**WATER PROVIDER**
Contact Steve Blakeney – Greenville Water @ (864) 241-6100

- There is an 8" main on Pollard Road.
- Public Water is available to the site and will be used.
- An AutoCAD file is needed from engineer.
- Issues in the field need to be addressed by the contractor.

**SEWER PROVIDER**
Contact Jay Crawford – City of Simpsonville @ 864-967-9531

- Sewer Capacity is available.

Contact Robert Arms – Metropolitan Sewer District @ (864) 277-4442

- Sewer capacity is available.

Contact Brian Bishop – ReWA at 864-299-4040

- Treatment capacity is available.

**FIRE DISTRICT**

Contact Adam Lezan– Simpsonville Fire Department @ 864-967-9804

Water supply and an all-weather road surface to be installed prior to beginning construction on site. Hydrants must be installed and kept clear and accessible at all times. Other applicable fire code references: 501.04, timing of installation, 503.2.1 dimensions, 503.2.3, surface, 503.4, obstruction of fire apparatus access roads, 505.2, premises identification, street or road signs, 508.1, fire protection water supplies, 508.5.4, obstruction of fire hydrants, 505.5.5, clear space around hydrants, fire apparatus access roads county burning ordinance 2990.

- The developer must coordinate fire hydrant locations with Simpsonville Fire Department.

**GREENVILLE COUNTY SCHOOLS**

- This subdivision is within a school's walk zone and we request that sidewalks be installed in the subdivision.

**CODES ENFORCEMENT**

Contact Building Official – Codes Enforcement @ (864) 467-7090

- Any structures built after January 1, 2013 must comply with the 2009 International Energy Conservation Code as adopted per SC Code Ann. §6-10-30.
- Any structures built after July 1, 2013 must comply with the 2012 Edition International Code Series as amended and adopted by the SC Building Codes Council.

**ROADWAY**

Contact Jason Cisson – SCDOT @ (864) 241-1224 or Kurt Walters – County Traffic @ (864) 467-7016

- No Comment

**GIS DEPT**

Contact Rich Hanning – County GIS Department @ (864) 467-7328

- General survey standards apply to this project. Survey for Final Plat to be tied to State plane coordinates. Electronic submittal is also required per Section 5:8 in the Land Development Regulations.

**FLOODPLAIN**

Contact Robert Hall – Floodplain Administrator @ (864) 467-7523

- No floodplain issues were noted for this property.

**STORMWATER**

Contact Harold Moon (Stormwater Review) and Sonya Dawson (Road Plan and Profile Review) – Land Development Division @ (864)467-4610

- A stormwater management and sediment/erosion control plan is needed for this development. Please contact Land Development Division to schedule a Development Conference
  1. Development that outfalls to Gilder Creek require 50-yr attenuation
  2. As there is an existing downstream development, the analysis point for downstream impact must be determined at the Pre-Design Meeting.
  3. Off-site drainage will need to be addressed.
- City of Simpsonville – review and approval of road design
- Restrictive Covenant Language for stormwater management facilities must be included in the Covenants.
- The Final Plat must show and label the location of all live creeks and streams along with the appropriate sized easements.
- The Final Plat must show the location of and access to the detention area, if one is required.
- The Final Plat must include a statement that, "Greenville County is not responsible for the maintenance of the Detention Area."
- The final plat must identify the ownership and maintenance responsibilities for the Detention Area.

**ZONING DEPT**

Contact Skip Limbaker or Kelli McCormick (Zoning) and/or Terry Abrahams (Tree Ordinance) - The Office of the Zoning Administrator @ (864) 467-7425

- A Landscape Screen is required along the frontage at existing road(s).
- The Final Plat must show the property pins located at the edge of the right-of-way on existing road.
- The Tree Ordinance applies to this development.
  - If trees are to be preserved, a Tree Protection Plan (TPP) must be reviewed and approved prior to submitting for a Grading Permit.
  - If trees are to be replanted, the cost of the trees and their installation must be included in any cost estimate for a letter of credit.
  - The engineer of record or the landscape architect, forester or arborist who prepared the TPP must certify that the required preserved and/or planted trees are in-place and healthy.

**ROAD/SUBDIVISION NAMES**

Contact Shelvis Gambrell – Planning Department @ (864) 467-7270 and Michele Perdue – E-911 @ (864) 467-5916

- Two road names are needed for approval. These names are needed prior to going before the Simpsonville Planning Commission.

**SUBDIVISION/ROAD SIGNAGE**

Contact John McLeod – Building Codes for Subdivision Entrance Signage @ (864) 467-7080 Contact Leslie Smith – Roads and Bridges @ (864) 467-7010 for County Road Numbers and/or Michele Perdue – Greenville County E-911 @ (864) 467-5910 for Private Road Numbers

- Road Numbers must be assigned by E-911 (Private Roads) and Engineering/Maintenance (Public Roads) and included on Final Plat.
- Developer is responsible for installation of signage.
- Road Name signs must be installed prior to beginning construction on any structure. The signs may be temporary signs.

# SITE DATA

| | |
|---|---|
| TAX MAP NO.: | 0298000100300 & 0298000100312 |
| LAND AREA: | ±6.919 |
| ZONING: | R-8 (LOT AVERAGING) |
| SETBACK INFORMATION: | 20' ALONG POLLARD ROAD<br>15' FRONT SETBACK<br>5' SIDE SETBACK<br>10' REAR SETBACK<br>*SEE NOTE ON PLAN ABOUT LOT UTILITY EASEMENTS |
| TOTAL ROADWAY: | 852 LF (22' PAVED W/ 42' R.O.W.) |
| PROPOSED LOTS: | 27 SFR LOTS |

DIMENSION NOTE:
ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM F.O.C. TO F.O.C. UNLESS OTHERWISE SPECIFIED.

# SITE LEGEND

- ASPHALT PAVEMENT SECTION
- PROPOSED LANDSCAPING / SCREENING EASEMENT
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED E.O.P./CURB LINE
- EXISTING E.O.P.
- PROPOSED C/L ROAD

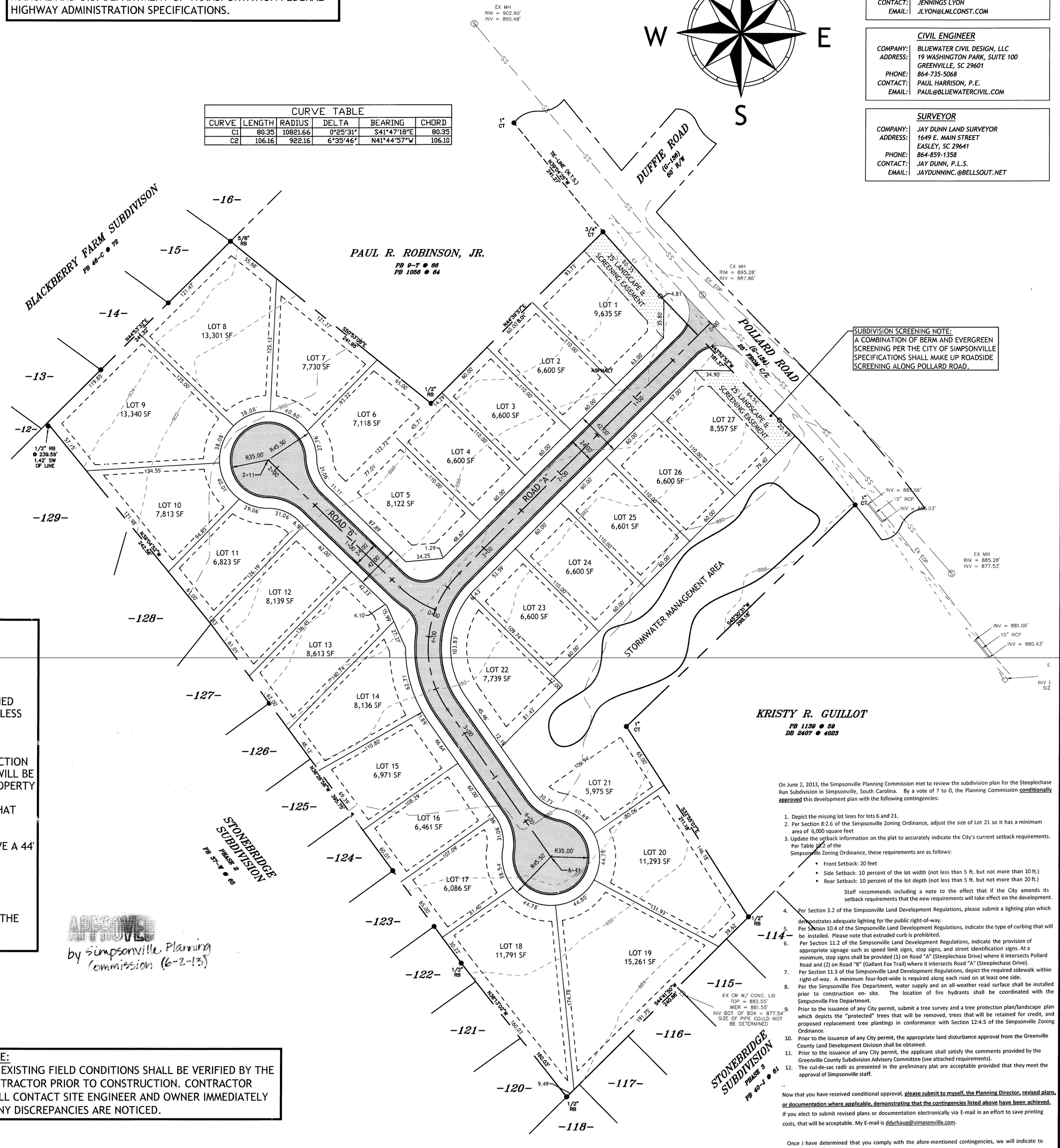
GENERAL NOTES:

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY."
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 44' (MIN.) PUBLIC R.O.W.
- PUBLIC WATER IS AVAILABLE ALONG POLLARD ROAD PROVIDED BY GREENVILLE WATER SYSTEM.
- THE CITY OF SIMPSONVILLE IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.

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

TRAFFIC NOTE:
CONTRACTOR SHALL INSTALL ALL TRAFFIC STRUCTURES, CALMING DEVICES, PEDESTRIAN MARKINGS, & TRAFFIC PAVEMENT MARKINGS PER THE MOST RECENTLY APPROVED SCDOT ARMS MANUAL AND U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION SPECIFICATIONS.

R.O.W. NOTE:
ALL WORK WITHIN THE GREENVILLE COUNTY R.O.W. (POLLARD ROAD) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.




SUBDIVISION SCREENING NOTE:
A COMBINATION OF BERM AND EVERGREEN SCREENING PER THE CITY OF SIMPSONVILLE SPECIFICATIONS SHALL MAKE UP ROADSIDE SCREENING ALONG POLLARD ROAD.

NOTE:
ALL EXISTING FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT SITE ENGINEER AND OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTICED.

APPROVED by Simpsonville, Planning Commission. (6-2-13)

On June 2, 2013, the Simpsonville Planning Commission met to review the subdivision plan for the Steeplechase Run Subdivision in Simpsonville, South Carolina. By a vote of 7 to 0, the Planning Commission **conditionally approved** this development plan with the following contingencies:

1. Depict the missing lot lines for lots 6 and 21.
2. Per Section 8.2.6 of the Simpsonville Zoning Ordinance, adjust the size of Lot 21 so it has a minimum area of 6,000 square feet
3. Update the setback information on the plat to accurately indicate the City's current setback requirements. Per Table 3.2.5 of the Simpsonville Zoning Ordinance, these requirements are as follows:
   - Front Setback: 20 feet
   - Side Setback: 10 percent of the lot width (not less than 5 ft. but not more than 10 ft.)
   - Rear Setback: 10 percent of the lot depth (not less than 5 ft. but not more than 20 ft.)

   Staff recommends including a note to the effect that if the City amends its setback requirements that the new requirements will take effect on the development.
4. Per Section 3.2 of the Simpsonville Land Development Regulations, please submit a lighting plan which demonstrates adequate lighting for the public right-of-way.
5. Per Section 10.4 of the Simpsonville Land Development Regulations, indicate the type of curbing that will be installed. Please note that extruded curb is prohibited.
6. Per Section 11.2 of the Simpsonville Land Development Regulations, indicate the provision of appropriate signage such as speed limit signs, stop signs, and street identification signs. At a minimum, stop signs shall be provided (1) on Road "A" (Steeplechase Drive) where it intersects Pollard Road and (2) on Road "B" (Gallant Fox Trail) where it intersects Road "A" (Steeplechase Drive).
7. Per Section 11.3 of the Simpsonville Land Development Regulations, depict the required sidewalk within right-of-way. A minimum four-foot-wide is required along each road on at least one side.
8. Per the Simpsonville Fire Department, water supply and an all-weather road surface shall be installed prior to construction on site. The location of fire hydrants shall be coordinated with the Simpsonville Fire Department.
9. Prior to the issuance of any City permit, submit a tree survey and a tree protection plan/landscape plan which depicts the "protected" trees that will be removed, trees that will be retained for credit, and proposed replacement tree plantings in conformance with Section 12:4.5 of the Simpsonville Zoning Ordinance.
10. Prior to the issuance of any City permit, the appropriate land disturbance approval from the Greenville County Land Development Division shall be obtained.
11. Prior to the issuance of any City permit, the applicant shall satisfy the comments provided by the Greenville County Subdivision Advisory Committee (see attached requirements).
12. The cul-de-sac radii as presented in the preliminary plat are acceptable provided that they meet the approval of Simpsonville staff.

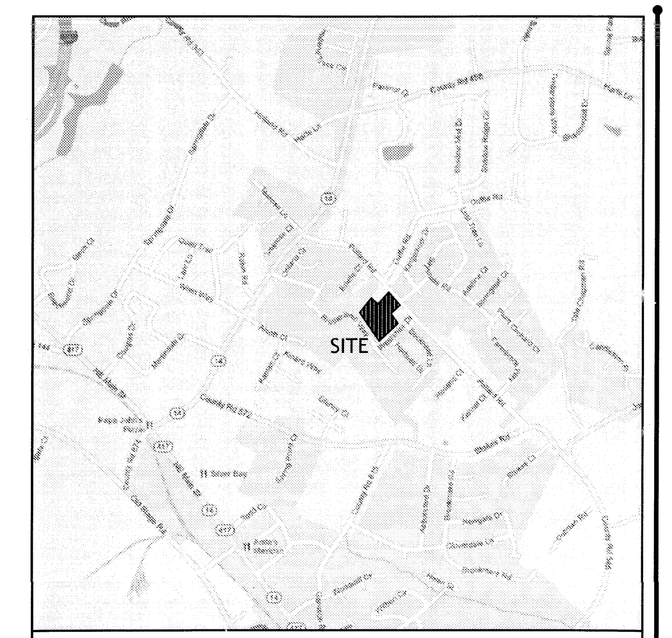
Now that you have received conditional approval, **please submit to myself, the Planning Director, revised plans, or documentation where applicable, demonstrating that the contingencies listed above have been achieved.** If you elect to submit revised plans or documentation electronically via E-mail in an effort to save printing costs, that will be acceptable. My E-mail is ddyhaug@simpsonville.com.

Once I have determined that you comply with the afore-mentioned contingencies, we will indicate to Greenville County that the plat meets the approval of the City of Simpsonville.

| OWNER | |
|---|---|
| COMPANY: | L.A. LAND, LLC |
| ADDRESS: | 1427 LAURENS ROAD, SUITE H GREENVILLE, SC 29607 |
| PHONE: | 864-238-5512 |
| CONTACT: | JENNINGS LYON |
| EMAIL: | JLYON@LMLCONST.COM |

| CIVIL ENGINEER | |
|---|---|
| COMPANY: | BLUEWATER CIVIL DESIGN, LLC |
| ADDRESS: | 19 WASHINGTON PARK, SUITE 100 GREENVILLE, SC 29601 |
| PHONE: | 864-735-5068 |
| CONTACT: | PAUL HARRISON, P.E. |
| EMAIL: | PAUL@BLUEWATERCIVIL.COM |

| SURVEYOR | |
|---|---|
| COMPANY: | JAY DUNN LAND SURVEYOR |
| ADDRESS: | 1649 E. MAIN STREET EASLEY, SC 29641 |
| PHONE: | 864-859-1358 |
| CONTACT: | JAY DUNN, P.L.S. |
| EMAIL: | JAYDUNNINC.@BELLSOUT.NET |



VICINITY MAP - N.T.S.

**PLAT NOTATIONS:**

**IN ADDITION TO THE SPECIFIC REQUIREMENTS, THE FINAL PLAT TO SHOW THE FOLLOWING INFORMATION AS INDICATED BELOW:**

| | |
|---|---|
| X | RIGHT OF WAY FOR EACH PROPOSED STREET |
| X | RADIUS OF EACH PROPOSED CUL-DE-SAC |
| X | SIGHT TRIANGLES AT ALL INTERSECTIONS |
| X | COUNTY AND STATE ROAD INVENTORY NUMBERS FOR EXISTING ROADS |
| X | DISTANCE FROM THE SUBDIVISION TO THE NEAREST MAJOR INTERSECTION |
| X | RIGHT-OF-WAY FOR EACH ADJOINING, EXISTING STREET |
| X | ESTABLISH PROPERTY LINES AT THE RIGHT-OF-WAY OF EXISTING ROAD(S) |
| X | FRONT BUILDING SETBACK LINE |
| X | ALL LOT DIMENSIONS |
| X | ADEQUATE FRONT AND SIDE SETBACK AREA ON CORNER LOTS |
| X | TABLE SHOWING SQUARE FOOTAGE OF INDIVIDUAL LOTS |
| X | EASEMENT FOR EXISTING CREEK(S)/STREAM(S). EASEMENT WIDTH: (25 FEET) + (WIDTH OF CREEK/STREAM AT THE TOP OF THE BANKS) |
| X | FOR LOTS ADJOINING CREEKS/STREAMS, THE DEVELOPER IS TO DETERMINE IF THE FIRST FLOOR OF THE STRUCTURES IS REQUIRED TO BE ELEVATED ABOVE THE 100-YEAR FLOOD LINE DUE TO SIGNIFICANT FLOW IN THE STREAM (>50CFS). (CONTACT HAROLD MOON, COUNTY LAND DEVELOPMENT DIVISION 864-467-4610.) |
| X | SHOW STATEMENT THAT, AS A MINIMUM, 5 FOOT DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES, 10 FOOT EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS. |
| X | SHOW STATEMENT: "STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY." FINAL PLAT TO SHOW FILE NUMBER OF THE APPROVED STORMWATER PLAN. |

Project Number: 2013-023
DWG Name: 2013-023 C.dwg
Drawing Scale: 1" = 50'
Date of Project: 02/2013
Engineer of Record:

Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038211


blueWATER civil design
bluewater civil design, plic
19 Washington Park Suite 100 • Greenville, SC 29601
www.bluewatercivil.com • info@bluewatercivil.com
Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E


Pollard Road Subdivision
----
Pollard Road
Simpsonville, SC

SOUTH CAROLINA BLUEWATER CIVIL DESIGN, LLC CERTIFICATE OF AUTHORIZATION No. C04212

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER PAUL J. HARRISON No. 24224

| PLAN REVISION | ISSUE DATE | ISSUE COMMENT |
|---|---|---|
| A | 04/30/13 | Submitted Preliminary Plat |

Preliminary Plat

PP-1

2013-120
STEEPLECHASE RUN
fka
PRELIMINARY
POLLARD ROAD SUBDIVISION

| Owner | Engineer |
|---|---|
| L.A. Land, LLC | Bluewater Civil Design, LLC |
| Jennings Lyon | Paul J. Harrison, P.E. |
| 1427 Laurens Road, Suite H | 19 Washington Park, Suite 100 |
| Greenville, SC 29607 | Greenville, SC 29601 |
| 864-238-5512 | 864-735-5068 |

Total Acreage: 6.92 Ac. Existing Zoning: R-8
Number of Lots: 27 Lots New Roadway: 852 LF

GRAPHIC SCALE
( IN FEET )
1 inch = 50 ft.

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