



Specific Requirements Standard Conditions

WATER PROVIDER

Craig Sollman – Greenville Water @ 864-241-6129

- Water is available
- Water is not available. Main extension required.
- Water is available but system improvements are required at the developer's expense.
- Outside of service area

Kim Volek - ReWa @ 864-299-4000 x272

- ReWa has no comments
- Preliminary capacity request is approved.
- Please submit a Preliminary Capacity Request.

ROADWAY

Jason Cisson – SCDOT @ (864) 241-1224

- The proposed development shall comply with all standards as stated in the Access and Roadside Management Standards (ARMS) manual (revised February 2, 2020).
- Encroachment permits shall be required for all work within the SCDOT right-of-way (construction entrance, road connection, drainage, utility taps, landscaping, sidewalk, etc.).
- All access to the development (construction or permanent) shall be approved by an encroachment permit.
- All lots, open space, common areas, and detention shall have internal access only.
- Minimum width of a road connection no including any part of the radius or gutter pan (24 feet) – Chapter 3
- Minimum radius (30 feet) – Chapter 3
- Minimum radius offset (5 feet) – Chapter 3
- Angle of intersection – Chapter 5 (No less than 20 degrees from perpendicular with 90 degrees preferred)
- Minimum spacing/corner clearance – Chapter 3 (Corner Clearance/Spacing to existing roads/streets and commercial driveways shall be shown on the plans. The spacing shall be measured from edge to edge. An access waiver can be submitted for elements not meeting SCDOT standards except for sight distance. Submittal of an access waiver does not guarantee approval. An access waiver may still be required even if a proposed street aligns with an existing street if it does not meet corner clearance/spacing from another driveway or intersection). The proposed access point does not appear to meet the minimum spacing required from the existing golf course driveway
- Minimum sight distance – Chapter 7 (It is the responsibility of the developer/engineer to check, measure, and verify the required sight distance (speed limit posted in the field) can be obtained. If the sight line goes outside the right-of-way or requires clearing along adjacent property frontage(s), a sight line easement will be required to preserve

the sight line(s). An access point will not be allowed if it cannot meet the minimum sight distance requirement.).

- Maximum approach grade for a road connection (5%) – Chapter 5 (An approach grade of 3% or less is preferred but the approach grade can increase up to 5%)
- Post-development flow rates shall be equal to or less than pre-development flow rates for the 2, 10, 25, and 50-year storm events. No increase is allowed by SCDOT.
- No part of the detention system shall be located within the SCDOT right-of-way.
- Landscaping on private property shall not obstruct or block sight distance. Sight lines should be included on the landscaping plan to ensure landscaping is not planted in a location that could obstruct or block sight distance. As no landscaping plan was provided, these comments do not indicate SCDOT approval of any landscaping associated with this development.
- Earthen or landscaping berms shall not be installed within the SCDOT right-of-way.
- An emergency access driveway shall not be a visible driveway. It should be hidden and not paved. A matrix or paver system shall be installed that is design to support the weight of emergency vehicles. The matrix/paver system will be covered with soil and finished with sod. The driveway looks like normal lawn but is designed for emergency access in the event it is needed.
- SCDOT requests the right to review the final plat(s) prior to recording. If the lots will be recorded in phases, the TIS should be completed with those phases to help determine when warrants are met. If the TIS does not included phasing, final plats may not be allowed to be recorded until improvements (if warranted) have been completed.

ZONING DEPT

Zoning Administrator @ (864) 467-7425

Open Space (Cluster) Requirements (If Applicable)

- Plat Note: This development is an Open Space (Cluster) Development - The removal of trees and natural vegetation is permitted in the development phases for the purpose of utility easements, passive recreational uses and drainage ways (as shown on the Land Disturbance Permit) and with the proper notations on the final plat. Neither the developer, property owners, nor any advisory or community board shall be granted permission to remove or destroy any trees or natural vegetation from the designated open space area for passive recreational or any other purposes without the express written permission of the community board, or homeowner's association or property owners, or trustees having jurisdiction over the implementation and enforcement of the subdivision covenants. Normal maintenance and the removal of dead or fallen trees are permitted and recommended.
- If lots and roads are elevated using fill, fill slopes may not extend into "Open Space" areas. Open Space is to remain undisturbed.
- Plat Note: The Open Space is protected by a Conservation Easement placed on all lands and private waters used to satisfy the Open Space requirements to ensure that the land remains undeveloped. The Conservation Easement will be maintained by the Homeowner's Association and has been recorded with Greenville County.

- The Conservation Easement and Covenants for the subdivision are to be provided to the Subdivision Administration staff prior to recording the final plat. Covenants shall include provisions for the protection of trees and other natural amenities within the property designated for open space.
- The Final Plat to show statement regarding the name of the agency or organization to which the Conservation Easement is granted.
- All property designated for Open Space shall be labeled as such on the Final Plat.
- The Final Plat to show and identify all existing stands of mature trees. These trees within the Open Space are to be preserved by showing the appropriate easements on the plat and in the property deeds.
- The Final Plat must contain a Density Table including the Number of Acres, Permitted Density per Acres, Percentage of Open Space Required and Provided and the Total Number of Dwelling Units. Each phase of the subdivision must meet the Density and Open Space Requirements of the Cluster Option for that Zoning Classification.
- A fenced Detention Pond cannot be counted toward meeting the Open Space requirement for a Cluster Development.
- Final Plat to show 25' Building Setback from all Exterior property lines.
- Final plat to show statement "Open space may not be further subdivided."

GREENVILLE COUNTY SCHOOLS

Skip Limbaker @ (864) 355-7263

- Greenville County Schools encourages sidewalks in all residential developments . Sidewalks improve the safety of students walking to and from school bus stops and the safety of students walking to and from school who reside within school walk zones. Walk zones are 1.5 miles around schools.

GIS DEPT

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

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

SUBDIVISION ADMINISTRATION

- If SC DOT requires a traffic impact study, the TIS review form must be to Subdivision Administration within 10 days of the Subdivision Advisory Committee meeting.
- The lot sequencing on the final plat must remain the same as the approved preliminary plan.
- A phased masterplan shall be submitted that shows all existing and proposed phases for all lots in the development for each final phase submitted.
- Final Plat note: A 5-foot drainage and utility easement is required on each side of all interior side and rear lot lines. A 10-foot drainage and utility easement is required along all exterior rear lot lines. If an adjoining subdivision has already dedicated a rear 5-foot easement; the 10-foot requirement is reduced to 5 feet.
- If stub-outs are shown on the plan, the following notes must be added to the final plat:
 - Stub streets will be clearly marked with signage indicating future connections.

- When a stub-out is required, the land outside the street right-of-way shall revert to the abutting property owners.

Standard Comments for Rural Conservation Developments, if applicable.

- The following information must be shown on the FINAL PLAT:
 - Open space table, using the same format as on the preliminary plan per LDR Article 22.3.6, and shall include the proportional acreage being recorded.
 - Notations indicating the delineated open space, including metes and bounds, are to be shown on the Final Plat.
- Rural Conservation notes to be included on the Final Plat:
 - This development has been approved by the Planning Commission as a Rural Conservation Development and has provided certain acreage of open space.
 - Open Space Easement. The removal of trees and natural vegetation is permitted in the development phases for the purpose of utility crossing easements, passive recreational uses and drainage ways with the proper notations on the final plat. Neither the developer, property owners, or other subsequent contractors or builders shall be granted permission to remove or destroy any trees or natural vegetation from the open space area for passive recreational or any other purposes without the express written permission of the Community Board, or Homeowners' Association, or property owners, or trustees having jurisdiction over the implementation and enforcement of the subdivision covenants. If some part of the open space was designated to meet stormwater management requirements, permission must be obtained from the Land Development Division for any alteration of the designated open space. Normal maintenance and the removal of dead or fallen trees are permitted and recommended.
 - The open space for this development is protected by an easement that has been recorded at the Greenville County Register of Deeds Office (Instrument #) and as outlined in the Subdivision Covenants (Instrument #).
 - Other FINAL PLAT requirements include:
- Prior to recording the final plat, an Open Space Easement shall be recorded that includes a complete metes and bounds of the property being designated as open space. The open space easement shall be placed on all lands and private waters used to satisfy the open space requirements of Rural Conservation development. The easement shall be solely for the purpose of ensuring the land remains undeveloped and shall not, in any way, imply the right of public access or any other right or duty not expressly set forth by the terms of the easement. The easement shall run with the land, provide for protection in perpetuity, and be granted to the County, subject to acceptance, a County-approved non-profit land trust, the Homeowners Association or other qualified organization approved by the County. A draft copy of the open space easement shall be provided to Subdivision Administration for review along with the final plat application.
 - Restrictive covenants for the subdivision shall include provisions for the protection of trees, buffers and other natural amenities with the property designated for open space. A copy of the covenants is to be provided to Subdivision Administration for review along with the final plat application prior to recording of a final plat.

Standard Comments for Cluster Developments, if applicable.

- Final Plat - Standard Cluster Development Comments
 - The following information must be shown on the FINAL PLAT:
 - Density table consistent with LDR Table 11.2 Density Table Example.
 - The required acreage for open space must be proportional or greater to the total acreage being platted.
 - Notations indicating the delineated open space and common areas, including metes and bounds, are to be shown on the Final Plat;
- Cluster Development notes to be included on the Final Plat:
 - This development has been approved by the Planning Commission as a Cluster Development and has provided certain acreage of open space.
 - Open Space Easement. The removal of trees and natural vegetation is permitted in the development phases for the purpose of utility crossing easements, passive recreational uses and drainage ways with the proper notations on the final plat. Neither the developer, property owners, or other subsequent contractors or builders shall be granted permission to remove or destroy any trees or natural vegetation from the open space area for passive recreational or any other purposes without the express written permission of the Community Board, or Homeowners' Association, or property owners, or trustees having jurisdiction over the implementation and enforcement of the subdivision covenants. If some part of the open space was designated to meet stormwater management requirements, permission must be obtained from the Land Development Division for any alteration of the designated open space. Normal maintenance and the removal of dead or fallen trees are permitted and recommended.
 - The open space for this development is protected by an easement that has been recorded at the Greenville County Register of Deeds Office (Instrument #) and as outlined in the Subdivision Covenants (Instrument #).
 - Other FINAL PLAT requirements include:
- Prior to recording the final plat, an Open Space Easement shall be recorded that includes a complete metes and bounds of the property being designated as open space. The open space easement shall be placed on all lands and private waters used to satisfy the open space requirements of cluster development. The easement shall be solely for the purpose of ensuring the land remains undeveloped and shall not, in any way, imply the right of public access or any other right or duty not expressly set forth by the terms of the easement. The easement shall run with the land, provide for protection in perpetuity, and be granted to the County, subject to acceptance, a County-approved non-profit land trust, the Homeowners Association or other qualified organization approved by the County. A draft copy of the open space easement shall be provided to Subdivision Administration for review along with the final plat application.
 - Restrictive covenants for the subdivision shall include provisions for the protection of trees, buffers and other natural amenities with the property designated for open space. A copy of the covenants is to be provided to Subdivision Administration for review along with the final plat application prior to recording of a final plat.

PLAT NOTATIONS:

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

X	RIGHT OF WAY FOR EACH PROPOSED STREET
X	RADIUS OF EACH PROPOSED CUL-DE-SAC
X	SIGHT TRIANGLES AT ALL INTERSECTIONS
X	COUNTY AND STATE ROAD INVENTORY NUMBERS FOR EXISTING ROADS
X	DISTANCE FROM THE SUBDIVISION TO THE NEAREST MAJOR INTERSECTION
X	RIGHT-OF-WAY FOR EACH ADJOINING, EXISTING STREET
X	ESTABLISH PROPERTY LINES AT THE RIGHT-OF-WAY OF EXISTING ROAD(S)
X	FRONT BUILDING SETBACK LINE
X	ALL LOT DIMENSIONS
X	ADEQUATE FRONT AND SIDE SETBACK AREA ON CORNER LOTS
X	TABLE SHOWING SQUARE FOOTAGE OF INDIVIDUAL LOTS
X	EASEMENT FOR EXISTING CREEK(S)/STREAM(S). EASEMENT WIDTH: (25 FEET) + (WIDTH OF CREEK/STREAM AT THE TOP OF THE BANKS)
X	FOR LOTS ADJOINING CREEKS/STREAMS, THE DEVELOPER IS TO DETERMINE IF THE FIRST FLOOR OF THE STRUCTURES IS REQUIRED TO BE ELEVATED ABOVE THE 100-YEAR FLOOD LINE DUE TO SIGNIFICANT FLOW IN THE STREAM (>50CFS). (CONTACT COUNTY LAND DEVELOPMENT DIVISION 864-467-4610.)
X	SHOW STATEMENT THAT, AS A MINIMUM, 5 FOOT DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10 FOOT EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
X	SHOW STATEMENT: "STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY." FINAL PLAT TO SHOW FILE NUMBER OF THE APPROVED STORMWATER PLAN.
X	SHOW STATEMENT: "AS OWNERS OF PROPERTY WHICH IS DESIGNED TO DRAIN TO A PARTICULAR STORM WATER MANAGEMENT FACILITY IN ANY PHASE OF DEVELOPMENT IN _____ SUBDIVISION, EACH PROPERTY OWNER SHALL BE EQUALLY RESPONSIBLE FOR INSPECTION, MAINTENANCE, AND REPAIR OF THAT STORM WATER MANAGEMENT FACILITY TO WHICH THEIR LOT IS DESIGNED TO DRAIN IN _____ SUBDIVISION, AS SHOWN / FOUND ON THE APPROVED STORM WATER PLAN FOR _____ SUBDIVISION AND/OR RECORDED STORM WATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT INSTRUMENT # _____, DATED _____. THIS IS IN THE ABSENCE OF A HOMEOWNER'S OR PROPERTY OWNER'S ASSOCIATION."
X	THE RECORDED FINAL PLAT OF THE DEVELOPMENT SHALL CONTAIN THE FOLLOWING NOTE: "THE SANITARY SEWER RIGHT OF WAY AND EASEMENT CONVEYED HEREON TO

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