County requirements.

The proposed allowed uses will consist of the display of used vehicle inventory, sales and financing office space for use by staff and customers. The proposed prohibited uses for this site are automobile repair and storage of unserviceable vehicles.

The applicant states the proposed land use is for Auto Sales.

The subject parcel is located in a section of White Horse Road characterized by commercial and service oriented uses and zoning. Staff is of the opinion that the requested FRD, Flexible Review District zoning with the use as a car lot is consistent with the existing and emerging zoning pattern in this section of White Horse Road. The rezoning to FRD with a car lot use is consistent with the Regional Corridor designation in the County's Future Land Use Map.

Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District with these conditions.

1. Remove temporary signage clause from the Statement of Intent.
2. The proposed sign is required to be 15 feet from the right-of-way line.
3. Remove an additional 100 square feet of concrete on the northwest side of the proposed detention area for tree health and so concrete area will not be compromised from tree growth.
4. Place additional landscaping along adjacent residentially zoned area.

**Planning Report**

**DOCKET NUMBER:** CZ-2017-19  
**APPLICANT:** AJ N. Hamam for Ameen K. Aljaouni  
**PROPERTY LOCATION:** 3807 White Horse Road  
**PIN/TMS#(s):** 0242010203400  
**EXISTING ZONING:** R-12, Single-Family Residential  
**REQUESTED ZONING:** FRD, Flexible Review District  
**ACREAGE:** 0.72  
**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** The parcel was originally zoned R-12, Single-Family Residential in June 1973, as part of Area 4A. There was an unsuccessful C-3, Commercial rezoning request in 2016, CZ-2016-53.

**EXISTING LAND USE:** vacant residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	beautician
East	C-2 and R-10	car lot and single-family residential
South	C-1	retail
West	R-12	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan designated as a *Regional Corridor*.

**ROADS:** White Horse Road: six-lane State-maintained major arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2015
White Horse Road	1,200' S	32,400	27,300 -15.7%	34,400 26%

**SUMMARY:**

The subject parcel zoned R-12, Single-Family Residential is 0.72 acres of property located on White Horse Road approximately 0.7 miles south of the intersection of New Easley Highway and White Horse Road. The parcel has approximately 160 feet of frontage along White Horse Road.

The subject parcel is located along a Major Arterial Road that is designated as a Regional Corridor. There are also retail stores to the south of the property and a

barber/beautician shop to the north. A used car sales lot is located to the east of the subject parcel, across White Horse Road.

The requested rezoning is FRD, Flexible Review District. The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

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The proposed landscaping plan consists of the plantings as there is no existing vegetation on the site. The landscape shows 12 trees planted throughout the property with bushes planted along the back of the property for screening of the residential property to the west.

One permanent sign is being proposed that consist of 32 sq. ft. and is double sided. The materials consist of vinyl and wood and all signage is to comply with Greenville County requirements.

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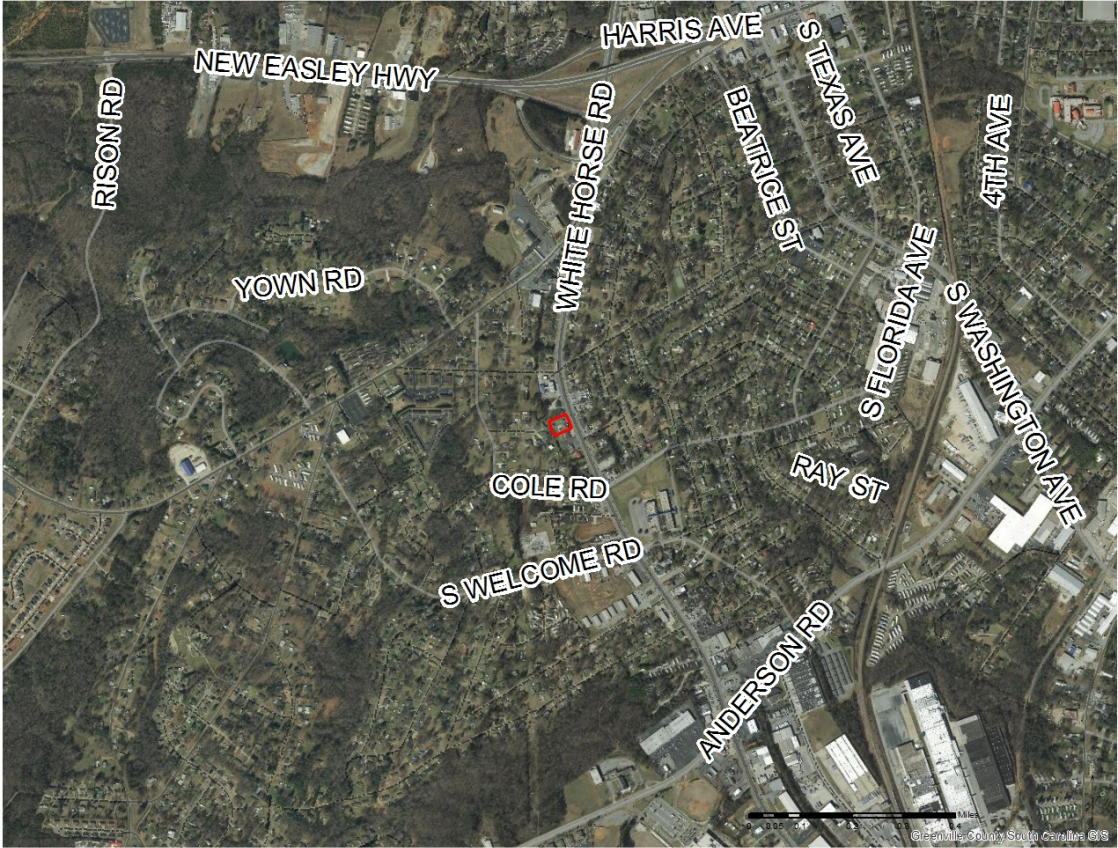
## **CONCLUSION:**

The subject parcel is located in a section of White Horse Road characterized by commercial and service oriented uses and zoning. Staff is of the opinion that the requested FRD, Flexible Review District zoning with the use as a car lot is consistent with the existing and emerging zoning pattern in this section of White Horse Road. The rezoning to FRD with a car lot use is consistent with the Regional Corridor designation in the County's Future Land Use Map.

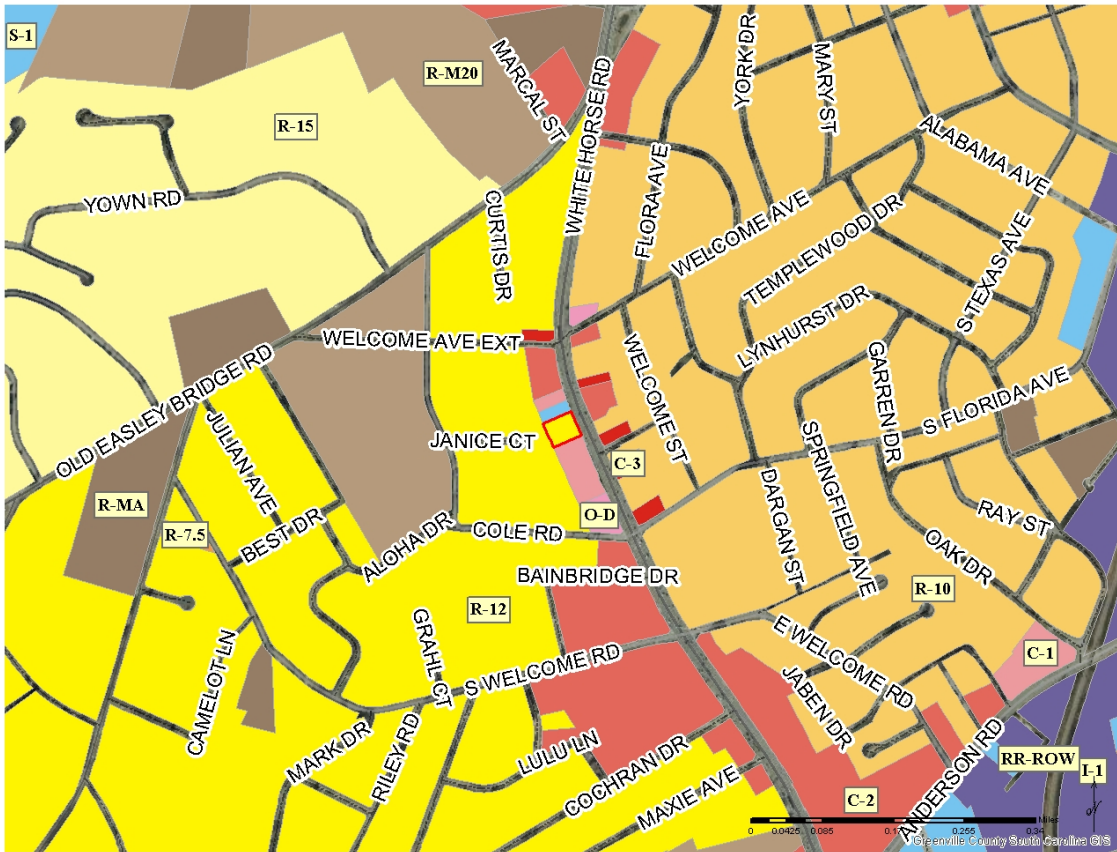
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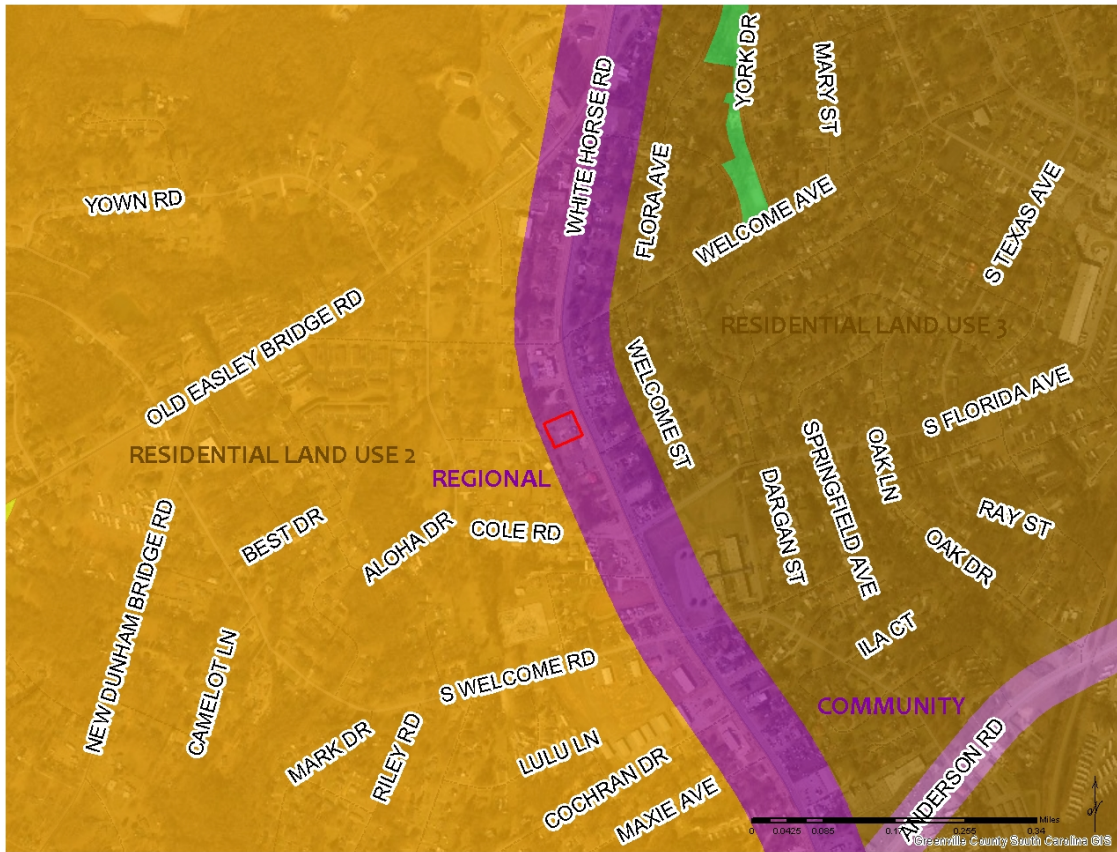
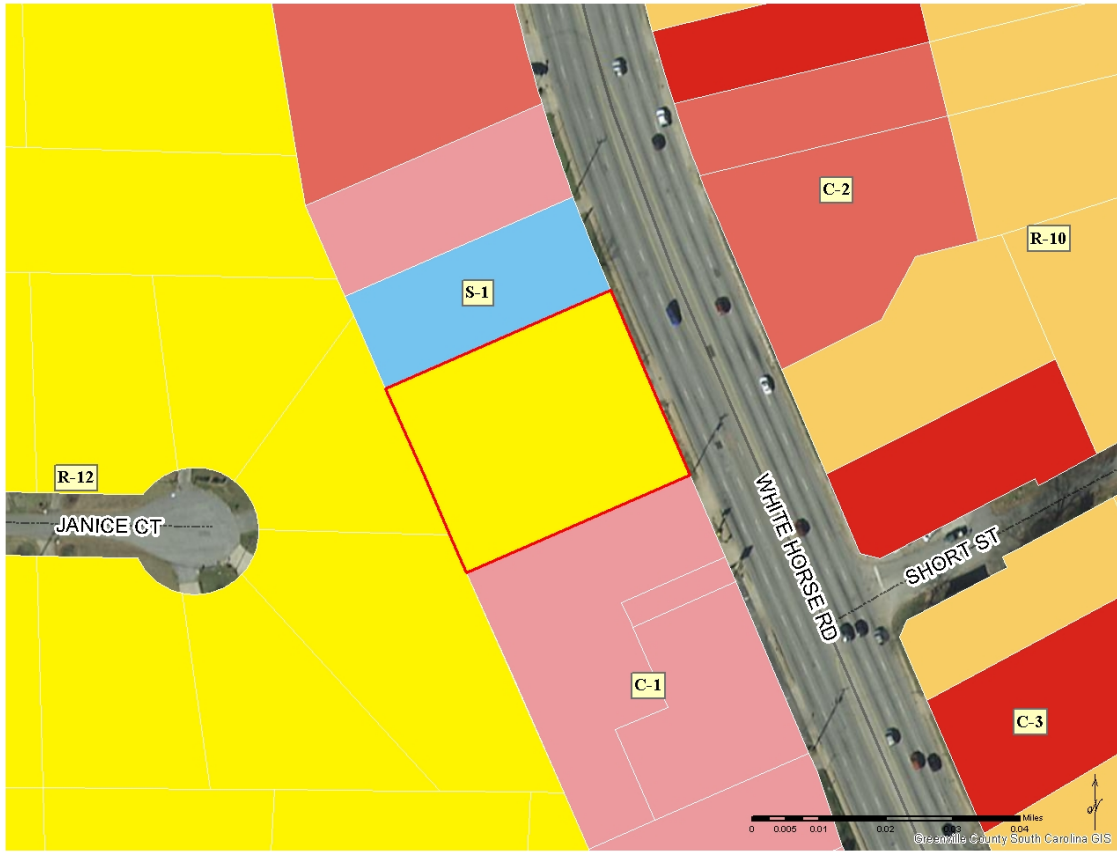
The Planning Commission recommended approval with conditions.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

# **FLEXIBLE REVIEW DISTRICT REZONING**

**FOR**



**February 6, 2017**

**SITE DESIGN, INC.**  
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
800 E WASHINGTON STREET, SUITE B  
GREENVILLE, SC 26001  
864-271-0496



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Included 24x36" Plans:

.....Preliminary Development Plan / Natural Resources Inventory

..... Landscape Plan

.....Site Lighting Plan

## **Statement of Intent for Flexible Review District Rezoning**

### **A&K Auto Sales – 3807 White Horse Road**

It is the intent of A&K Auto Sales to rezone the property at 3807 White Horse Road (TM# 0242010203400) to a Flexible Review District zoning for use as an automotive sales display and office facility.

The 3807 White Horse Road location will offer a vehicle inventory display area and an office area for the sales and financing of quality used automobiles. The model for this business has been proven at the 2820 Laurens Road location and will provide a vehicle purchasing opportunity for community residents.

This application seeks approval of “automotive display and sales” use on 0.72+/- acres conditional to rezoning as a Flexible Review District. Under current zoning, Automobile sales are not allowed (R-12). Although the current zoning of this specific property prohibits automobile sales, many of the surrounding properties are currently zoned such that automobile sales, as well as repairs, are authorized; and the road frontage has transitioned from residential uses to predominantly commercial and office uses. As an attachment to this statement, a current zoning map of the area has been provided.

The proposed FRD site will limit use of the property for the purposes of;

- Display of used vehicle inventory
- Sales and financing office space
- Private outdoor seating area for use by staff and customers

Specifically, the following activities will be unauthorized on site;

- Automobile repair
- Storage of unserviceable vehicles
- Junkyard / scrap operations

The A&K Auto Sales business model utilizes off-site facilities for the storage of unserviceable vehicles, and for the performance of all maintenance and various mechanical or aesthetic repairs. The intent of the FRD zoning designation is to protect adjoining neighbors from the flexibility of general C- zoning designations, and limit use of the property as strictly for the display and sales of quality automobiles. A&K Auto Sales relies on a neat and clean display and “showroom” feel to attract customers and set itself apart in the market.

The site plan calls for the existing structure on site to remain as a 1,650+/- square foot office area. The building is approximately 20’ tall at the highest peak, with a somewhat variable roofline of constant slope. The building material is brick with a section of siding towards the southern face. There is a small porch across the building front. Other improvements on the site include a paved concrete parking area which will be striped to accommodate adequate parking for customers. A detention basin is to be constructed at the southeast corner of the site. Access

to the site is from White Horse Road, which is U.S. Highway 25 N and is maintained by the SC DOT. The existing driveway and utility services are to remain in use. In addition, a detailed landscape plan has been developed to improve overall site appearance and ensure buffering for residential adjoiners.

A detailed signage plan has been provided identifying the material and dimensions of the proposed sign. The site will be limited to one permanent sign located in the northeast property corner and meeting the dimensional and graphic requirements of Greenville County. Promotional signage may be used on occasion within, or on, the fenceline; but this signage will be strictly temporary and removed promptly following the event. All signage will comply with Greenville County requirements.

White Horse Road is considered a “Regional Corridor” per the Greenville County Comprehensive plan with form and function allowing for “any nonresidential use (including industry)”. The property itself is rectangular in shape. The property to the north is zoned S-1 and is currently used as a retail facility. The property to the south is zoned R-12, however its current use is as strip retail center. The rear of the property adjoins Coleridge Terrace subdivision. A mix of uses is presently (and in the future will be) found in the vicinity of the property, with an increase in commercial and industrial uses. The area surrounding the White Horse Road corridor has a large residential base whose residents have a need to shop for and purchase quality used automobiles within a relatively short distance from their homes and jobs. A&K Auto Sale’s presence will provide this opportunity to the community residents in this area.

#### About A&K Auto Sales

A&K Auto Sales currently operates out of one other location at 2820 Laurens Road. The business model of A&K Auto Sales is simple; maintain quality inventory at a reasonable price. Furthermore, by providing on-site financing, customers are able to simplify the car buying process. A&K Auto Sales staff are knowledgeable and helpful in all aspects of used car purchasing.

The interior layout of the building will include management, sales staff, and financial offices, as well as a comfortable greeting and waiting area. Minor enhancement of the interior spaces, including painting and general maintenance, will be performed, however no major renovations are anticipated at this time. The intent will be to provide a comfortable work and sales environment for the customers as well as the employees.

The outdoor areas of the site will be used strictly for the display of quality automobiles. On-site maintenance and repairs, or the storage of unserviceable vehicles for future repair, is NOT the within business model of A&K Auto Sales, and the proposed zoning designation will ensure that these activities are restricted from the site unless future hearings and approval are received.

#### **Modifications Requested within the FRD Zoning**

None



**EXISTING BUILDING - FRONT ELEVATION**

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**EXISTING BUILDING – ISO VIEW (SOUTHEAST)**



**EXISTING BUILDING – ISO VIEW (NORTHWEST)**

**DATA AND GENERAL NOTES**

PIN: 0242010203400  
 TOTAL SITE: 0.72 ACRES  
 DISTURBED AREA: 0.72 ACRES

ZONING: R-12 (REZONING TO FRD IN PROGRESS)

1. DESIGN ENGINEER NOT RESPONSIBLE FOR EXISTING ON-SITE IMPROVEMENTS THAT ARE TO REMAIN IN PLACE. IF FIELD CONDITIONS DETERMINE ANY MATERIALS IDENTIFIED TO BE RE-USED ARE UNSUITABLE, DESIGN ENGINEER TO BE CONTACTED IMMEDIATELY FOR ANALYSIS AND REVISIONS TO THIS PLAN.

2. IMPROVEMENTS SHOWN ON PLAN ARE FROM TOPOGRAPHIC SURVEY CONDUCTED BY SITE DESIGN, INC. ON 11/11/2016. IF FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN, DESIGN ENGINEER TO BE CONTACTED IMMEDIATELY.

3. ANY DEVIATION FROM THE PLANS DURING CONSTRUCTION WILL RENDER THIS PLAN NULL AND VOID. IF DEVIATION FROM THE PLAN IS REQUIRED, CONTACT DESIGN ENGINEER PRIOR TO INITIATING CHANGES FOR APPROVAL AND REVISION OF DESIGN PLAN.

4. THIS PLAN WAS DEVELOPED RETROACTIVE TO PREVIOUS CONSTRUCTION IN ORDER TO PROPERLY ADDRESS STORMWATER RUNOFF REQUIREMENTS OF GREENVILLE COUNTY AND SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION. THE ENGINEER HAD NO KNOWLEDGE OR OVERSIGHT OF ANY CONSTRUCTION PERFORMED OUTSIDE OF THIS PLAN AND MAINTAINS NO RESPONSIBILITY FOR EXISTING SITE CONDITIONS OR CONDITIONS NOT OUTLINED IN THIS PLAN OR THE ACCOMPANYING STORMWATER REPORT.

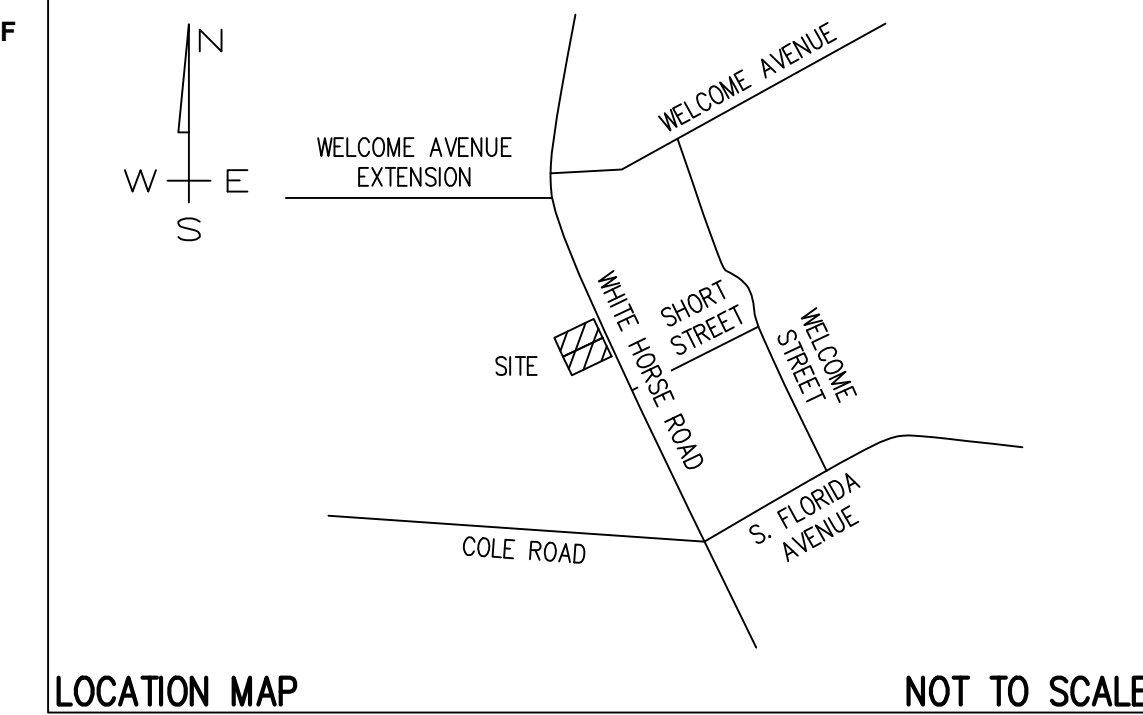
**NATURAL RESOURCE NOTES:**

1. CONTOURS ARE SHOWN AT 1' INTERVALS
2. SITE HAS BEEN PREVIOUSLY DEVELOPED AND HAS NO EXISTING WOODED AREAS. GROUND COVER CONSISTS OF CONSTRUCTED IMPROVEMENTS WITH SPARSE AND VARYING GRASSES THROUGHOUT ALL OTHER AREAS.
3. STREAM OR FLOODPLAIN CONDITIONS ARE NOT FOUND ON THIS SITE

IMPERVIOUS AREA SUMMARY	
EXISTING	17,421 SF
PROPOSED	13,686 SF

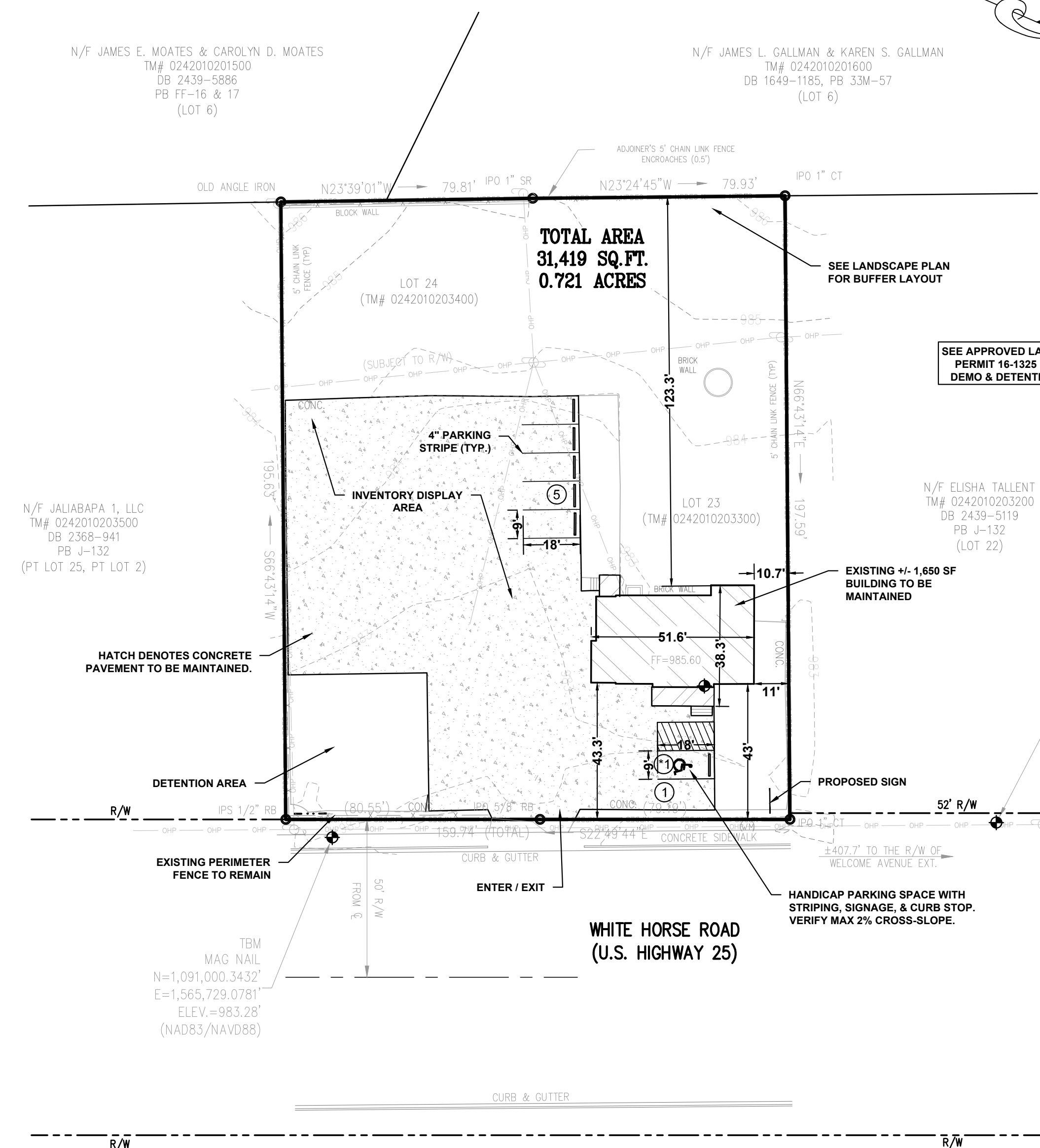
**PARKING DATA:**  
 REQUIRED (3) THREE PARKING SPACE PER 1,000 SF  
 REQUIRED SPACES (1,476 SF / 1000 SF) = 6 (MIN)  
 REGULAR SPACES PROVIDED: 5 SPACES  
 HC SPACES PROVIDED: 1 SPACE  
 TOTAL PROVIDED: 6 SPACES

**TOTAL SITE DISTURBANCE:**  
 0.72 ACRES



**SITE NOTES:**

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED RADII TO BE 4'.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/EXIT PORCHES.
4. CONCRETE THROUGHOUT HANDICAP PARKING AREA AND LEADING TO ADA ACCESS TO BUILDING IS REQUIRED TO BE 2% OR LESS CROSS-SLOPE, AND 5% OR LESS LONGITUDINAL SLOPE (ALONG TRAVEL PATHS). IF EXISTING CONDITIONS ARE DETERMINED UNSUITABLE, CONTRACTOR IS RESPONSIBLE FOR REMOVAL & REPLACEMENT OF CONCRETE TO MEET CODE REQUIREMENTS.
5. ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
6. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
7. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
8. ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
9. ALL CURBING TO BE 18" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
10. ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
11. TRUNCATED DOMES ARE TYPICAL AT ALL HANDICAP RAMPS. HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. SEE DETAIL SHEETS FOR PROPER STRIPING.



**CONSTRUCTION SCHEDULE**

TASKS	WEEK								
	1	2	3	4	6	8			
DETERMINE LIMITS OF CONSTRUCTION	█								
INSTALL SEDIMENT CONTROL DEVICES	█								
SAWCUT & DEMO CONCRETE PAVEMENT	█	█							
DRESS GRADES AS SHOWN	█	█							
GRADE POND & RETROFIT CATCHBASIN	█	█							
FINAL GRASSING AND LANDSCAPING									
AS-BUILT POND & FINAL CERTIFICATION									
REMOVE EROSION CONTROL MEASURES									█
MAINT. OF SED AND EROSION									█

NOTE:  
 ALL SHOWN EXISTING UTILITIES ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. IN THE EVENT THAT EXISTING CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE PLANS THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY.

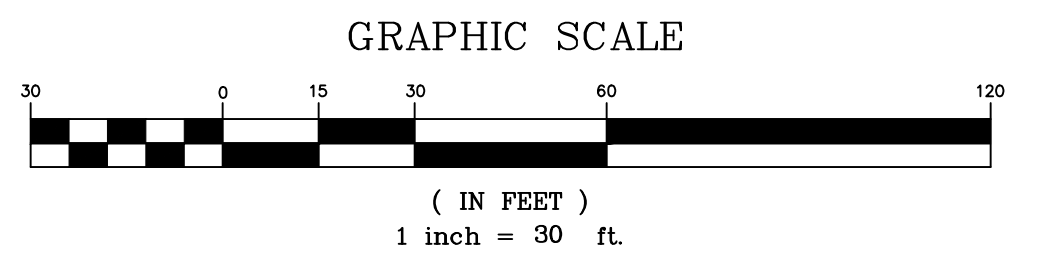
THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF RECORD FOR A DIGITAL STAKING PLAN TO ESTABLISH COMPLETE HORIZONTAL AND VERTICAL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR SURVEY STAKEOUT OF ALL IMPROVEMENTS. DISCREPANCIES BETWEEN THE PLANS, CONSTRUCTION STAKES, AND FIELD CONDITIONS SHALL BE REPORTED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



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**LEGEND**

SYMBOLS		ABBREVIATIONS	
CB	CATCH BASIN	BL	BUILDING LINE
DI	DROP INLET	CL	CENTERLINE
	ELEC TRANSFORMER	CT	CRIMP TOP
x	90.0 ELEVATION (EXIST. GRADE)	DE	DRAINAGE EASEMENT
x	90.0 ELEVATION (FINISH GRADE)	EP	EDGE OF PAVEMENT
	FIRE HYDRANT	FFE	FINISHED FLOOR ELEVATION
	GAS METER	FG	FINISHED GRADE
GV	GAS VALVE	IE	INVERT ELEVATION
IP	IRON PIN	IPS	IRON PIN SET
LP	LIGHT POLE	IPD	IRON PIN OLD
MHBS	MANHOLE (BELLSOUTH)	N&C	NAIL & CAP
MHSD	MANHOLE (SD)	OT	OPEN TOP
MHSS	MANHOLE (SS)	RB	REBAR
PF	POWER POLE	RCF	REINFORCED CONCRETE PIPE
TEL	TELEPHONE	R/W	RIGHT OF WAY
	WATER METER	SSE	SANITARY SEWER EASEMENT
WV	WATER VALVE	SL	SETBACK LINE
	STORMWATER FLOW	VCP	VITRIFIED CLAY PIPE
	TRAFFIC FLOW		



**SITE DESIGN, INC.**  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS  
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 TEL: (864) 271-0800  
 FAX: (864) 271-0802

NO.	DATE	DESCRIPTION
1.	1-17-2017	DRAFT C-2 SHEET FOR PRESUBMITTAL
2.	2-9-2017	C-2 & L100 SUBMITTED FOR REZONING

SC. REG. NO. 3272

**WHITE HORSE RD.**  
 GREENVILLE COUNTY  
 SOUTH CAROLINA

**HORZ. SCALE:** 1" = 30'  
**VERT. SCALE:** N/A  
**DESIGNED BY:** JTD  
**DRAWN BY:** JTD  
**CHECKED BY:** CSW  
**DATE:** 12/12/2016

S150402\_SHEETS.dwg  
**PRELIMINARY DEVELOPMENT PLAN & NATURAL RESOURCE INVENTORY**  
 SHEET 2 OF 3  
**C-2**

**LANDSCAPE REQUIREMENTS:**

**PARKING LOT ROADSIDE BUFFER LANDSCAPING:**

- ALL NEW OFF-STREET PARKING LOTS WITH 10 OR MORE SPACES SHALL ESTABLISH ROADSIDE BUFFERS
- ONE TREE FOR EVERY 60 FEET OF LINEAR ROAD FRONTAGE
- SHRUBS SPACED TO PROVIDE A CONTINUOUS EVERGREEN SCREEN WHERE ANY PARKING SPOTS FRONT ANY ROAD RIGHT-OF-WAY

**PARKING LOT INTERIOR LANDSCAPE REQUIREMENTS:**

- PARKING LOTS WITH 60 OR MORE SPACES SHALL PROVIDE
- ONE TREE FOR EVERY 15 PARKING SPACES
- ONE SHRUB FOR EVERY 5 PARKING SPACES
- TREES AND SHRUBS MUST BE PLANTED WITHIN 20 FEET OF THE PARKING AREA
- NO PARKING SPACE FURTHER THAN 90 FEET FROM THE TRUNK OF A SHADE TREE

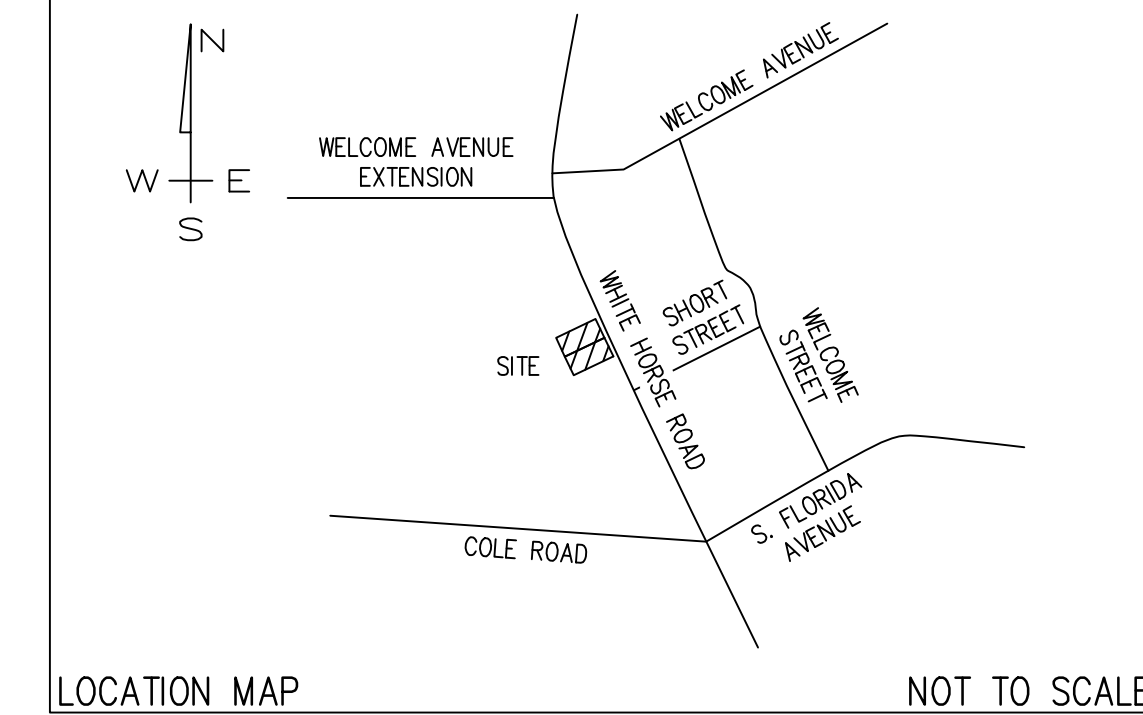
**BUFFERYARD REQUIREMENTS:**

- SCREENING MUST BE PROVIDED ALONG LOT LINES WHERE ANY NON-RESIDENTIAL USE IS ADJACENT TO A RESIDENTIAL USE AND/OR DISTRICT
- A 6-FOOT WALL, FENCE, BERM, EVERGREEN SCREENING PLANT MATERIAL, OR A COMBINATION OF WALL, FENCE, BERM OR EVERGREEN SCREENING PLANT MATERIAL WITH A COMBINED MINIMUM HEIGHT OF 6 FEET ABOVE GRADE, SHALL BE USED FOR SCREENING
- EVERGREEN SHRUBS USED FOR SCREENING MUST BE 4 FEET IN HEIGHT AT THE TIME OF PLANTED

GREENVILLE COUNTY TREE CREDITS				
GREENVILLE COUNTY REQUIRES 15 TREE CREDITS PER DISTURBED ACRE				
TOTAL SITE	0.721 ACRES			
DISTURBED AC	0.721 ACRES			
REQUIRED CREDITS	10.8 TREE CREDITS			
<b>TREES SAVED</b>				
Quantity	Tree Species	Tree Caliper	Credit Units	Credits
0				0
				Total Credits
<b>TREES PLANTED</b>				
Quantity	Tree Species	Tree Caliper	Credit Units	Credits
6		3 in	0.9	5.4
6		3 in	0.9	5.4
				Total Credits
				10.8
Existing Credits	0			
Planted Credits	10.8			
Required Credits	10.8			
Post Development Credits	0 TREE CREDITS			

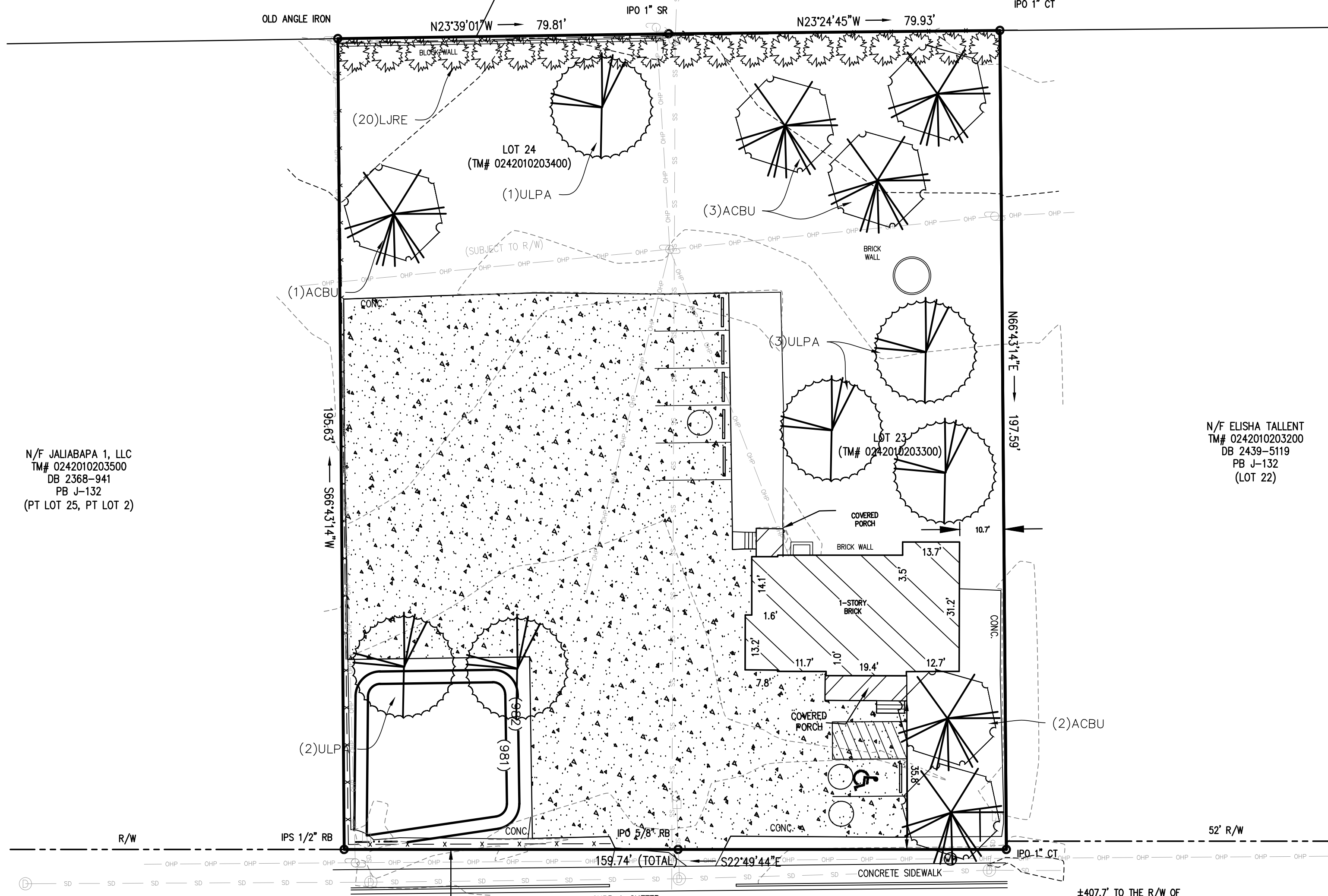
Plant Schedule for Project					
Quan.	Code	Common Name	Botanical Name	Size	Notes
<b>Canopy Tree</b>					
6	ULPA	Allele Lacebark Elm	Ulmus parvifolia 'Allee'	2-1/2" CALIPER	
6	ACBU	Trident maple	Acer buergeranum	2-1/2" CALIPER	
<b>Shrubs</b>					
20	LJRE	Curled Leaf Privet	Ligustrum japonicum 'Recurvifolium'	4' HEIGHT MIN.	

**NOTE:** Plant quantities shown are for the contractor's convenience only.  
Contractor is responsible for confirming all plant quantities prior to bidding and installation.



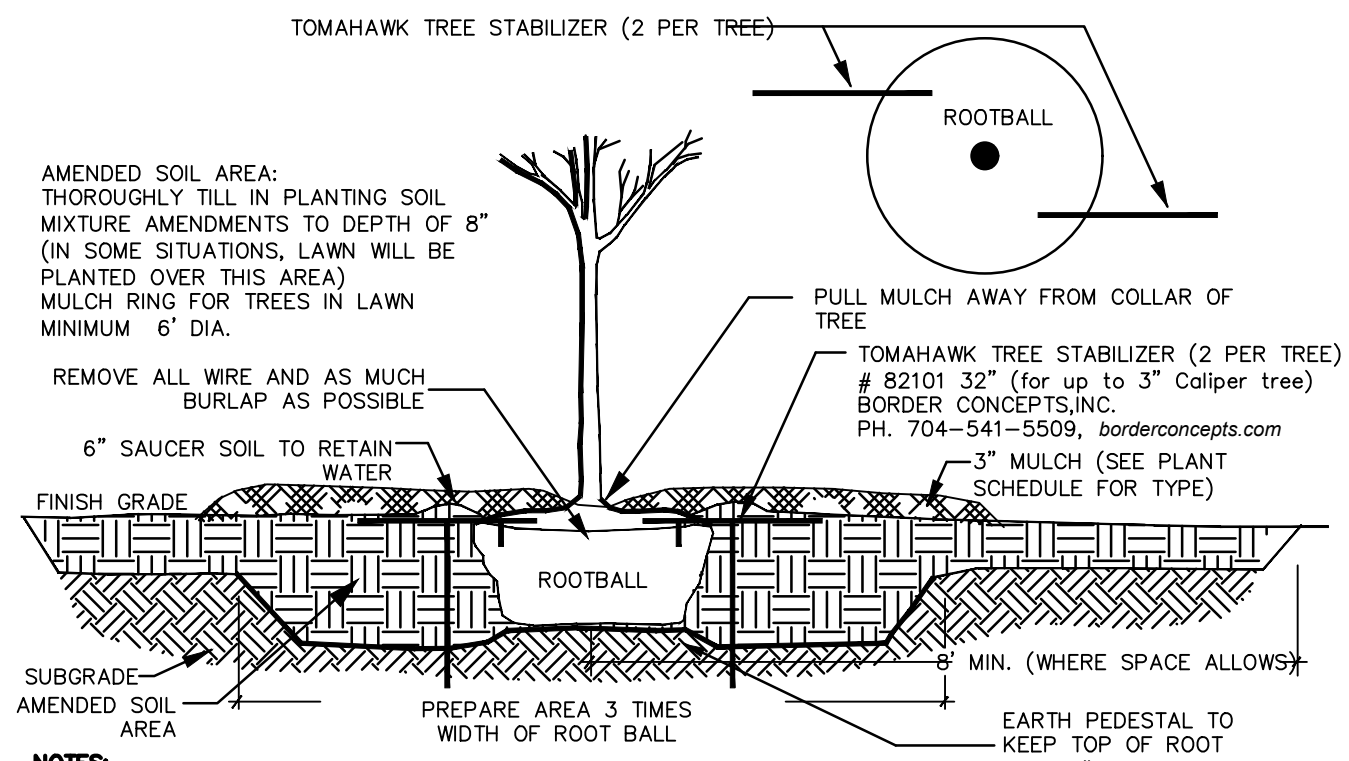
N/F JAMES E. MOATES & CAROLYN D. MOATES  
TM# 0242010201500  
DB 2439-5886  
PB FF-16 & 17  
(LOT 6)

N/F JAMES L. GALLMAN & KAREN S. GALLMAN  
TM# 0242010201600  
DB 1649-1185, PB 33M-57  
(LOT 6)

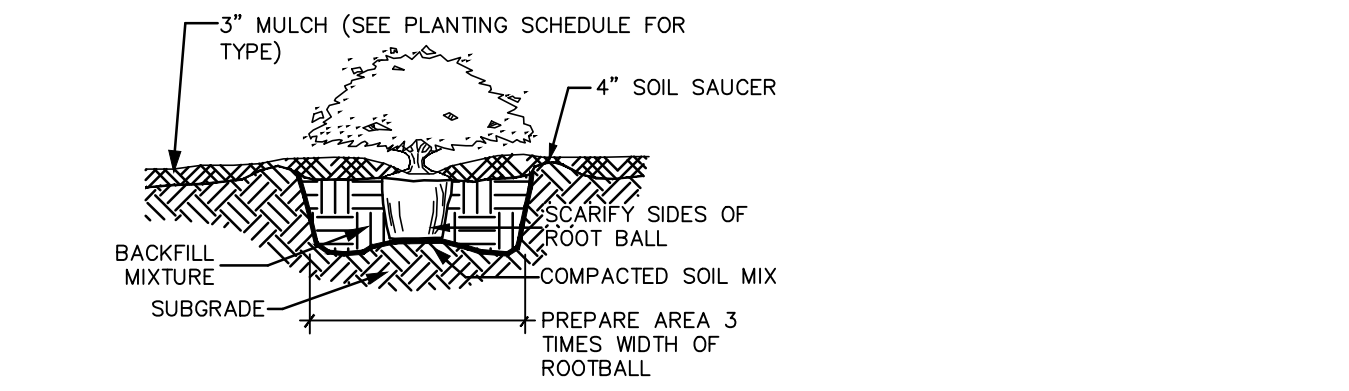
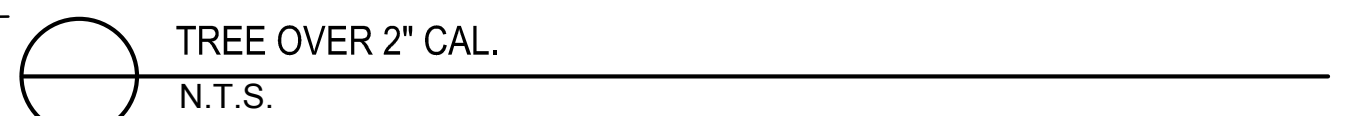


N/F JALIBAPA 1, LLC  
TM# 0242010203500  
DB 2368-941  
PB J-132  
(PT LOT 25, PT LOT 2)

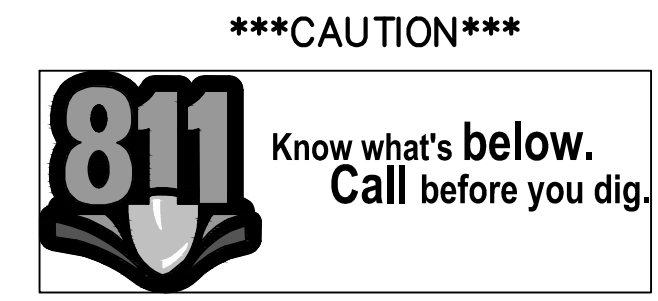
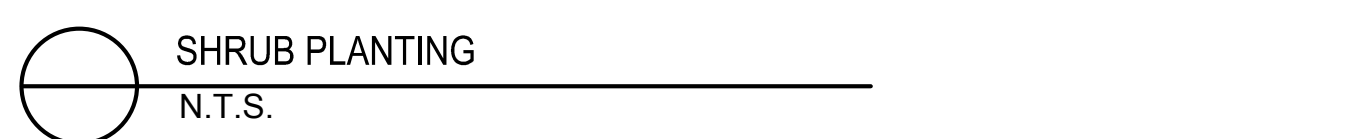
N/F ELISHA TALLENT  
TM# 0242010203200  
DB 2439-5119  
PB J-132  
(LOT 22)



- NOTES:**
1. REMOVE WIRE OR NYLON TWINE FROM ROOT BALL
  2. INSTALL TOP OF ROOT BALL 2" ABOVE FINISH GRADE
  3. SCARIFY SIDES AND BOTTOM OF PIT
  4. BACKFILL TREE PIT WITH SPECIFIED PLANTING SOIL MIXTURE IN 8" LAYERS, HAND TAMP TO REMOVE VOIDS.
  5. WHEN 3/4 BACKFILLED, FILL WITH WATER
  6. AFTER BACKFILLING AND TAMPING FINAL LAYER, WATER AGAIN UNTIL NO MORE IS ABSORBED
  7. 6" SAUCER WILL BE INSIDE OF BACKFILL.
  8. DO NOT WRAP TREE TRUNK.

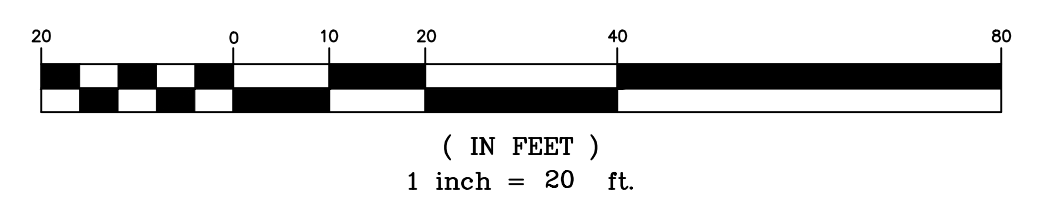


- NOTES:**
1. REMOVE WIRE, NYLON TWINE OR CONTAINER FROM ROOT BALL
  2. SCARIFY SIDES AND BOTTOM OF HOLE AS WELL AS THE ROOT BALL
  3. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE
  4. ROOT BALLS GREATER THAN 2" IN DIAMETER SHALL SIT ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.
  5. ROOT BALLS SMALLER THAN 2" MAY SIT ON COMPACTED SOIL MIXTURE.
  6. BACKFILL PIT WITH SPECIFIED PLANTING SOIL MIXTURE IN 8" LAYERS, HAND TAMP TO REMOVE VOIDS.
  7. WHEN 3/4 BACKFILLED, FILL WITH WATER
  8. AFTER BACKFILLING AND TAMPING FINAL LAYER, WATER AGAIN UNTIL NO MORE IS ABSORBED.
  9. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**GRAPHIC SCALE**



**GENERAL NOTES & SPECIFICATIONS**

**LAWN INSTALLATION:** Lawn areas shall be fine graded to a smooth, positively draining slope, removing all stones over 3/4". Agricultural limestone shall be incorporated into the soil at a rate of 50 pounds per 1000 square feet. Apply specified seed at recommended rate. Straw mulch or hydramulch shall be used as deemed necessary by the Landscape Contractor and Landscape Architect. The Landscape Contractor shall be responsible to establish a full stand of grass and will repair any bare spots 1'-0" square due to uneven seed distribution, drought or erosion.

**SOD INSTALLATION:** Sodded lawn areas shall be fine graded to a smooth, positively draining slope, removing all stones over 3/4". Sod shall be healthy, thick sod placed so that joints are butt tight. Staple as necessary. Sod shall be trimmed to match bed lines shown on plan. Startup fertilizer shall be incorporated into the soil at the manufacturer's recommended rate. Any area of sod that fails to root, settles or dies will be replace by the Landscape Contractor.

**UTILITY LOCATION:** The Landscape Contractor is responsible for contacting the utility locator service and is responsible for any damage done to utilities.

**QUANTITIES** Plant quantities are shown for the contractor's convenience only. PLANTS SHALL BE INSTALLED AS SHOWN. Contractor is responsible for confirming all quantities prior to bidding and installation.

**BIDS** In order to keep all bids standard, all bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.

**PLANT QUALITY** All plants shall be nursery grown, have a full habit of growth as is characteristic of that species, and shall be free of disease or insects. General plant quality shall be as specified in the "USA Standard for Nursery Stock" (published by the American Association of Nurserymen). Please contact the Landscape Architect if there is difficulty in locating a particular plant. If necessary, a substitute plant will be recommended by the Landscape Architect.

**PLANTING AREA PREPARATION:** Entire planting area shall be scarified and contain amended on-site soil or a soil mix to a depth of no less than 18". (see planting detail for more information.)

**SETTING OF PLANTS** The root ball of container grown plants shall be scarified in several places prior to planting. Plant shrubs and trees so that after initial settlement, the top root balls will be even with or slightly above the adjacent soil line. Around root balls, 1/2 of the original soil shall be removed from the planting hole and thoroughly mixed with the same quantity peat moss or well rotted, fine textured bark. (Only in areas where the existing soil is 100% fertile, loose topsoil (brown or black in color) can plants be placed directly in the soil with no amendments). PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.

**PREPARATION OF GROUND COVER AND SEASONAL COLOR BEDS :** The existing soil in ground cover and seasonal color beds shall be thoroughly cultivated 6 inches deep, to a fine texture ( no clods over 1/2") with a mechanical tiller. A plant mix of 60% screened shredded topsoil, 20% sand, and 20% well rotted sawdust or peat shall then be thoroughly incorporated into the existing soil with the tiller so that the soil mix (6" deep) is 1/2 original soil and 1/2 plant mix. All groundcover and seasonal color beds shall receive a 2" layer of fine textured, screened, pine bark mulch, or equal.

**FERTILIZING** Upon completion of plantings, all shrubs shall receive 1/6 cup of 16-4-8 fertilizer (50% of nitrogen slow release) evenly broadcast at the base of the plants. Trees shall receive 1/4 cup of 16-4-8 fertilizer (50% of nitrogen slow release) per inch of caliper. Ground cover beds shall be fertilized at the rate of 20 pounds of 16-4-8 ( 50% of nitrogen slow release) per 1000 square feet.

**STAKING OF TREES** Deciduous trees, 1 1/2" in caliper and over, and evergreen trees, 8' and taller shall be staked. Rubberhose to be used to cover the wire at the point of its contact with the tree. The Landscape Contractor is responsible for all wind damage to trees, (provided winds are less than 60mph) during the guarantee period, and may stake other trees (for his own protection) at his option. TRANSPLANTS All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

**MULCHING** As specified on planting list. Hardwood mulch: All beds to receive a 3" layer of aged hardwood bark mulch (free of wood chips or large chunks of bark). Fresh hardwood bark mulch is not recommended to be used, as water run-off may cause staining on adjacent concrete surfaces. All damages incurred by the use of fresh hardwood mulch shall be the responsibility of the landscape contractor. Pinestraw: All beds to receive a 4" layer (prior to compaction) of pinestraw. After natural compaction, pinestraw should have a depth of 2". All trees located in lawn areas shall receive a 3' diameter ring of mulch. Mulch in these areas is to follow the above listed guidelines. A weed barrier shall be provided in all bed areas under mulch layer.

**GRADING** All final grading shall be the responsibility of the landscape contractor. The responsibility for any additional grading (if needed) shall be determined prior to bidding.

**BACKFILL** Landscape contractor to verify any additional backfill/topsoil needed prior to beginning work. A unit price for topsoil shall be included in all bid documents to allow for circumstances that might arise during installation.

**STABILIZATION** Landscape contractor shall ensure that all plantings are stabilized with ground covers, mulches or other approved materials to prevent soil erosion and allow rainwater infiltration.

**CLEAN UP** Final clean up of any disturbances occurring as a result of landscape operations shall be the responsibility of the landscape contractor.

**INSPECTION** It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to installation. All plant material will be inspected. Plants not conforming precisely to the plant list will not be accepted and shall be replaced at the contractor's own expense.

**LICENSES** The contractor will be responsible for obtaining all licenses necessary to complete the work.

**INSURANCE** With the submittal of bid documents, the landscape contractor shall also submit a certificate of insurance for workman's compensation and a contractor's general liability. Contractors not providing evidence of such insurance will be ineligible to receive the contract for the job

**GUARANTEE** All plant material and workmanship to be guaranteed for one year from the date of acceptance by the Owner. Plant replacement to occur only once. The contractor will not be responsible for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents beyond the landscape contractors control which result from natural causes such as floods, lightning, storms, freezing rains, or winds over 60 miles per hour, fire, vandalism or theft.

**IRRIGATION** Unless otherwise specified, if an automatic irrigation system is desired or required, it will be the responsibility of the contractor to have the system designed and installed.

**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

www.sitedesign-inc.com  
100 E. WASHINGTON ST. STE B  
GREENVILLE, SC 29601  
TEL: (864) 271-1000  
FAX: (864) 271-1042

NO.	DATE
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SC. REG. NO. 522

3807  
**WHITE HORSE RD.**

**GREENVILLE COUNTY  
SOUTH CAROLINA**

HORZ. SCALE:	1" = 20'
VERT. SCALE:	N/A
DESIGNED BY:	AGB
DRAWN BY:	NGR
CHECKED BY:	AGB
DATE:	12/12/2016
S150402 LANDSCAPE.dwg	

**LANDSCAPE PLAN**

SHEET 0 OF

**L100**



**ELECTRICAL GENERAL NOTES:**

- CONFORM TO THE NATIONAL ELECTRICAL CODE (2014), IBC (2015), IECC (2009), APPLICABLE NEMA, ANSI AND IEEE PUBLICATIONS, U.L. AND ADA STANDARDS AND OSHA REQUIREMENTS. COMPLY WITH LOCAL, COUNTY, STATE AND NATIONAL CODES HAVING JURISDICTION.
- FURNISH AND INSTALL ALL MATERIALS IN A NEAT AND WORKMANLIKE FASHION. ALL MATERIALS SHALL BE NEW, WITH FIRST QUALITY AND UL LABEL.
- VERIFY ALL DIMENSIONS AND CLEARANCES PRIOR TO INSTALLATION OF EQUIPMENT AND RACEWAYS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK WITH THAT OF ALL OTHER TRADES AS REQUIRED.
- PROVIDE GROUNDING FOR ALL EQUIPMENT IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
- ALL ENCLOSURES SHALL BE OF THE NEMA TYPE WHICH IS SUITABLE FOR THE APPLICATION.

**ABBREVIATIONS:**

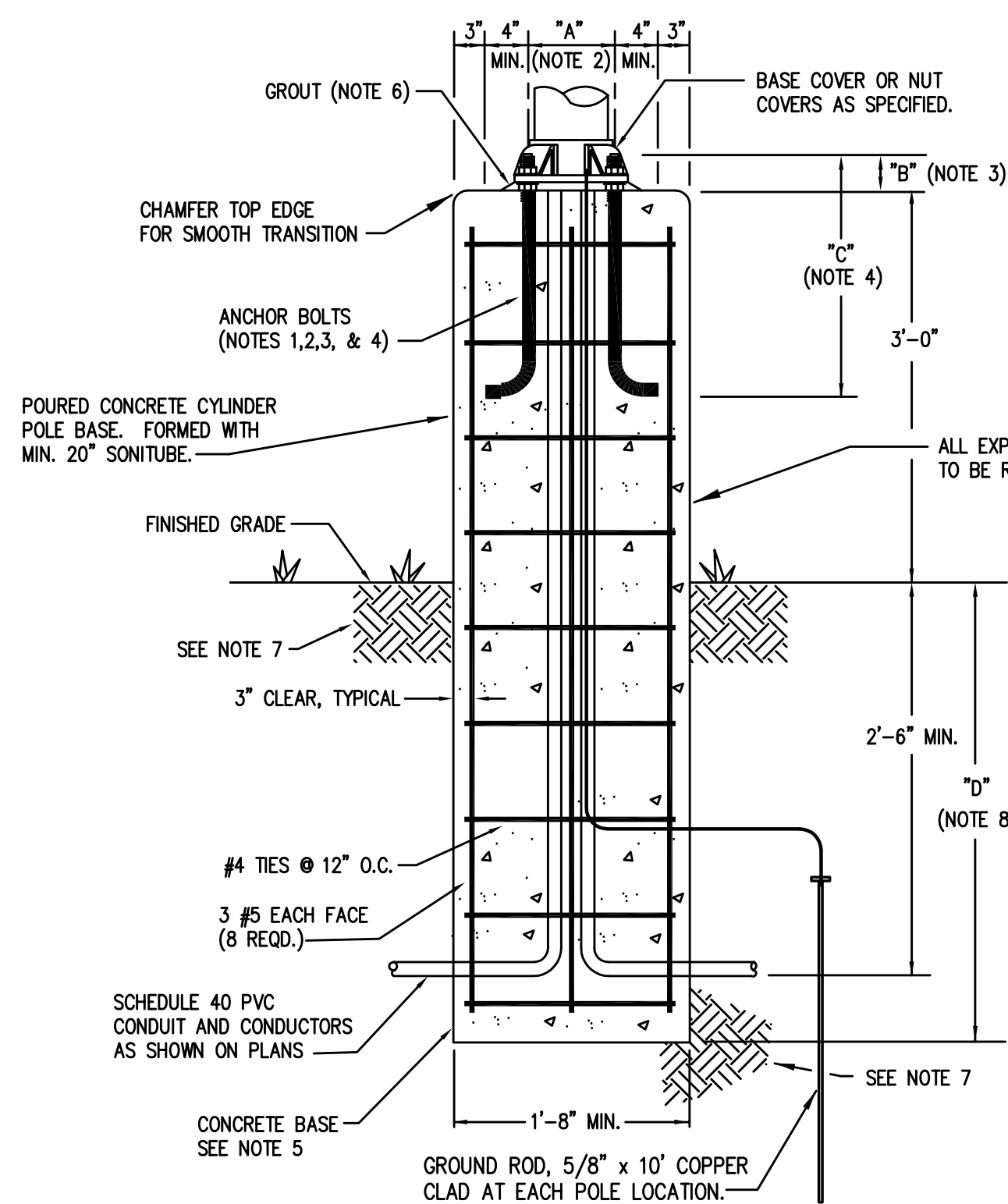
- AFF** ABOVE FINISH FLOOR  
**AFG** ABOVE FINISHED GRADE

**GENERAL LIGHTING NOTES:**

- POLES, FIXTURES AND CIRCUITS WILL BE PROVIDED AND INSTALLED BY DUKE ENERGY.
- ALL FIXTURES SHALL BE U.L. LABELED. ALL EXTERIOR FIXTURES SHALL HAVE U.L. WET LABEL. CONTRACTOR SHALL VERIFY BEFORE SUBMITTING FIXTURE.
- EXACT FIXTURES USED BY DUKE ENERGY ARE YET TO BE DETERMINED, BUT MUST ADHERE TO PHOTOMETRICS, HOUSE SIDE SHIELDS, HEIGHTS, ETC TO MATCH SPECIFICATION BELOW AND PHOTOMETRICS ABOVE. POINT-BY-POINT CALCULATIONS MUST BE SUBMITTED MEETING THE CRITERIA OF THE FIXTURES AND PHOTOMETRICS.

**EXTERIOR LIGHTING FIXTURE SCHEDULE**

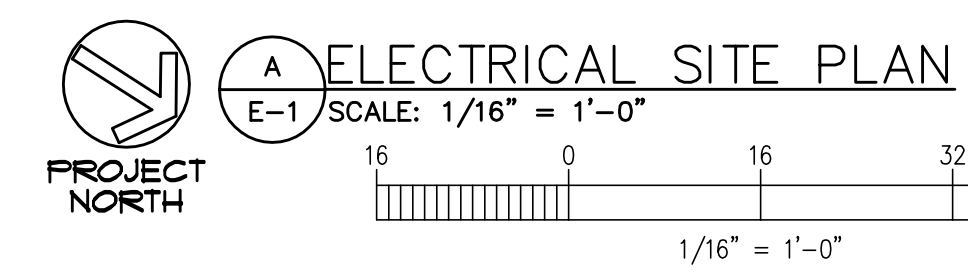
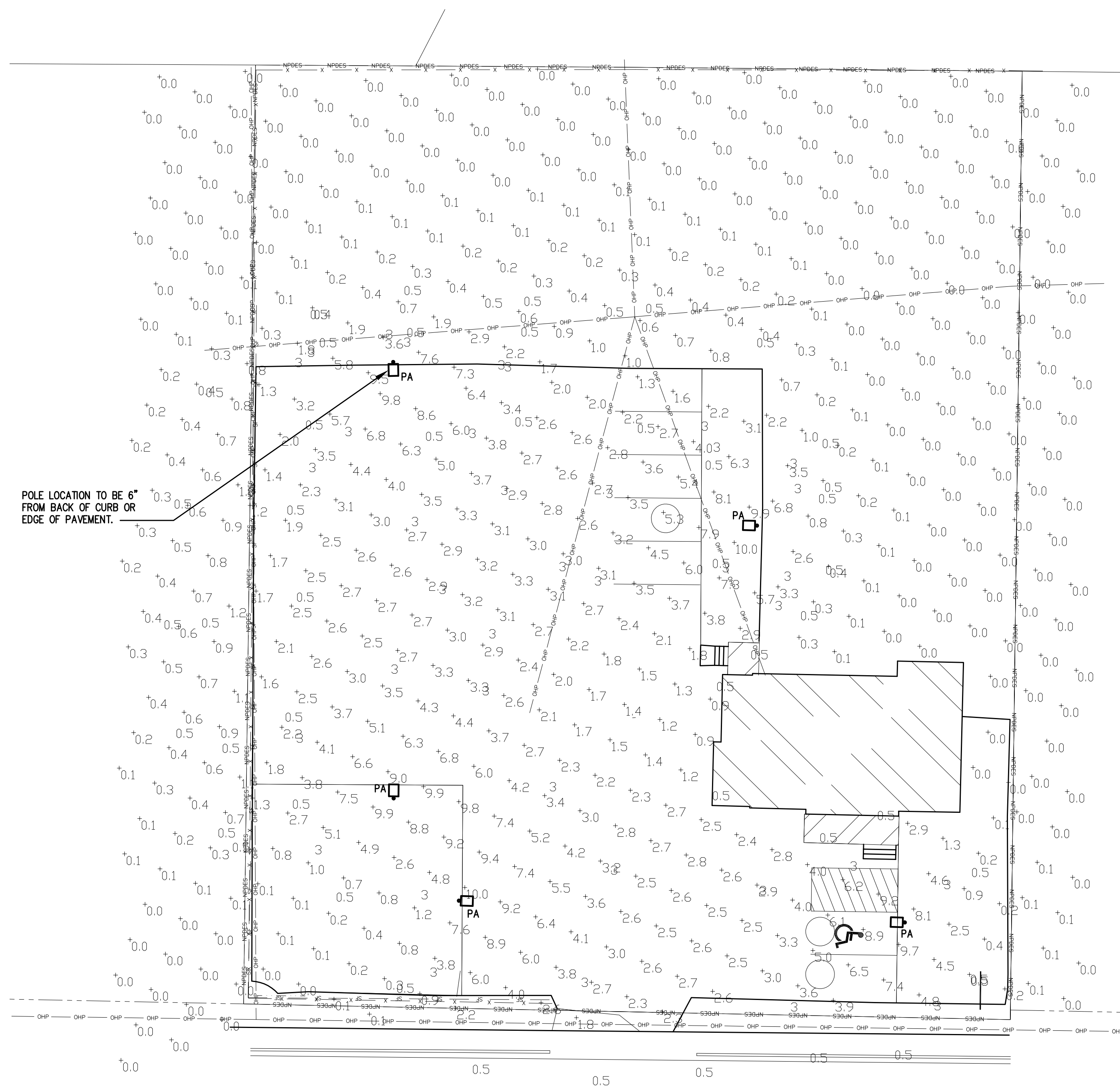
DESIG.	SYMBOL	FIXTURE DESCRIPTION			REMARKS	VOLT	MOUNTING	LAMPS	TOTAL WATTS	MANUFACTURER
		TYPE	CONFIG.	FINISH						
PA		METAL HALIDE	SINGLE HEAD POLE LIGHT	DARK BRONZE	MOUNT ON 36" ABOVE GRADE CONCRETE PEDESTAL. SEE DETAIL B/E-1.	208V, 1ϕ	22' POLE, SPAULDING # RTS-22-85-7-AJ-DB	1-350 WATT PULSE START METAL HALIDE	395	SPAULDING (1) #CR1-P35-H(208)-DB-HS, CIMARRON RECTANGULAR AREA LIGHT TYPE III REFLECTOR CLEAR FLAT LENS. SEE GENERAL LIGHTING NOTES ABOVE.



**B** PEDESTAL CONCRETE BASE FOR METAL POLE  
 E-1 NOT TO SCALE

**NOTES:**

- POLE SHALL BE PROVIDED WITH MINIMUM OF FOUR ANCHOR BOLTS WITH DOUBLE NUTS, DOUBLE FLAT WASHERS, AND ONE LOCK WASHER SIZED TO MATCH EACH ANCHOR BOLT. ALL NUTS, WASHERS, AND BOLTS SHALL BE HOT DIPPED GALVANIZED.
- ANCHOR BOLT GAGE, DIMENSION "A", SHALL BE AS REQUIRED BY POLE MANUFACTURER. EXACT LOCATION OF ANCHOR BOLTS SHALL BE DETERMINED BY CONTRACTOR AFTER POLES ARE PURCHASED AND BEFORE CONCRETE BASE IS CONSTRUCTED.
- BOLT PROJECTION, DIMENSION "B", SHALL BE AS RECOMMENDED BY POLE MANUFACTURER AND SHALL NOT BE LESS THAN 3".
- ANCHOR BOLT EMBEDMENT, DIMENSION "C", SHALL BE AS RECOMMENDED BY POLE MANUFACTURER AND SHALL NOT BE LESS THAN 12". ANCHOR BOLT DIAMETER SHALL NOT BE LESS THAN 3/4".
- CONCRETE BASE SHALL BE OF MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. REINFORCING BARS SHALL BE DEFORMED STEEL, GRADE 60.
- GROUT SHALL BE PRE-BAG MIX NON-SHRINK, NON-METALLIC, 5000 PSI MINIMUM, ONE TO TWO INCHES THICK.
- SOIL AROUND FOUNDATION BASE SHALL BE NON-ORGANIC GRANULAR SOIL COMPACTED TO 95% STANDARD PROCTOR (ASTM D-698). TOP 4 TO 6 INCHES MAY BE TOP SOIL OR PAVEMENT.
- FOUNDATION EMBEDMENT DEPTH, DIMENSION "D", SHALL BE 15 PERCENT OF POLE HEIGHT ABOVE GRADE, MINIMUM OF 3'-0".
- BURIED CONCRETE BASE SHALL BE USED ONLY WHEN POLE IS PROTECTED ON SITE BY BARRIERS OR BY VIRTUE OF LOCATION.
- WIND PROJECTION AREA AT TOP OF POLE 10' SQ.FT.
- LIGHT FIXTURE WEIGHT X ARM LENGTH = 1000 FOOT POUNDS.

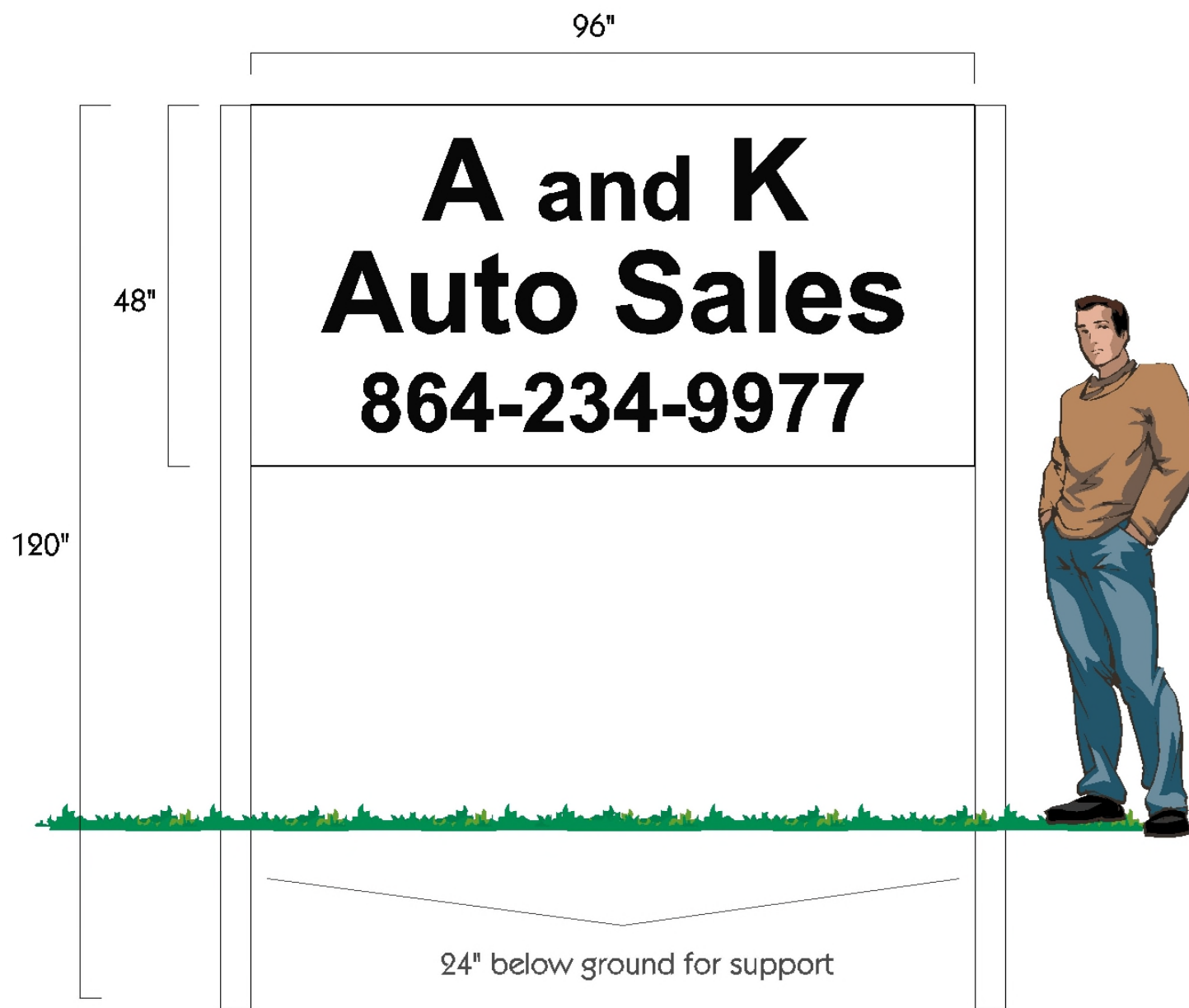


**BURDETTE ENGINEERING**  
 102 Pilgrim Road  
 Greenville, SC 29607  
 BEI JOB NO. 17005  
 (864) 297-8717  
 (864) 297-8719 (FAX)  
 EMAIL: Bei@BurdetteEngr.com

PROJECT NO.	DATE	BY	DATE	REVISION
17005	02/06/17			

**SITE LIGHTING**  
**3807 WHITE HORSE ROAD**  
 GREENVILLE, SOUTH CAROLINA

SHEET NUMBER  
**E-1**  
 1 OF 1 SHEETS



CLIENT: A and K Auto  
 EMAIL: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 SALESMAN: Lance  
 ARTIST: Brianna  
 DATE: 1.16.17

\*\*\*Production will proceed upon receipt of your signed and date approval\*\*\*

It is your responsibility to verify quantities, sizes, colors, spelling, and overall concept(s) contained in your layout. Any corrections made after production begins will be your responsibility and addition charges will apply.

**\*PLEASE NOTE\***  
 St. Clair Signs is happy to provide one complimentary sign layout and one complimentary sign layout revision. Any revisions thereafter are subject to graphic design fees at a rate of \$85.00 per hour.

- A** Quantity (1) 48"H x 96"W DOUBLE sided .75" thick MDO sign with custom black vinyl graphics.
- B** Quantity (2) 4" x 4" x 10' primed and painted posts

CLIENT APPROVAL: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 By signing this proof, client is authorizing sign(s) to be constructed exactly as shown above and has reviewed all pertaining information and found it to be correct. Client agrees to pay 50% deposit before production begins with the remaining balance due before sign(s) are installed. For signs that are picked up at our office, payment is due when you pick up your sign. This layout is the property of St. Clair Signs and may not be reproduced in anyway without written permission.

COLOR:		SHERWIN WILLIAMS:		SPECS:						VECTOR NEEDED?			
<input checked="" type="checkbox"/>	Black	<input checked="" type="checkbox"/>	SW	<input type="checkbox"/>	SINGLE FACE	<input type="checkbox"/>	PAN	<input type="checkbox"/>	ACRYLIC	<input checked="" type="checkbox"/>	MDO	<input checked="" type="checkbox"/>	VINYL
<input type="checkbox"/>	White	<input type="checkbox"/>		<input checked="" type="checkbox"/>	DOUBLE FACE	<input type="checkbox"/>	FLAT	<input type="checkbox"/>	ALUMINUM	<input type="checkbox"/>	SINTRA	<input type="checkbox"/>	DIGITAL PRINT
<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>	NON ILLUMINATED	<input type="checkbox"/>	FLEX	<input type="checkbox"/>	SANDBLAST	<input type="checkbox"/>	BANNER	<input type="checkbox"/>	MIXED MEDIA
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	ILLUMINATED	<input type="checkbox"/>	ROUTED	<input type="checkbox"/>	CORRO	<input type="checkbox"/>	OTHER	<input type="checkbox"/>	

YES:  
 NO  
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