



AGENDA

**Regular Planning Commission Meeting
300 Wall Street, Fountain Inn, SC 29644
Monday, September 11, 2023 - 6:00 PM**

1. Call to Order
2. Approval of Minutes
 - a. Minutes from Planning Commission Meeting - August 3, 2023
3. Hearing Procedures/Regulations
4. Unfinished Business
 - a. PF-2023-002
Request: Final Development Plan for Barton Hollow
Tax Map: 0562010102801, 0562010102822, 0562010102815,
0562010102823, 0562010102820, and 0562010102800
Location: Highway 418 and Greenpond Road
5. New Business
 - a. PZ-2023-012
Request: PD, Planned Development to PD-MC, Planned Development –
Major Change
Tax Map: 0345000100602
Location: Fairview St and Diamond Tip Blvd
 - b. PP-2023-002
Request: Preliminary Plan for Dylan Roberts Subdivision
Tax Map: 0556010100400
Location: Hellams Street
 - c. PP-2023-003
Request: Preliminary Plan for Fountainside Trail
Tax Map: 0354000100300, 0354000100309
Location: Speedway Drive
6. Adjourn

Planning Commission may enter executive session to discuss any item on the agenda as permitted by S.C. Code Ann. § 30-4-70.

FOIA Compliance – Public notification of this meeting has been published, posted, and distributed in compliance with the Freedom of Information Act and the City of Fountain Inn's requirements.



MINUTES
FOUNTAIN INN PLANNING COMMISSION

Thursday, August 3, 2023

Council Chambers

300 Wall Street, Fountain Inn, South Carolina

1. Call to Order

Chairman Stoddard called the meeting to order at 6:00 pm. Chairman Stoddard, Walt Tanner, Chris Ellisor, and Nelson Deever were all in attendance at this time.

2. Approval of Minutes

- a. Mr. Tanner made a motion to approve the minutes from July 6, 2023, meeting. Mr. Deever seconded. The motion carried 4-0.

3. Hearing Procedures/Regulations

Chairman Stoddard provided an overview of procedures.

4. New Business

a. PF-2023-002

Request: Final Development Plan for Barton Hollow

Tax Map: 0562010102801, 0562010102822, 0562010102815

0562010102823, 0562010102820, and 0562010102800

Location: Highway 418 and Greenpond Road

Ms. Mann presented a report on the request.

Comment from public. Chairman Stoddard spoke to unidentified audience members concerning meeting. Audience spoke upon not being able to hear.

Mr. White provided documents to the Planning Commission. Mr. White explained that the renderings are what have already gone through the rezoning and preliminary plat process. The only new item is the sign rendering with the current name. Mr. White says that they will be coming back for approval with any commercial tracts.

Discussion between Chairman Stoddard and Ms. Tucker from DRB Homes, about elevations for future homes being built.

Mr. Philip Day, the developer on the project, spoke about submittal of plans.

Chairman Stoddard asked if there are any that oppose. Ms. Garris asked for more information concerning the proposed plans and traffic concerns within the City. Mr. White provided information regarding building plans and traffic studies/plans. Chairman Stoddard and Mr. White discussed new road entries and traffic.

There was discussion among audience members. Chairman Erik Stoddard asked that the unidentified audience member introduce themselves. Ms. Tucker from DRB Homes approached the stand and introduced herself.

An unidentified audience member expressed traffic concerns. Chairman Stoddard explained approval processes.

Chairman Stoddard talked about parcel and placement of signs and the reasoning on their placement. Mr. Tanner stated he was not in attendance at the last meeting and wanted to verify the approval of Council from previous meeting.

Chairman Stoddard confirmed staff's reasoning behind recommending denial for the Final Development Plan. Ms. Mann brought attention to the landscaping and open space section.

Mr. Tanner questioned sidewalks. Chairman Stoddard confirmed sidewalks.

Chairman Stoddard made a motion to table the request. Mr. Tanner seconded. The motion passed unanimously 4-0.

- b. PZ-2023-011**
Request: Text amendment to the City of Fountain Inn Zoning Ordinance
That will amend Article 5, District Regulations, Section 5:8, I-1, Industrial District
Tax Map: N/A
Location: Citywide

Staff presented a report on the request.

There was no public comment.

Chairman Stoddard made a motion to approve the Text Amendment to Amend Article 5, District Regulations, section 5:8, I-1, Industrial District. Mr. Ellisor seconded. The motion carried 4-0.

5. Announcements from Planning Staff

Ms. Mann introduced new staff members, Mr. Miller, who will help facilitate meetings, as well as Ms. Sorace, the Secretary.

6. Adjourn

Chairman Stoddard made a motion to adjourn at 6:27 PM. Mr. Deever seconded. The motion carried unanimously.



Fountain Inn Planning and Development
200 North Main Street
Fountain Inn, SC 29644
Office: 864.409.3334

REVISED FOR SEPTEMBER 2023

TO: Planning Commission

FROM: Planning and Development Department

RE: PF-2023-002

APPLICANT: Falcon Real Estate Lending, LLC

PROPERTY LOCATION: Highway 418 and Greenpond Road

PIN/TMS#(s): 0562010102801, 0562010102822, 0562010102815,
0562010102823, 0562010102820, and 0562010102800

CURRENT ZONING: PD, Planned Development

REQUEST: Final Development Plan for Barton Hollow

ACREAGE: 28.94

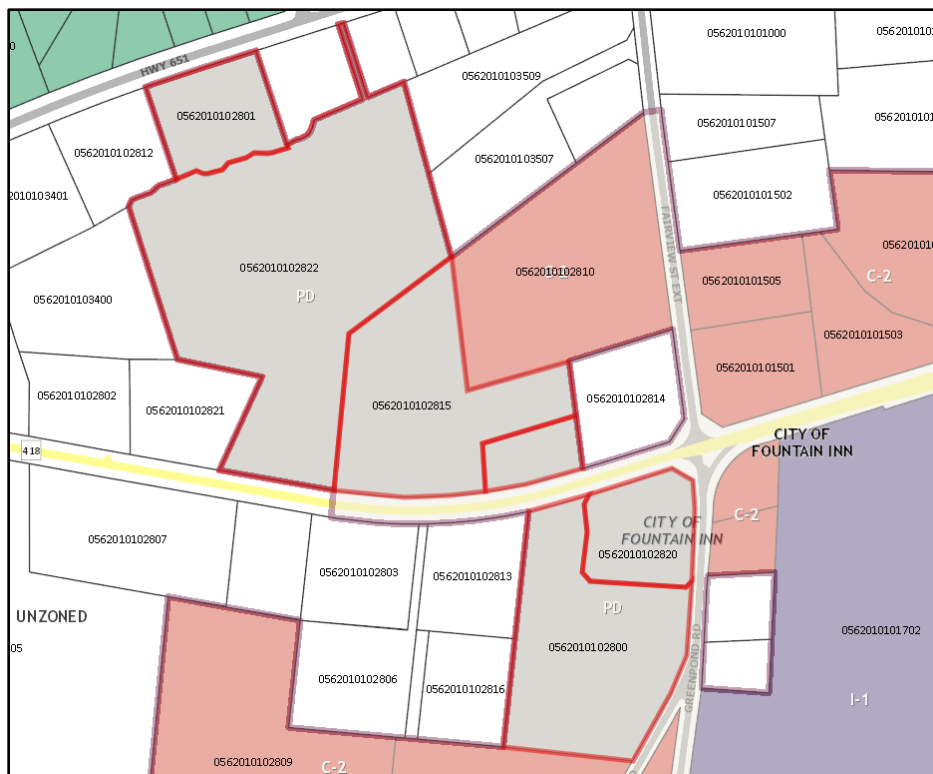
COUNCIL WARD: 5 – Don

EXISTING CONDITIONS:	The site is wooded and sloped and is bisected by wetlands. The wetlands have been delineated and buffers are shown around them.
PROPOSED LAND USE:	The applicant is proposing single-family residential land use (attached and detached) and commercial land use. The commercial areas on TMS# 0562010102801, 0562010102823, and 0562010102820 are not included in this request.
DENSITY:	The Statement of Intent (SOI) states that the project density is 142 units and indicates that units are a mix of attached and detached single-family units. The Final Development Plan (FDP) shows 105 single-family attached units and 37 single-family detached units, which is consistent with the SOI.
LANDSCAPING AND OPEN SPACE:	The SOI indicates that approximately 9.13 acres of the 28.94 total site acreage will be preserved as open space and buffers. The FDP shows 11.3 acres preserved as open space and buffers. A 10-foot buffer will be provided around the perimeter of the site. The Final Development Plan includes a dog park, a community garden, gazebos, community gathering areas, a tot lot, a community park and a fire pit, consistent with the Preliminary Development Plan.
ROADS AND TRAFFIC:	The SOI states the primary circulation within the project will be new private roads which are shown on the FDP. For the north side of the development, there are two accesses on Highway 418 (Milacron Drive). The south side of the development will have entrances on Highway 418 (Milacron Drive), Greenpond Road, and Tall Pines Road.
PEDESTRIAN ACCESS:	The FDP shows a sidewalk on one side of each proposed road within the development except for Road 7. The applicant states an additional sidewalk along Road 7 will be addressed as part of the commercial tract Final Development Plan, to be submitted at a later date. The SOI states that open space may consist of walking trails which are shown on the FDP.
CONCLUSION:	The subject parcels, zoned PD, Planned Development District are located on Highway 418 (Milacron Drive). City Council approved the annexation and rezoning of the subject parcels from C-2, Commercial District and Unzoned to PD, Planned Development District on March 9, 2023. The applicant has included a sign plan, elevations, and perspective sketches with the Final Development Plan submittal as required by Section 5:9.7.2 of the Zoning Ordinance. Staff is of the opinion that the documents provided by the applicant are consistent with the previously approved Statement of Intent and Preliminary Development Plan.
STAFF RECOMMENDATION:	Based on these reasons, staff recommends approval of the Final Development Plan for parcels 0562010102822, 0562010102815, and 0562010102800 in the Barton Hollow Planned Development.

Aerial Map



Zoning Map





**CITY OF FOUNTAIN INN
APPLICATION FOR REZONING**

Falcon Real Estate
Owner Lending, LLC

1. I (We) Falcon Real Estate Lending, LLC Agent Phillip Day

2. Of 7 Hindman Dr.

Greenville, SC, 29609, (864) 907-6509
City State Zip Telephone

Do hereby petition for a variance of the zoning ordinance of Fountain Inn, South Carolina

3. By varying from _____ to _____

4. the property located at TMS# 0562010102801, 0562010102815, 0562010102820, 0562010102800

and having frontage(s) along bordering streets as follows:

Highway 418, Fairview Street Extension, Greenpond Road, and Highway 651

5. containing 28.4 acres more or less and being lot(s) _____, block _____
as shown on the Greenville and Laurens County Tax Maps.

6. This property is more specifically described by a metes and bounds description attached hereto,
and as shown on attached plat on tax map.

7. Name of owner(s) of each lot is as shown on a certificate of ownership from the Greenville and
Laurens County Tax Coordinator's office attached hereto.

8. Receipt(s) of notice(s) that were sent by certified mail to owners who are not co-signers of petition
is attached hereto.

9. The filing fee of \$75 is attached hereto. (call 862-7233)

10. Signatures of owner(s)

By Phillip Day Agent

7 Hindman Dr, Greenville, SC 29609
Address

864-907-6509
Telephone

APPLICATION FEES ARE NON-REFUNDABLE AND NON-TRANSFERABLE

CIVIL PERMIT FOR BARTON HOLLOW

OWNER

DRB GROUP OF SOUTH CAROLINA, LLC
30 PATEWOOD DRIVE, SUITE 180
GREENVILLE, SC 29615

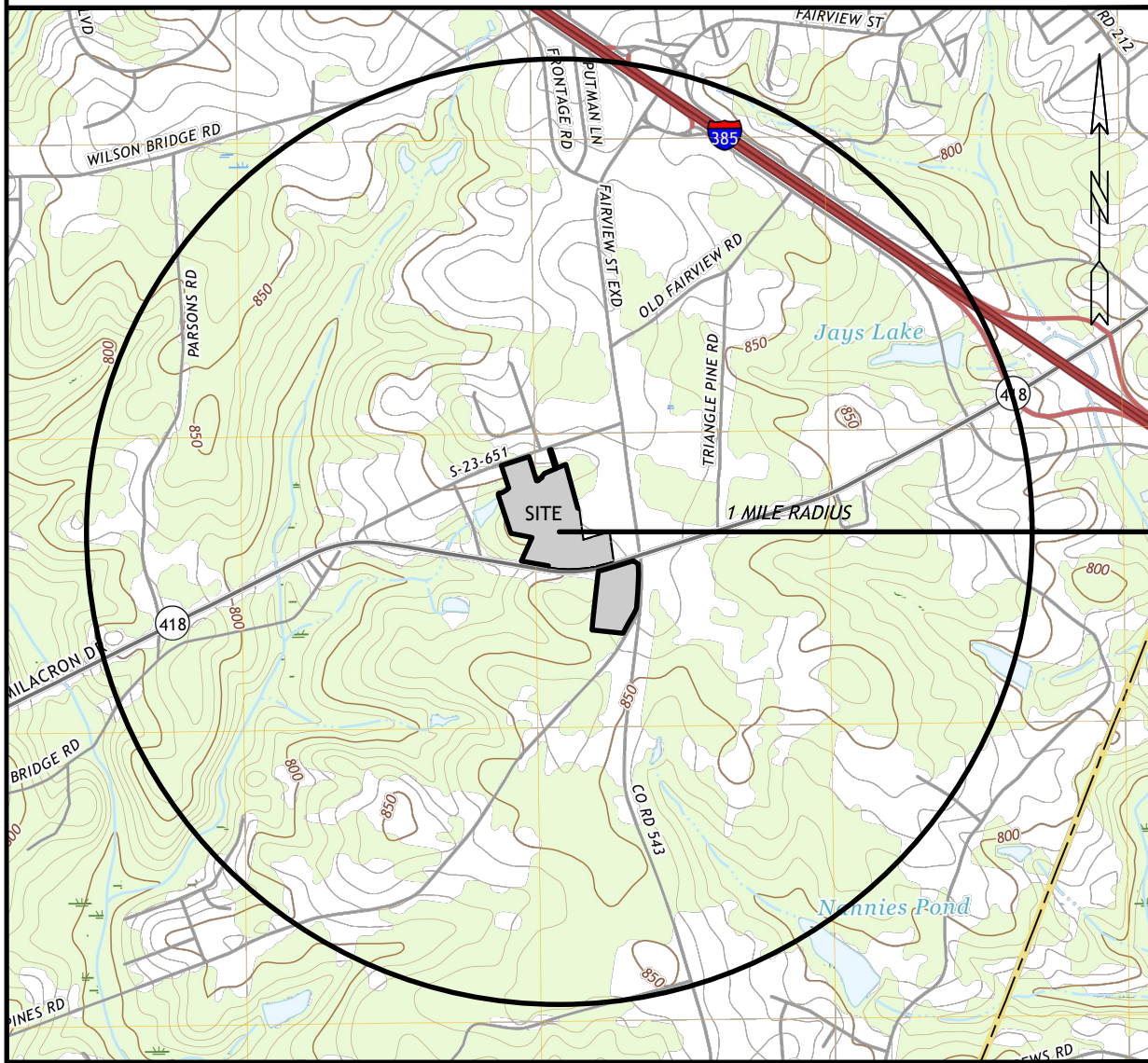
CIVIL ENGINEER

RIDGEWATER ENGINEERING & SURVEYING, LLC
PO BOX 806
ANDERSON, SC 29622
864.226.0980

SURVEYOR

SITE DESIGN, INC.
225 ROCKY CREEK ROAD
GREENVILLE, SC 29615
864.271.0496

Note: The Contractor shall contact Tim Wright with Metro, 864-423-7813, a minimum of 72 hours prior to construction to schedule a pre-construction meeting.



LOCATION MAP
1" = 2000'

CONSTRUCTION SEQUENCE OF EVENTS	CONSTRUCTION ACTIVITY (TEN WEEKS)									
	1	2	3	4	5	6	7	8	9	10
PHASE 1 - INITIAL LAND DISTURBANCE										
1	RECEIVE NPDES COVERAGE FROM SC DHEC AND GREENVILLE COUNTY LAND DEVELOPMENT DIVISION (GCLDD).	X								
2	PRE-CONSTRUCTION MEETING PER GCLDD DIRECTION.	X								
3	FLAG WETLANDS BUFFER. STAKE LIMITS OF DISTURBANCE, SILT FENCE AND SPECIFY AREAS WHERE DOUBLE ROWS OF SILT FENCE WILL BE INSTALLED.	X								
4	CLEAR & GRUB FOR INSTALLATION OF THE PERIMETER SILT FENCE, CONSTRUCTION EXIT PAD, BARREL, OUTLET CONTROL STRUCTURE, PONDS, SEDIMENT TRAPS, LEVEL ENERGY DISSIPATER AND TEMPORARY DIVERSIONS.		X							
5	INSTALLATION OF THE PERIMETER SILT FENCE, CONSTRUCTION EXIT PAD, BARREL, OUTLET CONTROL STRUCTURE, PONDS, SEDIMENT TRAPS, LEVEL ENERGY DISSIPATER, PERMANENT DIVERSION BERMS AND TEMPORARY DIVERSIONS.		X							
6	CONTRACTOR TO STABILIZE POND SLOPES WITH VEGETATIVE MATTING PER DETAIL IMMEDIATELY UPON CONSTRUCTION COMPLETION. CONTRACTOR TO SUBMIT POND AS-BUILT TO CONFIRM CONSTRUCTION OF POND WITH DESIGN ENGINEER.		X							
7	PHASE SEQUENCE VERIFICATION WITH GREENVILLE COUNTY INSPECTOR	X								

CONSTRUCTION SEQUENCE OF EVENTS	CONSTRUCTION ACTIVITY (TEN WEEKS)									
	1	2	3	4	5	6	7	8	9	10
PHASE 2 - CONSTRUCTION										
8	CLEARING & GRUBBING THE REMAINDER OF THE LIMITS OF DISTURBANCE.		X							
9	ROUGH GRADING FOR SITE, INSTALLATION OF STORM DRAINAGE & INLET PROTECTION.			X	X					
10	PHASE SEQUENCE VERIFICATION WITH GREENVILLE COUNTY INSPECTOR				X					

CONSTRUCTION SEQUENCE OF EVENTS	CONSTRUCTION ACTIVITY (TEN WEEKS)									
	1	2	3	4	5	6	7	8	9	10
PHASE 3 - STABILIZATION										
11	INSTALLATION OF UTILITIES, CURBING, PAVING AND FINE GRADING.					X	X			
12	CONTRACTOR TO CONVERT INLET PROTECTION IN PAVEMENT AREAS TO DHEC TYPE E INLET TUBES IMMEDIATELY AFTER PAVEMENT IS INSTALLED.								X	
13	CONTRACTOR TO REMOVE SOIL STOCK PILE AREA AND PERMANENTLY STABILIZE AREA.								X	X
14	ALL DISTURBED AREAS TO BE PERMANENTLY STABILIZED.									X
15	FLUSHING OF STORMWATER PIPING TO REMOVE SEDIMENT ACCUMULATION DURING CONSTRUCTION.									X
16	SITE TO ACHIEVE 100% PERMANENT STABILIZATION AND 70% DENSITY. CONTRACTOR TO CONVERT OUTLET CONTROL STRUCTURES TO POST CONSTRUCTION PER DETAIL AND REMOVE TEMPORARY SEDIMENT & EROSION CONTROL MEASURES (BAFFLES/SKIMMERS/RIPRAP FILTER BERM) AND STABILIZE BOTTOM OF POND WHERE BAFFLES/SKIMMER/RIPRAP FILTER BERM WERE REMOVED. (THE DEPARTMENT RECOMMENDS THAT THE PROJECT OWNER/OPERATOR HAVE THE SWPPP PREPARED OR REGISTRATION EQUIVALENT APPROVE THE REMOVAL OF TEMPORARY STRUCTURES).	X	X	X	X	X	X	X	X	X
17	UPON FINAL STABILIZATION OF ALL AREAS DRAINING TO SEDIMENT TRAPS, CONTRACTOR TO REMOVE SEDIMENT TRAPS AND STABILIZE AREAS.	X	X	X	X	X	X	X	X	X
18	SUBMIT NOTICE OF TERMINATION (NOT) TO GREENVILLE COUNTY LAND DEVELOPMENT DIVISION (GCLDD).	X	X	X	X	X	X	X	X	X
19	ANY FURTHER CONSTRUCTION OR GRADING NOT WITHIN THE SCOPE OF THIS PROJECT SHALL OBTAIN AN INDIVIDUAL STORMWATER PERMIT.									X

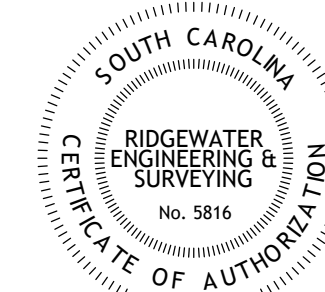
INDEX OF DRAWINGS

C-0	COVER SHEET
C-1A	OVERALL EXISTING CONDITIONS
C-1B - C-1C	EXISTING CONDITIONS / DEMOLITION PLAN
C-2	OVERALL SITE PLAN
C-2A - C-2B	SITE PLAN
C-2C	EASEMENT SKETCH
C-3A - C-3B	PHASE 1 - INITIAL LAND DISTURBANCE
C-4A - C-4B	PHASE 2 - CONSTRUCTION
C-5A - C-5B	PHASE 3 - STABILIZATION
U-1A	OVERALL SEWER PLAN
U-1B - U-1C	SEWER PLAN
U-3A - U-3B	WATER PLAN
L-1	LANDSCAPING PLAN



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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

DRAWN BY: KOC

CHECKED: JWV

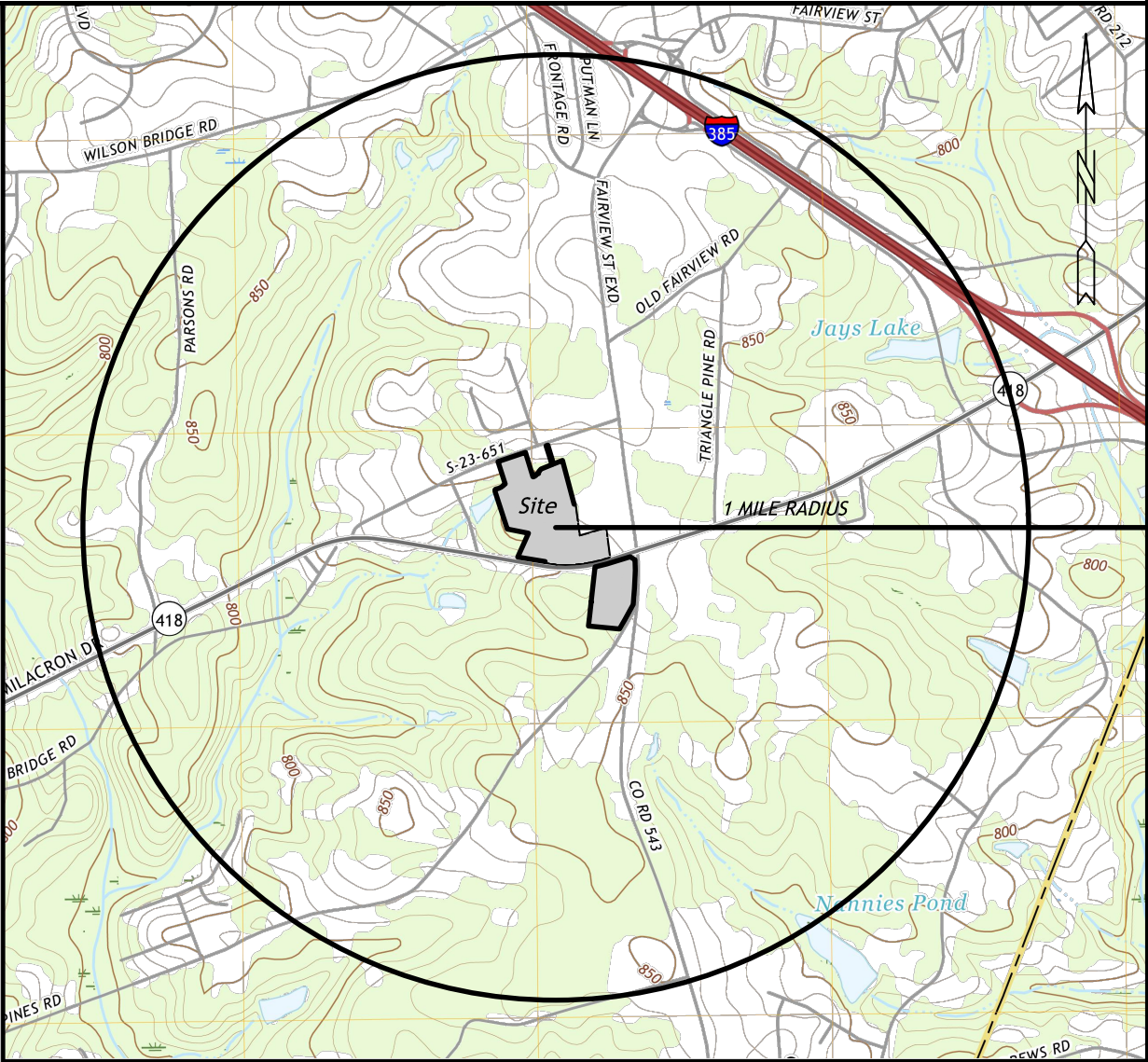
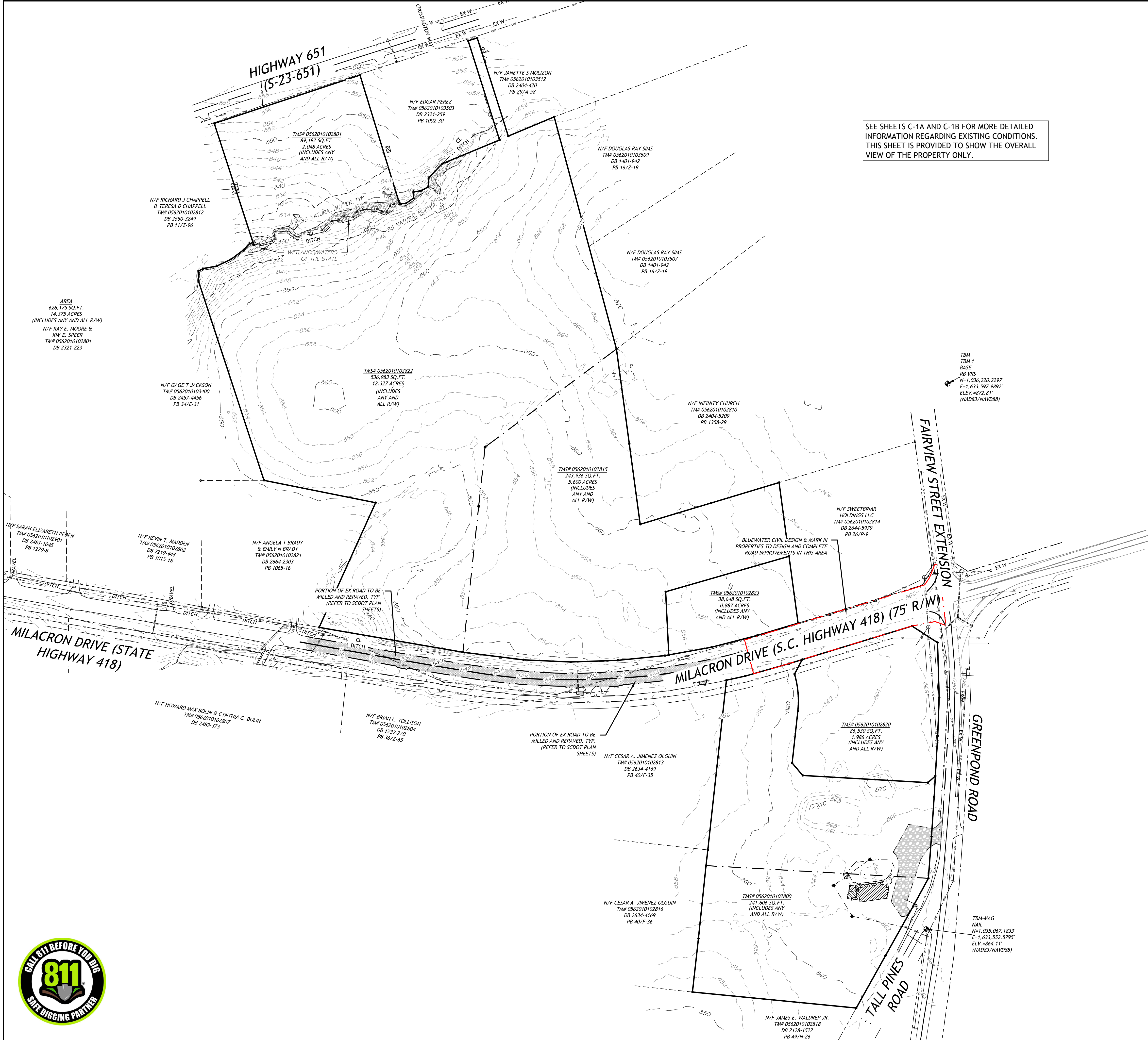
JOB NUMBER: 22212

REV #	DATE	COMMENT
0	6-29-23	RELEASE TO CLIENT
1	7-18-23	SUBMIT FOR REVIEW
2	7-31-23	UTILITIES RELEASE
3	8-09-23	REVISED PER FDP
---	---	---
---	---	---

SHEET

Cover
Sheet

C - 0



LOCATION MAP
1" = 2000'

Site Notes:

- Total Area of Site = 28.40 Acres
- TMS# 0562010102815, 0562010102820, 0562010102800, 056010102801
- Setbacks:
Perimeters: 15'
Existing Road Frontage: 35'
- The property hereon lies in Flood Zone "X", No Shading-Areas determined to be outside the 0.2% annual chance flood, according to NFIP, FIRM Map-Community Panel Numbers 45045C0511E and 45045C0512E, Effective date: 8/18/2014.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Benchmark Basis: State Plane Coordinates Were Based on SCVRS-South Carolina Virtual Reference System-Real Time Network-Datum NAD 83 (2011). NAVD 88 All Distances are Horizontal Ground Distances.
- Topographic field data and property boundary were prepared by:

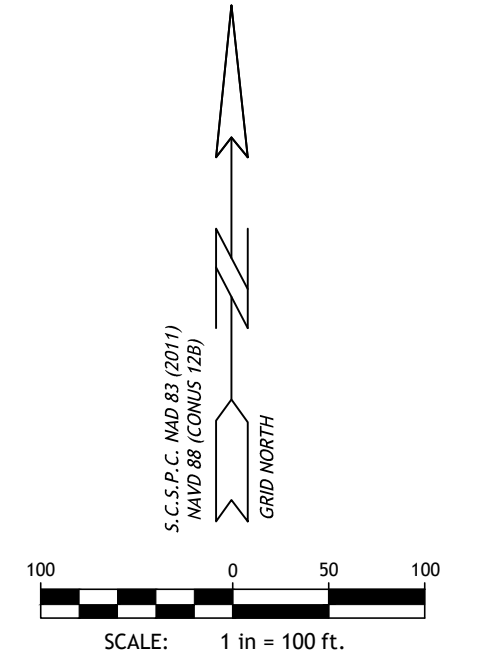
Site Design, Inc.
225 Rocky Creek Road
Greenville, SC 29615
864-271-0496

LEGEND

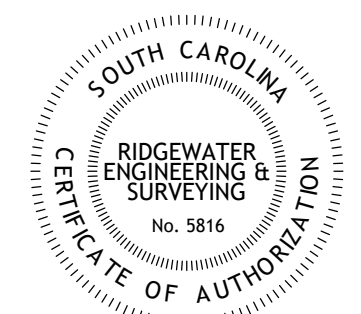
Iron Pin, Old, Found (IPF)	●
Iron Pin, New, Placed (IPS)	○
New MN (Mag Nail New)	⊕
PKO (Old PK Nail)	⊖
NBC (Old Nail & Bottle Cap)	⊗
Computed Point	△
Contours	---
Water Line	EX W
Fire Hydrant	⊕
Water Valve	⊖
Sewer Line (gravity)	EX S
Sanitary Manhole	⊕
Storm Pipe	---
Storm Catch Basin	⊖
Gas Line	G
Power Meter/transformer	E
Over Head Power	OHP
Utility Pole	⊕
Guy Wire	△
Light Pole	⊕
Telephone Line	T
Telephone Pedestal	⊕
Fiberoptic Marker	⊕
Fenceline	X
Property Line	---
Adjacent Property Line	---
Adjacent Property Line	---



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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

DRAWN BY: KOC

CHECKED: JWW

JOB NUMBER: 22212

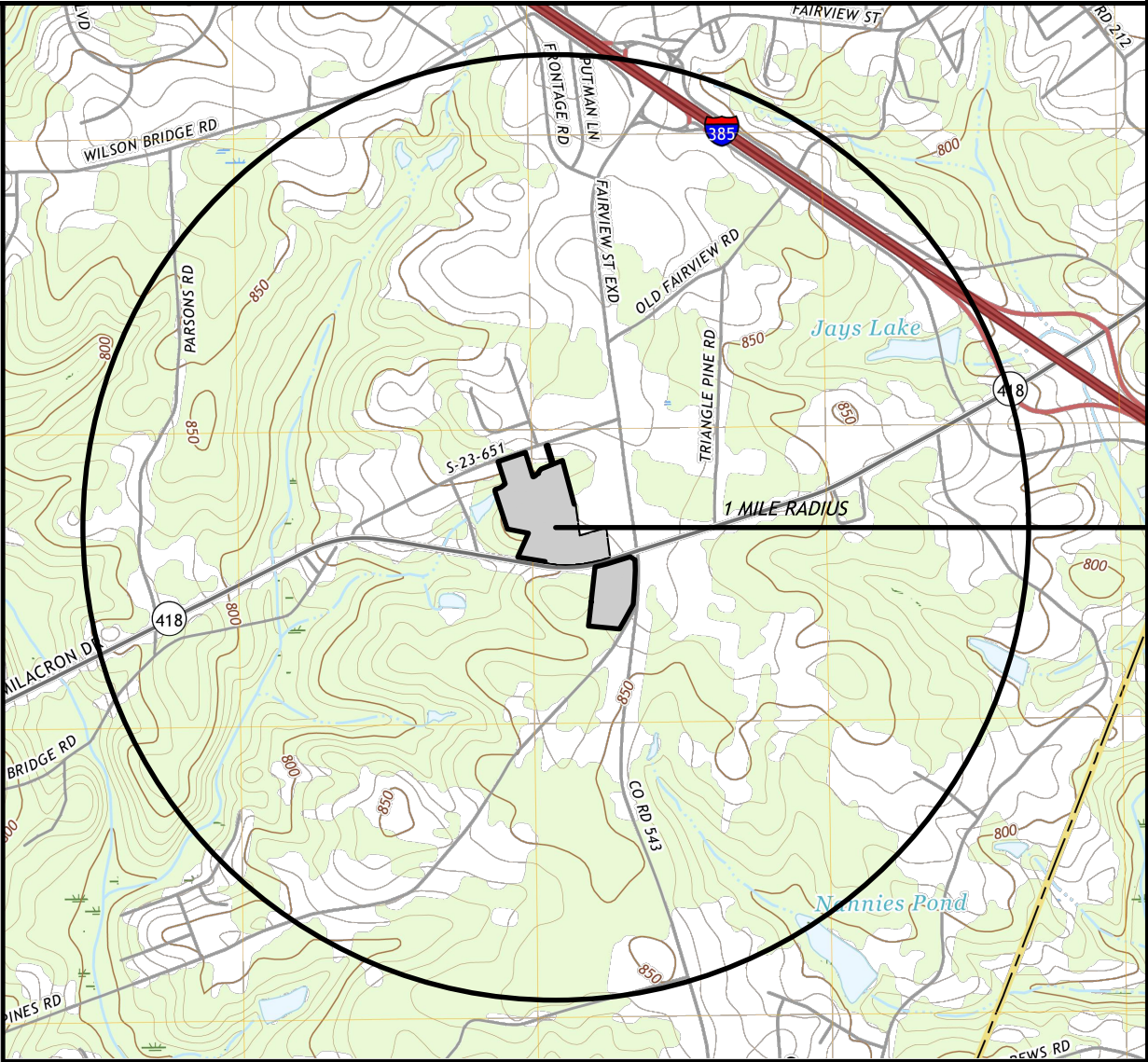
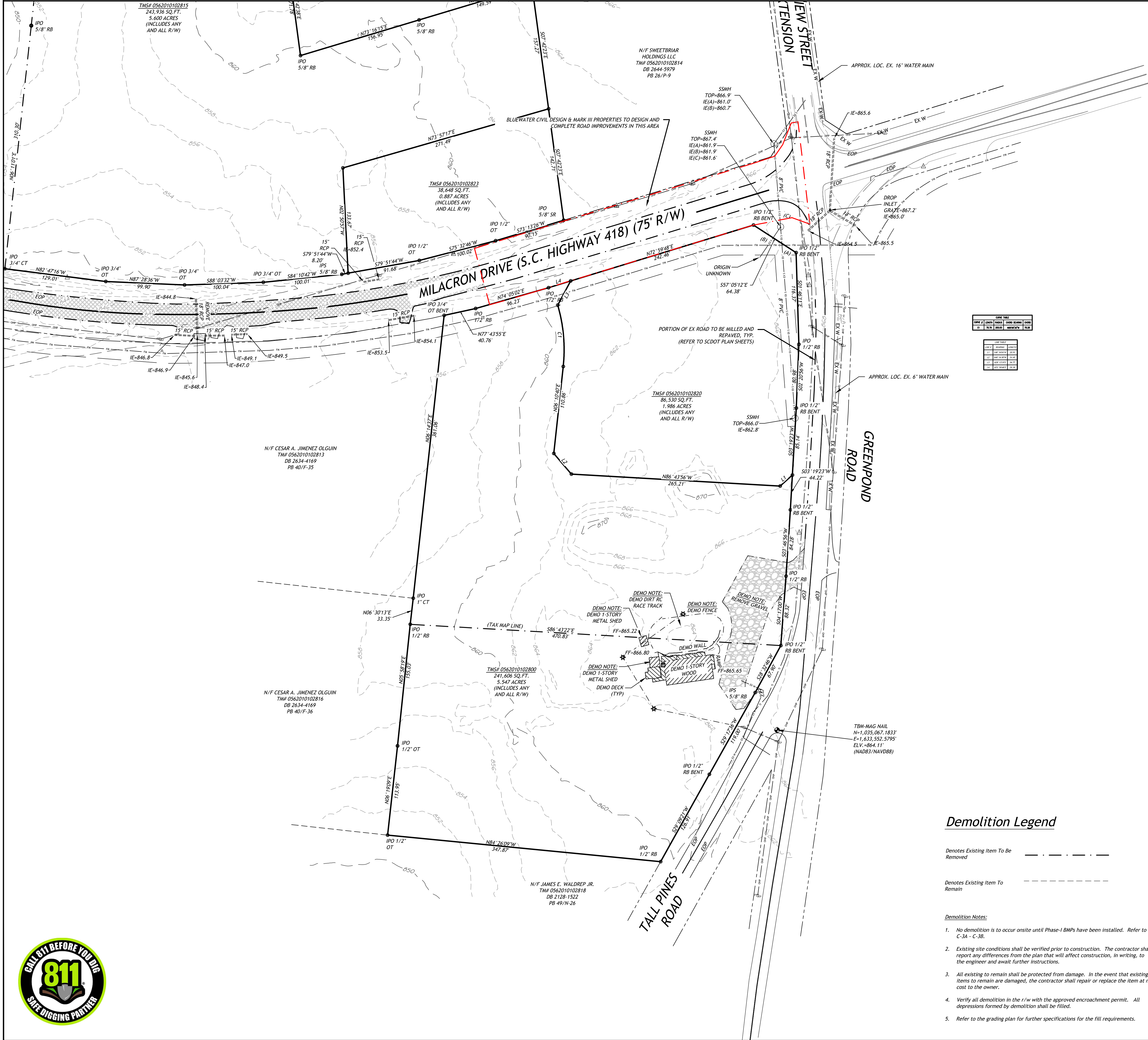
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...	...	...
...	...	...

SHEET

Existing
Conditions
Overall View

C - 1A





LOCATION MAP
1" = 2000'

- Site Notes:**
- Total Area of Site = 28.40 Acres
 - TMS# 0562010102815, 0562010102820, 0562010102800, 056010102801
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 - Topographic field data and property boundary were prepared by:
Site Design, Inc.
225 Rocky Creek Road
Greenville, SC 29615
864-271-0496

LEGEND

- Iron Pin, Old, Found (IPF) ●
Iron Pin, New, Placed (IPS) ○
New MN (Mag Nail New)
PKO (Old PK Nail)
NBC (Old Nail & Bottle Cap)
Computed Point △
Contours --- 100 ---
Water Line --- EX W ---
Fire Hydrant ---
Water Valve ---
Sewer Line (gravity) --- EX S ---
Sanitary Manhole ---
Storm Pipe ---
Storm Catch Basin ---
Gas Line --- G ---
Power Meter/transformer --- E ---
Over Head Power --- OHP ---
Utility Pole ---
Guy Wire --- △ ---
Light Pole --- ☆ ---
Telephone Line --- T ---
Telephone Pedestal --- T ---
Fiberoptic Marker --- △ ---
Fenceline --- X ---
Property Line ---
Adjacent Property Line ---
Adjacent Property Line ---

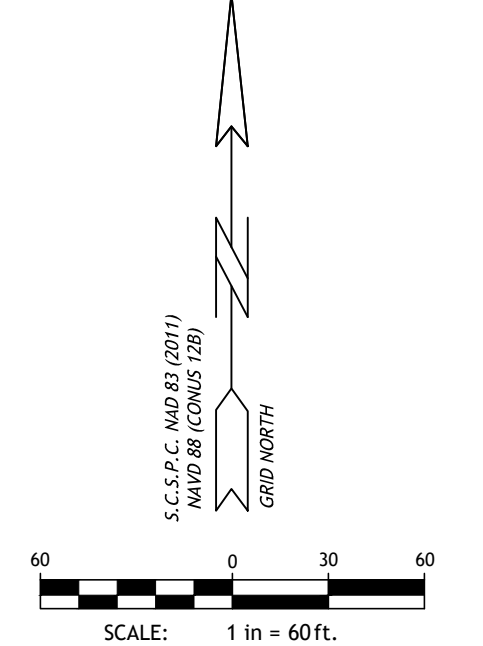
Demolition Legend

- Denotes Existing Item To Be Removed ---
Denotes Existing Item To Remain ---

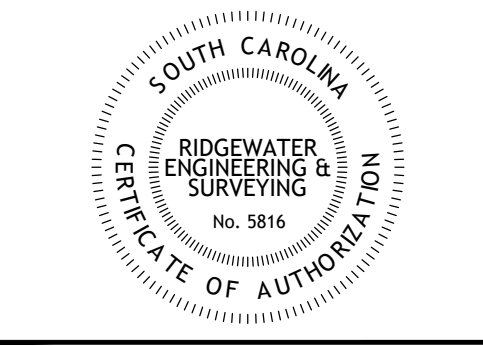
- Demolition Notes:**
- No demolition is to occur onsite until Phase-I BMPs have been installed. Refer to C-3A - C-3B.
 - Existing site conditions shall be verified prior to construction. The contractor shall report any differences from the plan that will affect construction, in writing, to the engineer and await further instructions.
 - All existing to remain shall be protected from damage. In the event that existing items to remain are damaged, the contractor shall repair or replace the item at no cost to the owner.
 - Verify all demolition in the r/w with the approved encroachment permit. All depressions formed by demolition shall be filled.
 - Refer to the grading plan for further specifications for the fill requirements.



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Barton Hollow

CITY OF FOUNTAIN INN
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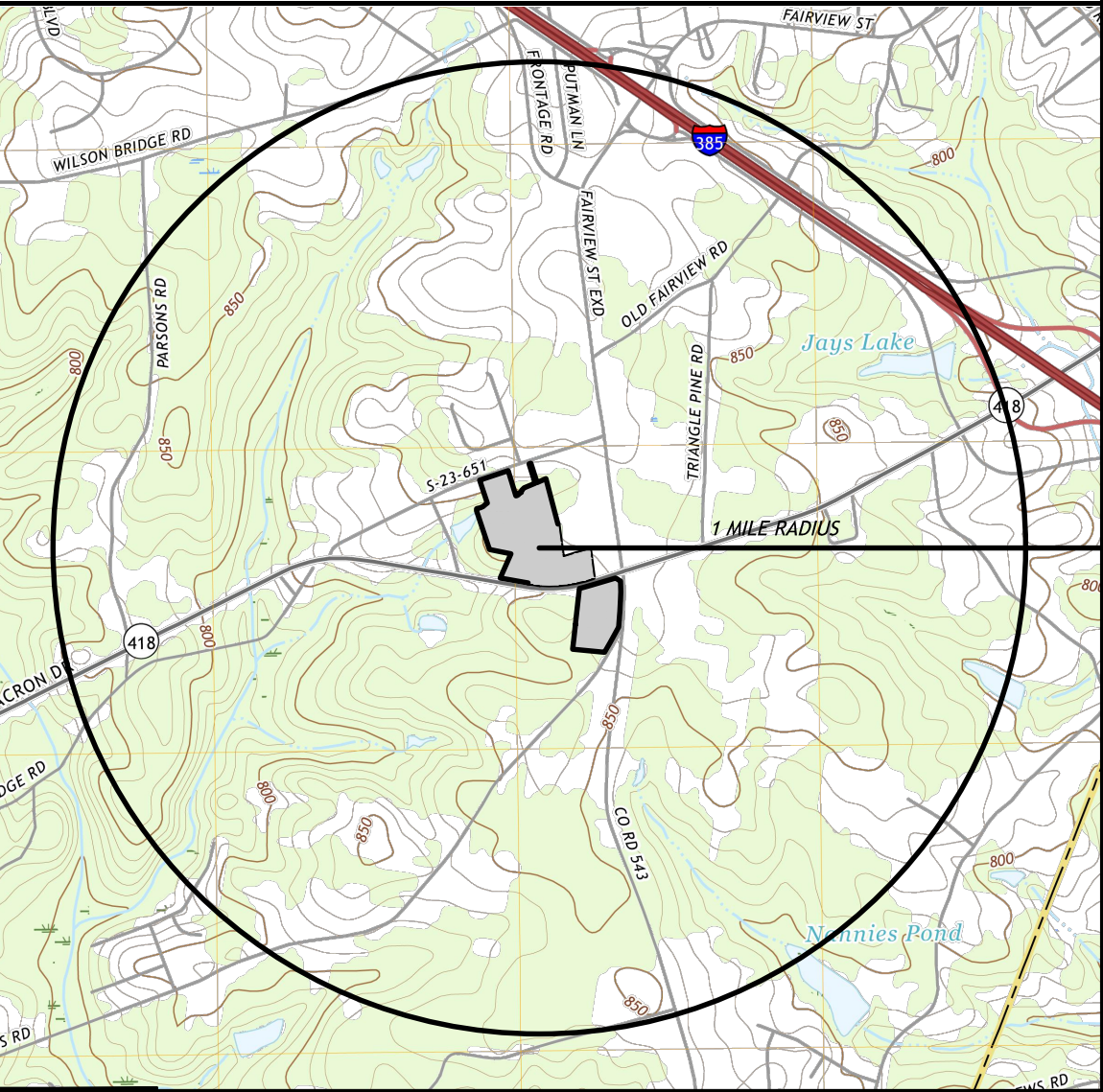
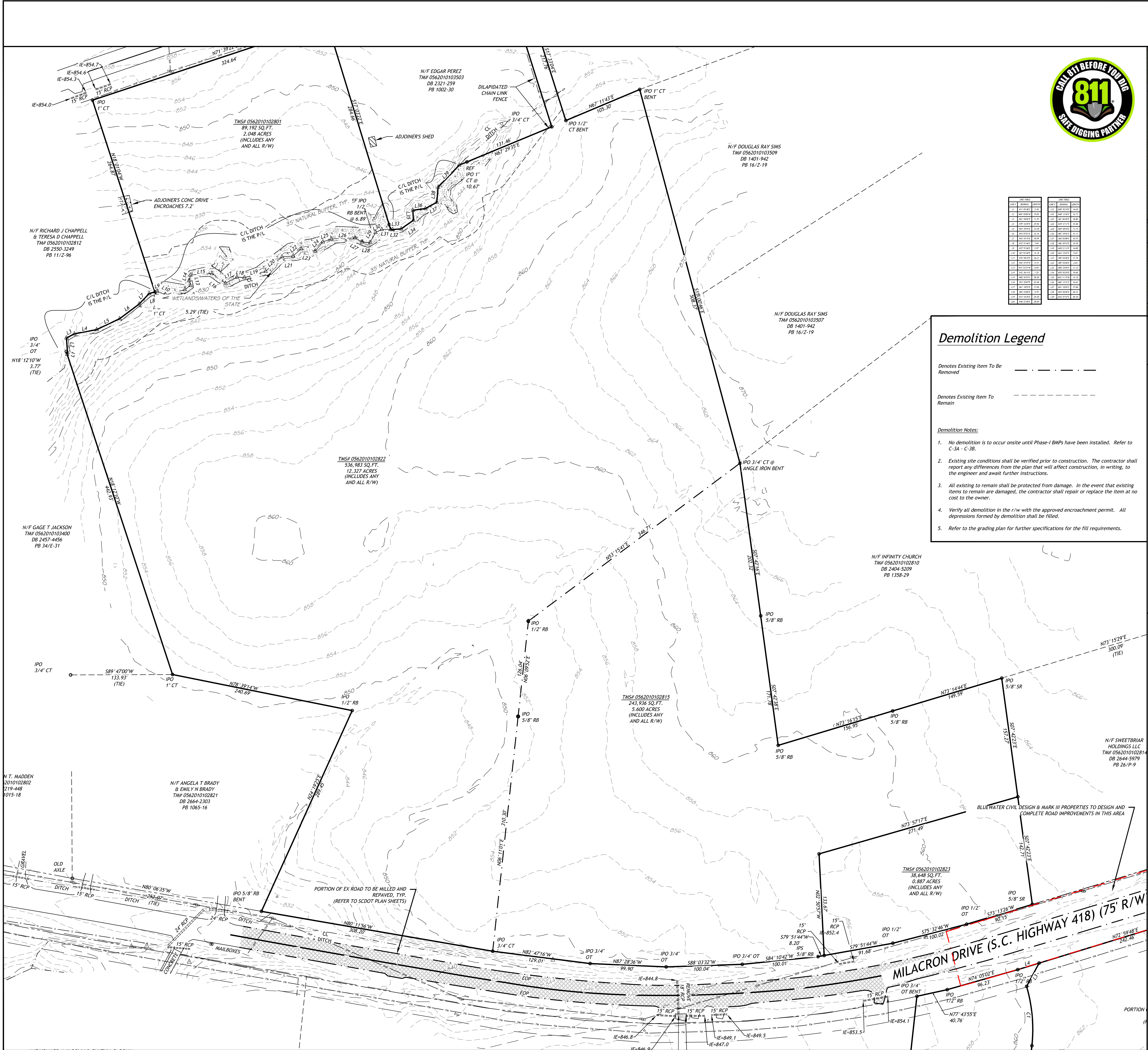
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CHECKED: JWW		
JOB NUMBER: 22212		
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3	8-09-23	REVISED PER FDP
...	...	...
...	...	...

SHEET

Existing
Conditions/
Demolition Plan

C - 1B





Demolition Legend

Denotes Existing Item To Be Removed

Denotes Existing Item To Remain

Demolition Notes:

- No demolition is to occur onsite until Phase-I BMPs have been installed. Refer to C-3A - C-3B.
- Existing site conditions shall be verified prior to construction. The contractor shall report any differences from the plan that will affect construction, in writing, to the engineer and await further instructions.
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LOCATION MAP 1" = 2000'

Site Notes:

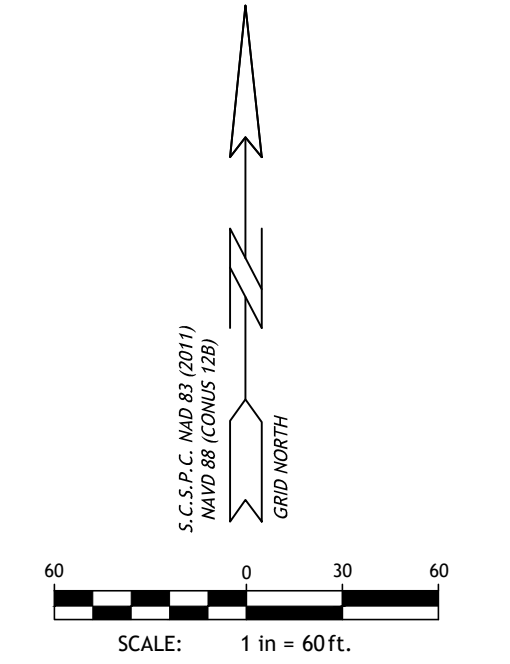
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LEGEND

- Iron Pin, Old, Found (IPF) ●
- Iron Pin, New, Placed (IPS) ○
- New MN (Mag Nail New) ⊕
- PKO (Old PK Nail) ⊖
- NBC (Old Nail & Bottle Cap) ⊙
- Computed Point △
- Contours --- 100 ---
--- 90 ---
- Water Line --- EX W ---
- Fire Hydrant ⊕
- Water Valve ⊕
- Sewer Line (gravity) --- EX S ---
- Sanitary Manhole ⊕
- Storm Pipe ===
- Storm Catch Basin □
- Gas Line --- G ---
- Power Meter/transformer [E]
- Over Head Power --- OHP ---
- Utility Pole ⊕
- Guy Wire ⊕
- Light Pole ⊕
- Telephone Line --- T ---
- Telephone Pedestal [T]
- Fiberoptic Marker ⊕
- Fenceline --- X ---
- Property Line ---
- Adjacent Property Line ---
- Adjacent Property Line []



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Barton Hollow

CITY OF FOUNTAIN INN SOUTH CAROLINA

DRAWN BY: KOC

CHECKED: JWW

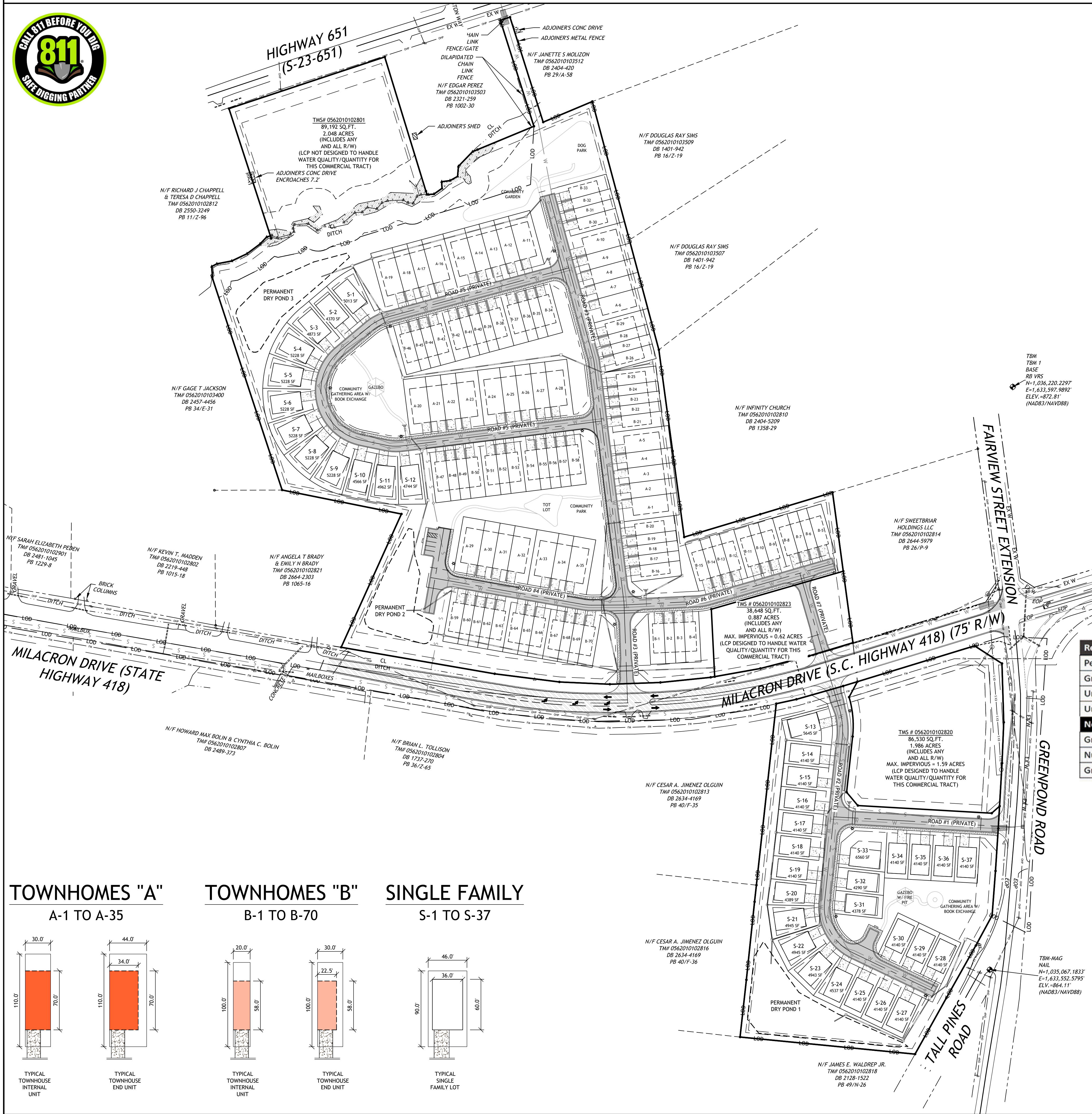
JOB NUMBER: 22212

REV #	DATE	COMMENT
0	6-29-23	RELEASE TO CLIENT
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3	8-09-23	REVISED PER FDP
...	...	...
...	...	...

SHEET

Existing Conditions/ Demolition Plan

C - 1C



SITE DATA

TMS #:	0562010102815, 0562010102820, 0562010102823 0562010102800, 0562010102801, 0562010102820		
TOTAL AREA:	±28.4 ACRES		
EXISTING ZONING:	PD, PLANNED DEVELOPMENT		
RESIDENTIAL AREA:	NORTH SIDE	SOUTH SIDE	= 23.47 ACRES = 4.93 ACRES = 28.4 ACRES = 142 TOTAL
COMMERCIAL AREA:	±17.93 ACRES	±5.54 ACRES	
TOTAL AREA:	±2.94 ACRES	±1.99 ACRES	
TOTAL UNITS:	±20.86 ACRES	±7.53 ACRES	
	105 TH + 12 LOTS	25 LOTS	
MINIMUM WIDTH:	35' - TYPE "A" 70' - TYPE "B" 30' - TYPE "A" 20' - TYPE "B"	46'	
MINIMUM LOT SIZE:	3,300 SF - TYPE "A" 2,000 SF - TYPE "B"	46' X 90' (4,140 SF)	
RESIDENTIAL DENSITY:			5.0
UNITS/ACRE			
AMENITY/Common-Open Space/Landscape/Bufferyard Area	11.3 ACRES (40.0%)		
PROPOSED ROADS:	±3,400 LF (±0.64 MI) ALL PRIVATE ROADS	±1,125 LF (±0.21 MI)	
SETBACKS/BUFFERYARD PERIMETER PROPERTY:	15' MINIMUM		
EXISTING ROAD FRONTAGE:	35' MINIMUM		
INTERNAL FRONT YARD:	20' MINIMUM		
BETWEEN END UNITS:	15' MINIMUM		
SIDE YARD:	5' MINIMUM (SINGLE FAMILY DETACHED LOTS ONLY)		
REAR YARD:	10' MINIMUM		
NOTE:	- COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED		
SEWER PROVIDER:	CITY OF FOUNTAIN INN		
WATER PROVIDER:	GREENVILLE WATER		

Residential	Entire Development	This Plan	Cumulative
Permitted Density	6.05 UNITS/ACRE	6.05 UNITS/ACRE	6.05 UNITS/ACRE
Gross Acres	23.47	23.47	23.47
Units Allowed	142	142	142
Units Proposed	142	142	142
Non-Residential	Entire Development	This Plan	Cumulative
Gross Acres	4.93	4.93	4.93
Number of Buildings	TBD	TBD	TBD
Gross Square Feet	TBD	TBD	TBD

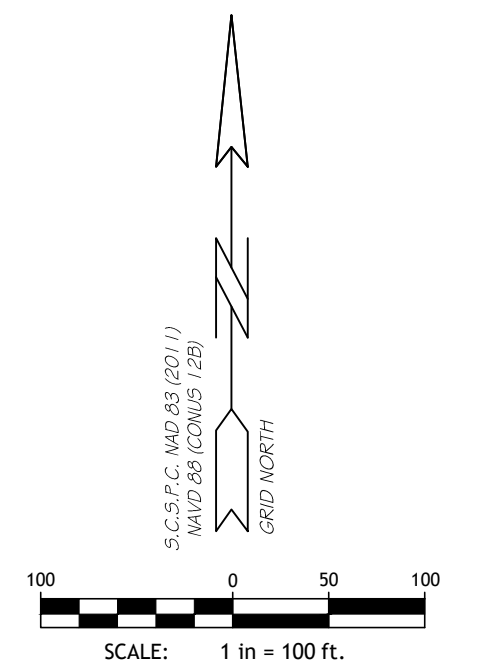
SITE LEGEND

	Denotes asphalt pavement in R/W Refer to encroachment permit
	Denotes asphalt pavement Refer to Road Cross-Section
	Denotes concrete pavement Refer to detail
	Denotes concrete sidewalk Refer to detail
	Denotes Limit of Disturbance
	Traffic Flow
	Edge of Pavement
	Back of Curb
	Right-of-Way
	Radius

- GENERAL NOTES:
- ENGINEER ACKNOWLEDGES THAT THESE ARE SURVEYED BOUNDARIES USING STATE PLANE COORDINATES AND SUCH WILL BE UTILIZED FOR FINAL PLAT.
 - ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 40' (MIN.) PRIVATE R.O.W.
 - PUBLIC WATER IS AVAILABLE ALONG FAIRVIEW ST EXT., GREENPOND RD., AND HIGHWAY 651 PROVIDED BY GREENVILLE WATER SYSTEM.
 - PUBLIC SEWER IS AVAILABLE TO BE BROUGHT TO THE SITE AND PROVIDED BY METRO CONNECTS.
 - ALL CROSSWALKS AND SIDEWALKS TO MEET ADA GUIDELINES (LDR ARTICLE 8.18)
 - A STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL BE PREPARED FOR THIS PROPERTY AND A PERMIT FOR LAND DISTURBING ACTIVITY WILL BE APPLIED FOR THROUGH LAND DEVELOPMENT.
 - ALL ENTRANCES TO MEET ALL SCOT DESIGN REQUIREMENTS DURING FINAL DESIGN AND PERMITTING.
 - SIGHT TRIANGLES AT ALL INTERNAL AND ACCESS INTERSECTIONS SHOWN PER LDR 8.14.1.
 - SEE C-2C FOR EASEMENTS.



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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

DRAWN BY: KOC

CHECKED: JWW

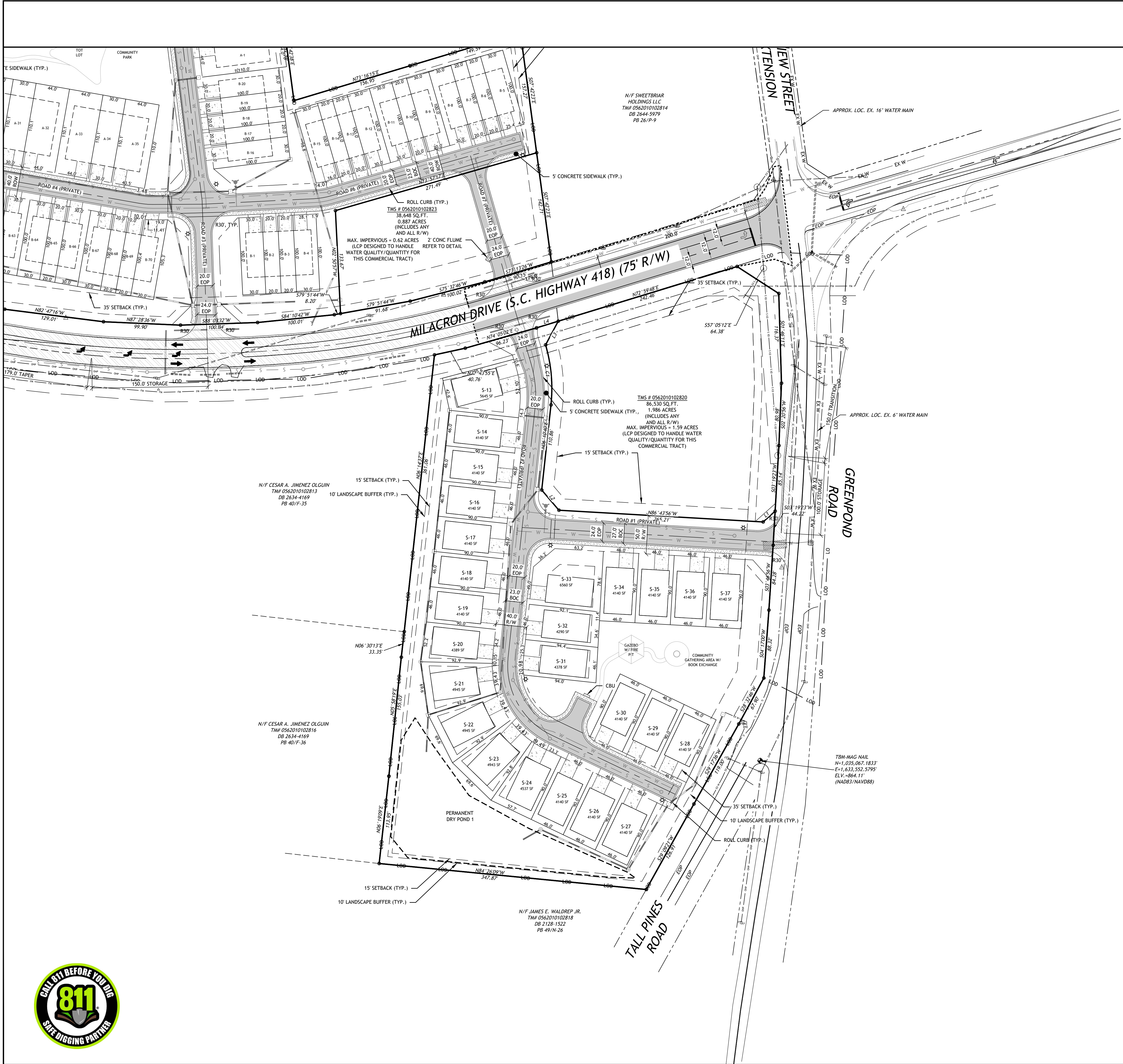
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...	...	...
...	...	...

SHEET

Site
Plan Overall

C - 2



- SITE NOTES:**
- DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PROPERTY LINE.
 - R DENOTES FACE OF CURB RADIUS. ALL RADI ARE 5- FEET UNLESS NOTED OTHERWISE. ALL ROAD INTERSECTIONS HAVE 30' RADI AT EOP.
 - ALL WORK IN THE R/W SHALL BE VERIFIED WITH THE APPROVED ENCROACHMENT PERMIT PRIOR TO COMMENCING WORK.
TOTAL AREA OF SITE = 28.40 ACRES
TOTAL AREA DISTURBED = 29.4 ACRES
 - AN ELECTRONIC FILE OF THE SITE PLAN SHALL BE MADE AVAILABLE FOR STAKING PURPOSES.

- GENERAL NOTES:**
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 44' (MIN.) R.O.W.
 - PUBLIC WATER IS AVAILABLE ALONG GREENPOND RD. PROVIDED BY GREENVILLE WATER SYSTEM.
 - PUBLIC SEWER IS TO BE EXTENDED DOWN HWY 418.
 - ALL CROSSWALKS AND SIDEWALKS TO MEET ADA GUIDELINES (LDR ARTICLE 8.18)
 - SEE C-2C FOR EASEMENTS

SCDOT NOTE:
NO LANDSCAPING OR IRRIGATION TO BE INSTALLED IN SCDOT RIGHT-OF-WAY.

SIGNAGE NOTE:
SIGNAGE SHALL MEET SECTION 10:1.6 OF THE GREENVILLE COUNTY ZONING ORDINANCE.

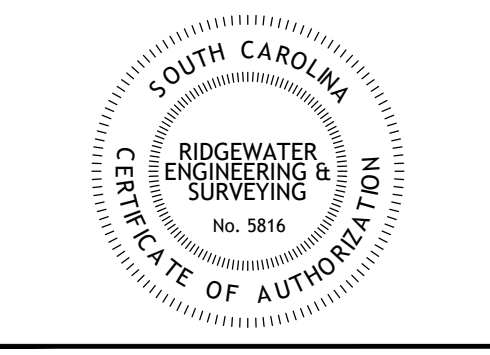
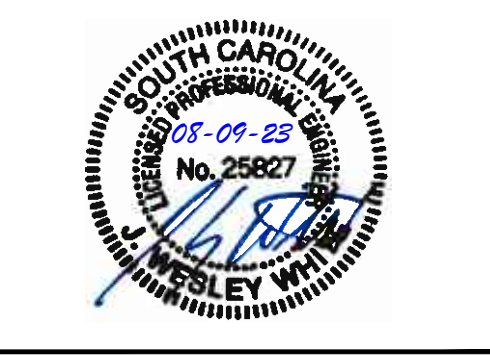
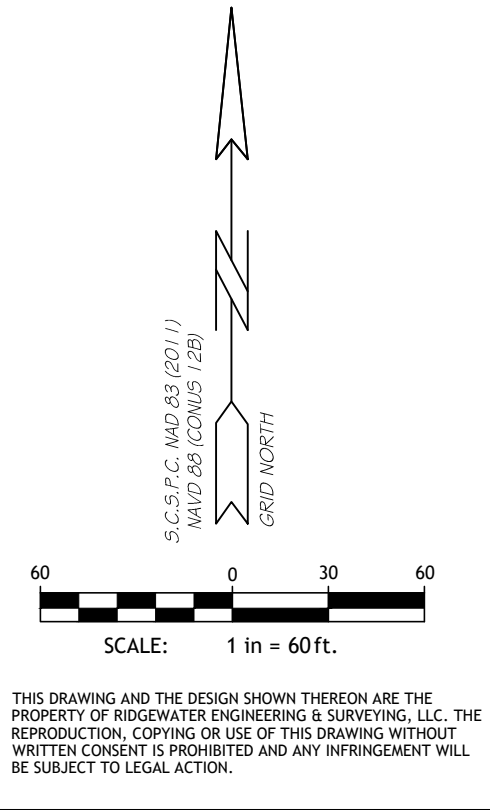
STREET LIGHTING:
STREET LIGHTS ARE TO BE SUPPLIED BY DUKE ENERGY. NUMBER OF STREET LIGHTS AND LOCATION TO BE DESIGNED BY A DUKE ENERGY ENGINEER AND APPROVED DURING CONSTRUCTION. STREET LIGHTS ARE TO BE FULL-CUT-OFF WITH THE "TRADITIONAL" STYLE LAMP AND POLE STYLE "A". LIGHTING FIXTURES SHOULD BE APPROX. 12' HIGH.

ZONING: PD (PLANNED DEVELOPMENT)
SETBACKS: 35' (EXISTING ROAD FRONTAGE)
20' (INTERNAL FRONT YARD)
10' (REAR YARD)
15' (BETWEEN END UNITS TOWNHOMES)
5' (SIDE YARD SINGLE FAMILY)

- SITE LEGEND**
- Denotes asphalt pavement in R/W
Refer to encroachment permit
 - Denotes asphalt pavement
Refer to Road Cross-Section
 - Denotes concrete pavement
Refer to detail
 - Denotes concrete sidewalk
Refer to detail
 - DENOTES 25' SEWER EASEMENT
 - DENOTES 20' SEWER EASEMENT
 - Denotes Limit of Disturbance
 - Denotes number of parking stalls in a row
 - Traffic flow
 - Denotes compact parking stalls
 - Edge of Pavement
 - Back of Curb
 - Right-of-Way
 - Radius



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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

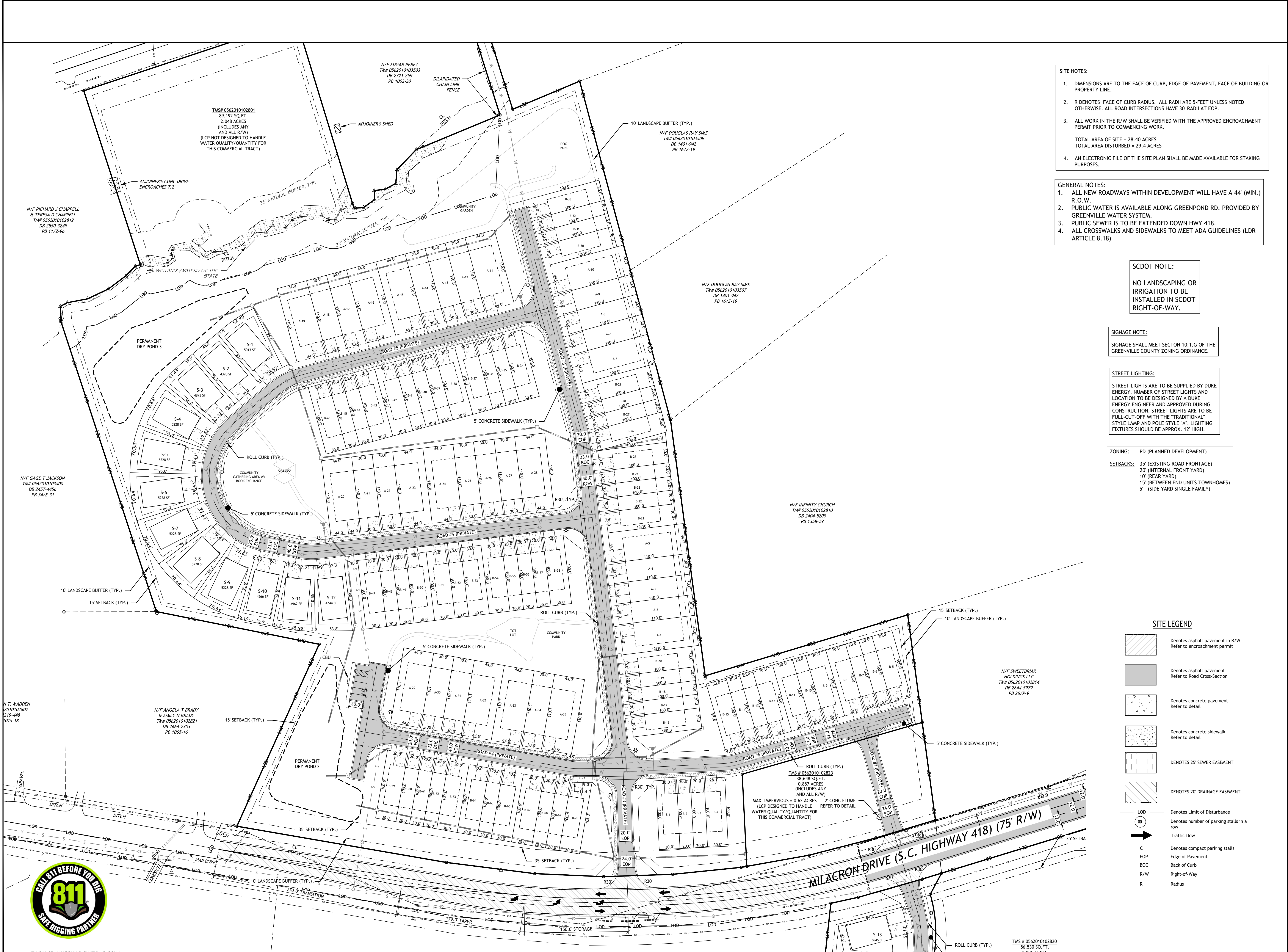
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CHECKED: JWW		
JOB NUMBER: 22212		
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---	---	---

SHEET

Site
Plan

C - 2A





- SITE NOTES:**
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 2. R DENOTES FACE OF CURB RADIUS. ALL RADII ARE 5-FEET UNLESS NOTED OTHERWISE. ALL ROAD INTERSECTIONS HAVE 30' RADII AT EOP.
 3. ALL WORK IN THE R/W SHALL BE VERIFIED WITH THE APPROVED ENCROACHMENT PERMIT PRIOR TO COMMENCING WORK.
 4. AN ELECTRONIC FILE OF THE SITE PLAN SHALL BE MADE AVAILABLE FOR STAKING PURPOSES.
- TOTAL AREA OF SITE = 28.40 ACRES
TOTAL AREA DISTURBED = 29.4 ACRES

- GENERAL NOTES:**
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 2. PUBLIC WATER IS AVAILABLE ALONG GREENPOND RD. PROVIDED BY GREENVILLE WATER SYSTEM.
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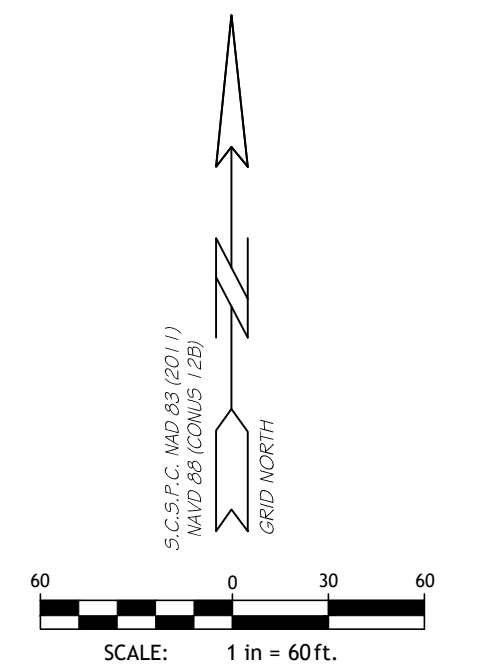
ZONING: PD (PLANNED DEVELOPMENT)

SETBACKS: 35' (EXISTING ROAD FRONTAGE)
20' (INTERNAL FRONT YARD)
10' (REAR YARD)
15' (BETWEEN END UNITS TOWNHOMES)
5' (SIDE YARD SINGLE FAMILY)

- SITE LEGEND**
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 - DENOTES 25' SEWER EASEMENT
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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

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CHECKED: JWW
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SHEET

Site
Plan

C - 2B

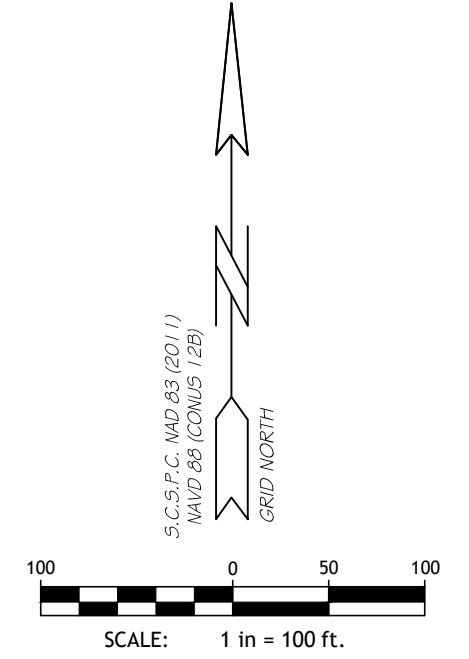


SITE LEGEND

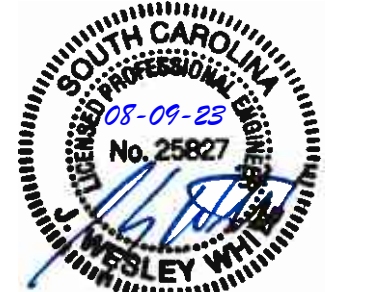
- DENOTES 25' SEWER EASEMENT
- DENOTES 20' DRAINAGE EASEMENT
- DENOTES 20' WATER EASEMENT



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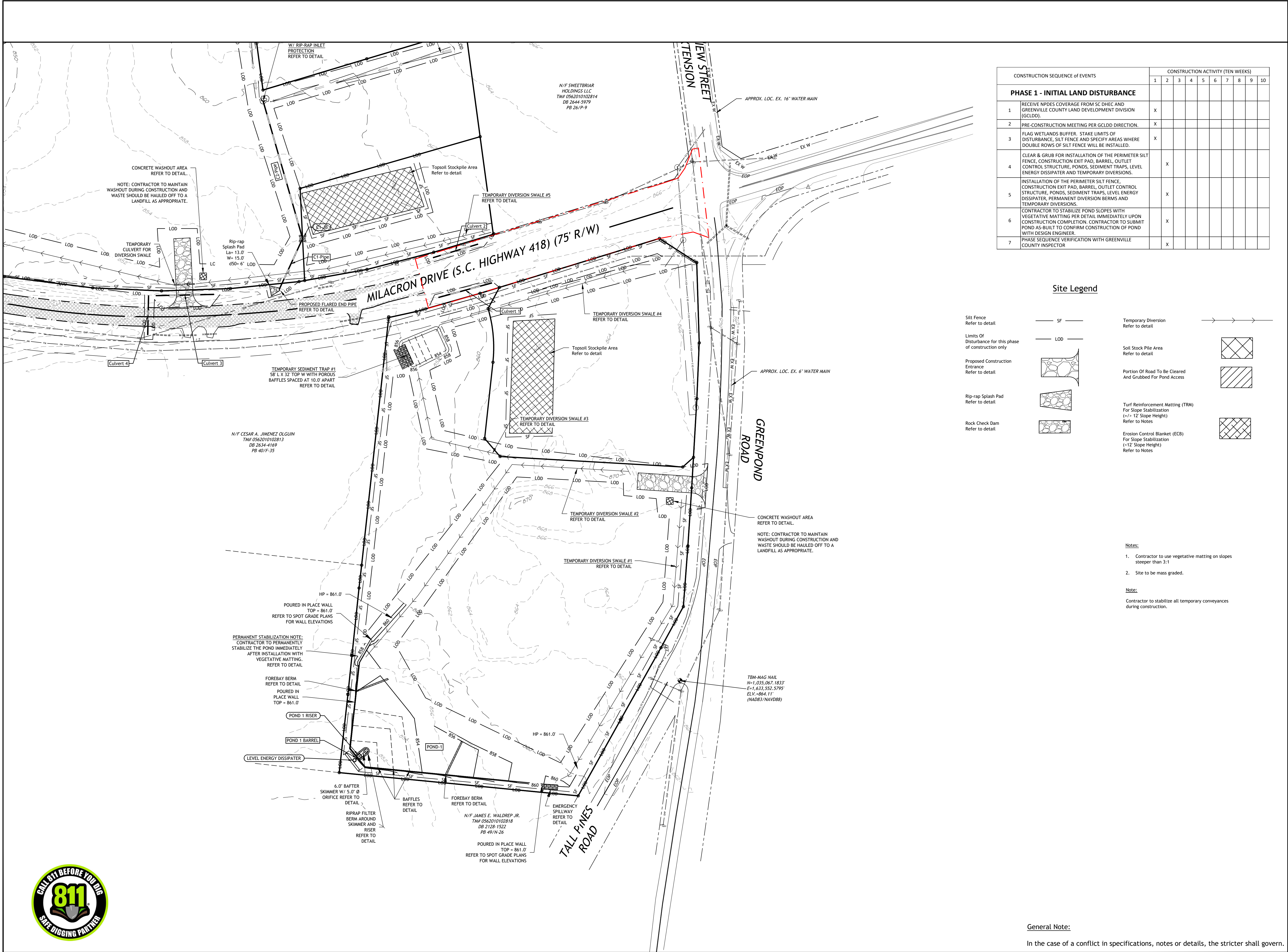
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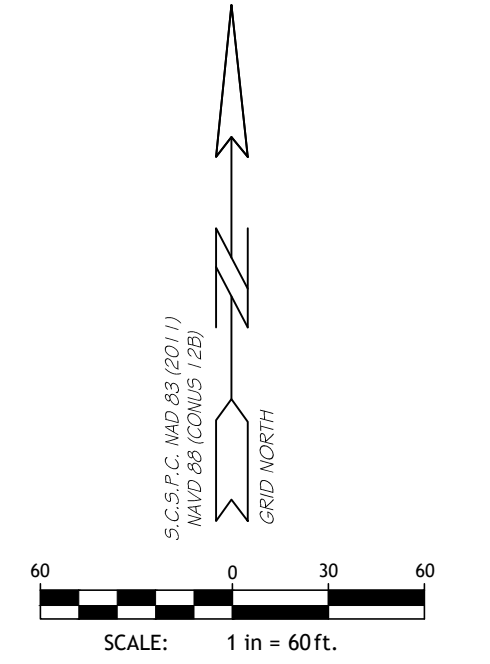
SHEET

Easement
Sketch

C - 2C



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Barton Hollow

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SOUTH CAROLINA

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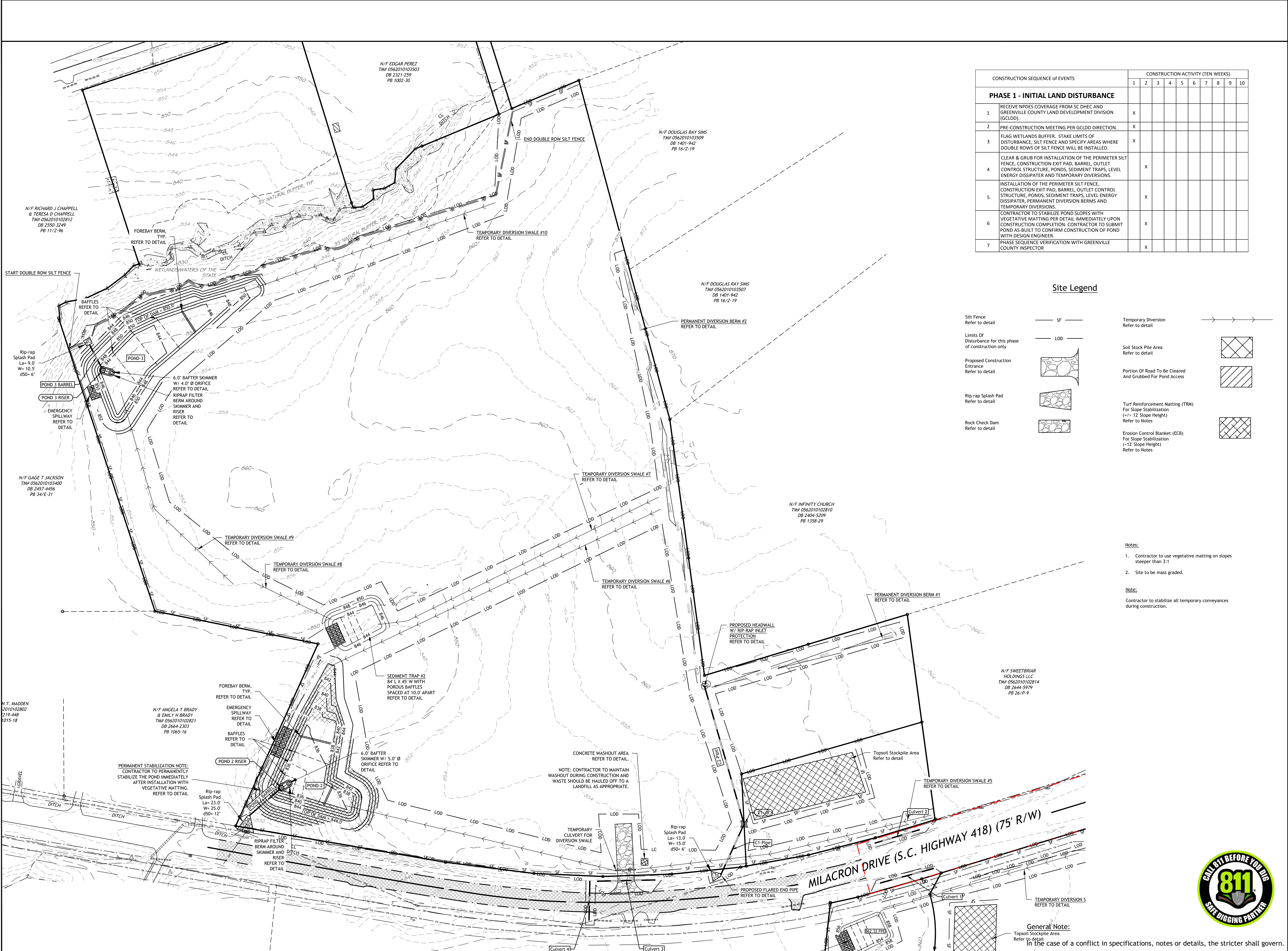
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...	...	...

SHEET

Phase - 1
Initial Land
Disturbance

C - 3A





CONSTRUCTION SEQUENCE OF EVENTS		CONSTRUCTION ACTIVITY (TEN WEEKS)									
		1	2	3	4	5	6	7	8	9	10
PHASE 1 - INITIAL LAND DISTURBANCE											
1	RECEIVE NPDES COVERAGE FROM SC DHEC AND GREENVILLE COUNTY LAND DEVELOPMENT DIVISION (GLDD).	X									
2	PRE-CONSTRUCTION MEETING PER GLDD DIRECTION.	X									
3	FLAG WETLANDS BUFFER, STAKE LIMITS OF DISTURBANCE, SILT FENCE AND SPECIFY AREAS WHERE DOUBLE ROWS OF SILT FENCE WILL BE INSTALLED.	X									
4	CLEAR & GRUB FOR INSTALLATION OF THE PERIMETER SILT FENCE, CONSTRUCTION EXIT PAD, BARREL, OUTLET CONTROL STRUCTURE, PONDS, SEDIMENT TRAPS, LEVEL ENERGY DISSIPATER AND TEMPORARY DIVERSIONS.		X								
5	INSTALLATION OF THE PERIMETER SILT FENCE, CONSTRUCTION EXIT PAD, BARREL, OUTLET CONTROL STRUCTURE, PONDS, SEDIMENT TRAPS, LEVEL ENERGY DISSIPATER, PERMANENT DIVERSION BERMS AND TEMPORARY DIVERSIONS.			X							
6	CONTRACTOR TO STABILIZE POND SLOPES WITH VEGETATIVE MATTING PER DETAIL IMMEDIATELY UPON CONSTRUCTION COMPLETION. CONTRACTOR TO SUBMIT POND AS-BUILT TO CONFIRM CONSTRUCTION OF POND WITH DESIGN ENGINEER.				X						
7	PHASE SEQUENCE VERIFICATION WITH GREENVILLE COUNTY INSPECTOR		X								

Site Legend

- Silt Fence
Refer to detail

Limits Of
Disturbance for this phase
of construction only

Proposed Construction
Entrance
Refer to detail

Rip-rap Splash Pad
Refer to detail

Rock Check Dam
Refer to detail
- SF

LOD
- Temporary Diversion
Refer to detail

Soil Stock Pile Area
Refer to detail

Portion Of Road To Be Cleared
And Grubbed For Pond Access

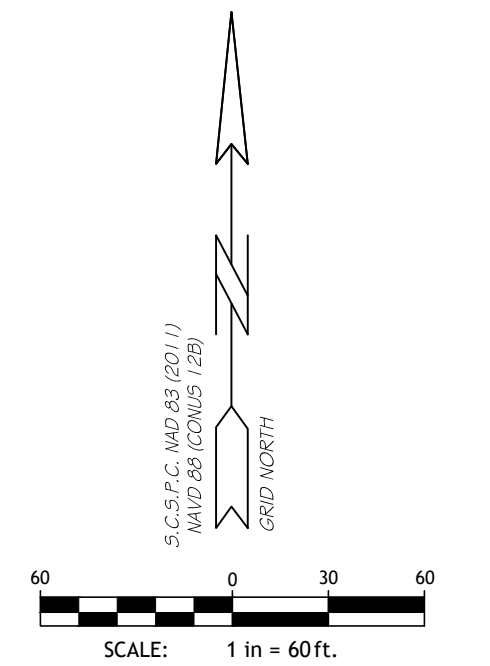
Turf Reinforcement Matting (TRM)
For Slope Stabilization
(+/- 12' Slope Height)
Refer to Notes

Erosion Control Blanket (ECB)
For Slope Stabilization
(+/- 12' Slope Height)
Refer to Notes
-

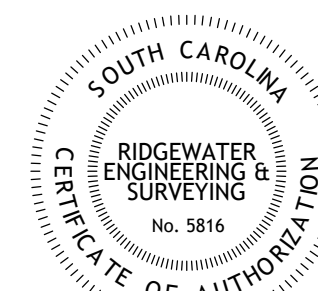
- Notes:
- Contractor to use vegetative matting on slopes steeper than 3:1.
 - Site to be mass graded.
- Note:
- Contractor to stabilize all temporary conveyances during construction.



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Barton Hollow

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SOUTH CAROLINA

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...	...	...

SHEET

Phase - 1
Initial Land
Disturbance

C - 3B



SWPP Legend

- Silt Fence
Refer to detail
- Limits Of
Disturbance
- Proposed Construction
Entrance
Refer to detail
- Rip-rap Splash Pad
Refer to detail
- Inlet Protection
Refer to detail
- Rock Sediment Dike
Refer to detail
- Sediment tube
Refer to detail
- Temporary Diversion
Refer to detail

Turf Reinforcement Matting (trm)
For Slope Stabilization
(≥ 12 Slope Height)
Refer to Notes

Erosion Control Blanket (ecb)
For Slope Stabilization
(< 12 Slope Height)
Refer to Notes

Soil Stock Pile Area

Portion Of Road To Be Cleared
And Grubbed For Basin Access

Permanent Seeding
Refer to detail

Temporary Seeding
Refer to detail

Storm Legend

Storm Pipe
Refer to detail

Storm Pipe
Refer to detail

Storm Inlets
Refer to detail

- Curb Inlet
(CICB)
- Junction
Box (JB)
- Yard/Grate Inlet
(YICB-GICB)
- Weir Inlet
(WICB)

Standard Storm Pipe And Structure Notes:

Not all structures below may not be "applicable" for this project.

1. CICB denotes a Curb Inlet Structure.
2. WICB denotes a Weir Inlet Structure.
3. GICB denotes a Grate Inlet Structure.
4. YICB denotes a Yard Inlet Structure.
5. JB denotes a Junction Box.
6. FE denotes a Flared-end Section.

* Denotes:
"throat" Elevation (CICB & WICB).
"rim" Elevation (GICB, YICB & JB)

Note:

Contractor to stabilize all temporary conveyances during construction.

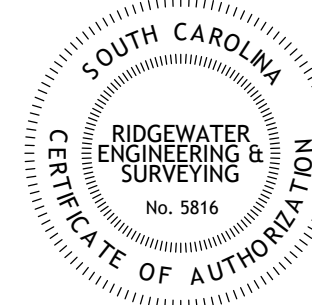
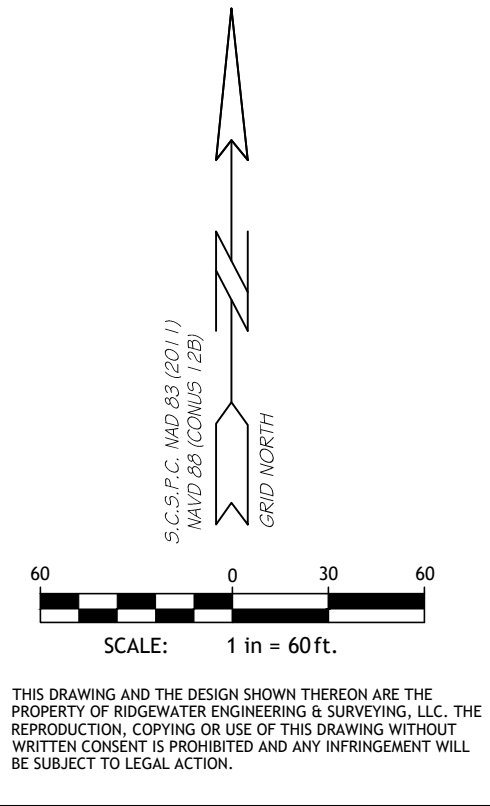
CONSTRUCTION SEQUENCE OF EVENTS	CONSTRUCTION ACTIVITY (TEN WEEKS)									
	1	2	3	4	5	6	7	8	9	10
PHASE 2 - CONSTRUCTION										
8 CLEARING & GRUBBING THE REMAINDER OF THE LIMITS OF DISTURBANCE.			X							
9 ROUGH GRADING FOR SITE, INSTALLATION OF STORM DRAINAGE & INLET PROTECTION.				X	X					
10 PHASE SEQUENCE VERIFICATION WITH GREENVILLE COUNTY INSPECTOR.						X				

General Note:

In the case of a conflict in specifications, notes or details, the stricter shall govern.



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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

DRAWN BY: KOC

CHECKED: JWW

JOB NUMBER: 22212

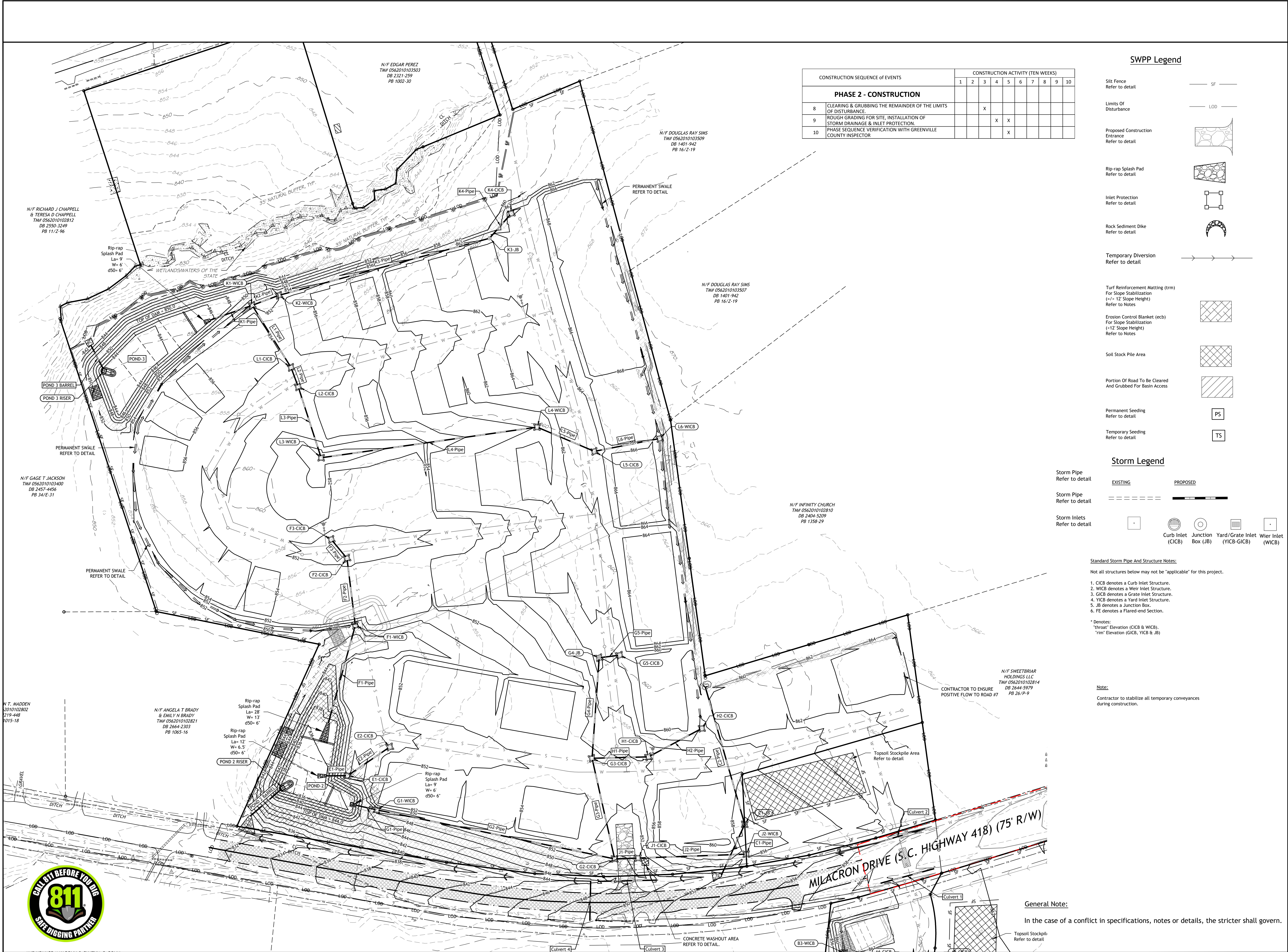
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...	...	...

SHEET

Phase - 2
Construction

C - 4A





CONSTRUCTION SEQUENCE OF EVENTS	CONSTRUCTION ACTIVITY (TEN WEEKS)									
	1	2	3	4	5	6	7	8	9	10
PHASE 2 - CONSTRUCTION										
8 CLEARING & GRUBBING THE REMAINDER OF THE LIMITS OF DISTURBANCE.			X							
9 ROUGH GRADING FOR SITE, INSTALLATION OF STORM DRAINAGE & INLET PROTECTION.				X	X					
10 PHASE SEQUENCE VERIFICATION WITH GREENVILLE COUNTY INSPECTOR					X					

SWPP Legend

- Silt Fence
Refer to detail
- Limits Of Disturbance
- Proposed Construction Entrance
Refer to detail
- Rip-rap Splash Pad
Refer to detail
- Inlet Protection
Refer to detail
- Rock Sediment Dike
Refer to detail
- Temporary Diversion
Refer to detail
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For Slope Stabilization
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Refer to Notes
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For Slope Stabilization
(<12' Slope Height)
Refer to Notes
- Soil Stock Pile Area
- Portion Of Road To Be Cleared
And Grubbed For Basin Access
- Permanent Seeding
Refer to detail
- Temporary Seeding
Refer to detail

Storm Legend

- Storm Pipe
Refer to detail
- Storm Pipe
Refer to detail
- Storm Inlets
Refer to detail
- EXISTING
- PROPOSED
- Curb Inlet (CICB)
- Junction Box (JB)
- Yard/Grate Inlet (YICB-GICB)
- Wier Inlet (WICB)

Standard Storm Pipe And Structure Notes:

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5. JB denotes a Junction Box.
6. FE denotes a Flared-end Section.

* Denotes:
"throat" Elevation (CICB & WICB).
"rim" Elevation (GICB, YICB & JB)

Note:

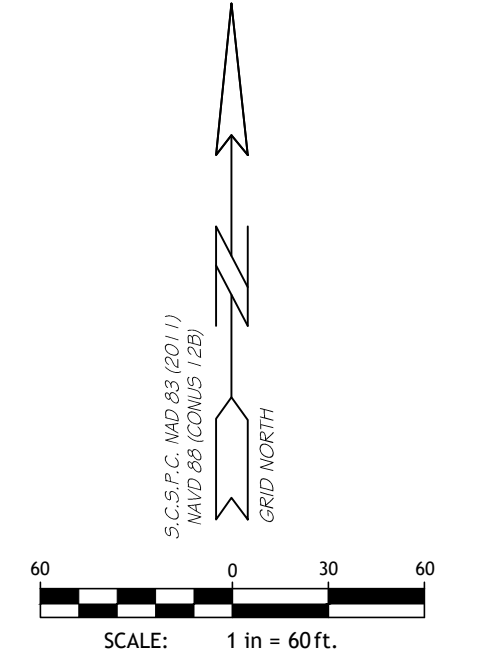
Contractor to stabilize all temporary conveyances during construction.

General Note:

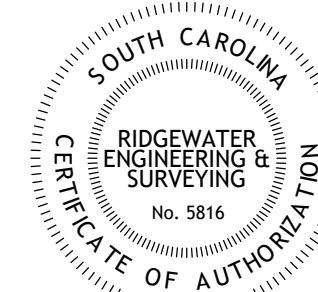
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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

DRAWN BY: KOC

CHECKED: JWV

JOB NUMBER: 22212

REV #	DATE	COMMENT
0	6-29-23	RELEASE TO CLIENT
1	7-18-23	SUBMIT FOR REVIEW
2	7-31-23	UTILITIES RELEASE
3	8-09-23	REVISED PER FDP
...	...	...
...	...	...

SHEET

Phase - 2
Construction

C - 4B





CONSTRUCTION SEQUENCE OF EVENTS		CONSTRUCTION ACTIVITY (TEN WEEKS)									
		1	2	3	4	5	6	7	8	9	10
PHASE 3 - STABILIZATION											
11	INSTALLATION OF UTILITIES, CURBING, PAVING AND FINE GRADING.					X	X				
12	CONTRACTOR TO CONVERT INLET PROTECTION IN PAVEMENT AREAS TO DHEC TYPE E INLET TUBES IMMEDIATELY AFTER PAVEMENT IS INSTALLED.									X	
13	CONTRACTOR TO REMOVE SOIL STOCK PILE AREA AND PERMANENTLY STABILIZE AREA.									X	X
14	ALL DISTURBED AREAS TO BE PERMANENTLY STABILIZED.										X
15	FLUSHING OF STORMWATER PIPING TO REMOVE SEDIMENT ACCUMULATION DURING CONSTRUCTION.										X
16	SITE TO ACHIEVE 100% PERMANENT STABILIZATION AND 70% DENSITY. CONTRACTOR TO CONVERT OUTLET CONTROL STRUCTURES TO POST CONSTRUCTION PER DETAIL AND REMOVE TEMPORARY SEDIMENT & EROSION CONTROL MEASURES (BAFFLES/SKIMMERS/RIPRAP FILTER BERM) AND STABILIZE BOTTOM OF POND WHERE BAFFLES/SKIMMER/RIPRAP FILTER BERM WERE REMOVED. (THE DEPARTMENT RECOMMENDS THAT THE PROJECT OWNER/OPERATOR HAVE THE SWPPP PREPARER OR REGISTRATION EQUIVALENT APPROVE THE REMOVAL OF TEMPORARY STRUCTURES).	X	X	X	X	X	X	X	X	X	X
17	UPON FINAL STABILIZATION OF ALL AREAS DRAINING TO SEDIMENT TRAPS, CONTRACTOR TO REMOVE SEDIMENT TRAPS AND STABILIZE AREAS.	X	X	X	X	X	X	X	X	X	X
18	SUBMIT NOTICE OF TERMINATION (NOT) TO GREENVILLE COUNTY LAND DEVELOPMENT DIVISION (GLDD).	X	X	X	X	X	X	X	X	X	X
19	ANY FURTHER CONSTRUCTION OR GRADING NOT WITHIN THE SCOPE OF THIS PROJECT SHALL OBTAIN AN INDIVIDUAL STORMWATER PERMIT.										X

Legend

Existing	Proposed
Contours Refer To Notes	100 98
Spot Elevations Refer To Notes	x 533.41 EG (Existing Ground) x 533.41 FG (Finish Grade) x 533.41 TS (Top of Sidewalk) x 533.41 BS (Bottom face of Sidewalk) x 533.41 BC (Bottom Face of Curb) x 533.41 TP (Top of Pavement) x 533.41 HP (High Point) x 533.41 LP (Low Point)
Storm Pipe Refer To Notes	
Limits of Disturbance	LOD
Silt Fence Refer to Detail	SF
Turf Reinforcement Matting (trm) For Slope Stabilization (= > 12' Slope Height) Refer to Notes	
Erosion Control Blanket (ecb) For Slope Stabilization (= < 12' Slope Height) Refer to Notes	
Denotes Concrete Pavement Refer to detail	
Inlet Protection (In paved areas to be converted to DHEC Type E inlet tubes) Refer to detail	
DHEC Type E Inlet Tube Refer to detail	E
Permanent Seeding Refer to detail	PS
Soil Stock Pile Area (to Be Removed During Phase 3)	
Denotes Light Duty Asphalt Pavement Refer to detail	
Install 18" Deep Trapezoidal Shaped Ditch Refer to detail	
Temporary Diversion Refer to Notes	
Rock Check Dam Refer to Detail	

Grading Notes:

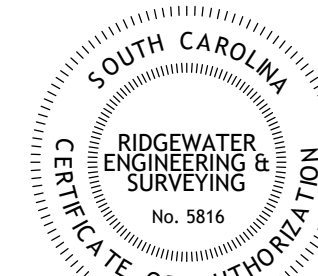
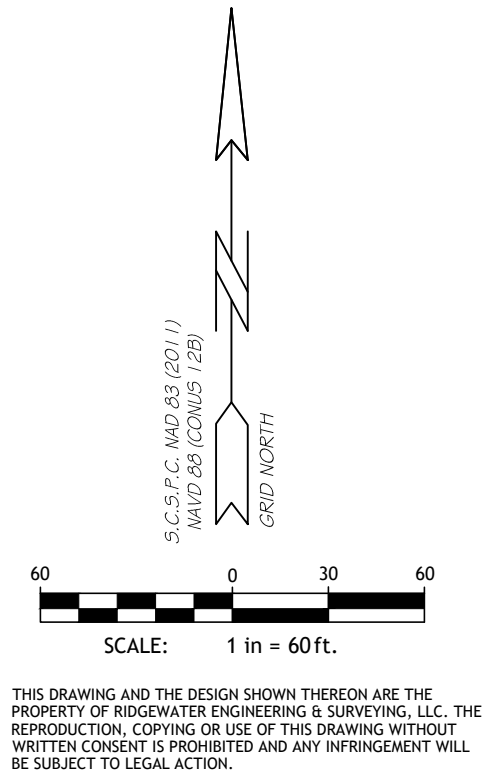
- Grades shall be verified by the contractor prior to clearing. The contractor shall report any discrepancies from the plan that will affect construction in writing to the engineer and await further instructions.
- Proposed contours and spot elevations are finished surface elevations. The grading contractor shall deduct pavement and top soil thickness for subgrade elevations.
- Clear and grub the site within the limits of construction. Clearing and grubbing shall consist of removing pavement, brush, roots, etc. To a minimum of 18" below the existing surface.
- Topsoil shall be stockpiled in a location that will not impede construction. The stockpile shall have a silt fence installed on the downstream side of the stock pile.
- A soils engineer shall be employed by the contractor to determine the suitability or unsuitability of soils during earthwork operations, conduct tests and make recommendations.
- Soils shall be tested, per the soils report, or every 5000 SF or less per lift for embankment and building pad construction. The contractor shall furnish all test reports in a timely manner.
- Fill soil shall be placed in 8" lifts, loose, and compacted to 95% standard proctor unless noted otherwise.
- Handicap parking stalls shall have a maximum slope of 2%.
- RCP denotes Reinforced Concrete Pipe. RCP shall be Class III and comply with ASTM C76 specification.
- HDPE denotes a Corrugated High Density Polyethylene Pipe with smooth walls that complies with ASTM F667 specification. HDPE can be used in lieu of RCP.
- Flared end sections shall be Class I.
- PVC denotes Polyvinyl Chloride Pipe. PVC shall be SDR 35 and comply with ASTM D3034 specification.

General Note:

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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

DRAWN BY: KOC

CHECKED: JWW

JOB NUMBER: 22212

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...	...	...
...	...	...

SHEET

Phase - 3
Stabilization

C - 5A





Proposed Sewer Note:

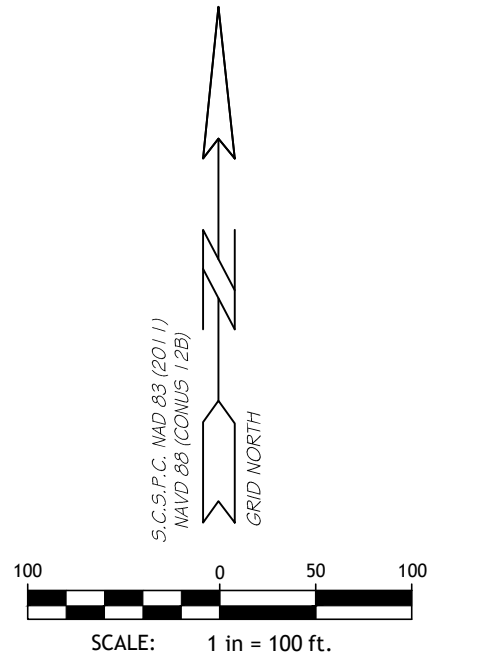
The Contractor shall contact Tim Wright with Metro, 864-423-7813, a minimum of 72 hours prior to construction to schedule a pre-construction meeting.

Sewer Notes:

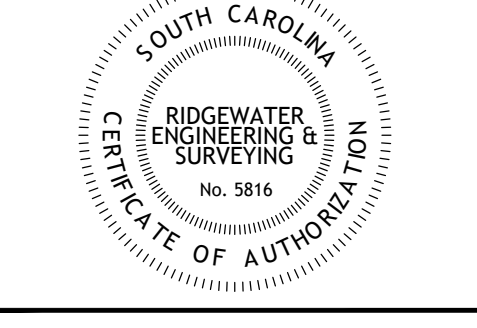
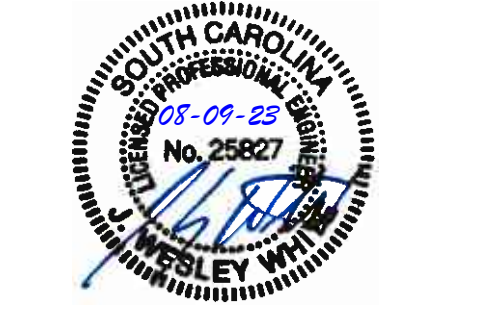
1. PVC denotes Polyvinyl Chloride Pipe. PVC shall be SDR 26 and comply with ASTM D3034 specifications.
2. All pipes, fittings and accessories shall be installed in accordance with ASTM C-12, ASTM C-14, manufacturer's published instructions and state or local requirements. Joints shall be water tight.
3. All pipe shall have a minimum cover of 4'-0" or use DIP w/ Tnemec 431 or C-900.
4. Connect to existing sanitary sewer lateral in compliance with Metropolitan Sewer Subdistrict requirements.
5. Sewer installation and testing shall conform to municipality standards.



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Barton Hollow

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SOUTH CAROLINA

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...	...	...

SHEET

Sewer Plan

U - 1A





Proposed Sewer Note:

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Sewer Notes:

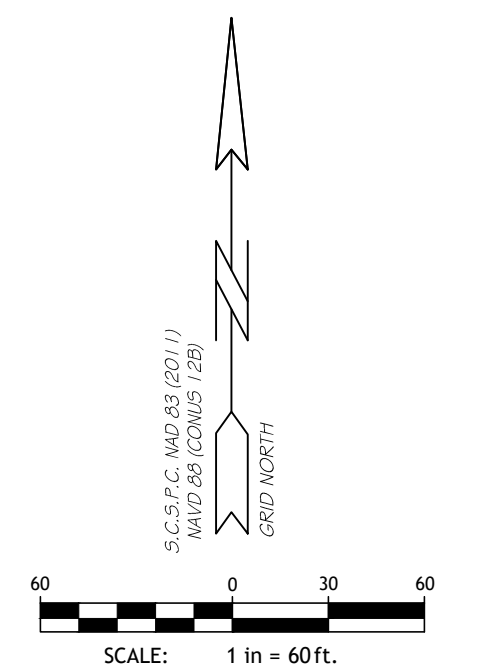
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4. Connect to existing sanitary sewer lateral in compliance with Metropolitan Sewer Subdistrict requirements.
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LEGEND

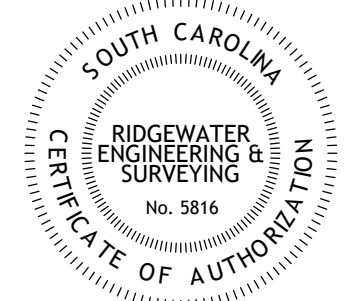
	EXISTING	PROPOSED
Water Line Refer To Notes	— EX W —	— W —
Sewer Line (Gravity) Refer To Notes	— EX S —	— S — S —
Sewer Forcemain Refer To Notes	— FM —	
4 Inch Sewer Service Refer To Detail		— — — —
Sanitary Clean-Out Refer To Detail		● CO
Electric	— OHP —	
Gas	— G —	
Telephone	— T —	
Storm Pipe Refer To Detail	— — — —	— — — —
Storm Catch Basin Refer To Detail	□	■
Storm Junction Box Refer To Detail	○	●
Sanitary Manhole Refer To Detail	⊙	⊙
Sanitary Clean-out Refer To Detail		● CO
Fire Hydrant Refer To Detail	⊕	⊕
Utility Pole	⌵	⌵
Water Valve	⋈	⋈
Water Meter	⌵	⌵



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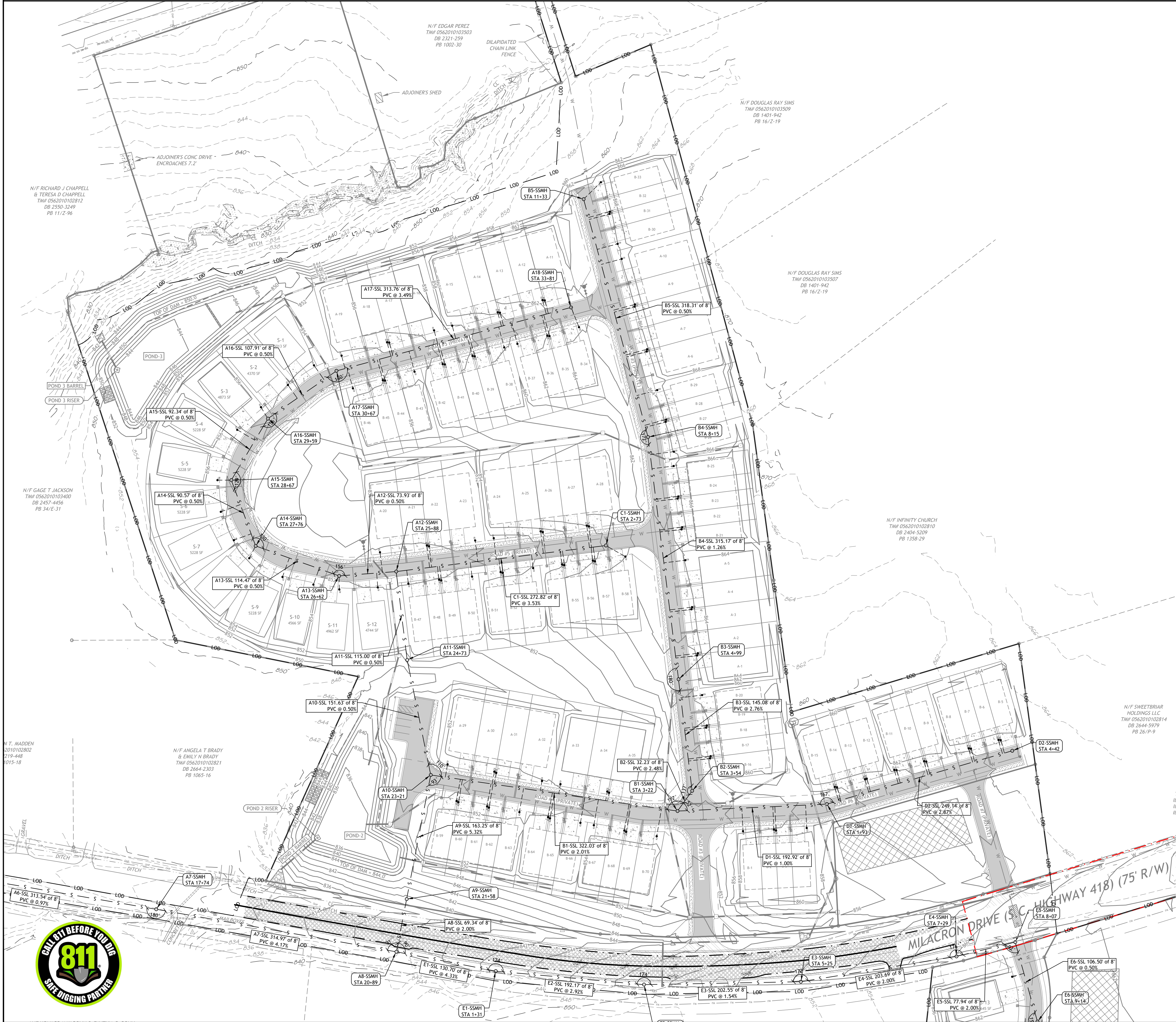
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...	...	...

SHEET

Sewer Plan

U - 1B





Proposed Sewer Note:

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Sewer Notes:

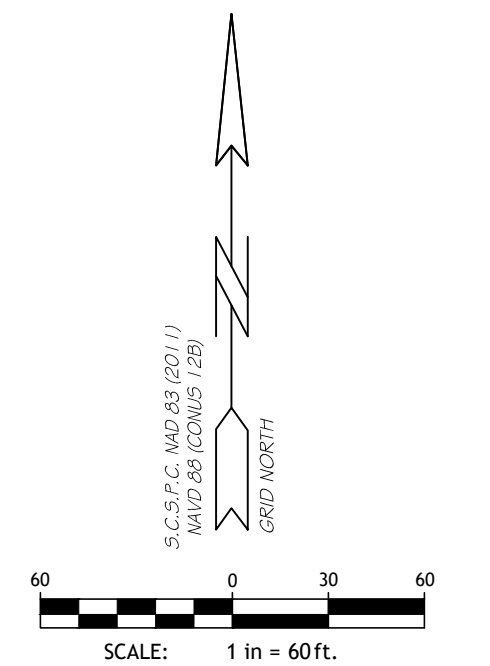
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LEGEND

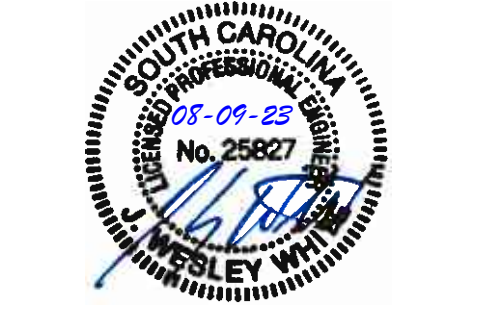
EXISTING	PROPOSED
Water Line Refer To Notes	EX W ——— W ———
Sewer Line (Gravity) Refer To Notes	EX S ——— S ——— S ———
Sewer Forcemain Refer To Notes	FM ———
4 Inch Sewer Service Refer To Detail	—————
Sanitary Clean-Out Refer To Detail	● CO
Electric	— OHP —
Gas	— G —
Telephone	— T —
Storm Pipe Refer To Detail	—————
Storm Catch Basin Refer To Detail	■
Storm Junction Box Refer To Detail	●
Sanitary Manhole Refer To Detail	⊙
Sanitary Clean-out Refer To Detail	● CO
Fire Hydrant Refer To Detail	⊕
Utility Pole	⊕
Water Valve	⊕
Water Meter	⊕



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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

DRAWN BY: KOC

CHECKED: JWV

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...	...	...
...	...	...

SHEET

Sewer Plan

U - 1C





Water notes:

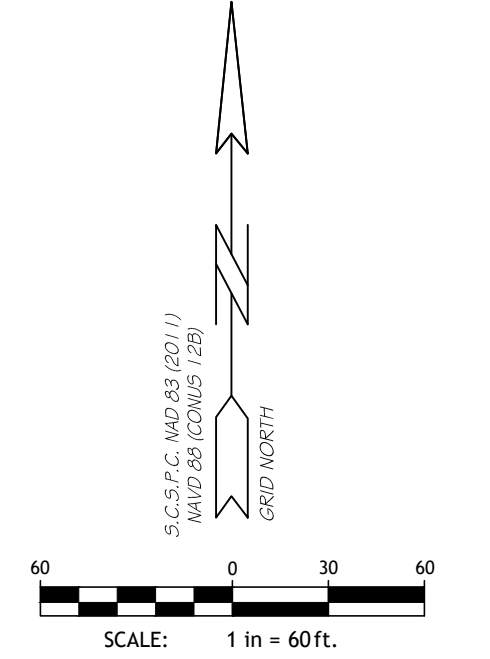
1. CP denotes copper pipe. CP shall be type "K" soft copper to comply with ASTM B 88 latest edition and installed with wrought copper (95-5 tin antimony solder joint) fittings in accordance with ASME B16.22.
2. PVC denotes polyvinyl chloride pipe. PVC shall comply with ASTM D 2241, rated SDR 21 (Class 150). Pipe joints shall be integrally molded bell ASTM D 3139, with factory supplied elastomeric gaskets and lubricant.
3. Dip denotes ductile iron pipe. Dip shall be Class 52 and shall conform to the following ANSI/AWWA designations: C15/A21.50, C151/A21.51, C104/A21.4 AND C111/A21.11.
4. All water lines shall have a minimum cover of 3'-0".
5. Where potable water lines and sanitary sewer lines cross with less than 18" of vertical clearance or where the sewer line is above the water line, the sewer line shall be pressure rated PVC pipe, meeting the AWWA C900-DR18 or C905-DR18 with a minimum vertical clearance of 12" specification for a minimum length of 20', centered on the point of crossing. A minimum horizontal separation of 10' (edge to edge) between potable water lines and sewer lines shall be maintained when at all possible. When the 10' horizontal separation cannot be maintained the water line shall be installed in a separate trench or on an undisturbed earth shelf at least 12" above the sewer line. Alternatively, the sewer line shall be enclosed in a water tight carrier pipe, or pressure rated PVC pipe (meeting AWWA C-900 of C905 specification) and pressure tested.
6. Connect to existing municipal water system in compliance with the utility requirements for new service connections.
7. Thrust blocks shall be used at all bends and tees.
8. All domestic water lines shall be disinfected per AWWA requirements or state requirements, whichever is more stringent.
9. Refer to landscape irrigation plan for irrigation requirements.
10. Water installation shall conform to all federal, state and local requirements.

LEGEND

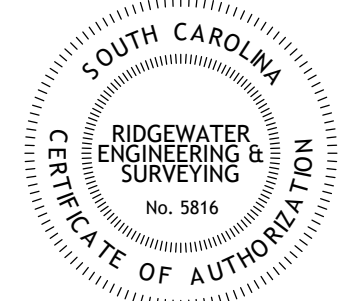
EXISTING	PROPOSED
Water Line Refer To Notes	EX W ——— W ———
Sewer Line (Gravity) Refer To Notes	EX S ——— S — S —
Sewer Forcemain Refer To Notes	FM ———
4 Inch Sewer Service Refer To Detail	-----
Sanitary Clean-Out Refer To Detail	● CO
Electric	OHP ———
Gas	G ———
Telephone	T ———
Storm Pipe Refer To Detail	=====
Storm Catch Basin Refer To Detail	■
Storm Junction Box Refer To Detail	●
Sanitary Manhole Refer To Detail	⊙
Sanitary Clean-out Refer To Detail	● CO
Fire Hydrant Refer To Detail	⦿
Utility Pole	⦿
Water Valve	⦿
Water Meter	⦿



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SHEET

Water Plan

U - 3A



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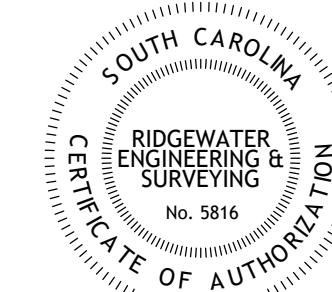
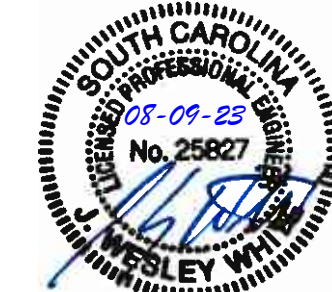
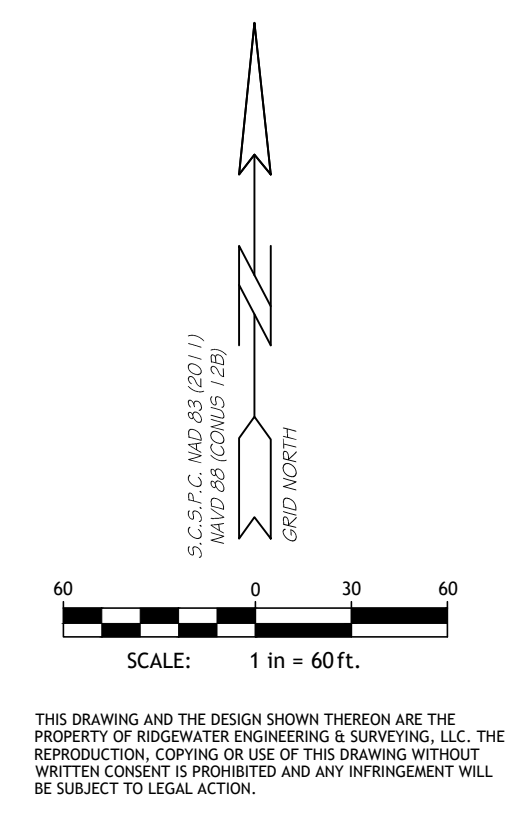
EXISTING

PROPOSED

Water Line Refer To Notes	EX W	W
Sewer Line (Gravity) Refer To Notes	EX S	S S
Sewer Forcemain Refer To Notes	FM	
4 Inch Sewer Service Refer To Detail		
Sanitary Clean-Out Refer To Detail		CO
Electric	OHP	
Gas	G	
Telephone	T	
Storm Pipe Refer To Detail		
Storm Catch Basin Refer To Detail		
Storm Junction Box Refer To Detail		
Sanitary Manhole Refer To Detail		
Sanitary Clean-out Refer To Detail		
Fire Hydrant Refer To Detail		
Utility Pole		
Water Valve		
Water Meter		



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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

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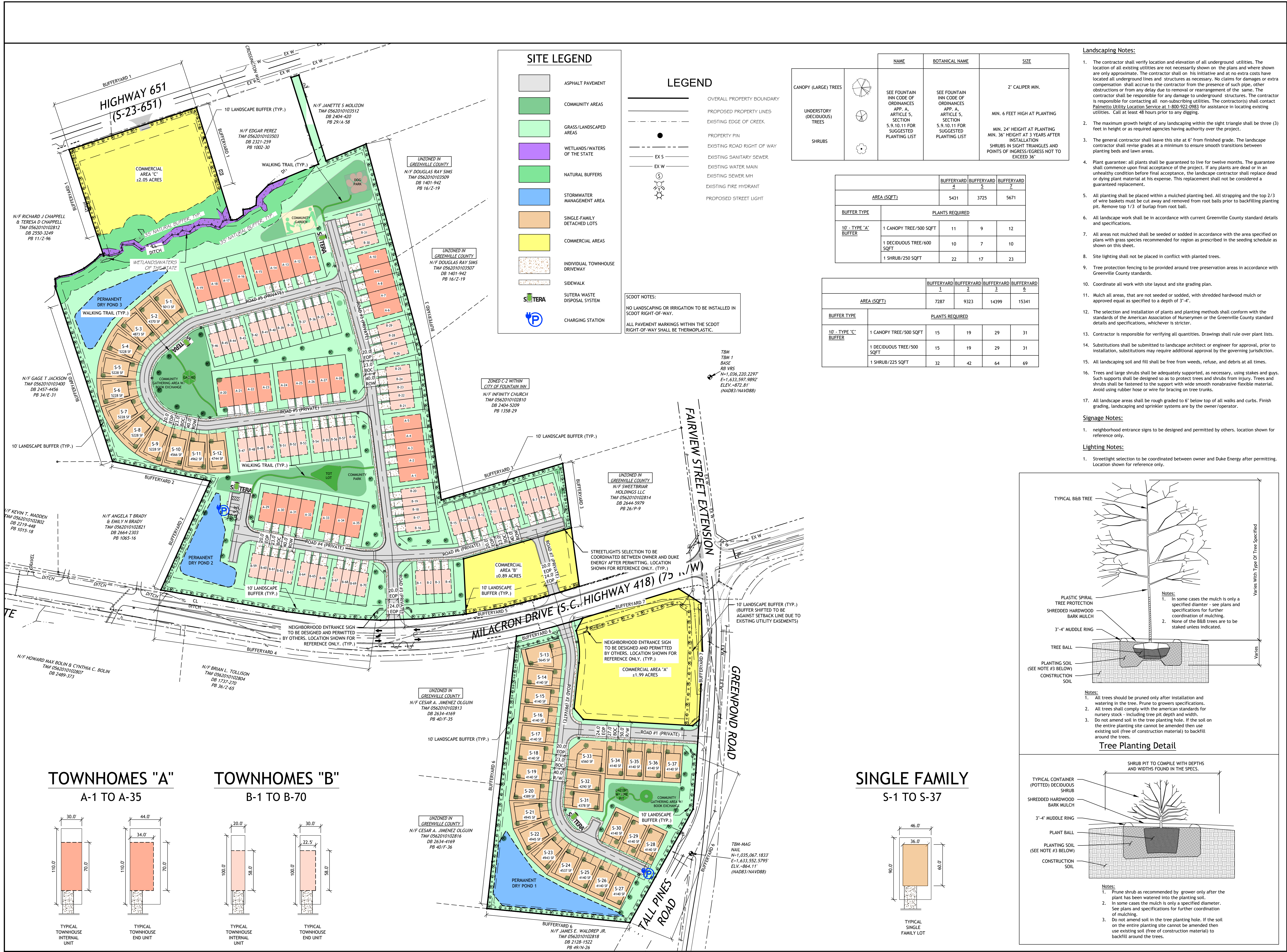
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SHEET

Water Plan

U - 3B



RIDGEWATER ENGINEERING & SURVEYING

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100 0 50 100
SCALE: 1 in = 100 ft.

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SOUTH CAROLINA
08-09-23
No. 25827
J. W. WILLEY

SOUTH CAROLINA
RIDGEWATER ENGINEERING & SURVEYING
No. 5816
CERTIFICATE OF AUTHORIZATION

Barton Hollow

CITY OF FOUNTAIN INN SOUTH CAROLINA

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SHEET

Landscaping, Signage and Lighting Plan

L - 1



Barton Hollow

Fountain Inn, SC

Table of Contents

1. Litchfield
2. Lakehurst & Summit
3. Finley
4. Color Options
5. Sample Signage



LITCHFIELD





LAKEHURST & SUMMIT



ELEVATION 2
LAKEHURST

ELEVATION 3
SUMMIT

ELEVATION 2
SUMMIT

ELEVATION 1
LAKEHURST

LAKEHURST & SUMMIT



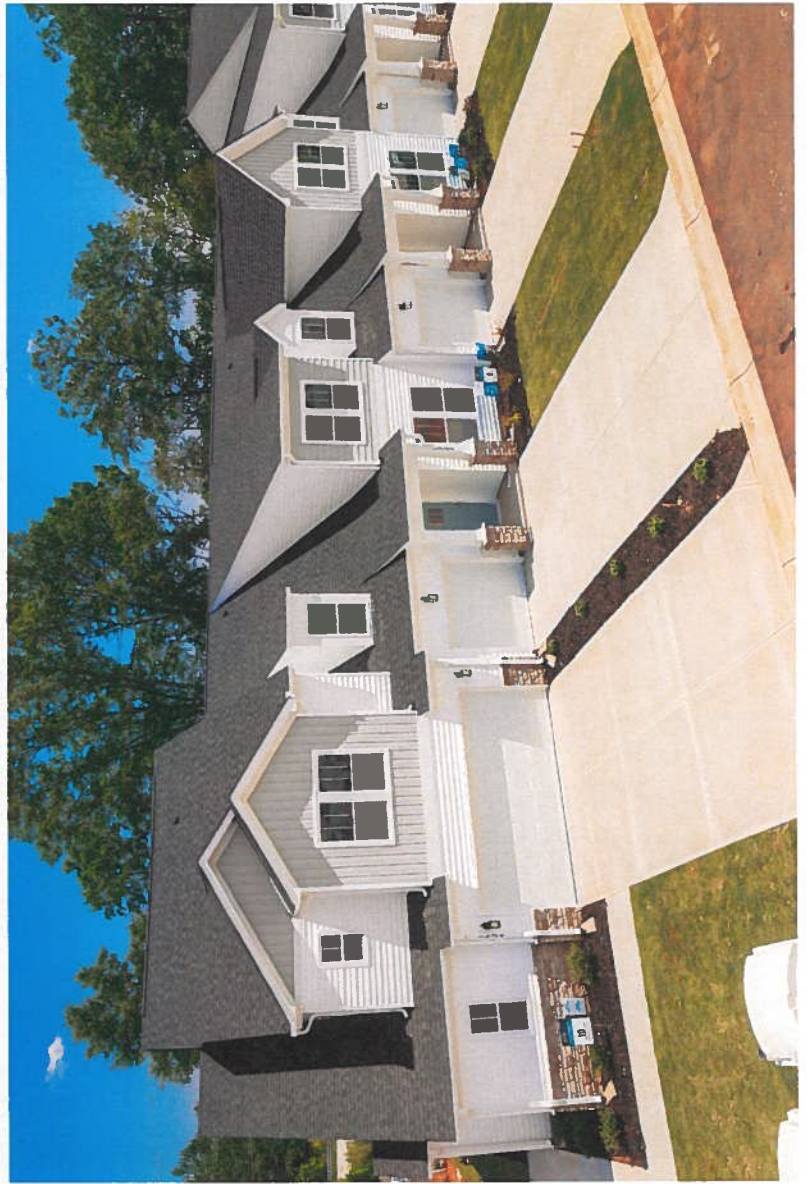
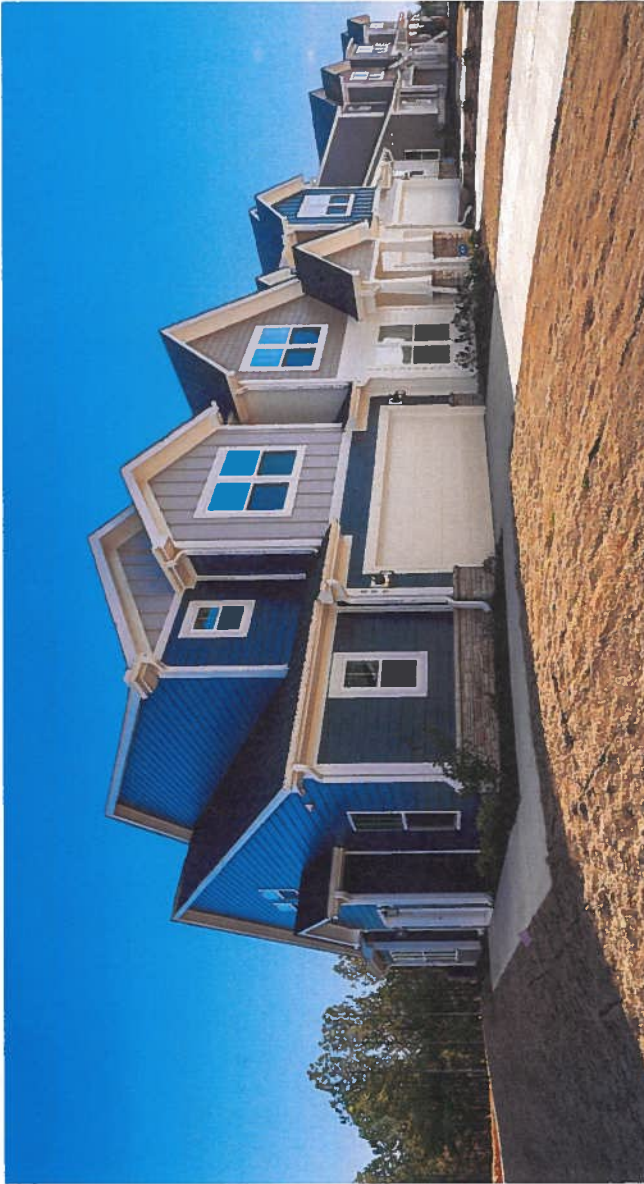
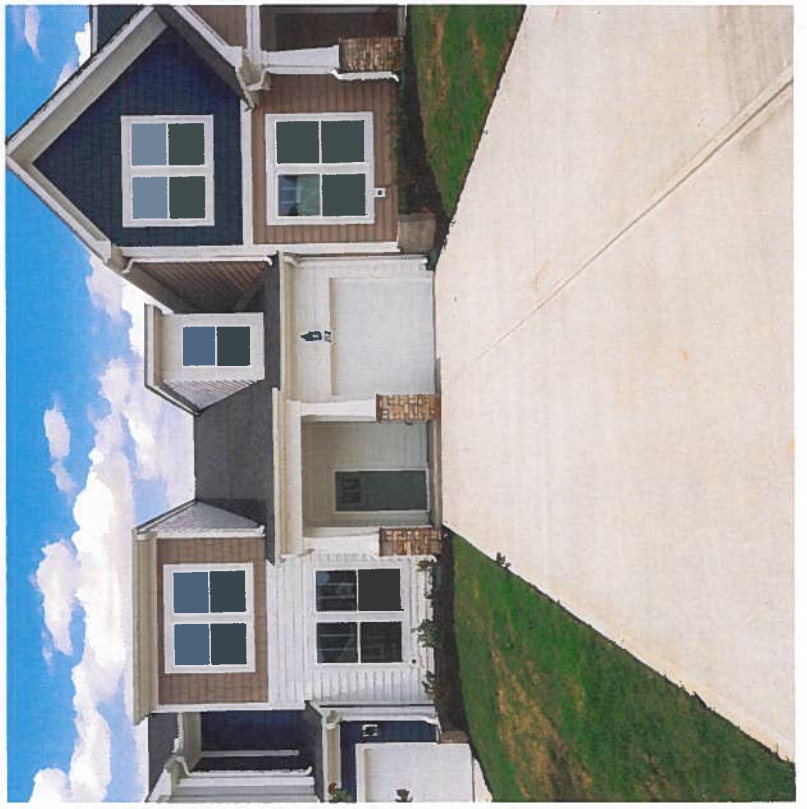
ELEVATION 2
(LAKEHURST)

ELEVATION 1
(SUMMIT)

ELEVATION 3
(SUMMIT)

ELEVATION 1
(SUMMIT)

ELEVATION 2
(LAKEHURST)



FINLEY



FINLEY



FINLEY



FINLEY



**Long-lasting beauty
and protection made
for the coast.**

It's Possible™

Coastal Colors Collection



Product: *Hardie® Plank Smooth*
ColorPlus® Technology finish: *Juniper Berry*

James Hardie Color Plus Siding Color Options



Arctic White >



Cobble Stone >



Navajo Beige >



Monterey Taupe >



Khaki Brown >



Timber Bark >



Pearl Gray >



Light Mist >



Gray Slate >



Night Gray >



Boothbay Blue >



Evening Blue >



Aged Pewter >



Iron Gray >



Deep Ocean >



Mountain Sage >



Countrylane Red >
Not available



Woodstock Brown >



Rich Espresso >
Not available



Heathered Moss >
Not available

MATERIALS/SPECS

OVERALL SIZE: See Drawing

SINGLE FACE: ☐ DOUBLE FACE: ☒

QUANTITY: 2

GRAPHICS COLOR: See below

1st SURFACE: ☒ 2nd SURFACE: ☐

PAINT COLOR: Valspar Semi-trans.
Wellington Brown wood structure, Black and
matching Brown graphics

1st SURFACE: ☒ 2nd SURFACE: ☐

PAINT FORMULA ATTACHED ☐

FABRICATION MATERIALS: ACRYLIC ☐
NON-GLARE ACRYLIC ☐ ALUMINUM ☒
ACM ☐ PVC ☐ OTHER ☒

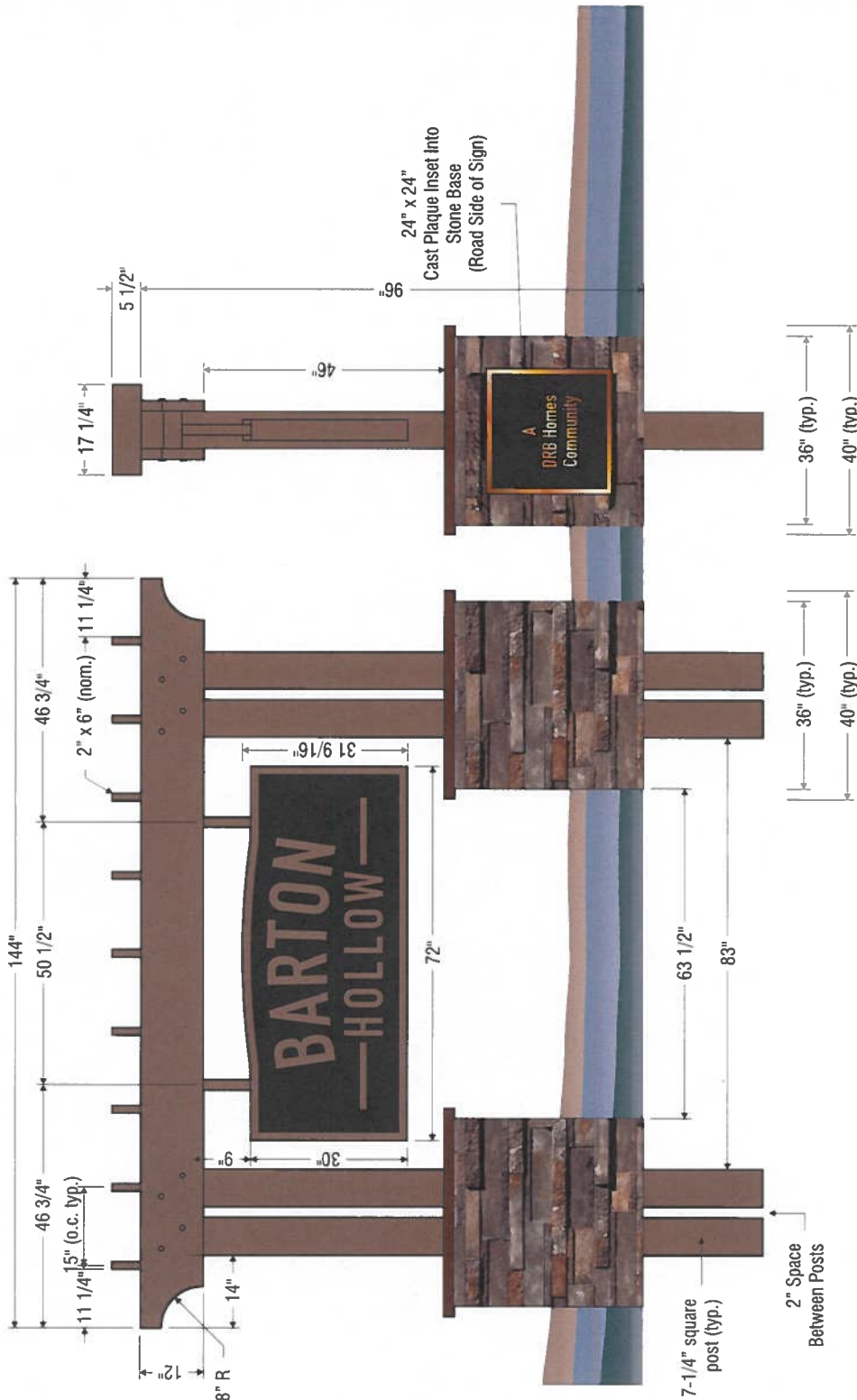
wood, cast plaque

MATERIALS THICKNESS: 1/16" ☐ 1/8" ☒
1/4" ☐ 3/8" ☐ 1/2" ☐ 3/4" ☐ 1" ☐

MOUNTING: VHB ☐ STUD ☐
MECH. FASTENERS ☒ CAP/BARREL ☐
ILLUMINATED ☐ NON-ILLUMINATED ☒

ADDITIONAL NOTES

- A) 4" deep sign frame with routed aluminum faces, masked and painted.
- Wooden structure rough surface stained to client specs. with aluminum sign hanging brackets.
- Stacked stone base stone to client specs.
- B) Small cast plaque, inset into stone base.



STATEMENT OF INTENT

for

The Grove (PD Development)

for

APPLICANT

Falcon Real Estate Lending, LLC
7 Hindman Dr.
Greenville, SC 29609
Phillip Day
864.907.6509
phillip@falconsouthcarolina.com

Engineer/Surveyor

Ridgewater Engineering & Surveying, LLC
PO Box 806
Anderson, SC 29622
J. Wesley White, PE
864.226.0980
wesley@ridgewatereng.com

10/31/2022

I. PROPERTY DESCRIPTION

The Highway 418 Mixed Use (project) consists of properties located along at the intersection of Highway 418 and Greenpond Rd. The project area is ±28.94-acres and is made up by four (4) parcels as follows:

1. TMS #0562010102801 – 14.67-acres and currently unzoned in Greenville County
2. TMS #0562010102815 – 6.49-acres and currently zoned C-2 in City of Fountain Inn
3. TMS #0562010102820 – 5.18-acres and currently zoned C-2 in City of Fountain Inn
4. TMS #0562010102800 – 2.60-acres and currently zoned C-2 in City of Fountain Inn

Water will be provided by Greenville Water and sewer by the City of Fountain Inn.

II. DEVELOPMENT OVERVIEW

The project development plan is to annex parcel 1 above and rezone all four parcels to utilize the Planned Development (PD) zoning classification. The development will consist of 5 new access points with three onto Highway 418 and one each onto Highway 651 and Greenpond Rd. The roads within the community will all be private roads that are constructed to City standards. The private roads serving this development will have rolled curb and gutter. Other infrastructure improvements include public water mains, public sewer mains, storm drainage, and common areas. Common areas may be disturbed and undisturbed open space, walking trails, mail centers, wetlands/waters of the state, amenity areas, and other community gathering areas.

III. PROPERTY OWNERS ASSOCIATION

All amenity/common-open space/landscape/bufferyard areas will be owned and maintained by a newly formed Property Owners Association (POA). All roads are to be turned over to the POA for maintenance and care. The POA will also be responsible for maintenance of entrance monuments, landscaping, & site lighting. All stormwater management areas designed and constructed for the project will be designated/included within common areas and the necessary landscaping/screening will be maintained by the POA. Covenants and Restrictions for the project and governing the POA will be drafted and recorded at the Greenville County Register of Deeds Office along with final plat approvals.

IV. AMENITIES, LANDSCAPING, BUFFERS

The proposed development includes approximately 9.13-acres of amenity/common-open space/landscape/bufferyard area, including natural buffers along existing wetlands/waters of the state onsite, with maximum efforts to preserve existing vegetation/trees around the perimeter property. A minimum 15' building setback has been established along all property sides. There will be a 35' building setback established along existing roads. The open space may consist of disturbed and non-disturbed areas, passive open space, walking trails, and community gathering areas consisting of fire pits, dog parks, tot lot (playground), book exchanges, gardens, and gazebos.

V. INNOVATIVE DESIGN APPROACH

It is the development's intent to incorporate innovative design approaches throughout and in a variety of ways. These may include but are not limited to the Sutera system for trash pickup, solar powered street lights, independent charging stations, homes prewired for charging stations, community gardens/book exchanges/gathering areas, rainwater recapturing through bio-retention/wet ponds.

VI. DENSITY

The overall project will consist of 142 single-family residential units (mix of attached and detached) and ±4.99-acres of commercial tracts, leaving ±9.13-acres of ammenty/common-open space/landscape/bufferyard areas. The project density will be as follows:

	NORTH SIDE	SOUTH SIDE	
RESIDENTIAL AREA:	±18.24 ACRES	±5.71 ACRES	= 23.95 ACRES
COMMERCIAL AREA:	<u>±2.92 ACRES</u>	<u>±2.07 ACRES</u>	<u>= 4.99 ACRES</u>
TOTAL AREA:	±21.16 ACRES	±7.78 ACRES	= 28.94 ACRES
TOTAL UNITS:	105 TH + 12 LOTS +	25 LOTS	= 142 TOTAL UNITS
RESIDENTIAL DENSITY:			= 5.9 UNITS/ACRE

VII. SCHEDULE

Construction on the project to start upon obtaining all infrastructure permits and project schedule is anticipated as follows:

Residential: Developed out over the next 12 to 36 months.
Commercial: Tract "A" – Developed out over the next 18 to 24 months
Tract "B" – Developed out over the next 6 to 12 months

VIII. PUBLIC UTILITIES

Water and sewer service providers have been contacted regarding the proposed project and preliminary design and service options have been reviewed. The final design and construction will be completed upon approval of rezoning to PD as part of the overall site improvements and will be turned over to the appropriate public utility provider for ownership.

IX. DEVELOPMENT STANDARDS

1. Commercial Area Permitted Uses: All uses in accordance with the current C-2, Commercial Zoning and allowed as such.

2. Lot Sizes and Density of Development: The minimum lot size is 2,000 SF for the single-family attached residential units. The proposed density for the residential areas is approximately 5.9 units per acre. The smaller lot sizes allow for greater open space/common area.

3. Building Setbacks

All the proposed setbacks for this project are as follows:

- 15' minimum perimeter setback along adjacent properties.
- 35' minimum setback along all existing road frontages.
- 20' minimum front yard setback from proposed road right-of-way. (For internal private roads)
- 15' minimum spacing between end units (townhouse units).
- 5' minimum side yard setback (single family detached lots).
- 10' minimum rear yard setback.

4. Proposed minimum 40' right-of-way to be dedicated for all private internal roads.

5. Residential Construction and Maintenance: No mobile homes, trailers, campers or tents shall be permitted as permanent dwellings.

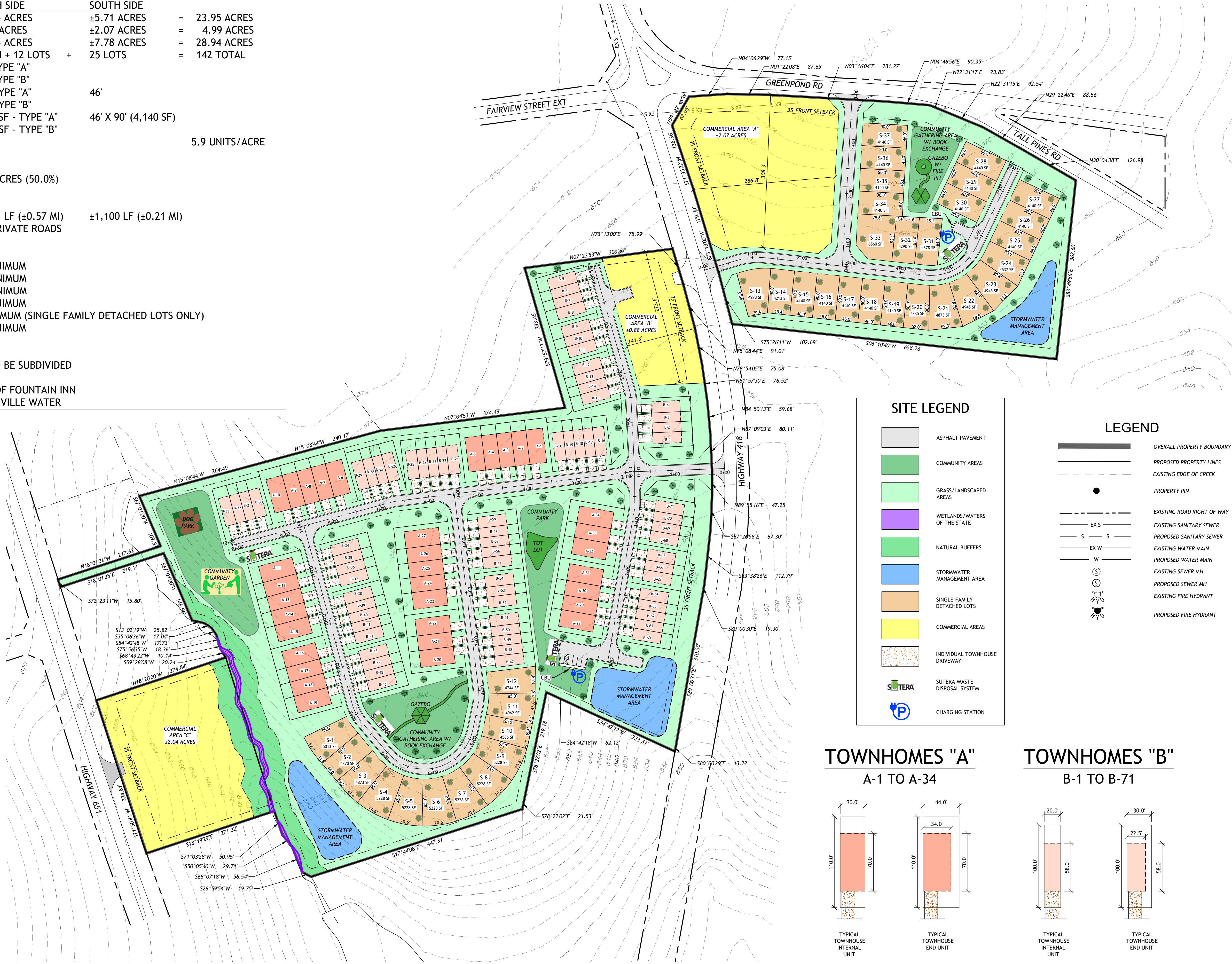
6. Public Improvements: No existing sidewalks are located along either Welpine Rd., a state-maintained road. The proposed project should have no impacts to the roads service level.

X. AMENDMENTS

Any changes to the provisions set forth herein must be approved by the City of Fountain Inn's requirements prior to the implementation of such changes.

SITE DATA

TMS #:	0562010102815, 0562010102820 0562010102800, 0562010102801		
TOTAL AREA:	±28.94 ACRES		
EXISTING ZONING:	C-2, COMMERCIAL		
PROPOSED ZONING:	PD, PLANNED DEVELOPMENT		
RESIDENTIAL AREA:	NORTH SIDE	SOUTH SIDE	
COMMERCIAL AREA:	±18.24 ACRES	±5.71 ACRES	= 23.95 ACRES
TOTAL AREA:	±2.92 ACRES	±2.07 ACRES	= 4.99 ACRES
TOTAL UNITS:	±21.16 ACRES	±7.78 ACRES	= 28.94 ACRES
	105 TH + 12 LOTS	25 LOTS	= 142 TOTAL
	34 - TYPE "A"		
	71 - TYPE "B"		
MINIMUM WIDTH:	30' - TYPE "A"	46'	
MINIMUM LOT SIZE:	20' - TYPE "B"		
	3,300 SF - TYPE "A"	46' X 90' (4,140 SF)	
	2,000 SF - TYPE "B"		
RESIDENTIAL DENSITY:			5.9 UNITS/ACRE
AMENITY/COMMON-OPEN SPACE/LANDSCAPE/: BUFFERYARD AREA	9.13 ACRES (50.0%)		
PROPOSED ROADS:	±3,013 LF (±0.57 MI) ALL PRIVATE ROADS	±1,100 LF (±0.21 MI)	
SETBACKS/BUFFERYARD PERIMETER PROPERTY:	15' MINIMUM		
EXISTING ROAD FRONTAGE:	35' MINIMUM		
INTERNAL FRONT YARD:	20' MINIMUM		
BETWEEN END UNITS:	15' MINIMUM		
SIDE YARD:	5' MINIMUM (SINGLE FAMILY DETACHED LOTS ONLY)		
REAR YARD:	10' MINIMUM		
NOTE:	- COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED		
SEWER PROVIDER:	CITY OF FOUNTAIN INN		
WATER PROVIDER:	GREENVILLE WATER		



SITE LEGEND

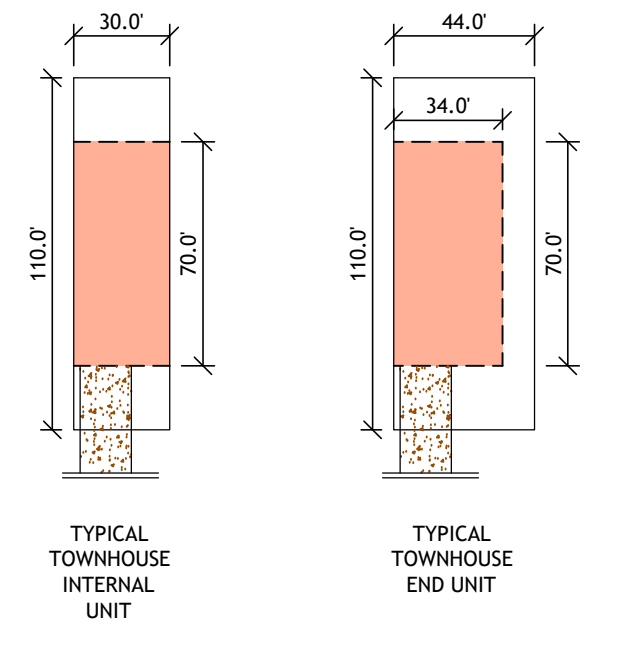
- ASPHALT PAVEMENT
- COMMUNITY AREAS
- GRASS/LANDSCAPED AREAS
- WETLANDS/WATERS OF THE STATE
- NATURAL BUFFERS
- STORMWATER MANAGEMENT AREA
- SINGLE-FAMILY DETACHED LOTS
- COMMERCIAL AREAS
- INDIVIDUAL TOWNHOUSE DRIVEWAY
- SUTERA WASTE DISPOSAL SYSTEM
- CHARGING STATION

LEGEND

- OVERALL PROPERTY BOUNDARY
- PROPOSED PROPERTY LINES
- EXISTING EDGE OF CREEK
- PROPERTY PIN
- EXISTING ROAD RIGHT OF WAY
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SEWER MH
- PROPOSED SEWER MH
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

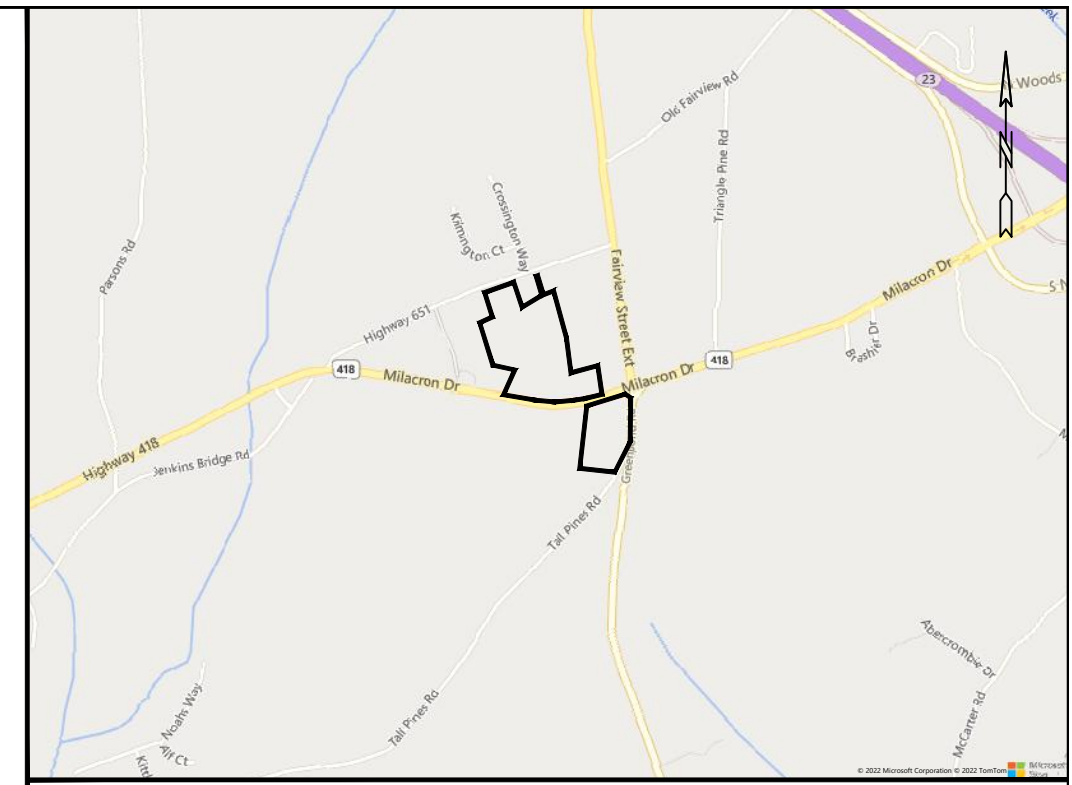
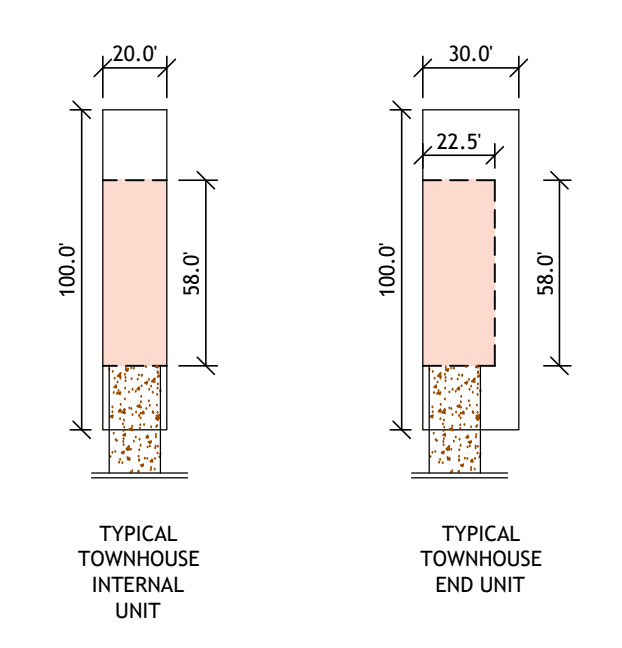
TOWNHOMES "A"

A-1 TO A-34



TOWNHOMES "B"

B-1 TO B-71



LOCATION MAP 1" = 2,000'

PRELIMINARY PLAT

OWNER'S CERTIFICATION

As the owner of this land, as shown on this preliminary plat or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 10-31-22

[Owner] [Agent] [Name]: Phillip Day, Member

Signed: *[Signature]*

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property plats/deeds of records; And further that the proposed subdivision meets all requirements of the City of Fountain Inn Ordinance, as applicable to the property.

By Name: J. Wesley White, PE

Signed: *[Signature]*

Registered Professional No. 23827

Address: PO Box 806, Anderson, SC 29622

Telephone No. 864-226-0980

Date: 10-31-22

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the City of Fountain Inn Ordinance relative to Project Approval having been fulfilled, approval of this preliminary plat is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provision of said development regulations.

Manager or Subdivision Administrator: _____

Date: _____

THE GROVE

(PD DEVELOPMENT)

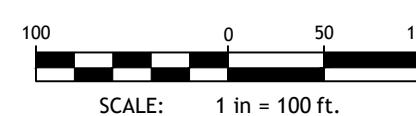
TMS #0562010102815, 0562010102820, 0562010102800, 0562010102801

Falcon Real Estate Lending, LLC 7 Hindman Dr. Greenville, SC 29609	Ridgewater Engineering & Surveying, LLC P.O. Box 806 Anderson SC 29622
--	--

OWNER

ENGINEER OR SURVEYOR

Date:	10-31-22
Drawn By:	JWW
Checked:	JWW
Job Number:	PP
Revisions:	5



RIDGEWATER

ENGINEERING & SURVEYING

Po Box 806, Anderson, SC 29622
(864) 226-0980 ridgewatereng.com

This drawing and the design shown thereon are the property of ridgewater engineering & surveying, llc. The reproduction, copying or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

CITY of FOUNTAIN INN

August 16, 2023

Falcon Real Estate Lending, LLC
7 Hindman Drive
Greenville, SC 29609

RE: Barton Hollow Final Development Plan Staff Comments, Revised – PF-2023-002

To Whom It May Concern:

Please see the staff comments regarding the Final Development Plan submitted for the above-mentioned project. Information about resubmittal is included after these comments. Written responses to each comment are required with resubmittals.

Final Development Plan:

1. Per Section 5:9.7.2 of the Fountain Inn Zoning Ordinance (FIZO), an additional Final Development Plan (FDP) will be required for commercial parcels unless further detail is provided.
 - a. If sidewalks are not shown on this FDP, sidewalks will be required along one side of Road 2 adjacent to TMS: 0562010102820, as well as one side of Road 7 during future submittals.

Attachments:

1. Per Article 6, Table 1 of the FIZO, one monument sign is permitted per street frontage. L-1 shows two signs per road frontage. Please revise.
2. Per Section 6:11 of the FIZO, "Sign shall not exceed six feet in height as measured above grade." Please revise.

Please submit these revisions no later than 12:00 PM on Tuesday, August 22, 2023.

Sincerely,

Lisa Mann
Planning and Development Manager

PLANNING & DEVELOPMENT

200 N. Main Street • Fountain Inn, SC 29644 • 864-862-4421 • Fax: 864-862-4812
Website: www.fountaininn.org



PO Box 806, Anderson, SC 29622 • 864-226-0980 • ridgewatereng.com

August 17, 2023

City of Fountain Inn
Attn: Lisa Mann
200 N. Main St.
Fountain Inn, SC 29644

Re: Barton Hollow – Final Development Plan – PF-2023-002
Project #22212

Dear Mr. Mann:

The FDP has been updated per your comment letter dated and emailed on August 16, 2023, as follows:

Final Development Plan:

1. The developer is aware that an additional FDP will be required for the commercial parcels.
 - a. Sidewalk has already been shown along Road 2 as requested. Any additional sidewalk along Road 7 will be addressed as part of the commercial tract FDP at a later time.

Attachments:

1. L-1 has been revised to show a single sign along each street frontage. See attached.
2. The sign has been revised to not exceed 6'. See attached.

If you need hard copies of any of the attachments, let me know and we'll have them delivered to your office.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Wesley White".

J. Wesley White, PE
President

MATERIALS/SPECS

OVERALL SIZE: See Drawing

SINGLE FACE: ☐ DOUBLE FACE: ☒

QUANTITY: 2

GRAPHICS COLOR: See below

1st SURFACE: ☒ 2nd SURFACE: ☐

PAINT COLOR: Valspar Semi-trans.

Wellington Brown wood structure, Black and matching Brown graphics

1st SURFACE: ☒ 2nd SURFACE: ☐

PAINT FORMULA ATTACHED ☐

FABRICATION MATERIALS: ACRYLIC ☐

NON-GLARE ACRYLIC ☐ ALUMINUM ☒

ACM ☐ PVC ☐ OTHER ☒

wood, cast plaque

MATERIALS THICKNESS: 1/16" ☐ 1/8" ☒

1/4" ☐ 3/8" ☐ 1/2" ☐ 3/4" ☐ 1" ☐

MOUNTING: VHB ☐ STUD ☐

MECH. FASTENERS ☒ CAP/BARREL ☐

ILLUMINATED ☐ NON-ILLUMINATED ☒

ADDITIONAL NOTES

A) 4" deep sign frame with routed aluminum faces, masked and painted.

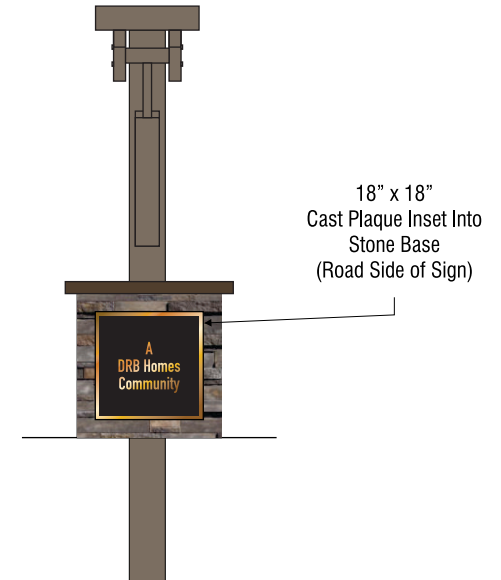
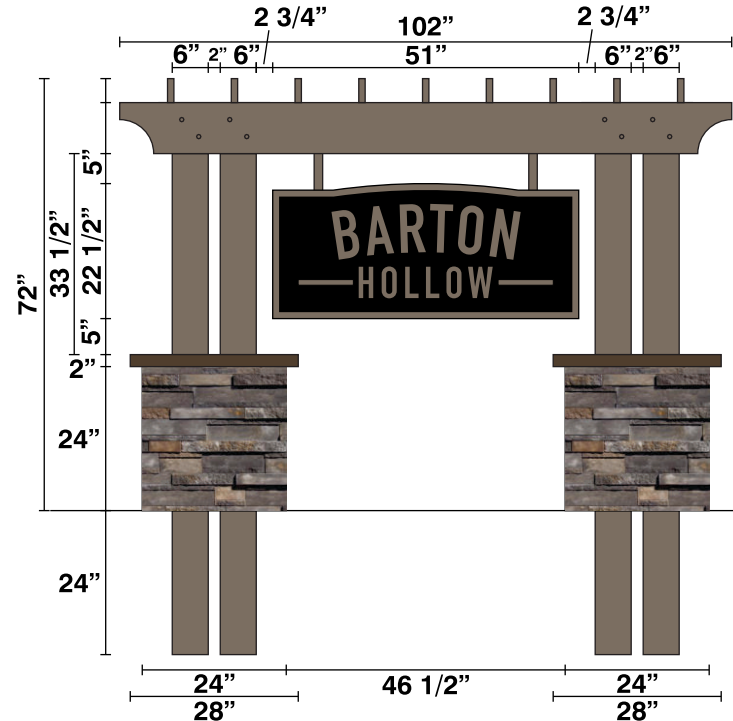
Wooden structure rough surface stained to client specs. with aluminum sign hanging brackets.

Stacked stone base stone to client specs.

B) Small cast plaque, inset into stone base.

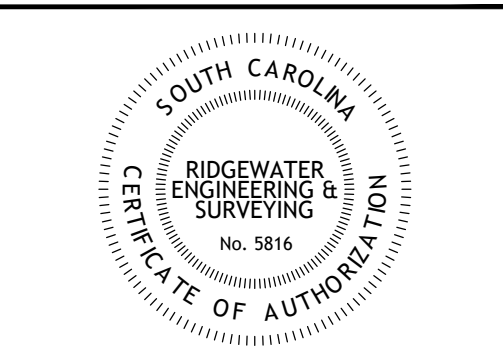
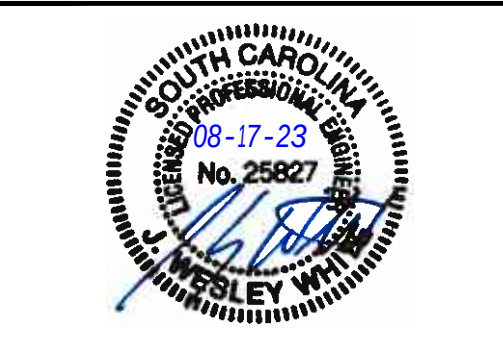
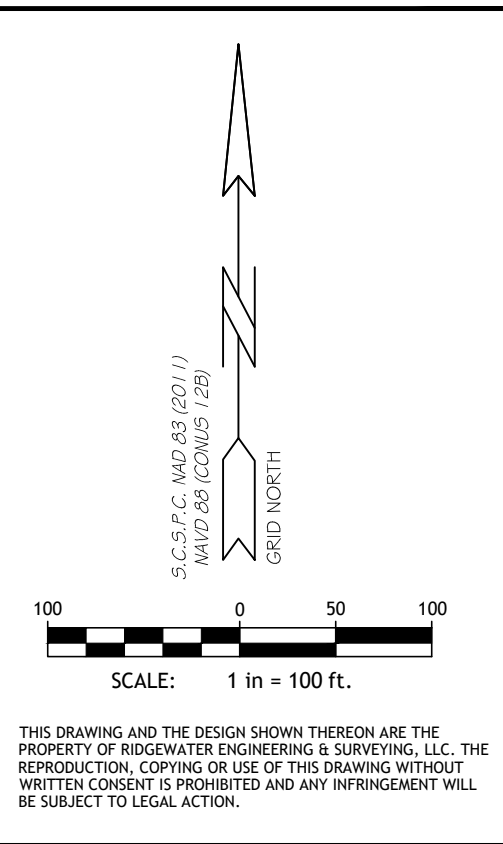
Revised

08/18/2023 8:54:56 AM





PO BOX 806
ANDERSON, SC 29622
(864) 226-0980
RIDGATERENG.COM



Barton Hollow

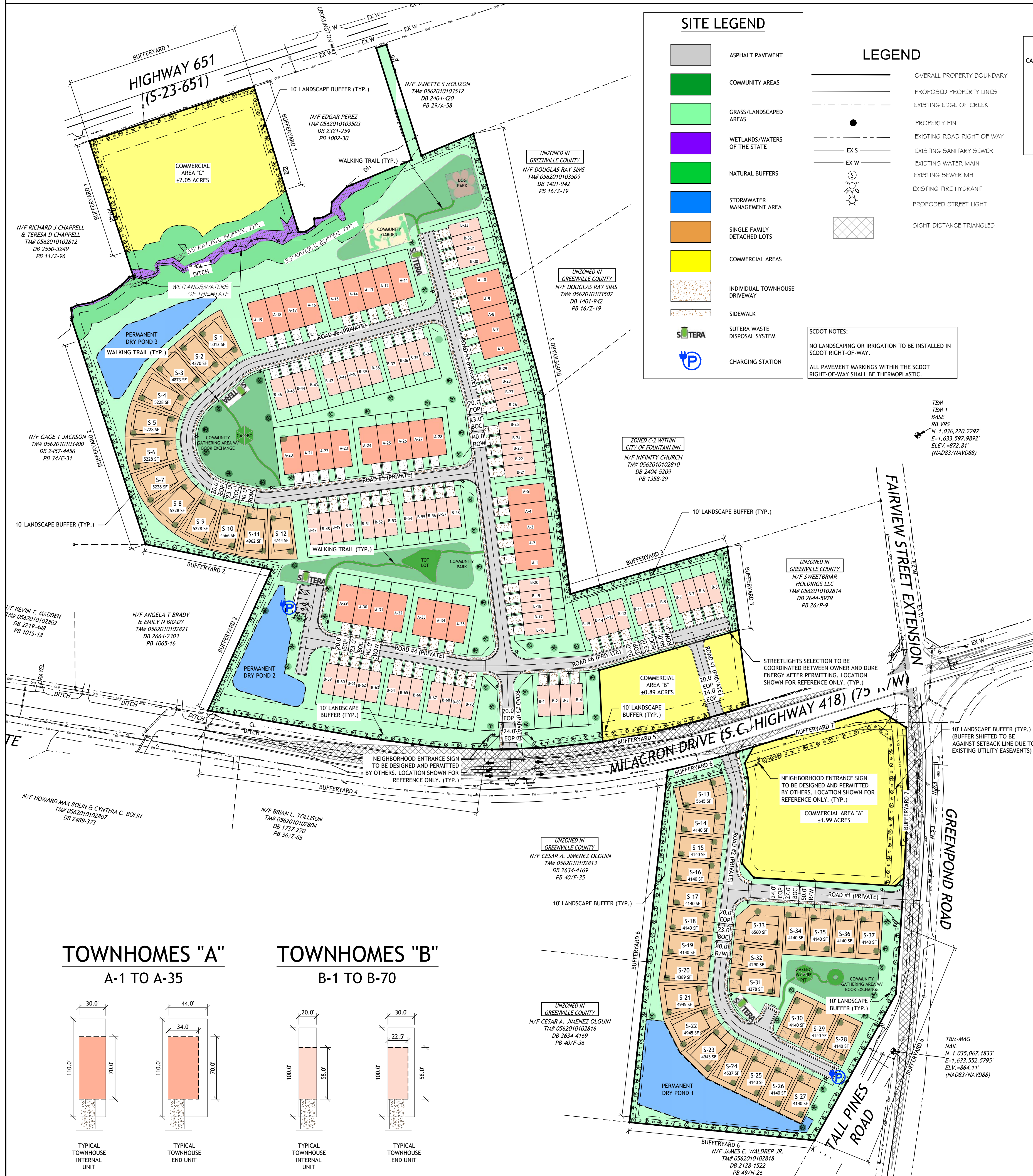
CITY OF FOUNTAIN INN
SOUTH CAROLINA

DRAWN BY: KOC		
CHECKED: JWW		
JOB NUMBER: 22212		
REV #	DATE	COMMENT
0	6-29-23	RELEASE TO CLIENT
1	7-18-23	SUBMIT FOR REVIEW
2	7-31-23	UTILITIES RELEASE
3	8-09-23	REVISED PER FDP
4	8-17-23	REVISED PER GCSM, CITY OF FOUNTAIN INN & SC DOT COMMENTS
...	...	...

SHEET

Landscaping,
Signage and
Lighting Plan

L - 1





Fountain Inn Planning and Development
200 North Main Street
Fountain Inn, SC 29644
Office: 864.409.3334

TO: Mayor and City Council
Planning Commission

FROM: Planning and Development Department

RE: PZ-2023-012

APPLICANT: Seth Henry for Hallmark Fountain Inn, LLC

PROPERTY LOCATION: Fairview St and Diamond Tip Blvd

PIN/TMS#(s): 0345000100602

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: PD-MC, Planned Development – Major Change

PROPOSED LAND USE: Residential, Single-family and Multifamily

ACREAGE: 10.76

COUNCIL WARD: 5 – Don

EXISTING LAND USE: Vacant

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M, R-15	Single-family Residential, Park
East	PD	Single-family Residential
South	PD	Vacant
West	R-M	Multifamily Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: City of Fountain Inn

**Fountain Inn Master
Plan CONFORMANCE:**

The subject property is part of the Fountain Inn Master Plan, where it is designated as *High Density Residential*. **Please refer to the Future Land Use Map at the end of the document. **

ROADS AND TRAFFIC:

Fairview Street is a two-lane State-maintained collector road. The parcel has approximately 320 feet of frontage along Fairview Street. Diamond Tip Boulevard is a two-lane City-maintained local road. The parcel has approximately 784 feet of frontage along Diamond Tip Blvd. There is a sidewalk along the rear of the property.

Location of Traffic Count	Distance to Site	2017	2019	2021
Fairview Street	2877' W	4,800	5,400 +12.5%	5,200 -3.7%

**CULTURAL AND
ENVIRONMENTAL:**

No floodplain is present on the site. There are no known historic or cultural resources on the site. Fountain Inn Elementary is less than a mile from the site.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing the realignment of Zone 2 and Zone 3 of the Woodside Village Planned Development. 129 multifamily units are proposed in Zone 2 and 37 single-family units are proposed in Zone 3. The realignment consists of one parcel and 10.76 acres.

Proposed Land Uses:

The intended use for the site is multifamily and single-family residential units.

Architectural Design:

The applicant states the building materials and architectural design will be inspired by early twentieth century textile mill architecture. The primary material will be brick veneer and secondary materials may include cementitious and architectural panels.

Access and Parking:

The site is accessed from one location on Diamond Tip Blvd. Previous approvals included an additional access point on Fairview Street, but that has been removed per SCDOT. Additionally, 182 parking spaces are included in Zone 2. This meets the requirements of the Fountain Inn Zoning Ordinance.

Landscaping and Buffering:

The applicant states they will provide a minimum 10' buffer along Fairview Street. The buffer will consist of deciduous and evergreen trees and shrubs with ground covers consisting of grasses and mulch. The buffer among existing creeks and streams will remain in their natural state.

Signage and Lighting:

All signage and lighting will comply with the City of Fountain Inn Zoning Ordinance.

CONCLUSION:

Changes to a Planned Development District which would alter the basic concept and general characteristics of the district require a major change that must be approved by Planning Commission and City Council. Although the proposed boundary change and the decrease in access points are examples of major changes to the district, staff does not feel these changes will adversely affect the proposed development or adjacent properties.

STAFF

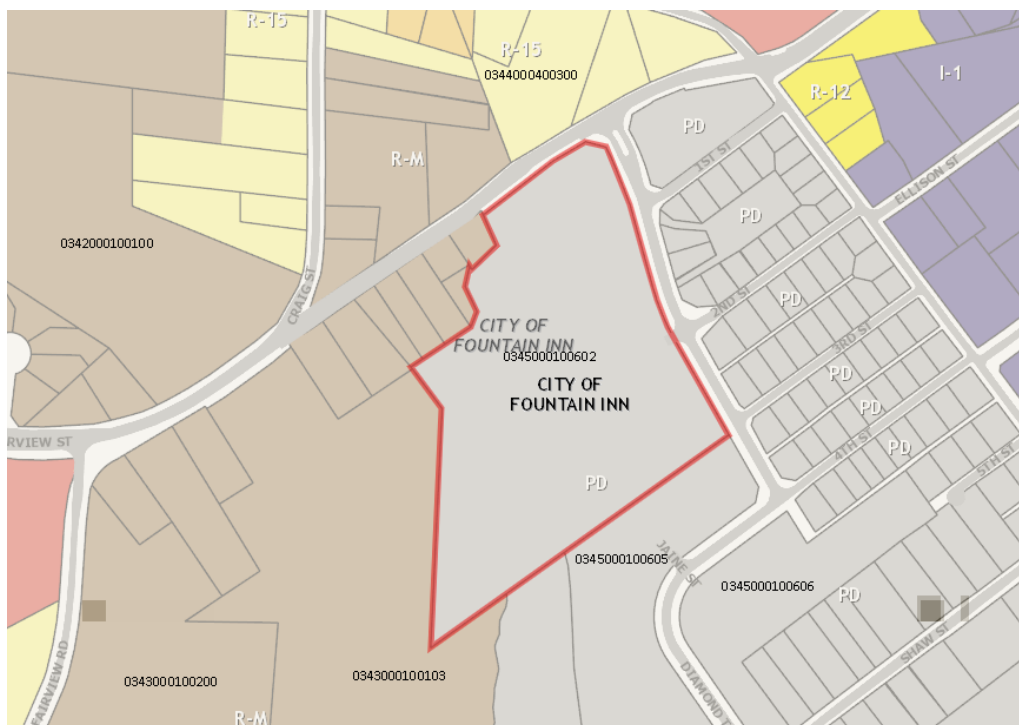
RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to PD-MC, Planned Development Major Change with the following conditions:

1. An emergency access must be provided along Fairview Street.
2. A Final Development Plan must be reviewed and approved prior to the issuance of any permits.

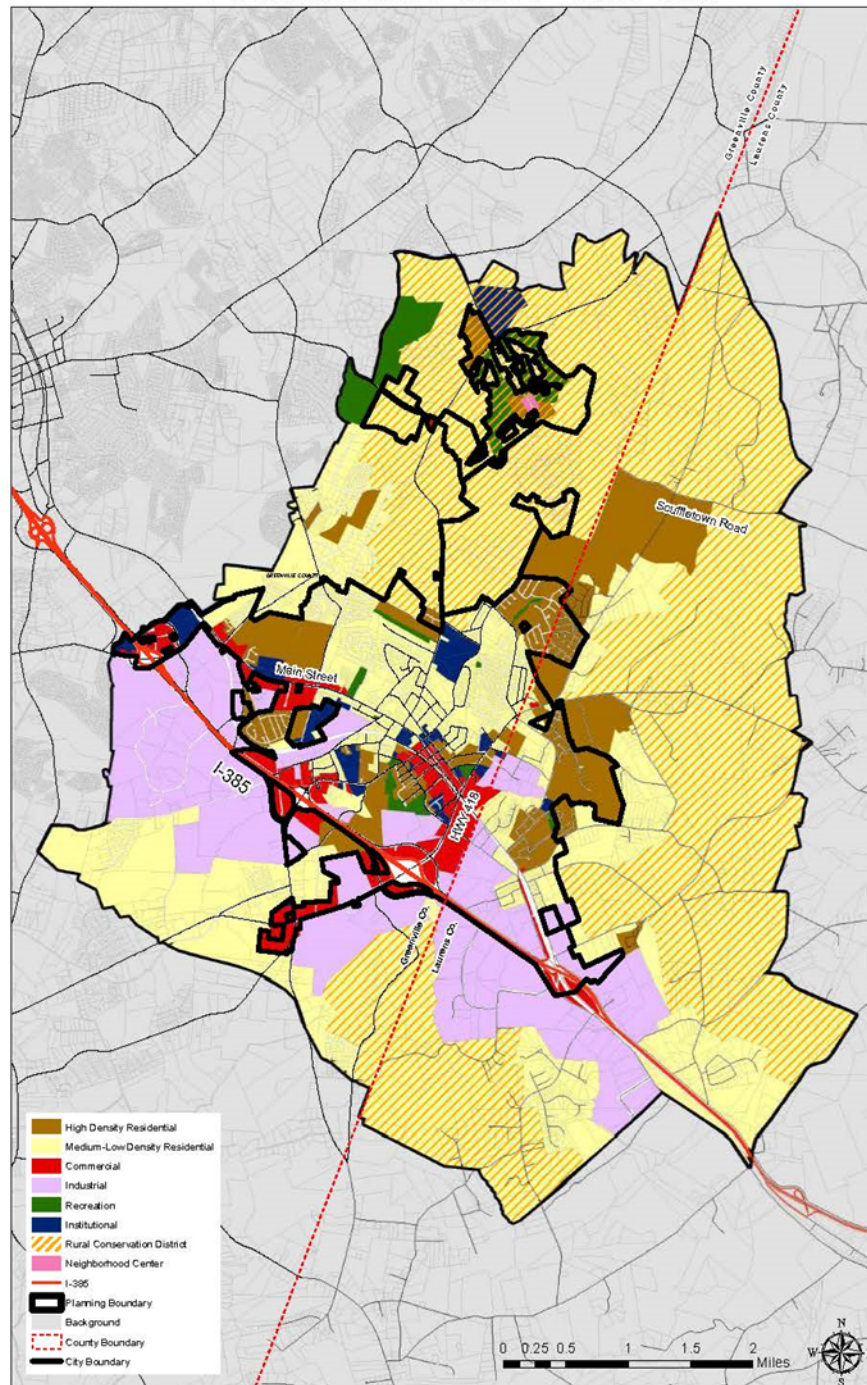


Aerial Photography



Zoning Map

Fountain Inn Future Land Use



Fountain Inn Master Plan, Future Land Use Map



FOUNTAIN INN

est 1886

CITY OF FOUNTAIN INN APPLICATION FOR REZONING

Owner Seth Henry

1. I (We) Itailmark Fountain Inn, LLC Agent Seth Henry

2. Of 39 Rowley Street
Address
Greenville, SC, 29601, (864) 593-1809
City State Zip Telephone

Do hereby petition for a variance of the zoning ordinance of Fountain Inn, South Carolina

3. By varying from Planned Development to PD - MC (Major Change)

4. the property located at 0345000100600, 0345000100602

and having frontage(s) along bordering streets as follows:

Fairview Street, 1st Street Woodside Avenue, and Fountain Inn Creek.

5. containing 45.54 acres more or less and being lot(s) _____, block _____
as shown on the Greenville and Laurens County Tax Maps.

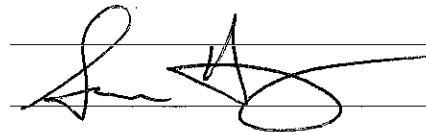
6. This property is more specifically described by a metes and bounds description attached hereto,
and as shown on attached plat on tax map.

7. Name of owner(s) of each lot is as shown on a certificate of ownership from the Greenville and
Laurens County Tax Coordinator's office attached hereto.

8. Receipt(s) of notice(s) that were sent by certified mail to owners who are not co-signers of petition
is attached hereto.

9. The filing fee of \$650 is attached hereto. (call 862-7233)

10. Signatures of owner(s)



By SETH HENRY Agent

39 Rowley St, Greenville, SC 29601
Address

864-593-1809
Telephone

APPLICATION FEES ARE NON-REFUNDABLE AND NON-TRANSFERABLE

TAX MAP #345.0-1-6.0, 345.0-1-6.2, AND 345.0-1-6.3

LEGEND

ZONE LINE
BUILDING SETBACK LINE
PRIMARY CIRCULATION

MAJOR ACCESS POINT

MINOR ACCESS POINT
(VEHICULAR AND/OR PEDESTRIAN)

TABLE 1.1 LOCATION AND ACREAGE OF VARIOU USE TYPES

ZONE I	±1.27 AC.	NEIGHBORHOOD COMMERCIAL / RESIDENTIAL USES (15,000 SF COMMERCIAL AND 16 RESIDENTIAL UNITS)
ZONE II	±5.79 AC.	MULTI-FAMILY RESIDENTIAL UP TO 150 UNITS
ZONE III	±10.67 AC.	SINGLE-FAMILY RESIDENTIAL UP TO 50 LOTS 1000 SF MIN./2 - 4 BEDROOMS
ZONE IV	±27.36 AC.	RECREATION/OPEN SPACE FOR PUBLIC USE

TABLE 1.2 DENSITY OF RESIDENTIAL AREAS

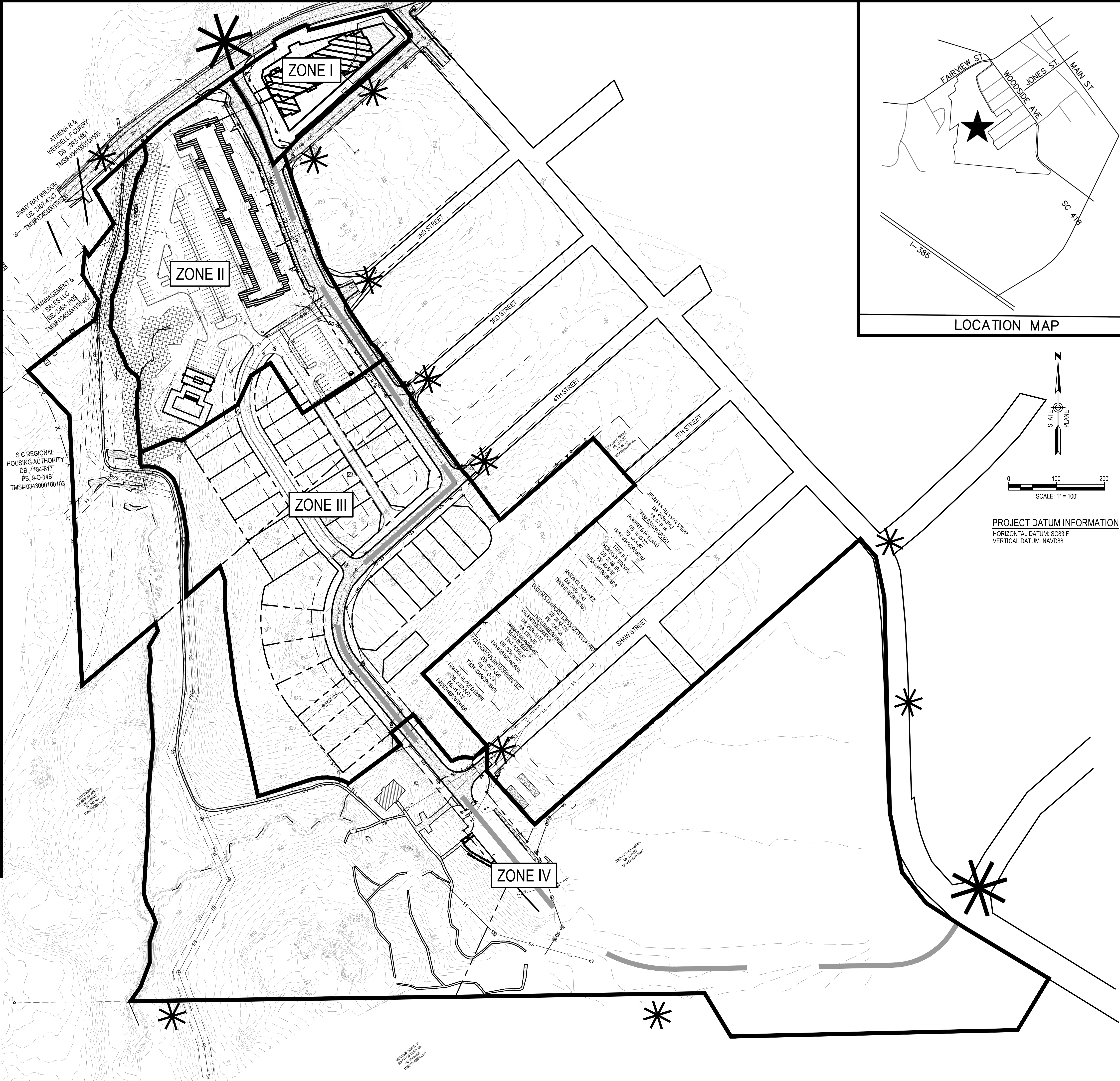
	MAX UNITS	ACREAGE	DENSITY
ZONE I	16	±1.27 AC.	12.60
ZONE II	150	±5.79 AC.	25.91
ZONE III	50	±10.67 AC.	4.69
ZONE IV	0	±27.36 AC.	0
TOTAL	216	±45.54 AC.	4.74

TABLE 1.3 PARKING

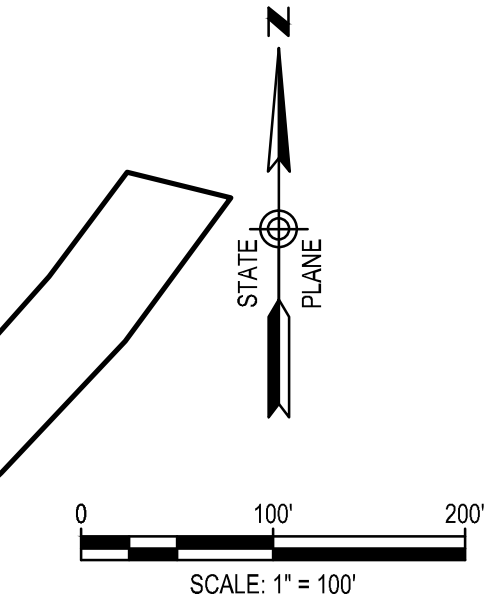
ZONE I	3/1000 SF COMMERCIAL AND 1/UNIT FOR RESIDENTIAL	NEIGHBORHOOD COMMERCIAL
ZONE II	1/ 1-BEDROOM 2/ 2-BEDROOM 2/ 3-BEDROOM	RESIDENTIAL
ZONE III	2 PER LOT	RESIDENTIAL
ZONE IV	PER ZONING CODE	RECREATION

THE EXISTING TOPOGRAPHY (FROM CONTY INFO)
OF THE SITE ALLOWS FOR PROPER ENGINEERING
OF STORM DRAINAGE. THE ENGINEERED SYSTEM
WILL SERVE ALL SITES.

THE BOUNDARY INFORMATION FOR THE SITE WAS
OBTAINED FROM SURVEY BY 3D LAND SURVEYING
AND COUNTY GIS.



LOCATION MAP



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

DAVIS & FLOYD

SINCE 1954

WWW.DAVISFLOYD.COM
164 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615
864.527.9800

BLACKSTOCK DEVELOPMENT

FOUNTAIN INN, SC

WOODSIDE VILLAGE PLANNED
DEVELOPMENT

PRELIMINARY DEVELOPMENT PLAN

NO.	REVISION	DATE	DESCRIPTION
1		4/21/2020	4/21/2020
2		8/20/2023	8/20/2023
3		8/20/2023	8/20/2023
4		8/20/2023	8/20/2023
5		8/20/2023	8/20/2023
6		8/20/2023	8/20/2023
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100		8/20/2023	8/20/2023

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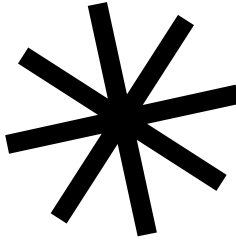
TAX MAP #345.0-1-6.0, 345.0-1-6.2, AND 345.0-1-6.3

LEGEND

ZONE LINE
BUILDING SETBACK LINE
PRIMARY CIRCULATION



MAJOR ACCESS POINT



MINOR ACCESS POINT
(VEHICULAR AND/OR PEDESTRIAN)



TABLE 1.1 LOCATION AND ACREAGE OF VARIOUS USE TYPES

ZONE I	1.3± Ac.	NEIGHBORHOOD COMMERCIAL USES (13,000 sf max)
ZONE II	4.9± Ac.	MULTI-FAMILY RESIDENTIAL: 1 - 3 BR UNITS; OFFICE DISTRICT USES (49,000 sf max); OR AN APPROVED COMBINATION OF THE TWO
ZONE III	7.2± Ac.	SINGLE-FAMILY RESIDENTIAL 1000 sf min./2 - 4 BEDROOMS
ZONE IV	31.0± Ac.	RECREATION/OPEN SPACE FOR PUBLIC USE

TABLE 1.2 DENSITY OF RESIDENTIAL AREAS

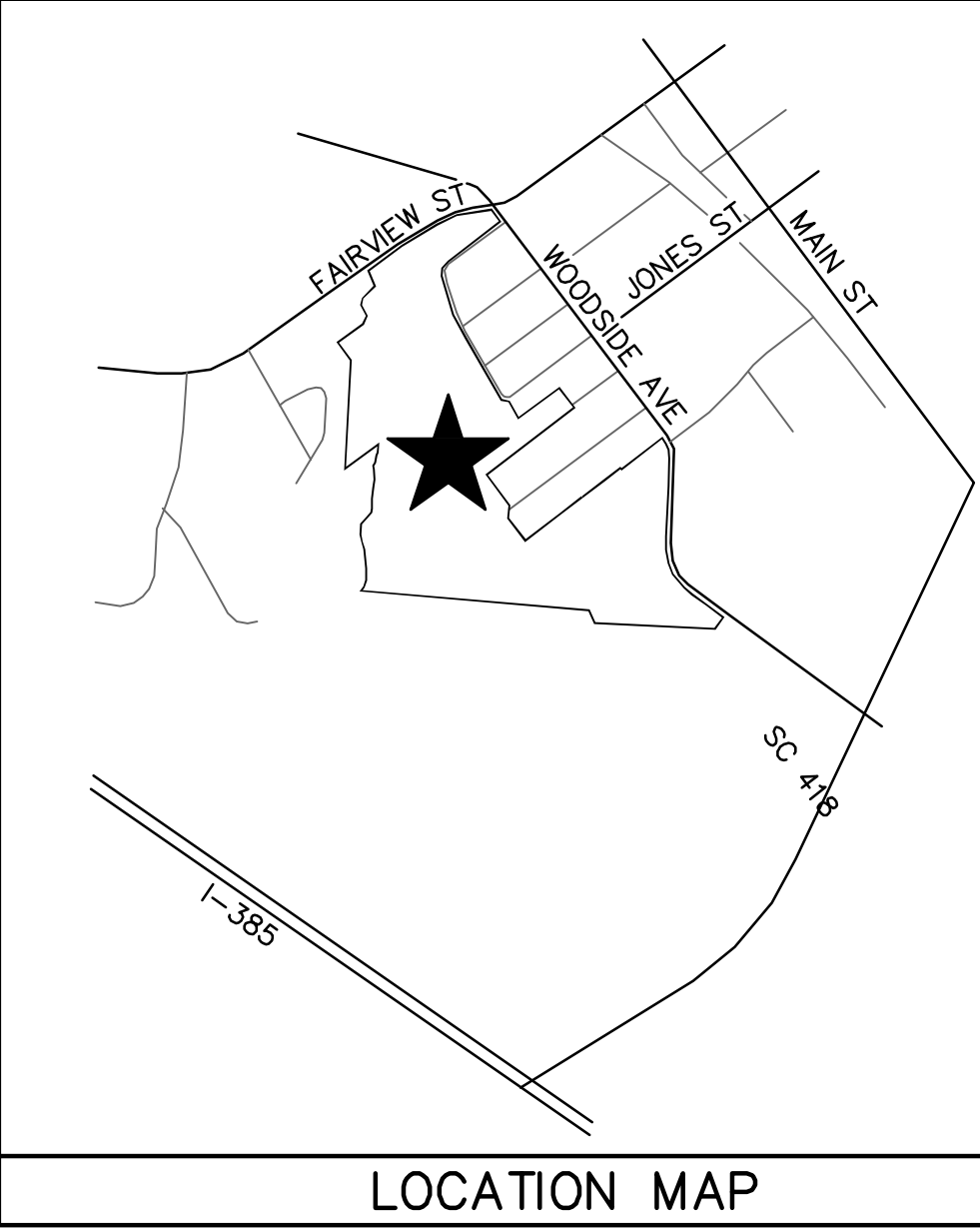
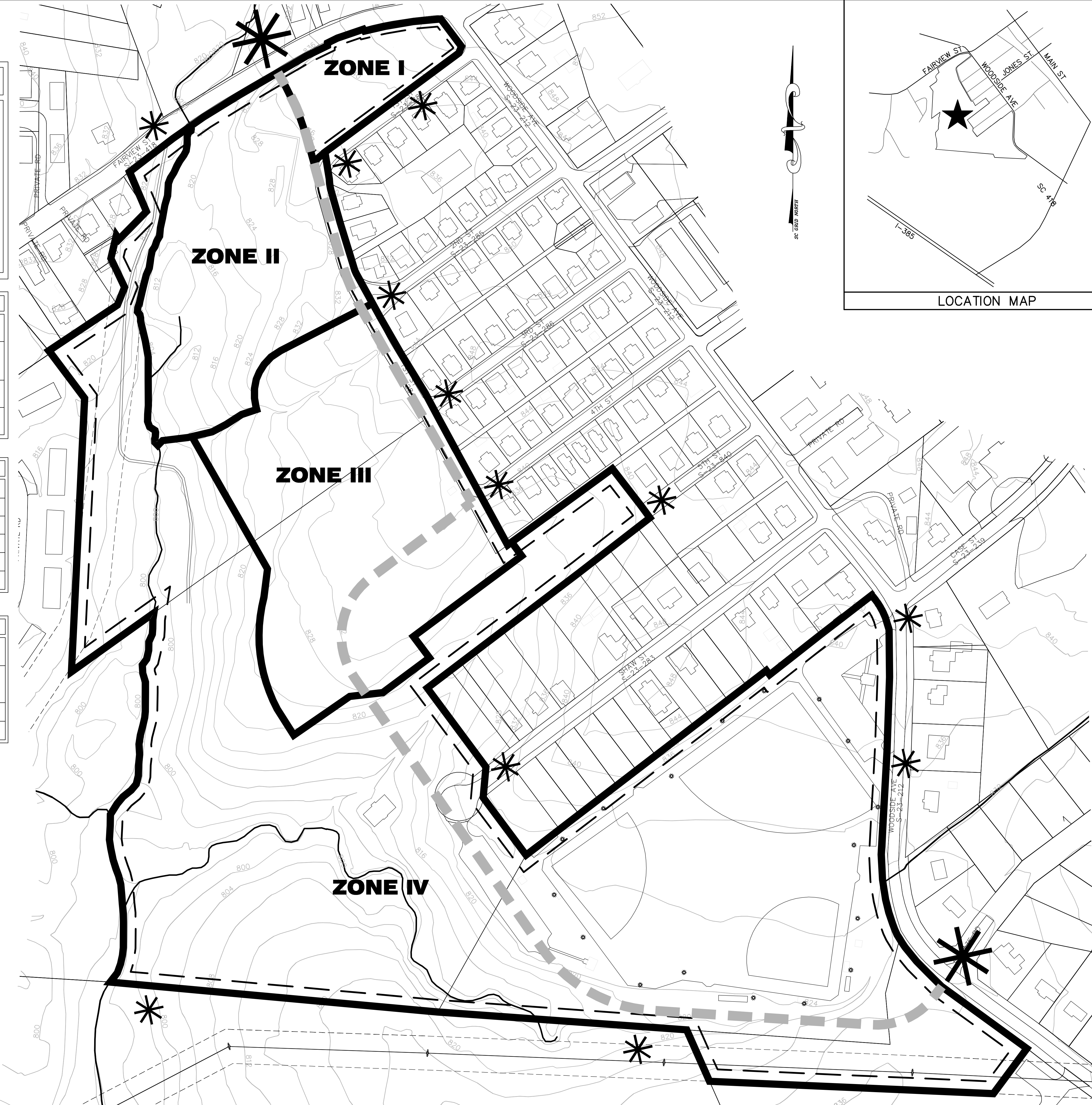
	UNITS	ACREAGE	DENSITY
ZONE I	0	1.3± Ac.	0
ZONE II	71	4.9± Ac.	14.5
ZONE III	52	7.2± Ac.	7.3
ZONE IV	0	31.0± Ac.	0
TOTAL	123	44.4± Ac.	2.8

TABLE 1.3 PARKING

ZONE I	2 - 3/1000 sf BLDG SPACE (39 sp max)	NEIGHBORHOOD COMMERCIAL
ZONE II	2 PER UNIT; 2 - 3/1000 sf BLDG SPACE (147 sp max); OR AN APPROVED COMBINATION	RESIDENTIAL; OFFICE; OR A COMBINATION
ZONE III	2 PER UNIT	RESIDENTIAL
ZONE IV	PER ZONING CODE	RECREATION

THE EXISTING TOPOGRAPHY (FROM COUNTY INFO) OF THE SITE ALLOWS FOR PROPER ENGINEERING OF STORM DRAINAGE. THE ENGINEERED SYSTEM WILL SERVE ALL SITES.

THE BOUNDARY INFORMATION FOR THIS SITE WAS OBTAINED FROM FROM COUNTY INFORMATION.



Box 263 Greenville, S.C. 29602
Telephone: (864) 235-3589 Fax: 233-6274
Email: postmaster@arborengineering.com

LANDSCAPE ARCHITECTS - CIVIL ENGINEERS
RECREATIONAL PLANNERS - LAND PLANNERS - URBAN PLANNERS

C.O.A.	SEAL
--------	------

LEGEND

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12/14/12	PD SUBMITTAL TO THE CITY OF FOUNTAIN INN	JM3

WOODSIDE
MILL

PLANNED DEVELOPMENT

FOUNTAIN INN SOUTH CAROLINA

PRELIMINARY
DEVELOPMENT
PLAN

DRAWN:	JM3	DATE:	12/14/12
DESIGN:	JM3/BR	HORIZONTAL SCALE:	1"=100'
APPROVED:	JM3/BR	VERTICAL SCALE:	N/A
GRAPHIC SCALE			

JOB NO. 12046

DRAWING NO. PDP-1 SHEET NO. 1 OF 1



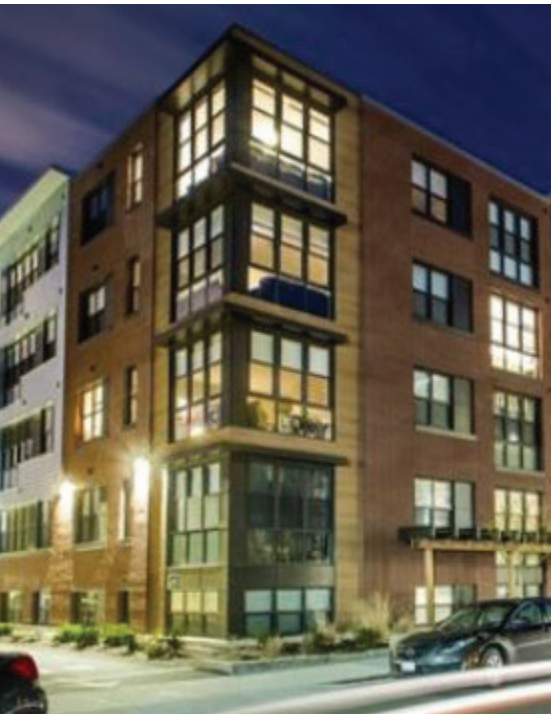
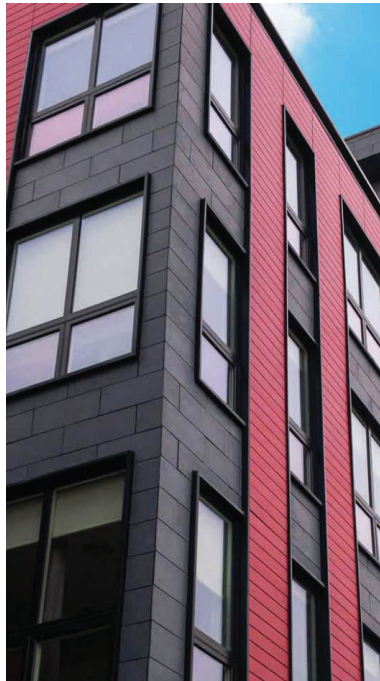
VILLAGE AT WOODSIDE MILL

FOUNTAIN INN, SC

VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



MATERIAL ACCENTS/ VARYING TEXTURES

SPECIAL CORNERS

ZONE 2 - DESIGN CHARACTER



HEAVY TIMBER/ STEEL ENTRY CANOPY

VILLAGE AT WOODSIDE MILL

FAIRVIEW ST
FOUNTAIN INN, SC



INDUSTRIAL/ WATER TOWER MATERIALITY

ZONE 2 - DESIGN CHARACTER

VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



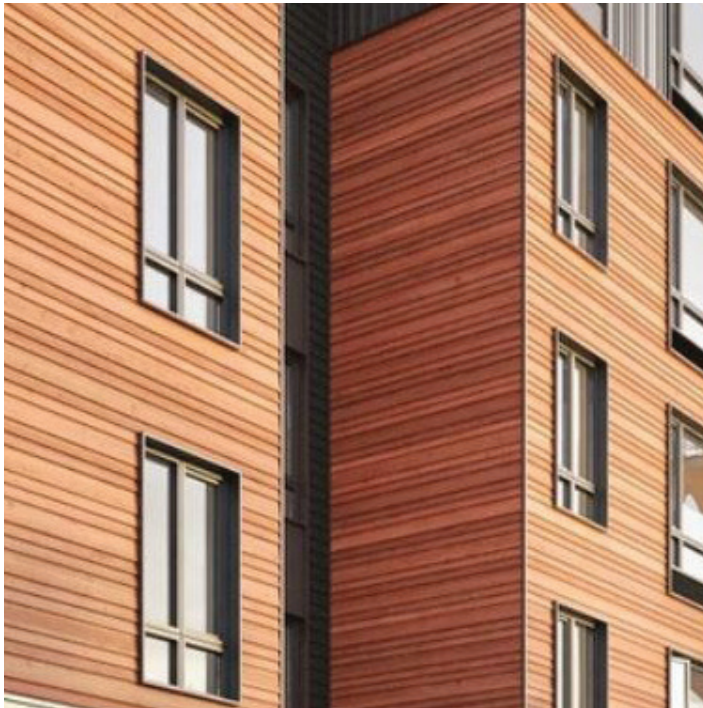
PREDOMINATELY BRICK MASSING



SIMPLE FORMS WITH SPECIAL ACCENTS

ZONE 2 - DESIGN CHARACTER

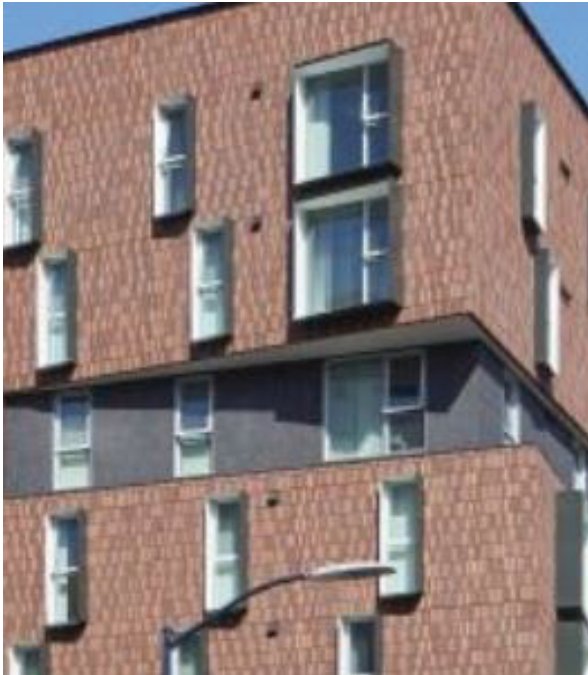
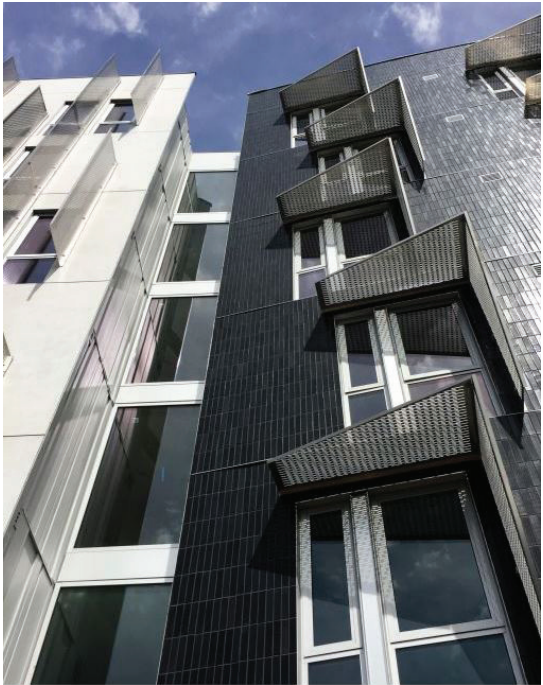
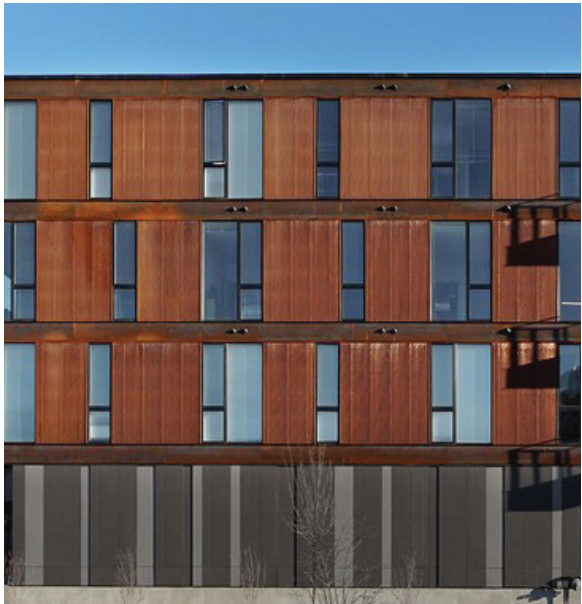
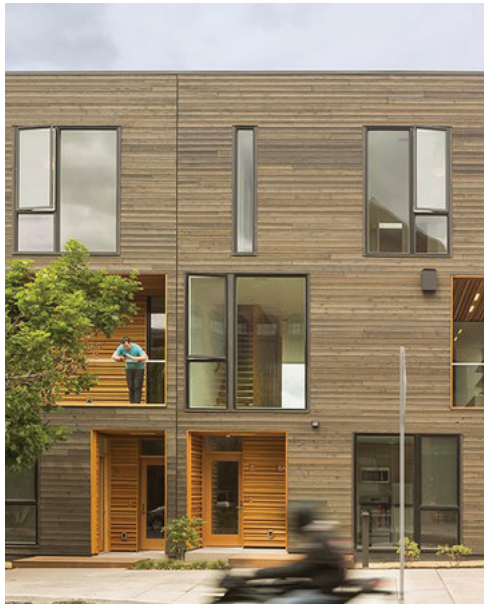
VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



INTERESTING WINDOW LINTELS

MATERIAL ACCENTS/ VARYING TEXTURES

VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



VARYING WINDOW SIZES

WINDOW SHADING

ZONE 2 - DESIGN CHARACTER

Development Plan

(Please use this document as the format for the pre-application conference and for the final submittal of the rezoning application)

WOODSIDE VILLAGE PLANNED DEVELOPMENT - REVISED

1. Property Owner: City of Fountain Inn; Surendra Jain

Address: 200 North Main St. Fountain Inn SC, 29644;
02 Golden Wings Way Greer, SC 29650

Telephone Number: 864-862-4421

2. Applicant: Blackstock Development

Name: Seth Henry

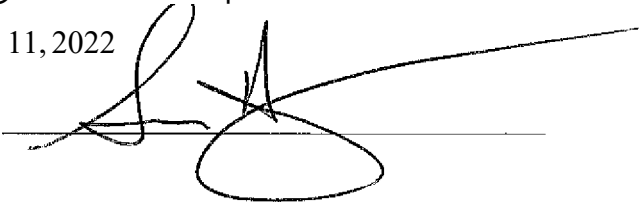
Address: 39 Rowley St., Greenville, SC 29601

Telephone Number: 864-593-1809

Email: seth@blackstockdevelopment.com

3. Date; July 11, 2022

4. Signature:

A handwritten signature in black ink, appearing to be 'Seth Henry', written over a horizontal line. The signature is stylized with a large loop and a long horizontal stroke extending to the right.

1) Preliminary Development Plan - The applicant shall submit a digital version and also reproducible vellum of the proposed Planned Development which shall include the following:

- ___ a) A boundary survey with vicinity map, title block, scale, and north arrow.
- ___ b) Total number of acres of the overall site.
- ___ c) Location and orientation of existing and proposed buildings, number of residential use by type, square footage of non-residential uses.
- ___ d) Primary traffic circulation pattern, including external and internal points of ingress and egress.
- ___ e) Location of parking areas and approximate number of parking spaces for use.
- ___ f) Any such information or descriptions as may be deemed reasonably appropriate for review.

2) Statement of Intent — The applicant shall submit three copies of a report setting forth the characteristics of the proposed Planned Development including the following:

- ___ a) A description of the procedures of any proposed homeowners association or other group maintenance agreement.

A Property Owners Association, POA, will be established for Zones I, II and III. Zone VI will be the responsibility of the City of Fountain Inn. Each association will address the specific needs of their particular zone and will be responsible for maintenance of any entrances, including maintenance of signage, lighting, stormwater management and landscaping. It is the intent of this project to be served by a common stormwater management system and Zone I, II, and III property owners associations will share in the maintenance of the system.

- ___ b) A statement setting forth the proposed development schedule.

This statement is intended to describe in detail the proposed Planned Development of the approximately 45.5 acres on the west side of Fountain Inn, hereafter referred to as the "Project". It is bounded by Fairview Street, 1st Street Woodside Avenue, and Fountain Inn Creek. The Project encompasses the former Woodside Mill Site at the northern end and the existing Woodside Park at the southern end.

Development of the Project could begin as soon as permits are acquired and funding is in place. The primary circulation within the Project will be Diamond Tip Boulevard.

Currently all the property is zoned PD, Planned Development and the PD is proposed to be revised as described below. The limits of each zone are shown on the accompanying Preliminary Development Plan and are described as follows:

Woodside Village Planned Development

Revised Statement of Intent

ZONE I

Zone I is approximately 1.3 acres in size and will be developed as NC-Neighborhood Commercial.

Because of the unusual shape of the parcel, the standard 25-foot perimeter setback of the PD requirements would severely limit the use of this property. A reduction of setback that is consistent with the NC classification along roadways to 10' is being requested. The building size for this zone would not exceed 15,000 square feet of commercial/office and 16 residential units. On-site parking will be provided at a minimum ratio of 3 spaces per 1000 SF of commercial/office area and 1 space per dwelling unit including publicly accessible on-street parking to be provided on Diamond Tip Boulevard.

The stormwater management system in Zone I will be designed to meet and exceed state and local standards and may incorporate low impact design standards and may be combined with Zone 2. The POA for Zone I will be responsible for the maintenance of this system. However, because the Project will have more than one stormwater management system, the POA of Zones II and III may share the costs of maintenance of this system.

Access for Zone I will be from Diamond Tip Boulevard and/or 1st Street. Any road improvements are subject to review and approval by SC Department of Transportation (SCDOT) and the City of Fountain Inn.

Engineering and Architectural drawings and appropriate permits will be pursued once specific used and/or tenants have been identified. Development would begin as soon as all permits have been issued.

ZONE II

Zone II is approximately 5.8 acres and will be developed as Multi-family Residential.

The development density will be a maximum of 150 units. The current plan includes 129 units and the maximum height above Diamond Tip Boulevard will be 50'. These units will be studio, 1, 2, and 3 bedroom dwellings. On-site parking will be provided at a minimum ratio of 1/ 1 bedroom units, 2/ 2 bedroom units, 2/ 3 bedroom units and publicly accessible on-street parking will be provided on Diamond Tip Boulevard. Building materials and architectural detailing will be inspired by early twentieth century textile mill architecture. The primary material will be brick veneer and secondary materials may include cementitious and architectural metal panels. Final material color selections will be provided to the Fountain Inn Planning Commission for approval as part of the FDP application. Samples of the style and character of the buildings are attached.

Access for Zone II will be from the new neighborhood street adjoining Zone II and Zone III. Waste management for Zone II will be addressed on-site with screened or sub-terranean waste containers. Mailboxes for Zone II will be inside the building(s).

The stormwater management system in Zone II will be designed to meet and exceed state and local regulations and may incorporate low impact design standards. The POA for Zone II will be responsible for the maintenance of this system. However, because the project will have more than one stormwater management system, the POA of Zones I and III may share the maintenance of this system.

Engineering and Architectural drawings and appropriate permits will be pursued immediately upon approval of the revised Planned Development. Development may begin as soon as all permits have been issued.

ZONE III

Zone III consists of approximately 10.7 acres and will be developed as Single Family Residential with maximum density of 7.3 unit per acre (equal to the R-6 Residential classification). Primary access will be provided into Zone III from Diamond Tip Boulevard road and from the existing 2nd, 3rd, and 4th Streets. Zone III will also include construction of additional internal roads and alleys.

The stormwater management system in Zone III will be designed to meet and exceed state and local regulations and may incorporate low impact design standards. The POA for Zone III will maintain this system. However, because the Project will have a single stormwater management system, the POA of Zones I and II may share in the maintenance of this system.

Engineering and Architectural drawings and appropriate permits will be pursued prior to development.

ZONE IV

Zone IV is approximately 27.4 acres and will be used as active and passive recreation. Currently, most of Zone IV is Woodside Park, which has three ball fields, restroom facilities, a picnic shelter, walking trails, and other amenities. An extension of the Swamp Rabbit Trail to connect the park to Fairview Street is planned. Other improvements will be planned at a later date.

Access for this portion of Project will be by way of Diamond Tip Boulevard and Woodside Avenue. Existing access points will be utilized. Additional access for the Project will be provided on the south side of the Project for possible future expansion.

Stormwater management for Zone IV will be the responsibility of the City of Fountain Inn.

_____ A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.

Diamond Tip Boulevard was previously constructed. Additional improvements will include adding street parking along Diamond Tip Boulevard and 1st Street, construction of new roads and alleys to serve Zone III and extension of utilities as required for the development.

_____ c) A statement of impact on public facilities including water, sewer collection and treatment, fire protection, etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed Planned Development.

Public utilities are available to the Project and will be utilized as needed.

_____ d) A statement describing the architectural style, appearance and orientation of proposed buildings.

Examples to confirm the style and character for Zone I and Zone II are attached. The single-family homes in Zone III will also be in similar character and style to the existing surrounding homes.

___e) A statement describing the landscaping and screening of proposed project.

It is requested that the buffer for Zone I be waived as it is surrounded by roadways. Landscaping along roadways will be provided as practical and will be reviewed as part of the Final Development Plan approval.

Where landscape berms are utilized, they will vary in height and width to provide a more natural effect.

A minimum 10' buffer will be provided along Fairview Street and will be landscaped with deciduous and evergreen trees and shrubs with groundcovers consisting of grasses and mulches. Additional landscaping will be provided within Zones II and III, including a minimum of two – 2" caliper trees per lot in Zone III. The Property Owners Associations will be responsible for the maintenance of their respective zones.

The buffer along existing creeks and streams will remain in its natural state. Additional landscaping will be added as needed to provide adequate screening for the Project.

___ f) A statement describing the maintenance and screening of any proposed pond, lake, or retention pond contained in the development.

Detention ponds and the storm water management systems will be designed to provide positive drainage for the entire Project. Any ponds will be either fenced or landscaped as appropriate for the situation.

___ g) A statement describing pedestrian access and circulation throughout the project.

All proposed streets and parking areas will be engineered and constructed in accordance with SCDOT, Greenville County and/or City of Fountain Inn Regulations. Sidewalks will connect to existing sidewalks where practical.

To facilitate safe pedestrian circulation, sidewalks will connect from parking areas to the residential streets.

A network of walking trails is planned to facilitate the walk-ability of the Project.

Currently, there is an established trail system or sidewalks within or adjacent to the Project. The Project will connect to existing pathways and sidewalks to make pedestrian circulation safe and possible throughout the Project. Another source considered is the Safe Routes to School program that promotes more accessibility for children walking or biking to school.

CITY of FOUNTAIN INN

August 16, 2023

Hallmark Fountain Inn, LLC
39 Rowley Street
Greenville, SC 29601

RE: Woodside Village Planned Development, Major Change Staff Comments – PZ-2023-012

To Whom It May Concern:

Please see the staff comments regarding the Major Change submitted for the above-mentioned project. Information about resubmittal is included after these comments. Written responses to each comment are required with resubmittals.

Preliminary Development Plan:

1. Include a parking table with calculations identifying the number of 1, 2 and 3-bedroom units in zone two and the total number of parking spaces provided.

Attachments:

1. Include a summary of the changes proposed with this submittal.

Please submit these revisions no later than 12:00 PM on Tuesday, August 22, 2023.

Sincerely,

Dean Miller
Senior Planner

PLANNING & DEVELOPMENT

DAVIS & FLOYD

SINCE 1954

August 24, 2023

Lisa Mann, AICP
Planning and Development Manager
City of Fountain Inn

Re: Woodside Village Preliminary PD Response
D&F Job Number: 4217200

Ms. Mann,

We are writing to communicate the changes shown in the recently submitted preliminary PD package for Woodside Village. This site had previously been approved in a PD submittal but 2 layout issues have caused revisions and the need to resubmit.

Originally, a proposed entrance was shown which connected the multi-family (Zone 2) at Fairview Street. The SCDOT has since told us that connection to Fairview Street can only be used as an emergency entrance, and they will not allow it as a major entrance so close to Diamond Tip Blvd. That connection, which was originally a major entrance point, will now be shown as and emergency entrance.

Second, the internal phase line that divides the apartments (zone 2) and the residential (zone 3) originally followed the internal street. To meet Fountain Inn parking requirements, additional parking was designed in part of the residential (zone 3). Because of this, we have shifted the phase line to include the new parking area in Zone 2. Included below is a table showing the breakdown of apartments and the required parking.

Woodside Village Units / Parking

1 Bedroom Units	77
2 Bedroom Units	47
3 Bedroom Units	5
Total Parking Spaces:	181

These were the only two changes from the original submittal.

164 Milestone Way, Suite 200, Greenville, SC 29615

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

WWW.DAVISFLOYD.COM

Please call or email should you have any questions or require additional information.

Yours truly,

Davis & Floyd



Bradley L Smith, PE

Development Plan

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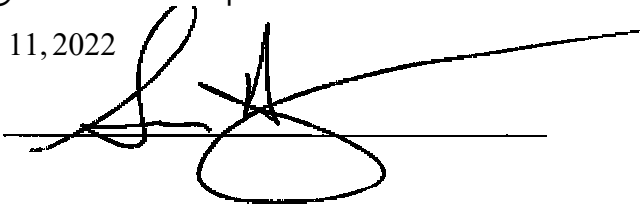
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3. Date: July 11, 2022

4. Signature:

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ZONE I

Zone I is approximately 1.3 acres in size and will be developed as NC-Neighborhood Commercial.

Because of the unusual shape of the parcel, the standard 25-foot perimeter setback of the PD requirements would severely limit the use of this property. A reduction of setback that is consistent with the NC classification along roadways to 10' is being requested. The building size for this zone would not exceed 15,000 square feet of commercial/office and 16 residential units. On-site parking will be provided at a minimum ratio of 3 spaces per 1000 SF of commercial/office area and 1 space per dwelling unit including publicly accessible on-street parking to be provided on Diamond Tip Boulevard.

The stormwater management system in Zone I will be designed to meet and exceed state and local standards and may incorporate low impact design standards and may be combined with Zone 2. The POA for Zone I will be responsible for the maintenance of this system. However, because the Project will have more than one stormwater management system, the POA of Zones II and III may share the costs of maintenance of this system.

Access for Zone 1 will be from Diamond Tip Boulevard and/or 1st Street. Any road improvements are subject to review and approval by SC Department of Transportation (SCDOT) and the City of Fountain Inn.

Engineering and Architectural drawings and appropriate permits will be pursued once specific used and/or tenants have been identified. Development would begin as soon as all permits have been issued.

ZONE II

Zone II is approximately 6.4 acres and will be developed as Multi-family Residential.

The development density will be a maximum of 150 units. The current plan includes 129 units and the maximum height above Diamond Tip Boulevard will be 50'. These units will be studio, 1, 2, and 3 bedroom dwellings. On-site parking will be provided at a minimum ratio of 1/ 1 bedroom units, 2/ 2 bedroom units, 2/ 3 bedroom units and publicly accessible on-street parking will be provided on Diamond Tip Boulevard. Building materials and architectural detailing will be inspired by early twentieth century textile mill architecture. The primary material will be brick veneer and secondary materials may include cementitious and architectural metal panels. Final material color selections will be provided to the Fountain Inn Planning Commission for approval as part of the FDP application. Samples of the style and character of the buildings are attached.

Access for Zone II will be from the new neighborhood street adjoining Zone II and Zone III. Waste management for Zone II will be addressed on-site with screened or sub-terranean waste containers. Mailboxes for Zone II will be inside the building(s).

The stormwater management system in Zone II will be designed to meet and exceed state and local regulations and may incorporate low impact design standards. The POA for Zone II will be responsible for the maintenance of this system. However, because the project will have more than one stormwater management system, the POA of Zones I and III may share the maintenance of this system.

Engineering and Architectural drawings and appropriate permits will be pursued immediately upon approval of the revised Planned Development. Development may begin as soon as all permits have been issued.

ZONE III

Zone III consists of approximately 10.0 acres and will be developed as Single Family Residential with maximum density of 4.4 unit per acre. Primary access will be provided into Zone III from Diamond Tip Boulevard road and from the existing 2nd, 3rd, and 4th Streets. Zone III will also include construction of additional internal roads and alleys.

The stormwater management system in Zone III will be designed to meet and exceed state and local regulations and may incorporate low impact design standards. The POA for Zone III will maintain this system. However, because the Project will have a single stormwater management system, the POA of Zones I and II may share in the maintenance of this system. Engineering and Architectural drawings and appropriate permits will be pursued prior to development.

ZONE IV

Zone IV is approximately 27.4 acres and will be used as active and passive recreation. Currently, most of Zone IV is Woodside Park, which has three ball fields, restroom facilities, a picnic shelter, walking trails, and other amenities. An extension of the Swamp Rabbit Trail to connect the park to Fairview Street is planned. Other improvements will be planned at a later date.

Access for this portion of Project will be by way of Diamond Tip Boulevard and Woodside Avenue. Existing access points will be utilized. Additional access for the Project will be provided on the south side of the Project for possible future expansion.

Stormwater management for Zone IV will be the responsibility of the City of Fountain Inn.

_____ A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.

Diamond Tip Boulevard was previously constructed. Additional improvements will include adding street parking along Diamond Tip Boulevard and 1st Street, construction of new roads and alleys to serve Zone III and extension of utilities as required for the development.

_____ c) A statement of impact on public facilities including water, sewer collection and treatment, fire protection, etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed Planned Development.

Public utilities are available to the Project and will be utilized as needed.

_____ d) A statement describing the architectural style, appearance and orientation of proposed buildings.

Examples to confirm the style and character for Zone I and Zone II are attached. The single-family homes in Zone III will also be in similar character and style to the existing surrounding homes.

___e) A statement describing the landscaping and screening of proposed project.

It is requested that the buffer for Zone I be waived as it is surrounded by roadways. Landscaping along roadways will be provided as practical and will be reviewed as part of the Final Development Plan approval.

Where landscape berms are utilized, they will vary in height and width to provide a more natural effect.

A minimum 10' buffer will be provided along Fairview Street and will be landscaped with deciduous and evergreen trees and shrubs with groundcovers consisting of grasses and mulches. Additional landscaping will be provided within Zones II and III, including a minimum of two – 2" caliper trees per lot in Zone III. The Property Owners Associations will be responsible for the maintenance of their respective zones.

The buffer along existing creeks and streams will remain in its natural state. Additional landscaping will be added as needed to provide adequate screening for the Project.

___ f) A statement describing the maintenance and screening of any proposed pond, lake, or retention pond contained in the development.

Detention ponds and the storm water management systems will be designed to provide positive drainage for the entire Project. Any ponds will be either fenced or landscaped as appropriate for the situation.

___ g) A statement describing pedestrian access and circulation throughout the project.

All proposed streets and parking areas will be engineered and constructed in accordance with SCDOT, Greenville County and/or City of Fountain Inn Regulations. Sidewalks will connect to existing sidewalks where practical.

To facilitate safe pedestrian circulation, sidewalks will connect from parking areas to the residential streets.

A network of walking trails is planned to facilitate the walk-ability of the Project.

Currently, there is an established trail system or sidewalks within or adjacent to the Project. The Project will connect to existing pathways and sidewalks to make pedestrian circulation safe and possible throughout the Project. Another source considered is the Safe Routes to School program that promotes more accessibility for children walking or biking to school.

TAX MAP #345.0-1-6.0, 345.0-1-6.2, AND 345.0-1-6.3

LEGEND

ZONE LINE
BUILDING SETBACK LINE
PRIMARY CIRCULATION

MAJOR ACCESS POINT

MINOR ACCESS POINT
(VEHICULAR AND/OR PEDESTRIAN)

TABLE 1.1 LOCATION AND ACREAGE OF VARIOU USE TYPES

ZONE I	±1.27 AC.	NEIGHBORHOOD COMMERCIAL / RESIDENTIAL USES (15,000 SF COMMERCIAL AND 16 RESIDENTIAL UNITS)
ZONE II	±6.44 AC.	MULTI-FAMILY RESIDENTIAL UP TO 150 UNITS
ZONE III	±10.01 AC.	SINGLE-FAMILY RESIDENTIAL UP TO 50 LOTS 1000 SF MIN./2 - 4 BEDROOMS
ZONE IV	±27.36 AC.	RECREATION/OPEN SPACE FOR PUBLIC USE

TABLE 1.2 DENSITY OF RESIDENTIAL AREAS

	MAX UNITS	ACREAGE	DENSITY
ZONE I	16	±1.27 AC.	12.60
ZONE II	150	±6.44 AC.	23.29
ZONE III	44	±10.01 AC.	4.4
ZONE IV	0	±27.36 AC.	0
TOTAL	216	±45.54 AC.	4.74

TABLE 1.3 PARKING

ZONE I	3/1000 SF COMMERCIAL AND 1/UNIT FOR RESIDENTIAL	NEIGHBORHOOD COMMERCIAL
ZONE II	1/ 1-BEDROOM 2/ 2-BEDROOM 2/ 3-BEDROOM	RESIDENTIAL
ZONE III	2 PER LOT	RESIDENTIAL
ZONE IV	PER ZONING CODE	RECREATION

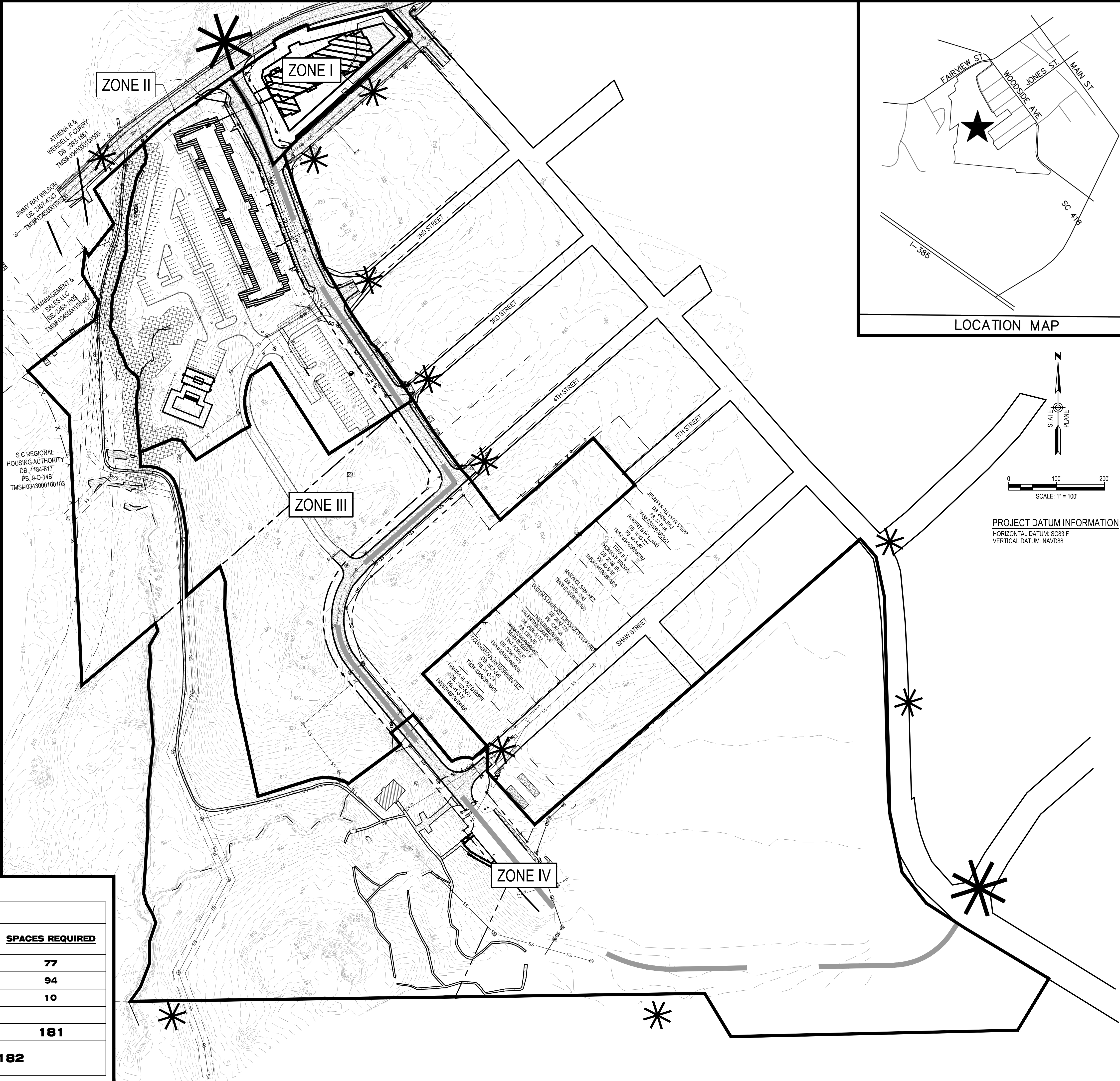
THE EXISTING TOPOGRAPHY (FROM CONTY INFO) OF THE SITE ALLOWS FOR PROPER ENGINEERING OF STORM DRAINAGE. THE ENGINEERED SYSTEM WILL SERVE ALL SITES.

THE BOUNDARY INFORMATION FOR THE SITE WAS OBTAINED FROM SURVEY BY 3D LAND SURVEYING AND COUNTY GIS.

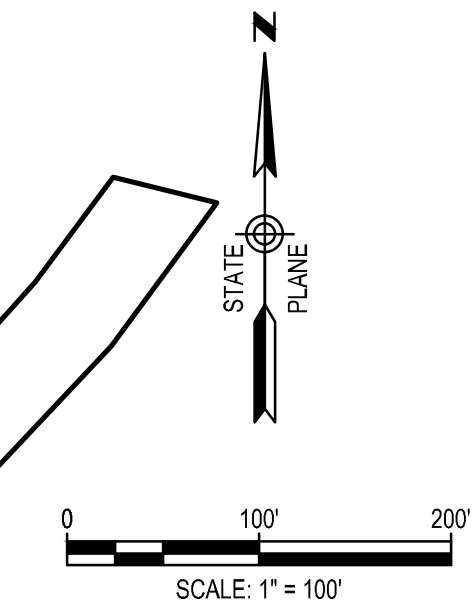
ZONE II PARKING BREAKDOWN

	UNIT COUNT	SPACES REQUIRED PER UNIT	SPACES REQUIRED
1 BEDROOM UNITS	77	1 [SPACE / UNIT]	77
2 BEDROOM UNITS	47	2 [SPACE / UNIT]	94
3 BEDROOM UNITS	5	2 [SPACE / UNIT]	10
TOTAL COUNT	129	--	181

PARKING SPACES PROVIDED IN ZONE II : 182



LOCATION MAP



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

DAVIS & FLOYD

SINCE 1954

WWW.DAVISFLOYD.COM

164 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615

864.527.9800

BLACKSTOCK DEVELOPMENT

FOUNTAIN INN, SC

WOODSIDE VILLAGE PLANNED DEVELOPMENT

PRELIMINARY DEVELOPMENT PLAN

NO.	REVISION	DATE	DESCRIPTION
1		4/21/22	ISSUED FOR PERMIT
2		8/1/22	ISSUED FOR PERMIT
3		8/1/22	ISSUED FOR PERMIT
4		8/1/22	ISSUED FOR PERMIT
5		8/1/22	ISSUED FOR PERMIT
6		8/1/22	ISSUED FOR PERMIT
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97		8/1/22	ISSUED FOR PERMIT
98		8/1/22	ISSUED FOR PERMIT
99		8/1/22	ISSUED FOR PERMIT
100		8/1/22	ISSUED FOR PERMIT



Fountain Inn Planning and Development
200 North Main Street
Fountain Inn, SC 29644
Office: 864.409.3334

TO: Planning Commission

FROM: Planning and Development Department

RE: PP-2023-002

APPLICANT: Jacquell Hajder with Doran Companies for Dianne T. Hinson Revocable Trust

PROPERTY LOCATION: Hellams Street

PIN/TMS#(s): 0556010100400

CURRENT ZONING: R-12, Residential District

REQUEST: Preliminary Plan Approval

ACREAGE: 93.23

COUNCIL WARD: 4 - Clemmer

DEVELOPMENT NAME: Dylan Roberts

DEVELOPMENT TYPE: Open Space, Option 2

DENSITY: 266 Lots

WATER PROVIDER: Greenville Water

SEWER PROVIDER: Fountain Inn

**LANDSCAPING
AND OPEN SPACE:**

A 25' Type "B" exterior buffer that meets Section 5:11 of the Fountain Inn Zoning Ordinance is provided. 29.97 acres of open space are required. The proposed plan includes 20.9 acres of floodplain, 1.3 acres of amenities, 3.6 acres of detention ponds, and 16.05 acres of additional open space for a total of 41.5 acres.

ROADS AND TRAFFIC: The applicant is proposing an extension to Hellams Street that will serve the subdivision. The extension will create a two-lane public road with 50 feet of right-of-way. Additionally, a 20-foot emergency access to Lafayette Avenue will be provided. All lots will have internal access only to new, public roads.

PEDESTRIAN ACCESS: A 5-foot sidewalk is shown along one side of all interior roads.

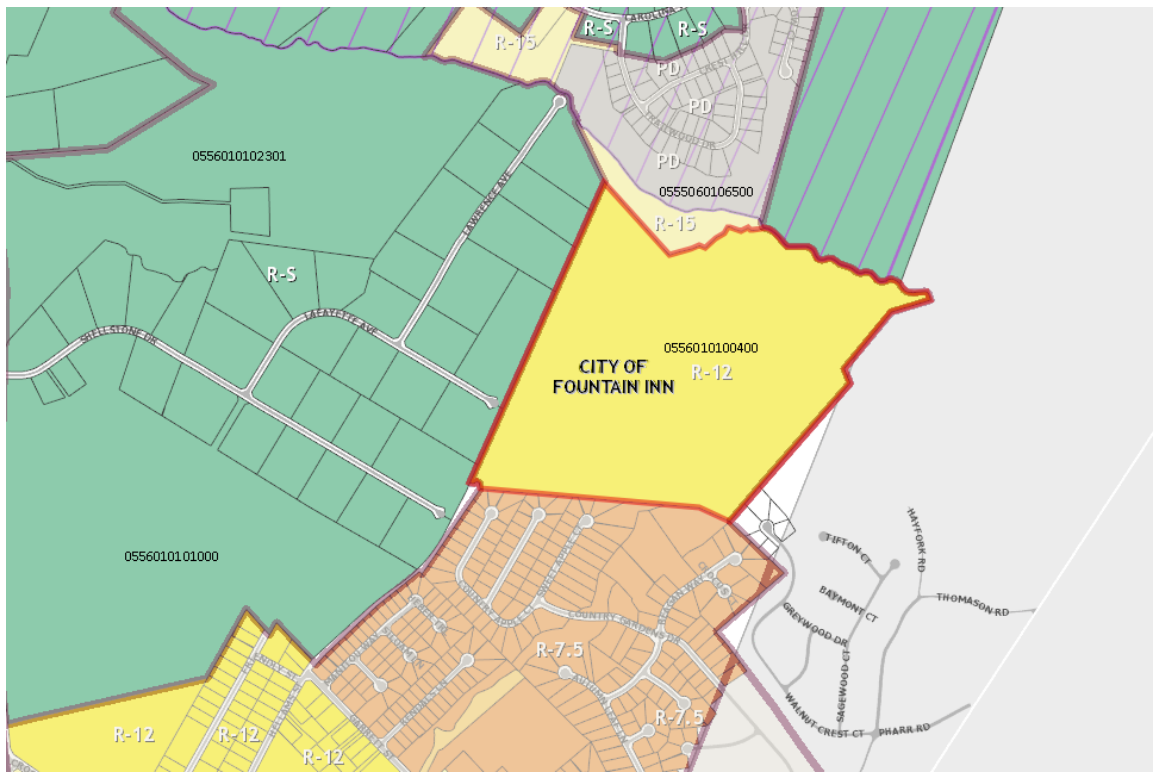
**STAFF
RECOMMENDATION ON
PRELIMINARY PLAN:**

Staff recommends approval of the Preliminary Plan for Dylan Roberts, with the following conditions:

1. A 5-foot sidewalk must be provided along one side of Hellams Street where road improvements are being made.
2. All comments from Subdivision Advisory Committee must be met prior to Final Plat approval.



Aerial Map



Zoning Map



CITY OF FOUNTAIN INN

SUBDIVISION /ENGINEER PRELIMINARY REVIEW APPLICATION

Development Name: Dylan Roberts Subdivision

Type of Development: Residential ☒ Industrial _____ Commercial _____
Single Family _____ Multi-Family _____ Multi-Use _____

Location: TMS# 0556010100400

Zoning: R-12 Total Acres: 92.23 acres Total Lots/Units: 266

Tax Map Number(s): 0556010100400

Owner Name: Dianne T. Hinson Revocable Trust

Owner Address: 110 Lafayette Ave. Fountain Inn, SC 29644

Telephone Number: _____ Email: _____

Developer Name: Doran Companies

Developer Address: 7803 Glenroy Road Suite 200 Bloomington, MN 55439

Telephone Number: 982-288-2089 Email: Jacqueline.Hajder@dorancompanies.com

Engineering Firm: Gray Engineering Consultants Contact: Waverly Wilkes

Firm's Address: 132 Pilgrim Road Greenville, SC 29607

Contact's Email: wwilkes@grayengineering.com Phone: 864-297-3027

Roads: Public ☒ Private: ☐ Unpaved Private: ☐ Length of Rd +/- 10,142 LF

Power: Duke Energy: ☐ Laurens Electric: Yes

Natural Gas: Fountain Inn Natural Gas Provided: Yes yes ☐ No

Fire District: Fountain Inn Fire District

Water District: Greenville Water or Wells: _____

Sewer District: Metropolitan Sewer District or Septic: _____

Length of Sewer: +/- 8,161 linear feet

Are there any private covenants and/or restrictions that are contrary to conflict with or prohibit the proposed requests? ☐ Yes ☒ No

Is this a Planned Development: ☒ No ☐ Yes

Green Space Provided: X Yes _____ No

Greenville County Storm Water Approval Attached: _____ Yes X No

SCDHEC Sewer Approval Attached: _____ Yes X No

Signature: Jacqueline Hayder

Date: 8/25/2023

Application Fee Paid: _____

Check/Cash: _____

Receipt Number: _____

Date Paid: _____

Approval Letters/Permits

Greenville County Planning Commission:

N/A - GVL SAC 8/14/23

Greenville County Storm Water:

REWA:

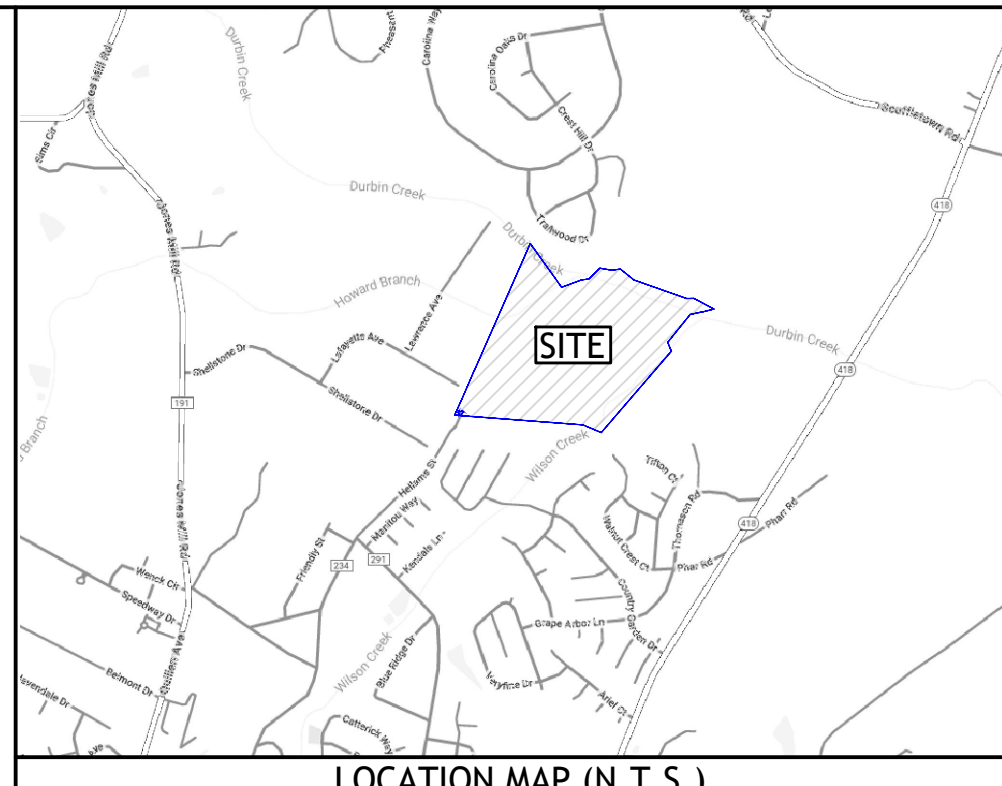
Letter of Credit:

Encroachment Permits:

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 74°00'00" E	46.50'	150.00'	130.50'
C2	S 82°02'00" W	41.30'	30.00'	45.50'
C3	S 06°22'00" E	28.25'	20.00'	31.42'
C4	N 72°59'00" E	67.15'	50.11'	73.56'
C5	N 42°22'00" E	148.00'	500.00'	148.00'

LINE	BEARING	DISTANCE
L1	S 58°59'24" E	16.35'
L2	N 70°04'17" E	27.71'
L3	N 83°39'40" E	86.03'
L4	N 40°11'13" E	192.86'
L5	S 79°59'30" E	148.50'
L6	N 83°54'54" E	114.33'
L7	S 50°47'47" E	211.70'
L8	N 89°29'50" E	92.08'
L9	S 82°08'18" E	284.32'
L10	S 76°31'26" W	167.46'
L11	S 78°39'18" W	137.08'
L12	S 21°33'30" E	12.67'
L13	N 66°31'50" E	244.75'
L14	N 24°42'30" E	182.56'
L15	S 58°59'27" E	273.35'
L16	N 30°43'33" E	242.75'
L17	N 13°52'47" E	56.30'
L18	S 35°21'00" W	20.00'
L19	S 51°27'50" W	20.00'
L20	S 38°32'10" W	5.00'
L21	N 58°59'24" W	100.85'
L22	S 50°03'06" E	49.28'
L23	S 23°29'08" W	50.44'
L24	N 60°18'24" W	2.57'
L25	N 62°18'24" W	45.74'
L26	S 42°47'04" W	86.32'
L27	N 43°38'52" W	23.08'
L28	N 44°44'46" E	86.62'

Curve #	Length	Radius	Delta
RC1	28.836	155.000	10.6563
RC2	38.855	500.000	4.4296
RC3	34.371	155.000	12.7053
RC4	35.731	155.000	13.2081
RC5	156.760	525.000	17.1079
RC6	44.848	155.000	16.5772
RC7	72.485	155.000	26.7877
RC8	57.874	155.000	31.4302
RC9	191.481	155.000	70.7808
RC10	60.232	155.000	22.2646
RC11	42.473	155.000	15.7000
RC12	140.769	155.000	52.0354
RC13	100.409	155.000	37.1163
RC14	67.035	155.000	24.7786
RC15	42.473	155.000	15.7000
RC16	64.922	155.000	35.0678
RC17	203.114	155.000	75.0810
RC18	28.814	155.000	9.9117
RC19	139.787	155.000	51.6723
RC20	105.370	155.000	38.9500



LOCATION MAP (N.T.S.)

PROPERTY OWNER
PIN / TAX MAP #: 0556010100400
NAME: DIANNE T. HINSON REVOCABLE TRUST
ADDRESS: 110 LAFAYETTE AVENUE
FOUNTAIN INN, SC 29644
DB: 2591 DPI: 1622
PB: 21-K DP: 30

SUBDIVISION GENERAL NOTES:
SITE:
1. UNDERSIGNED SURVEYOR/ENGINEER ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES, WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.
2. ALL EXISTING STRUCTURES TO BE REMOVED/DEMOLISHED.
3. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
4. SIGHT TRIANGLES SHALL ALLOW FOR UNOBSTRUCTED LINES OF SIGHT. THE PLANTINGS OF TREES, OTHER PLANTINGS, OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY (30) INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE PROPERTY IS PROHIBITED.
5. IF LOTS AND ROADS ARE ELEVATED USING FILL, FILL SLOPES MAY NOT EXTEND INTO "OPEN SPACE" AREAS. OPEN SPACE IS TO REMAIN UNDISTURBED.
6. ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS NOTED OTHERWISE.
7. ALL NEW ROADS WILL BE PUBLIC AND RIGHT-OF-WAYS WILL BE 44' WIDE MINIMUM. (UNLESS OTHERWISE NOTED)
8. ALL NEW ROADS WILL BE 24' WIDE ASPHALT WITH CURB AND GUTTER. (UNLESS OTHERWISE NOTED)
9. ALL CUL-DE-SAC RIGHT-OF-WAYS WILL BE 50'.
10. ALL STANDARD CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 35'.
11. ALL TEAR-DROP CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 40'.
12. ALL SIDEWALKS ARE 5' IN WIDTH
13. PARKING SPACE DIMENSIONS ARE 9' X 20'
UTILITY & DOT:
14. PUBLIC WATER IS AVAILABLE ALONG HELLMAS STREET AND WILL BE PROVIDED BY GREENVILLE WATER SYSTEM.
15. SANITARY SEWER IS AVAILABLE METROPOLITAN SEWER.
16. EXISTING UTILITIES ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY LOCATING SERVICES.
17. ALL WORK WITHIN THE SCOTD ROW SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMITS.
STORMWATER:
18. A DRAINAGE AND UTILITY EASEMENT 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.
19. A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN" SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
20. CITY OF FOUNTAIN INN SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF STORM WATER MANAGEMENT/QUALITY PONDS OR DEVICES. ACCORDING TO FEMA PANEL NO. 45045C0508E, DATED AUGUST 18TH, 2014, FLOODPLAIN DOES EXIST ON THIS SITE.

DYLAN ROBERTS

(PRELIMINARY PLAT)

TYPE OF DEVELOPMENT: R-12 (OPEN SPACE DEVELOPMENT)

TAX MAP #: 0556010100400

NO. OF ACRES:	93.23 ACRES	NEW ROAD:	10.142 LF
NO. OF LOTS/UNITS:	213 LOTS-53 TOWNS (266 TOTAL)	DATE:	5/2/23

DEVELOPER/APPLICANT	ENGINEER	SURVEYOR
DORAN COMPANIES 7803 GLENROY ROAD SUITE 200 BLOOMINGTON, MN 55439 952-288-2089	GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	UPSTATE SURVEYING ASSOCIATES P.O. BOX 566 GREEN, SC 29652 864-725-1043

NO.	DATE	BY	REVISION
A			

Gray Engineering

132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: 864-297-3027
WWW.GRAYENGINEERING.COM

SC C.O.# 000860 - NC C.O.# C1217 - GA C.O.# PE003941 - TN C.O.# 041039 -

THIS DRAWING AND ASSOCIATED CALCULATIONS ARE AN INSTRUMENT OF PROFESSIONAL SERVICE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF GRAY ENGINEERING, INC.

STAKEOUT PLAN

DYLAN ROBERTS
SUBDIVISION

CITY OF FOUNTAIN INN, SC

HELLMAS STREET

0 150 300 Feet

SCALE: 1" = 150'

PROJECT MANAGER: REG

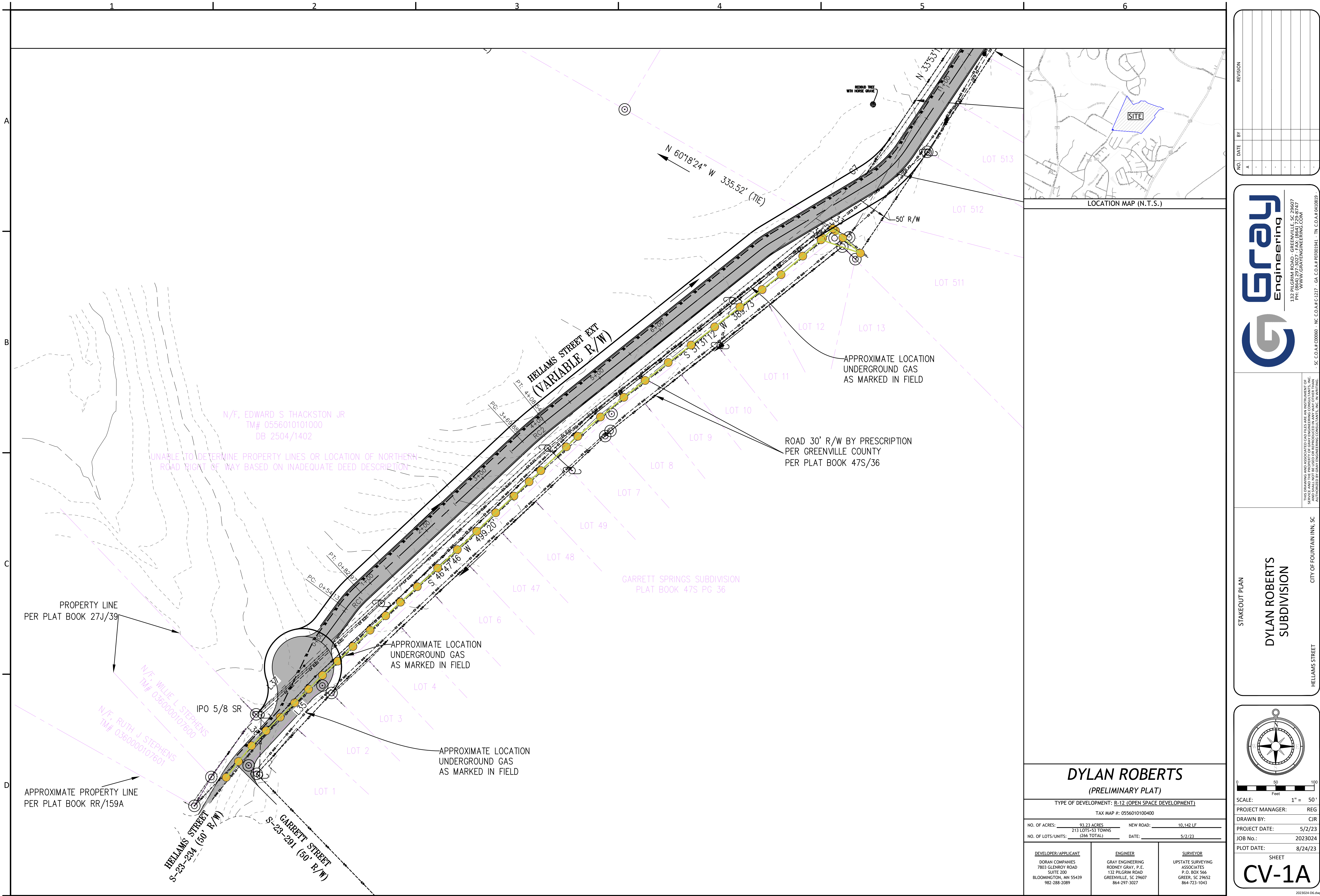
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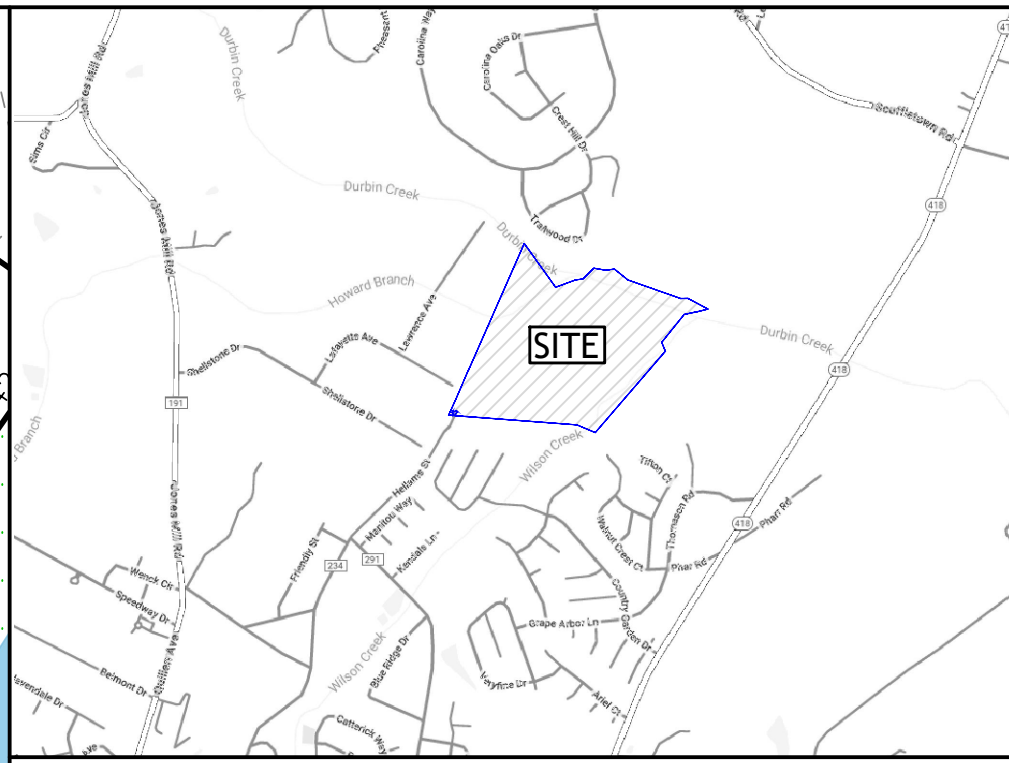
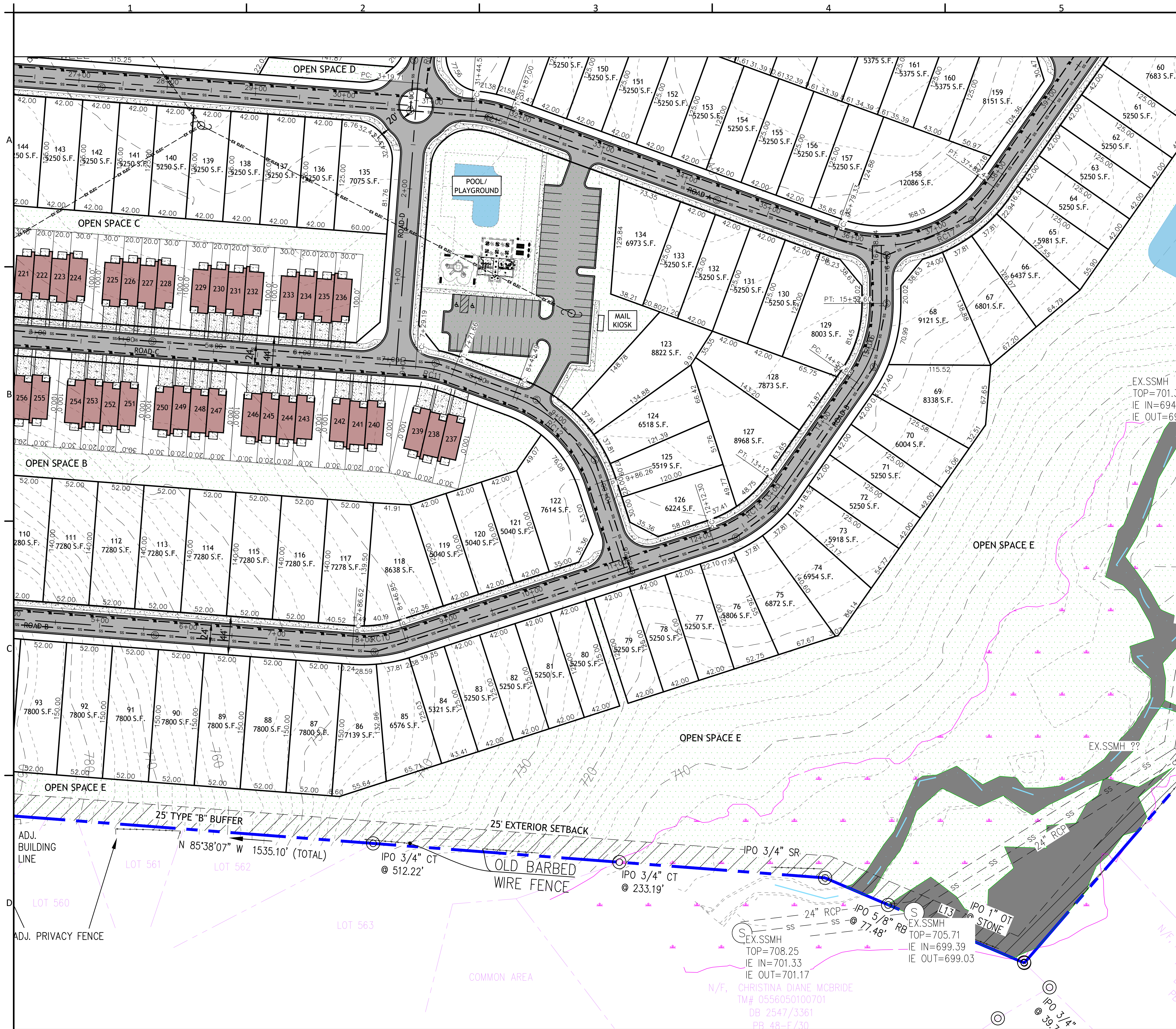
PROJECT DATE: 5/2/23

JOB No.: 2023024

PLOT DATE: 8/24/23

SHEET
CV-1





DYLAN ROBERTS (PRELIMINARY PLAT)		
TYPE OF DEVELOPMENT: R-12 (OPEN SPACE DEVELOPMENT)		
TAX MAP #: 0556010100400		
NO. OF ACRES: 93.23 ACRES	NEW ROAD: 10,142 LF	
NO. OF LOTS/UNITS: 213 LOTS-53 TOWNS (266 TOTAL)	DATE: 5/2/23	
DEVELOPER/APPLICANT: DORAN COMPANIES 7803 GLENROY ROAD SUITE 200 BLOOMINGTON, MN 55439 952-288-2089	ENGINEER: GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	SURVEYOR: UPSTATE SURVEYING ASSOCIATES P.O. BOX 566 GREER, SC 29652 864-723-1043

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Gray Engineering

132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: 864-297-3027
WWW.GRAYENGINEERING.COM

SC C.O.A.# 000860 - NC C.O.A.# 12127 - GA C.O.A.# PER003941 - TN C.O.A.# 0110319

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STAKEOUT PLAN

**DYLAN ROBERTS
SUBDIVISION**

CITY OF FOUNTAIN INN, SC

HELLAM'S STREET

0 50 100 Feet

SCALE: 1" = 50'

PROJECT MANAGER: REG

DRAWN BY: CIR

PROJECT DATE: 5/2/23

JOB No.: 2023024

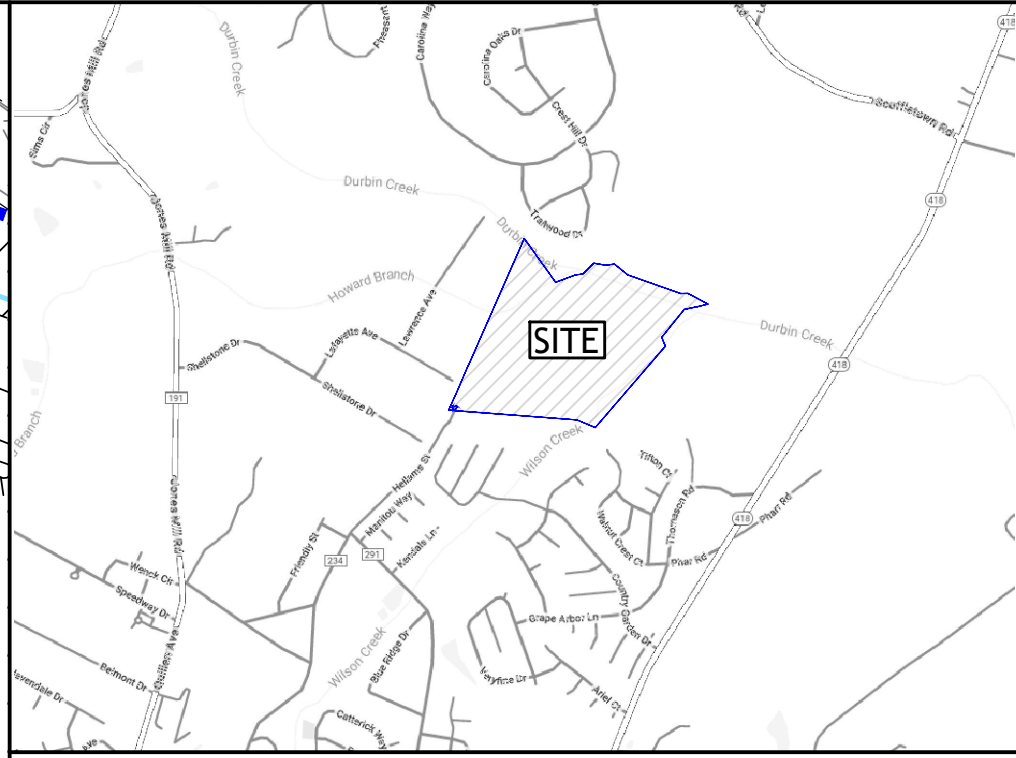
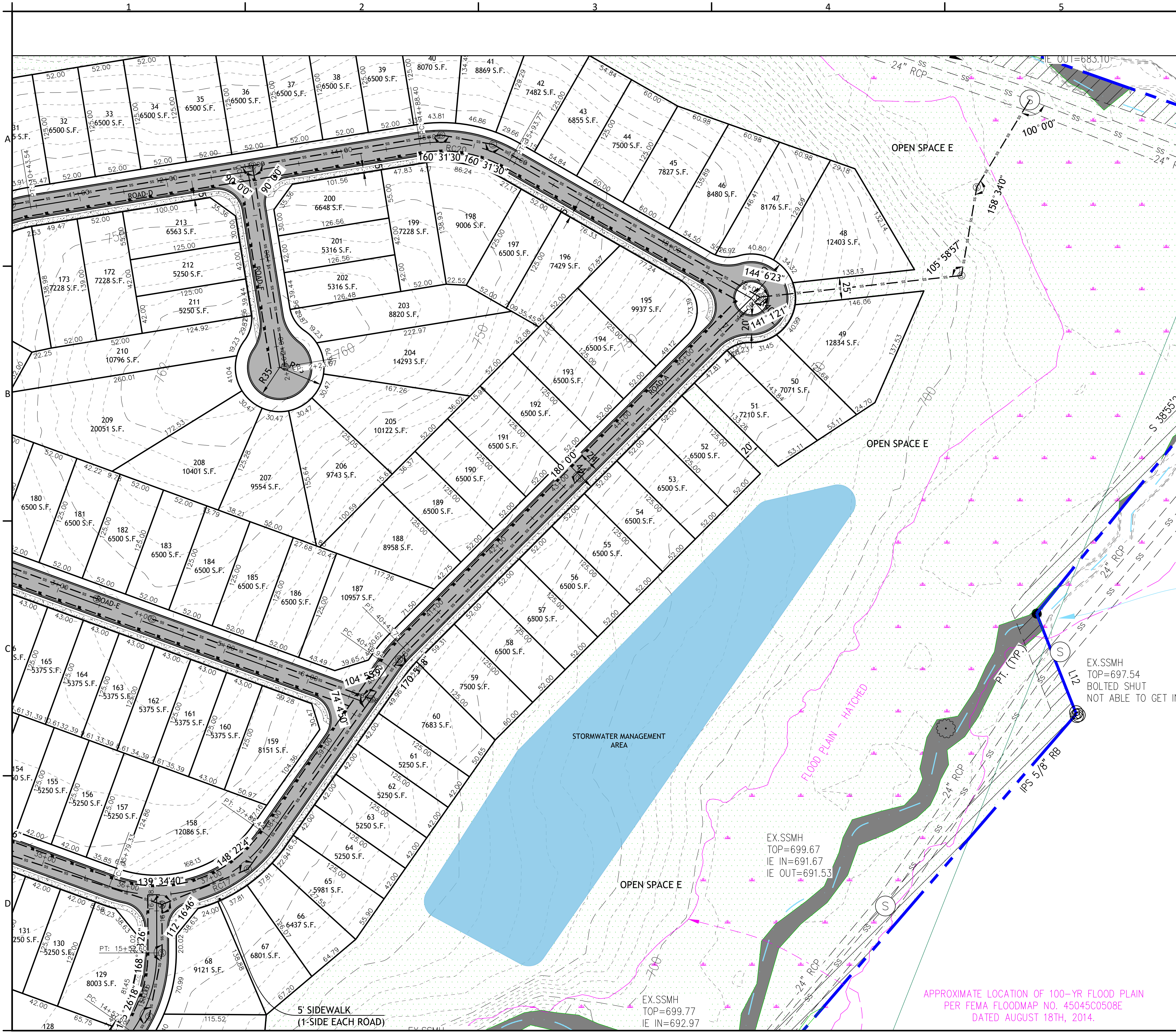
PLOT DATE: 8/24/23

SHEET

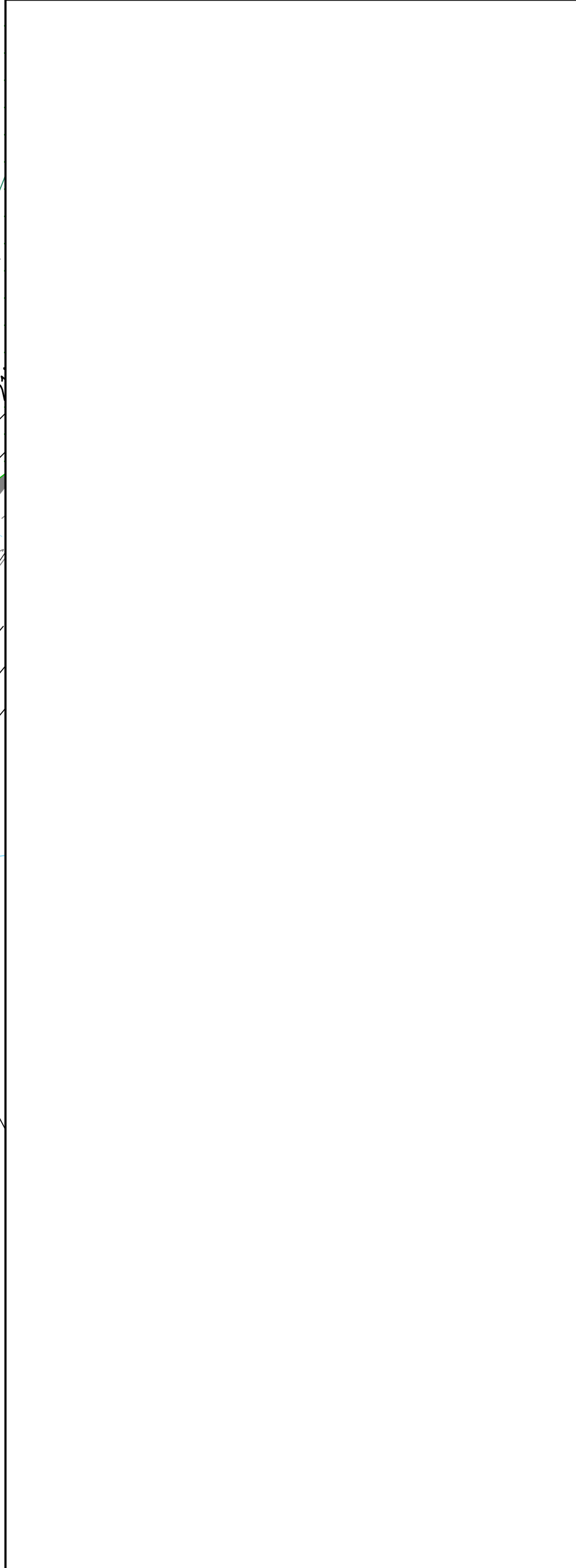
CV-1C

2023024-06.dwg

Page 92 of 109



LOCATION MAP (N.T.S.)



DYLAN ROBERTS

(PRELIMINARY PLAT)

TYPE OF DEVELOPMENT: R-12 (OPEN SPACE DEVELOPMENT)

TAX MAP #: 0556010100400

NO. OF ACRES: 93.23 ACRES

NO. OF LOTS/UNITS: 213 LOTS-53 TOWNS (266 TOTAL)

NEW ROAD: 10,142 LF

DATE: 5/2/23

DEVELOPER/APPLICANT

DORAN COMPANIES

7803 GLENROY ROAD

SUITE 200

BLOOMINGTON, MN 55439

952-288-2089

ENGINEER

GRAY ENGINEERING

RODNEY GRAY, P.E.

132 PILGRIM ROAD

GREENVILLE, SC 29607

864-297-3027

SURVEYOR

UPSTATE SURVEYING

ASSOCIATES

P.O. BOX 566

GREER, SC 29652

864-723-1043

NO.	DATE	BY	REVISION
1			
2			
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Gray Engineering

132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: 864-297-3027
WWW.GRAYENGINEERING.COM

SC C.O.A.# 000860 - NC C.O.A.# C1217 - GA C.O.A.# PE003941 - TN C.O.A.# 0110819

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STAKEOUT PLAN

DYLAN ROBERTS SUBDIVISION

CITY OF FOUNTAIN INN, SC

HELLAM'S STREET

0 50 100 Feet

SCALE: 1" = 50'

PROJECT MANAGER: REG

DRAWN BY: CIR

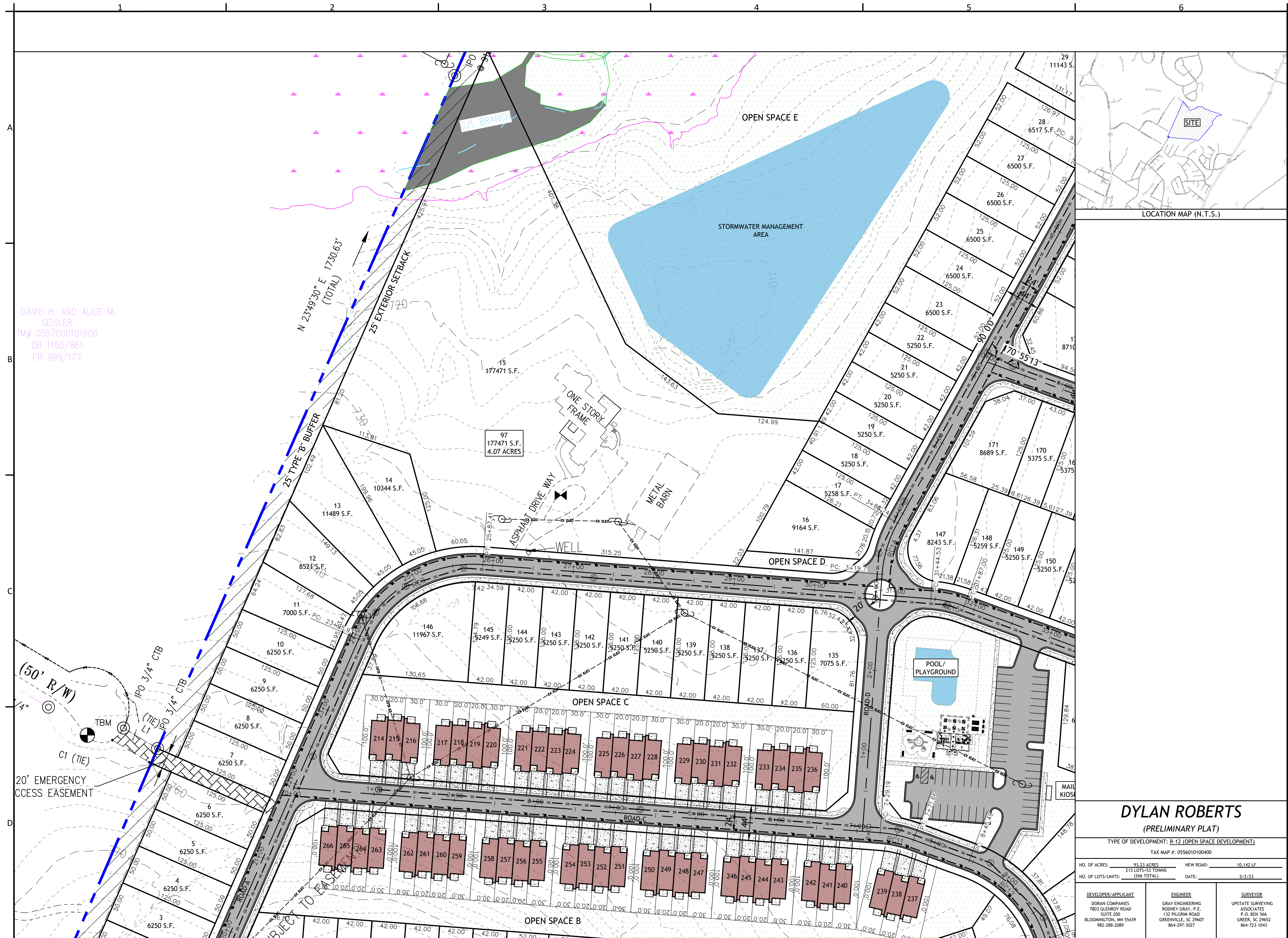
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JOB No.: 2023024

PLOT DATE: 8/24/23

SHEET

CV-1D

[illegible]

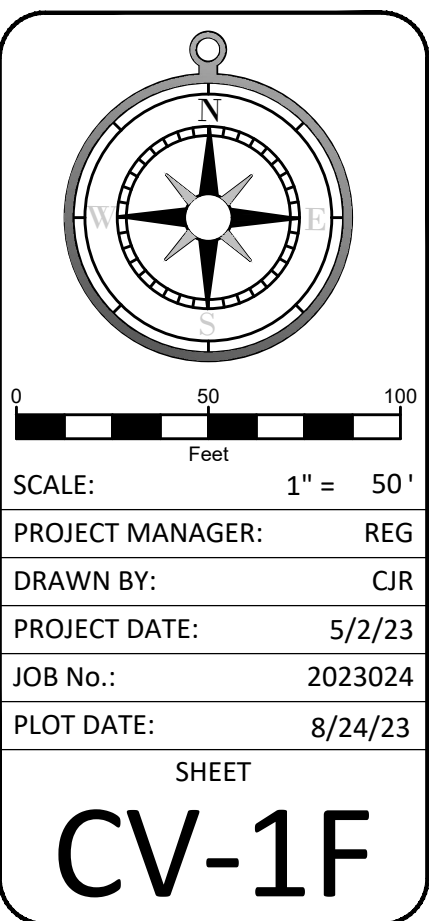
Gray
Engineering

132 PILGRIM ROAD, GREENVILLE, SC 29697
PH: (864) 297-3027, FAX: (864) 729-8747
WWW.GRAYENGINEERING.COM

SE. C.O.A.# 000960 - NC. C.O.A.# 1217 - GA. C.O.A.# PF001941 - TN. C.O.A.# 041819

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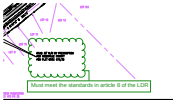
HELLAMS STREET
CITY OF FORT COLLINS
DYLAN ROBERTS
SUBDIVISION
STAKEOUT PLAN



PP-2023-133 PrelimPlan 8-1-2023 - markup.pdf Markup Summary

Cloud+ (1)

Comment Response by Gray Engineering 8/24/23

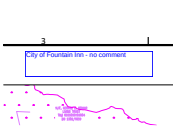


Subject: Cloud+
Page Label: [1] 2023024-D6-CV
Author: Dean Miller- City of Fountain Inn/Senior Planner
Date: 8/11/2023 8:21:56 AM
Status:
Color: 
Layer:
Space:

Must meet the standards in article 8 of the LDR

We understand and are prepared to provide 50' of ROW. This note is from the surveyor and explains what is existing.

Text Box (18)



Subject: Text Box
Page Label: [1] 2023024-D6-CV
Author: Brian Bishop – Greenville County Flood Plain
Date: 8/7/2023 10:47:35 AM
Status:
Color: 
Layer:
Space:

City of Fountain Inn - no comment

No action required at this time.

Subject: Text Box
Page Label: [1] 2023024-D6-CV
Author: Judy Wortkoetter - GVL County Land Development
Date: 8/7/2023 11:15:55 AM
Status:
Color: ■
Layer:
Space:

No action required at this time.

- Downstream Analysis will be as it leaves the site and the down gradient side of Highway 418.
- Safely convey the 100 year event stormwater runoff from the lots located within the adjacent subdivision through the proposed subdivision ensuring no negative impact to the proposed lots.
- The designed drivable maintenance access to the stormwater management features must be shown on the Preliminary Plan.
- 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 roadways are being proposed, a road review by the City is required.
- Since these roads will be maintained by the City the County does not review the roadway stormwater conveyance systems for proper capacity. This will be the responsibility of the City.
- A designed drivable maintenance access to the stormwater management facility is required.
- Lots not draining directly to the stormwater management facility must meet water quality standards.
- Common conveyances for drainage should be placed in easements.
- No manufactured devices for post construction water quality allowed in residential subdivisions.
- 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.
- The final plat must include a statement, "In the absence of a Homeowner's or Property Owner's Association Owners of property which is designed to drain to a particular stormwater management facility in a

Subject: Text Box
Page Label: [2] 2023024-D6-CV-A
Author: Michele Perdue-E911
Date: 8/9/2023 8:07:38 AM
Status:
Color: ■
Layer:
Space:

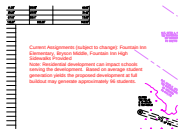
Hellams Street Ext is not allowed as the new road name. Hellams St can continue into new development.

Understood, we will provide street names for approval during the review process.

Subject: Text Box
Page Label: [1] 2023024-D6-CV
Author: Michele Perdue-E911
Date: 8/9/2023 8:13:27 AM
Status:
Color: ■
Layer:
Space:

Hellams St. to continue into Dylan Roberts subdivision. Four other road names are required.

Understood, we will provide street names for approval during the review process.



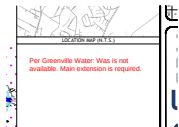
Subject: Text Box
Page Label: [1] 2023024-D6-CV
Author: Skip Limbaker - Greenville County Schools
Date: 8/9/2023 3:44:54 PM
Status:
Color: ■
Layer:
Space: No action required at this time.

Current Assignments (subject to change): Fountain Inn Elementary, Bryson Middle, Fountain Inn High
Sidewalks Provided
Note: Residential development can impact schools serving the development. Based on average student generation yields the proposed development at full buildout may generate approximately 96 students.



Subject: Text Box
Page Label: [1] 2023024-D6-CV
Author: Kim V - ReWa
Date: 8/10/2023 8:04:47 AM
Status:
Color: ■
Layer:
Space: Updated PSSAR has be submitted with this package.

ReWa has approved a preliminary capacity request for this site, but the Engineer has changed. Please submit a revised capacity request.



Subject: Text Box
Page Label: [1] 2023024-D6-CV
Author: SUBDIVISION ADMIN
Date: 8/10/2023 8:25:18 AM
Status:
Color: ■
Layer:
Space: No action required at this time.

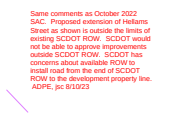
Per Greenville Water: Was is not available. Main extension is required.



Subject: Text Box
Page Label: [1] 2023024-D6-CV
Author: Martin
Date: 8/10/2023 1:37:17 PM
Status:
Color: ■
Layer:
Space: No action required at this time.

METROCONNECTS COMMENTS:

METRO WILL OWN AND OPERATE THE PROPOSED SYSTEM. REVISED CAPACITY REQUEST APPROVED BY METRO ON 07/10/2023.



Subject: Text Box
Page Label: [2] 2023024-D6-CV-A
Author: SCDOT-Jason Cisson
Date: 8/10/2023 4:17:18 PM
Status:
Color: ■
Layer:
Space: No action required at this time.

Same comments as October 2022 SAC. Proposed extension of Hellams Street as shown is outside the limits of existing SCDOT ROW. SCDOT would not be able to approve improvements outside SCDOT ROW. SCDOT has concerns about available ROW to install road from the end of SCDOT ROW to the development property line. ADPE, jsc 8/10/23



Subject: Text Box
Page Label: [3] 2023024-D6-CV-B
Author: SCDOT-Jason Cisson
Date: 8/10/2023 4:17:33 PM
Status:
Color: ■
Layer:
Space: No action required at this time.

Same comments as October 2022 SAC. Proposed extension of Hellams Street as shown is outside the limits of existing SCDOT ROW. SCDOT would not be able to approve improvements outside SCDOT ROW. SCDOT has concerns about available ROW to install road from the end of SCDOT ROW to the development property line. ADPE, jsc 8/10/23

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Subject: Text Box

Page Label: [1] 2023024-D6-CV

Author: SCDOT-Jason Cisson

Date: 8/10/2023 4:17:00 PM

Status:

Color: ■

Layer:

Space:

No action required at this time.

Same comments as October 2022 SAC. Proposed extension of Hellams Street as shown is outside the limits of existing SCDOT ROW. SCDOT would not be able to approve improvements outside SCDOT ROW. SCDOT has concerns about available ROW to install road from the end of SCDOT ROW to the development property line. ADPE, jsc 8/10/23



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Subject: Text Box

Page Label: [1] 2023024-D6-CV

Author: Kurt Walters – Greenville County Traffic Engineer

Date: 8/10/2023 4:55:18 PM

Status:

Color: ■

Layer:

Space:

No action required at this time.

a.Access: Hellams St – State (SCDOT)

NO COMMENTS

b.Road from Hellams St to Subdivision must be annexed into the city of FI

c.Connection to Lafayette must be emergency only. Must be gated of shielded so as not to invite thru traffic (ie bored teenagers)



Same comments as October 2022 SAC. Proposed extension of Hellams Street as shown is outside the limits of existing SCDOT ROW. SCDOT would not be able to approve improvements outside SCDOT ROW. SCDOT has concerns about available ROW to install road from the end of SCDOT ROW to the development property line. ADPE, jsc 8/10/23

Subject: Text Box

Page Label: [1] 2023024-D6-CV

Author: Dean Miller- City of Fountain Inn/Senior Planner

Date: 8/11/2023 8:23:17 AM

Status:

Color: ■

Layer:

Space:

Common open space table has been updated with additional labels provided.

A breakdown of open space in flood plain and on steep slopes should be shown on the preliminary plat in total acres and percentages of gross acres. The open space on the preliminary plat should have meaningful dimensions, proportions, and placement. Provide square footage of each delineation of open space.



Same comments as October 2022 SAC. Proposed extension of Hellams Street as shown is outside the limits of existing SCDOT ROW. SCDOT would not be able to approve improvements outside SCDOT ROW. SCDOT has concerns about available ROW to install road from the end of SCDOT ROW to the development property line. ADPE, jsc 8/10/23

Subject: Text Box

Page Label: [1] 2023024-D6-CV

Author: Dean Miller- City of Fountain Inn/Senior Planner

Date: 8/11/2023 8:23:34 AM

Status:

Color: ■

Layer:

Space:

Labels have been provided. All sidewalks, access points, and parking spaces meet standard requirements.

Provide dimensions of the sidewalk width.

Provide the dimensions of the access points to open space

Provide dimensions of parking spaces



Same comments as October 2022 SAC. Proposed extension of Hellams Street as shown is outside the limits of existing SCDOT ROW. SCDOT would not be able to approve improvements outside SCDOT ROW. SCDOT has concerns about available ROW to install road from the end of SCDOT ROW to the development property line. ADPE, jsc 8/10/23

Subject: Text Box

Page Label: [1] 2023024-D6-CV

Author: Dean Miller- City of Fountain Inn/Senior Planner

Date: 8/11/2023 8:24:06 AM

Status:

Color: ■

Layer:

Space:

Table has been updated and additional labels added.

Label 25 ft exterior setback per Section 7:16:2.5-2. Differentiate internal and external setbacks in setback table.



Same comments as October 2022 SAC. Proposed extension of Hellams Street as shown is outside the limits of existing SCDOT ROW. SCDOT would not be able to approve improvements outside SCDOT ROW. SCDOT has concerns about available ROW to install road from the end of SCDOT ROW to the development property line. ADPE, jsc 8/10/23

Subject: Text Box

Page Label: [1] 2023024-D6-CV

Author: Dean Miller- City of Fountain Inn/Senior Planner

Date: 8/11/2023 8:24:59 AM

Status:

Color: ■

Layer:

Space:

Understood, common open space table has been updated.

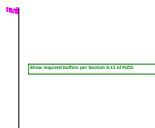
Per Section 7:16:2.5-6, "Not more than 50 percent of the required common open space may be used for active recreation; playgrounds, golf courses, and multi-use ball fields." Separate amenity area calculations from total open space calculations in Open Space Table.



Subject: Text Box
Page Label: [1] 2023024-D6-CV
Author: Dean Miller- City of Fountain Inn/Senior Planner
Date: 8/11/2023 8:25:23 AM
Status:
Color: 
Layer:
Space:

Provide pedestrian access to the mail kiosk.

Sidewalk has been adjusted to provide requested pedestrian access.



Subject: Text Box
Page Label: [1] 2023024-D6-CV
Author: Dean Miller- City of Fountain Inn/Senior Planner
Date: 8/11/2023 9:00:09 AM
Status:
Color: 
Layer:
Space:

Show required buffers per Section 5:11 of FIZO.

Labels have been updated to reflect the required buffers.



Fountain Inn Planning and Development
200 North Main Street
Fountain Inn, SC 29644
Office: 864.409.3334

TO: Planning Commission

FROM: Planning and Development Department

RE: PP-2023-003

APPLICANT: SkeMcC, LLC for La Castalia Farm, Inc.

PROPERTY LOCATION: Speedway Drive

PIN/TMS#(s): 0354000100300, 0354000100309

CURRENT ZONING: FRD, Flexible Review District

REQUEST: Preliminary Plan Approval

ACREAGE: 25.15

COUNCIL WARD: 6 - Blackstone

DEVELOPMENT NAME:	Fountainside Trail
DEVELOPMENT TYPE:	Review District
DENSITY:	165 Lots
WATER PROVIDER:	Greenville Water
SEWER PROVIDER:	Fountain Inn
LANDSCAPING AND OPEN SPACE:	Approximately 11.1 acres of the 25.15 total site acreage will be preserved as open space. A Type B buffer will be provided to comply with Section 5:11 of the Zoning Ordinance which will consist of large canopy trees, deciduous trees, and ground cover. Additionally, a minimum of one 2" caliper tree will be provided per lot.
ROADS AND TRAFFIC:	The primary circulation within the project will be new public roads which are shown on the FDP. Both the primary and secondary entrances are located on Speedway Drive. The Preliminary Plan includes an emergency access that would connect to the adjacent parcel located at 145 Speedway, TMS: 0354000100306.
PEDESTRIAN ACCESS:	The Preliminary Plan proposes a future connection to the Swamp Rabbit Trail which will be dedicated for public use. A sidewalk is shown on one side of each proposed road within the development, as well as along Speedway Drive.
STAFF RECOMMENDATION:	Staff recommends approval of the Preliminary Plan for Fountainside Trail, with the following condition: 1. All comments from Subdivision Advisory Committee must be met prior to Final Plat approval.



Aerial Map



Zoning Map

Green Space Provided: X Yes No

Greenville County Storm Water Approval Attached: Yes X No

SCDHEC Sewer Approval Attached: Yes X No

Signature: J D McCatcher Date: 8/24/23

Application Fee Paid:

Check/Cash:

Receipt Number:

Date Paid:

Base Fee of \$1600.00 (1-50 lots)

\$20.00 for each additional lot (51 + lots)

Approval Letters/Permits

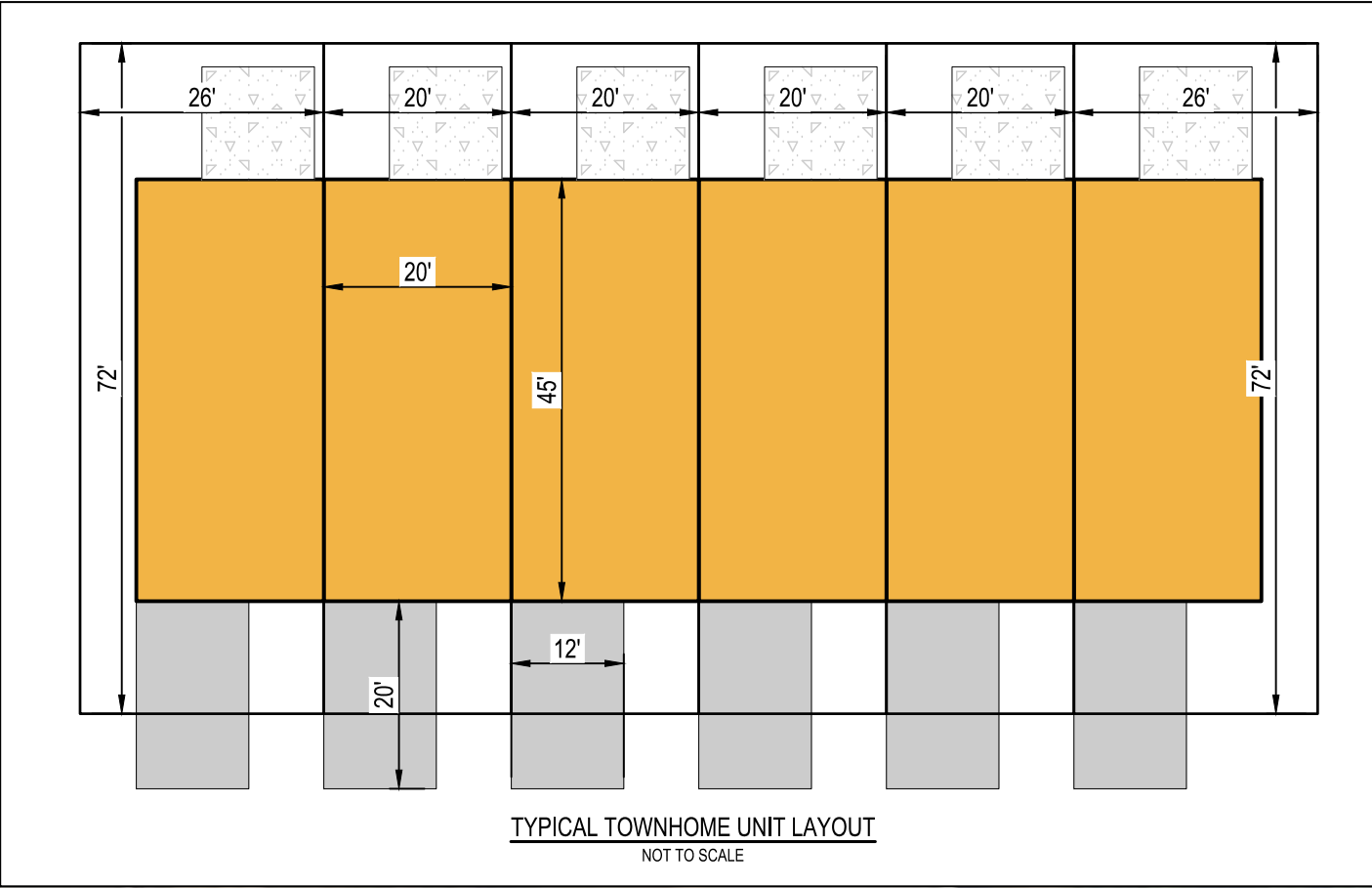
Greenville County Planning Commission:

Greenville County Storm Water:

REWA:

Letter of Credit:

Encroachment Permits:



PROJECT NAME: FOUNTAINSIDE TRAIL

PROJECT ADDRESS: SPEEDWAY DRIVE, FOUNTAIN INN, SC 29644

TAX MAP PARCEL INFORMATION:

TMS#: 0354000100309 & 0354000100309

OWNER: LA CASTALIA FARM INC.

ADDRESS: PO BOX 25, GREENVILLE, SC 29615

SITE ZONING: FLEXIBLE REVIEW DISTRICT (FRD)

ADJACENT ZONING:

NORTH: SPEEDWAY DRIVE / PLANNED DEVELOPMENT DISTRICT (PD)

EAST: PLANNED DEVELOPMENT DISTRICT (PD)

SOUTH: RESIDENTIAL DISTRICT (R-15)

WEST: RESIDENTIAL DISTRICT (R-12)

SITE INFORMATION:

SITE ACRES: 25.15-ACRES

PROPOSED BUILDING SETBACKS:

FRONT: 25' (SPEEDWAY DRIVE)

SIDE: 25'

REAR: 25'

INTERNAL: NO INTERNAL SETBACKS REQUIRED

FEMA INSURANCE MAP NO.:

FLOODPLAINS ARE LOCATED ON THE WESTERN PORTION OF THE SITE AS SHOWN ON FEMA FIRM MAP NO. 45045C0504E WITH EFFECTIVE DATE 8/18/2014.

UTILITIES:

WATER SERVICE: GREENVILLE WATER (MAIN LOCATED ALONG SPEEDWAY DRIVE)

SEWER SERVICE: CITY OF FOUNTAIN INN (MAIN LOCATED INTERIOR TO SITE)

USE TYPE AND ACREAGE		
ZONE 1	SINGLE-FAMILY RESIDENTIAL (ATTACHED OR DETACHED, 2 STORY MAX) ±169 UNITS, 800-1,400-SF	±14.08-ACRES
ZONE 2	RECREATION / OPEN SPACE	±11.07-ACRES
TOTAL	DEVELOPMENT	±25.15-ACRES

DENSITY OF AREAS			
AREA	MAX. UNITS	ACREAGE	DENSITY
ZONE 1	180	±14.08-ACRES	12.78
ZONE 2	0	±11.07-ACRES	0
TOTAL	180	±25.15-ACRES	7.16

PARKING REQUIREMENTS		
ZONE 1	2 PER UNIT	RESIDENTIAL
ZONE 2	N/A	RECREATION

RESIDENTIAL	ENTIRE DEVELOPMENT	THIS PLAN	CUMULATIVE
GROSS ACRES	±14.08	±14.08	±14.08
UNITS ALLOWED	180-UNITS	180-UNITS	180-UNITS
UNITS PROPOSED	165-UNITS	165-UNITS	165-UNITS
NON-RESIDENTIAL	ENTIRE DEVELOPMENT	THIS PLAN	CUMULATIVE
GROSS ACRES	±11.07	±11.07	±11.07
NO. OF BUILDINGS	0	0	0
GROSS SQUARE FEET	0	0	0

NOTES:

1. SITE BOUNDARY, TOPOGRAPHY, WETLAND BOUNDARY AND FLOODPLAIN INFORMATION WAS OBTAINED FROM SURVEY BY 3D LAND SURVEYING DATED 07/28/18

2. ELEVATION DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

3. HORIZONTAL DATUM: SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM OF 1983 BASED ON INTERNATIONAL FEET (SC83IP).

No.	Revision	Date
A		By SVP 17MAY23
B		SVP 13JUN23
C		SVP 28JUL23
D		SVP 06AUG23
E		SVP 23AUG23

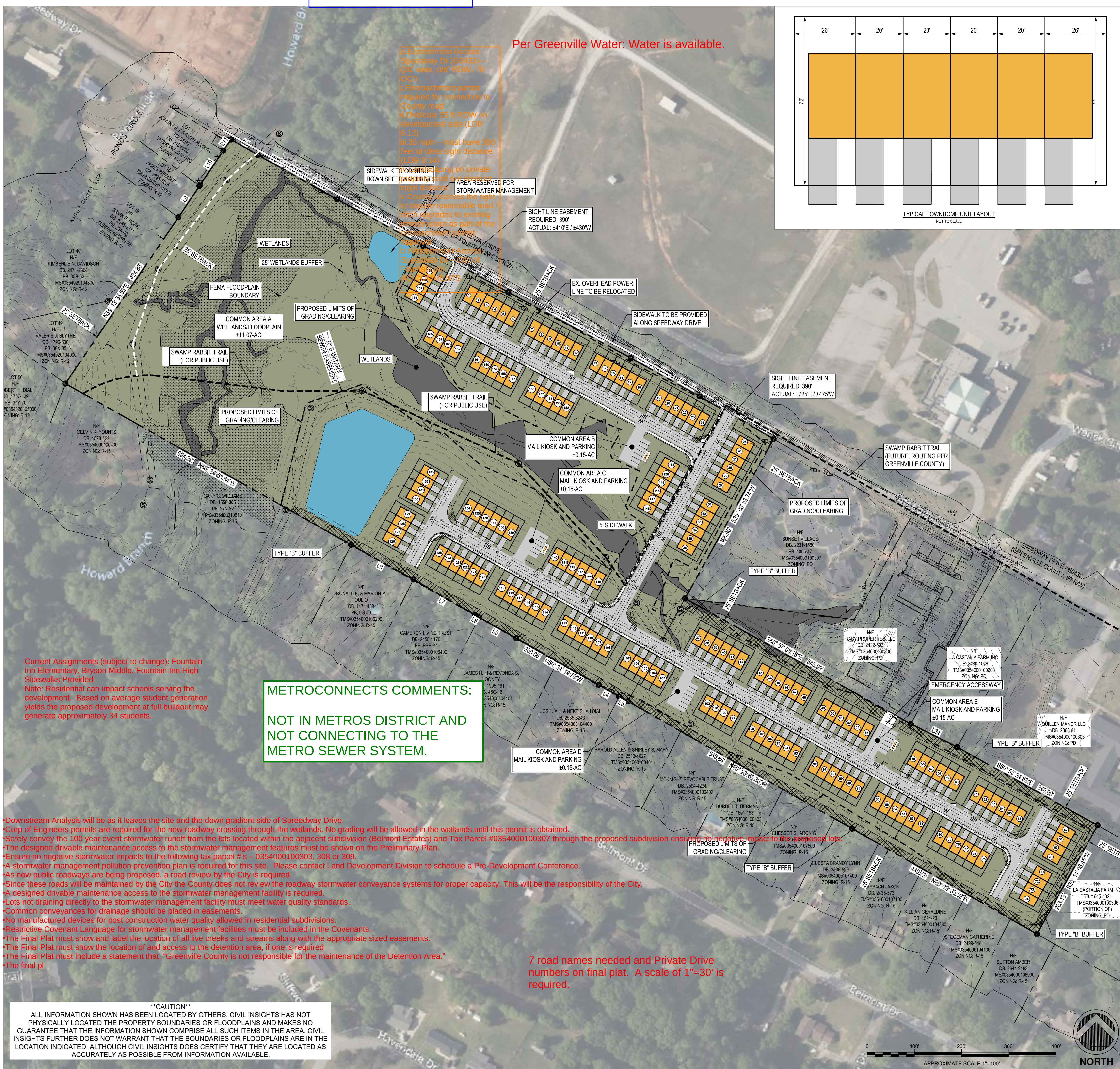


CIVILINSIGHTS
CONSULTING ENGINEERS

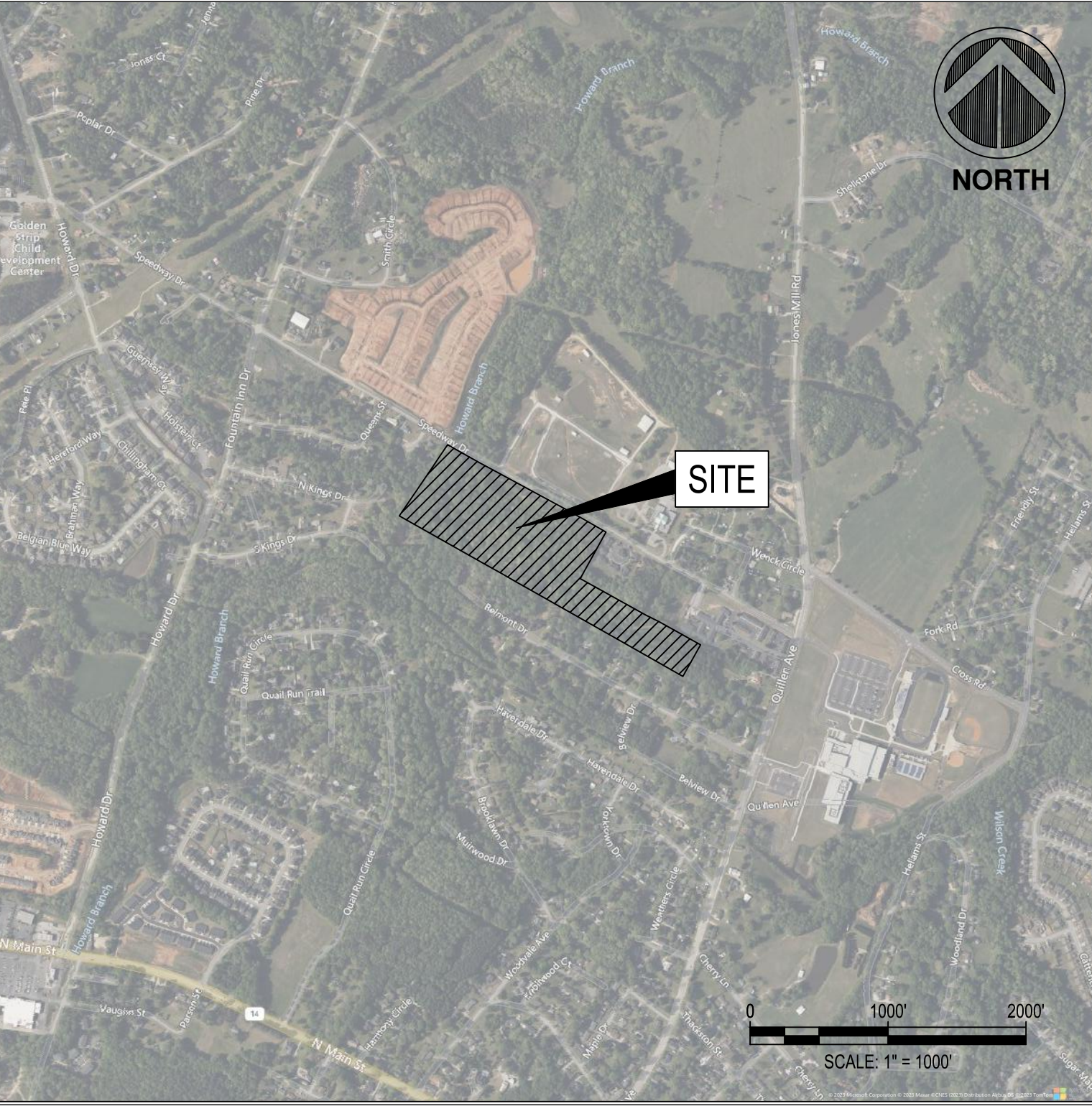
CIVIL INSIGHTS, INC.
PO BOX 441 202
Kennesaw, Georgia 30140
Phone: (604) 556-5285 • Fax: (655) 644-6899
Website: www.civilinsights.com

Consulting Engineering • Land Planning • Infrastructure

FOUNTAINSIDE TRAIL SPEEDWAY DRIVE FOUNTAIN INN, SOUTH CAROLINA		PRELIMINARY DEVELOPMENT PLAN			
Job No.:	SPD2301				
Date:	06MAR23				
Drawn:	SNP				
Designed:	SNP				
Reviewed:	TSMP				
Approved:	TSMP				
Scale:	AS NOTED				
Sheet:					
CV-DWG-0001					



VICINITY MAP:



PROJECT NAME: FOUNTAINSIDE TRAIL

PROJECT ADDRESS: SPEEDWAY DRIVE, FOUNTAIN INN, SC 29644

TAX MAP PARCEL INFORMATION:
TMS#: 0354000100300 & 0354000100309
OWNER: LA CASTALIA FARM INC.
ADDRESS: PO BOX 25, GREENVILLE, SC 29615

SITE ZONING: FLEXIBLE REVIEW DISTRICT (FRD)

ADJACENT ZONING:
NORTH: SPEEDWAY DRIVE / PLANNED DEVELOPMENT DISTRICT (PD)
EAST: PLANNED DEVELOPMENT DISTRICT (PD)
SOUTH: RESIDENTIAL DISTRICT (R-15)
WEST: RESIDENTIAL DISTRICT (R-12)

SITE INFORMATION:
SITE ACRES: 25.15-ACRES

PROPOSED BUILDING SETBACKS:
FRONT: 25' (SPEEDWAY DRIVE)
SIDE: 25'
REAR: 25'
INTERNAL: NO INTERNAL SETBACKS REQUIRED

FEMA INSURANCE MAP NO.:
FLOODPLAINS ARE LOCATED ON THE WESTERN PORTION OF THE SITE AS SHOWN ON FEMA FIRM MAP NO. 45045C0504E WITH EFFECTIVE DATE 8/18/2014.

UTILITIES:
WATER SERVICE: GREENVILLE WATER (MAIN LOCATED ALONG SPEEDWAY DRIVE)
SEWER SERVICE: CITY OF FOUNTAIN INN (MAIN LOCATED INTERIOR TO SITE)

ReWa has approved the preliminary capacity request.

USE TYPE AND ACREAGE		
ZONE 1	SINGLE-FAMILY RESIDENTIAL (ATTACHED OR DETACHED, 2 STORY MAX) ±169 UNITS, 800-1,400-SF	±14.08-ACRES
ZONE 2	RECREATION / OPEN SPACE	±11.07-ACRES
TOTAL	DEVELOPMENT	±25.15-ACRES

DENSITY OF AREAS			
AREA	MAX. UNITS	ACREAGE	DENSITY
ZONE 1	180	±14.08-ACRES	12.78
ZONE 2	0	±11.07-ACRES	0
TOTAL	180	±25.15-ACRES	7.16

PARKING REQUIREMENTS		
ZONE 1	2 PER UNIT	RESIDENTIAL
ZONE 2	N/A	RECREATION

RESIDENTIAL	ENTIRE DEVELOPMENT	THIS PLAN	CUMULATIVE
GROSS ACRES	±14.08	±14.08	±14.08
UNITS ALLOWED	180-UNITS	180-UNITS	180-UNITS
UNITS PROPOSED	169-UNITS	169-UNITS	169-UNITS
NON-RESIDENTIAL	ENTIRE DEVELOPMENT	THIS PLAN	CUMULATIVE
GROSS ACRES	±11.07	±11.07	±11.07
NO. OF BUILDINGS	0	0	0
GROSS SQUARE FEET	0	0	0

NOTES:

1. SITE BOUNDARY, TOPOGRAPHY, WETLAND BOUNDARY AND FLOODPLAIN INFORMATION WAS OBTAINED FROM SURVEY BY 3D LAND SURVEYING DATED 07/28/18
2. ELEVATION DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. HORIZONTAL DATUM: SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM OF 1983 BASED ON INTERNATIONAL FEET (SC83IF).

[illegible]

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FOUNTAINSIDE TRAIL
SPEEDWAY DRIVE
FOUNTAIN INN, SOUTH CAROLINA

PRELIMINARY DEVELOPMENT PLAN

PP-2023-132 Prelim 8-1-2023 - Markup.pdf Markup Summary

Text Box (8)



Subject: Text Box
Page Label: [1] CV-DWG-0001
Author: Brian Bishop – Greenville County Flood Plain
Date: 8/7/2023 10:52:16 AM
Status:
Color: ■
Layer:
Space:

City of Fountain Inn - no comment



Subject: Text Box
Page Label: [1] CV-DWG-0001
Author: Judy Wortkoetter - GVL County Land Development
Date: 8/7/2023 11:13:21 AM
Status:
Color: ■
Layer:
Space:

- Downstream Analysis will be as it leaves the site and the down gradient side of Spreadway Drive.
- Corp of Engineers permits are required for the new roadway crossing through the wetlands. No grading will be allowed in the wetlands until this permit is obtained.
- Safely convey the 100 year event stormwater runoff from the lots located within the adjacent subdivision (Belmont Estates) and Tax Parcel #0354000100307 through the proposed subdivision ensuring no negative impact to the proposed lots.
- The designed drivable maintenance access to the stormwater management features must be shown on the Preliminary Plan.
- Ensure no negative stormwater impacts to the following tax parcel #'s – 0354000100303, 308 or 309.
- 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 roadways are being proposed, a road review by the City is required.
- Since these roads will be maintained by the City the County does not review the roadway stormwater conveyance systems for proper capacity. This will be the responsibility of the City.
- A designed drivable maintenance access to the stormwater management facility is required.
- Lots not draining directly to the stormwater management facility must meet water quality standards.
- Common conveyances for drainage should be placed in easements.
- No manufactured devices for post construction water quality allowed in residential subdivisions.
- 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 pl



Subject: Text Box
Page Label: [1] CV-DWG-0001
Author: Michele Perdue-E911
Date: 8/9/2023 8:26:46 AM
Status:
Color: ■
Layer:
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7 road names needed and Private Drive numbers on final plat. A scale of 1"=30' is required.



Subject: Text Box
Page Label: [1] CV-DWG-0001
Author: Skip Limbaker - Greenville County Schools
Date: 8/9/2023 3:51:48 PM
Status:
Color: ■
Layer:
Space:

Current Assignments (subject to change): Fountain Inn Elementary, Bryson Middle, Fountain Inn High Sidewalks Provided

Note: Residential can impact schools serving the development. Based on average student generation yields the proposed development at full buildout may generate approximately 34 students.



Subject: Text Box
Page Label: [1] CV-DWG-0001
Author: Kim V - ReWa
Date: 8/10/2023 7:59:47 AM
Status:
Color: ■
Layer:
Space:

ReWa has approved the preliminary capacity request.



Subject: Text Box
Page Label: [1] CV-DWG-0001
Author: SUBDIVISION ADMIN
Date: 8/10/2023 8:24:22 AM
Status:
Color: ■
Layer:
Space:

Per Greenville Water: Water is available.



Subject: Text Box
Page Label: [1] CV-DWG-0001
Author: Martin
Date: 8/10/2023 1:31:44 PM
Status:
Color: ■
Layer:
Space:

METROCONNECTS COMMENTS:

NOT IN METROS DISTRICT AND NOT CONNECTING TO THE METRO SEWER SYSTEM.



Subject: Text Box
Page Label: [1] CV-DWG-0001
Author: Kurt Walters – Greenville County Traffic Engineer
Date: 8/10/2023 4:55:47 PM
Status:
Color: ■
Layer:
Space:

- a. Easternmost Access: Speedway Dr (G0432) – (20' wide, d/d' ROW, 70 OCI)
 - i. Encroachment permit required for connection to County road
 - ii. Dedicate 25 ft ROW on development side (LDR 8.12)
 - iii. 35 mph – must have 390 feet of clear sight distance (LDR 8.14)
 - iv. Landscaping on private property shall not obstruct sight distance
 - v. County reserves the right to require reasonable road / ditch upgrades to existing infrastructure as part of the encroachment permit approval
 - b. Westernmost Access: Speedway Dr – City of Fountain Inn
- NO COMMENTS