



**Specific Requirements For
Evergreen Hills- #2021-052
(April 19, 2021) Subdivision Advisory Committee**

WATER PROVIDER

Craig Sollman – Greenville Water @ 864-241-6129

- Water is available.

SEWER PROVIDER

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

- Sewer is available. Upgrades may be required.

Kim Volek - ReWa @ 864-299-4000 x272

- ReWa approved the preliminary capacity request as Bessie Rd.

FIRE DISTRICT

Piedmont Fire Department – (864) 244-5034

- No comments submitted.

FLOODPLAIN

Brian Bishop – Floodplain Administrator @ (864) 467-7523

- No comments.

ROADWAY

Jason Cisson – SCDOT @ (864) 241-1224

We have reviewed the proposed development to be located on Bessie Road (SC 86), which is a state maintained road. Based on the information available at this time, we have the following comments. SCDOT reserves the right to review or comment in the future should the plan be revised or additional information is discovered that could potentially impact SCDOT right-of-way.

- The proposed development shall comply with all standards as stated in the Access and Roadside Management Standards (ARMS) manual (revised February 2, 2020).
- Encroachment permits shall be required for all work within the SCDOT right-of-way (construction entrance, road connection, drainage, utility taps, landscaping, sidewalk, etc.).
- All access to the development (construction or permanent) shall be approved by an encroachment permit.
- All lots, open space, common areas, and detention shall have internal access only.
- Minimum width of a road connection no including any part of the radius or gutter pan (24 feet) – Chapter 3
- Minimum radius (30 feet) – Chapter 3
- Minimum radius offset (5 feet) – Chapter 3
- Angle of intersection – Chapter 5 (No less than 20 degrees from perpendicular with 90 degrees preferred)
- Minimum spacing/corner clearance – Chapter 3 (Corner Clearance/Spacing to existing roads/streets and commercial driveways shall be shown on the plans. The spacing shall

be measured from edge to edge. An access waiver can be submitted for elements not meeting SCDOT standards except for sight distance. Submittal of an access waiver does not guarantee approval. An access waiver may still be required even if a proposed street aligns with an existing street if it does not meet corner clearance/spacing from another driveway or intersection). The proposed access point does not appear to meet the minimum spacing required from the existing golf course driveway

- Minimum sight distance – Chapter 7 (It is the responsibility of the developer/engineer to check, measure, and verify the required sight distance (speed limit posted in the field) can be obtained. If the sight line goes outside the right-of-way or requires clearing along adjacent property frontage(s), a sight line easement will be required to preserve the sight line(s). An access point will not be allowed if it cannot meet the minimum sight distance requirement.).
- Maximum approach grade for a road connection (5%) – Chapter 5 (An approach grade of 3% or less is preferred but the approach grade can increase up to 5%)
- Post-development flow rates shall be equal to or less than pre-development flow rates for the 2, 10, 25, and 50-year storm events. No increase is allowed by SCDOT.
- No part of the detention system shall be located within the SCDOT right-of-way.
- **A TRAFFIC IMPACT STUDY WILL BE REQUIRED FOR THIS DEVELOPMENT AT THIS TIME. CONTACT D3 TRAFFIC FOR A SCOPE. IF THE LOTS WILL BE RECORDED IN PHASES, THE TIS (IF REQUIRED) SHOULD BE COMPLETED WITH THOSE PHASES TO HELP DETERMINE WHEN WARRANTS ARE MET. IF THE TIS DOES NOT INCLUDED PHASING, FINAL PLATS MAY NOT BE ALLOWED TO BE RECORDED UNTIL IMPROVEMENTS (IF WARRANTED) HAVE BEEN COMPLETED.**
- Landscaping on private property shall not obstruct or block sight distance. Sight lines should be included on the landscaping plan to ensure landscaping is not planted in a location that could obstruct or block sight distance. As no landscaping plan was provided, these comments do not indicate SCDOT approval of any landscaping associated with this development.
- Earthen or landscaping berms shall not be installed within the SCDOT right-of-way.
- An emergency access driveway shall not be a visible driveway. It should be hidden and not paved. A matrix or paver system shall be installed that is design to support the weight of emergency vehicles. The matrix/paver system will be covered with soil and finished with sod. The driveway looks like normal lawn but is designed for emergency access in the event it is needed.
- SCDOT requests the right to review the final plat(s) prior to recording. If the lots will be recorded in phases, the TIS should be completed with those phases to help determine when warrants are met. If the TIS does not included phasing, final plats may not be allowed to be recorded until improvements (if warranted) have been completed.
- **JUNIPER VALLEY LANE SHOULD ALIGN WITH THE PROPOSED COTTONWOOD RIDGE ACCESS ACROSS THE ROAD (SHIFT AS NECESSARY WHICH COULD IMPACT LAYOUT OR MAY REQUIRE BOTH DEVELOPMENTS TO SLIGHTLY REVISE LAYOUTS).**
- **AT A MINIMUM, A LEFT TURN LANE WILL BE REQUIRED ON BESSIE ROAD FOR EVERGREEN HILLS AS COTTONWOOD RIDGE WILL BE WIDENING FOR A LEFT TURN LANE INTO THEIR DEVELOPMENT AT THEIR ACCESS POINT. ADDITIONAL MITIGATION, IF ANY, WILL BE DETERMINED BY THE TIS.**

Kurt Walters – County Traffic @ (864) 467-7016

- Access: Bessie Road – State (SCDOT)
- Mailbox Clusters Box Units (CBUs) (LDR Article 8.19)
 - County will not maintain parking / pull off areas at CBU locations.
 - Refer to USPS Guide for Developers for Specifications on the Construction of CBUs for more detailed information
- **ROAD WIDTHS AND ROW TO FOLLOW LDR TABLE 5.1**
- **ENTRANCE TO HAVE MIN 100 FT TANGENT PRIOR TO START OF CURVE (LDR ARTICLE 5.2.4)**
- **STUB OUT (LDR ARTICLE 8.9.1)**
 - **ONLY REQUIRED TO PROVIDE 7 FT APRON. SHALL HAVE NOTATION ON FINAL PLAT INDICATING “TO BE FINISHED BY OTHERS”**
 - **SHALL HAVE NOTATION ON FINAL PLAT INDICATED “FUTURE THRU STREET”**
 - **SHALL BE CLEARLY MARKED WITH SIGNAGE TO INDICATING “FUTURE THRU STREET”**
- **PROVIDE SIGHT TRIANGLES AT ALL INTERSECTIONS (LOT 29, 30) (LDR 8.14)**
- **CROSSWALKS AND SIDEWALKS TO MEET ADA GUIDELINES – DO NOT MARK CROSSWALKS (LDR ARTICLE 8.18)**

STORMWATER

Land Development Division @ (864) 467-4610

- Safe passage of the offsite runoff from north of the site through the site
- Downstream analysis will be as it leaves the site and the 10% downstream point
- A stormwater management pollution prevention plan is required for this site. Please contact Land Development Division to schedule a Pre-Development Conference.
- As new public roadway is being proposed, a road review to meet county standards is required.
- Must meet water quantity requirements for lots not draining directly to the stormwater facility.
- Common conveyances for drainage should be placed in easements.
- No manufactured devices for post construction water quality allowed in residential subdivision
- 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 Home Owners Association as responsible for maintenance of the Stormwater Management Features.

ZONING DEPT

Zoning Administrator @ (864) 467-7425

- **PARCEL 100 SHOWS LESS THAN 6,000 SQ. FT. PER TABLE. PLEASE REVISE.**
- Tree ordinance will apply.
- **ANY BLOCKS LONGER THAN 800 FT. SHALL HAVE A MID-BLOCK PEDESTRIAN PATHWAY. PLEASE APPLY WHERE AND IF APPLICABLE.**

ROAD/SUBDIVISION NAMES

Michele Perdue – E-911 @ (864) 467-5916

- The suffix for Juniper Valley Lane will need to be changed to Circle. Cedar Valley Drive and Silver Fir Street are both approved. The stub out will need a separate street name.

GREENVILLE COUNTY SCHOOLS

Skip Limbaker @ (864) 355-7263

- Within 1.5 miles of a school and sidewalks are provided per the plat.

GIS DEPT

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.

SUBDIVISION ADMINISTRATION

- **SINCE THIS IS NOT A CLUSTER DEVELOPMENT, REMOVE “DEVELOPABLE OPEN SPACE” LABELS AND REPLACE WITH “COMMON AREA.”**
- **PER LDR ARTICLE 8.19.2, PROVIDE AT LEAST TWO PARKING SPACES FOR CBU.**
- **UNDER LOT DEVELOPMENT, LIST REQUIRED (20’) AND PROVIDED FRONT SETBACK (30’)**
- **ADD THE FOLLOWING NOTE: STUB STREETS WILL BE CLEARLY MARKED WITH SIGNAGE INDICATING FUTURE CONNECTIONS.**
- **LABEL THE 5.68 AND 11.92 ACRE COMMON AREAS i.e. COMMON AREA E.**
- A notation shall be made on the final subdivision plat that states that the land outside the street right-of-way shall revert to the abutting property owners. The stub-out shall consist of the right-of-way and apron, which includes up to 7’ of paved area
- If SC DOT requires a traffic impact study, the TIS review form must be to Subdivision Administration within 10 days of the Subdivision Advisory Committee meeting.
- The lot sequencing on the final plat must remain the same as the approved preliminary plan.
- A phased masterplan shall be submitted that shows all existing and proposed phases for all lots in the development for each final phase submitted.

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 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.
X	SHOW STATEMENT: "AS OWNERS OF PROPERTY WHICH IS DESIGNED TO DRAIN TO A PARTICULAR STORM WATER MANAGEMENT FACILITY IN ANY PHASE OF DEVELOPMENT IN _____ SUBDIVISION, EACH PROPERTY OWNER SHALL BE EQUALLY RESPONSIBLE FOR INSPECTION, MAINTENANCE, AND REPAIR OF THAT STORM WATER MANAGEMENT FACILITY TO WHICH THEIR LOT IS DESIGNED TO DRAIN IN _____ SUBDIVISION, AS SHOWN / FOUND ON THE APPROVED STORM WATER PLAN FOR _____ SUBDIVISION AND/OR RECORDED STORM WATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT INSTRUMENT # _____, DATED _____. THIS IS IN THE ABSENCE OF A HOMEOWNER'S OR PROPERTY OWNER'S ASSOCIATION."
X	THE RECORDED FINAL PLAT OF THE DEVELOPMENT SHALL CONTAIN THE FOLLOWING NOTE: "THE SANITARY SEWER RIGHT OF WAY AND EASEMENT CONVEYED HEREON TO

METROPOLITAN SEWER SUBDISTRICT (METRO) SHALL EXTEND TWELVE AND ONE-HALF FEET (12.5') ON EACH SIDE OF THE CENTERLINE OF THE SANITARY SEWER LINE AS CONSTRUCTED AND SHALL HAVE A TOTAL RIGHT OF WAY AND EASEMENT WIDTH OF TWENTY-FIVE FEET (25'), (HEREINAFTER CALLED THE "PERMANENT RIGHT OF WAY"). FOR REFERENCE AND RESTRICTIONS, SEE THE RECORDED DEDICATION AND CONVEYANCE OF SANITARY SEWER LINE AND RIGHT OF WAY CONTAINING THE REFERENCE TO THIS RECORDED PLAT."