



AGENDA
PLANNING ADVISORY COMMITTEE
301 E. Poinsett Street, Greer, SC 29651
June 22, 2017 @ 10:00 AM
Committee Meeting

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of the City of Greer Planning Division, should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 or City Administrator (864) 848-5387 as soon as possible, but no later than 48 hours before the scheduled event.

I. ADVISORY MEETING

- A. PAC 2017-16 Freeman Farm Preliminary Plat
Mark III Properties
Old Jones Road (portion of 5-29-00-083.01)
38 acres, 128 lots
- B. PAC 2017-17 Burns Road Tract Preliminary Plat
Mark III Properties
252 Burns Road (5-35-00-061.00 and 5-35-00-061.01)
59.70 acres, 126 lots
- C. PAC 2017-19 Piedmont Plaza Commercial Expansion

II. ADJOURN



AGENDA
PLANNING ADVISORY COMMITTEE
6/22/2017

PAC 2017-16 Freeman Farm Preliminary Plat

Memo:

38 acres, 128 lots

Applicant:

Mark III Properties

Address:

Old Jones Road (portion of 5-29-00-083.01)

ATTACHMENTS:

Description	Upload Date	Type
☐ Freeman Farm Application	6/14/2017	Exhibit
☐ Freeman Farm Plat	6/14/2017	Exhibit



Planning Advisory Committee

Subdivision Application

OK# 4327

\$ 64000

BB

6-8-17

Docket Number _____

RECEIVED JUN 08 2017

Name of Project Freeman FarmProperty Location Old Jones Road Greer, SC 29651Tax Map Number Part 5-29-00-083.01**PROPERTY OWNER OR DEVELOPER:** Mark III PropertiesName Jay Beeson (Mark III Properties)Address 170-C Camelot Drive Spartanburg, SC 29301Phone 864-595-1735 E-Mail jay@markiiiproperties.com Fax 864-595-1736**SURVEYOR OR ENGINEER:** Freeland & Associates, Inc.Name D. Kevin TumblinAddress 323 West Stone Avenue Greenville, SC 29609Phone 864-271-4924 E-Mail ktumblin@freelandsc.com Fax 864-672-4903Number of Acres 38 Lots 128 SFD 128☐ Townhomes ☐ Apartments Number of Units _____Sewer District Greer CPW Water Source Greer CPW**REQUEST FOR VARIANCE (IF APPLICABLE)**Is any variance from the subdivision regulations requested? ☐ Yes ☒ No

If yes, attach a letter requesting said variance(s) referencing the justifications.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws,
is this tract or parcel restricted by any recorded covenant that is
contrary to, conflicts with, or prohibits the activity described in this permit?

☐ Yes ☒ No

I DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS APPLICATION IS CORRECT,
AND THAT I WILL COMPLY WITH THE PROCEDURES AND REQUIREMENTS OF THIS APPLICATION.

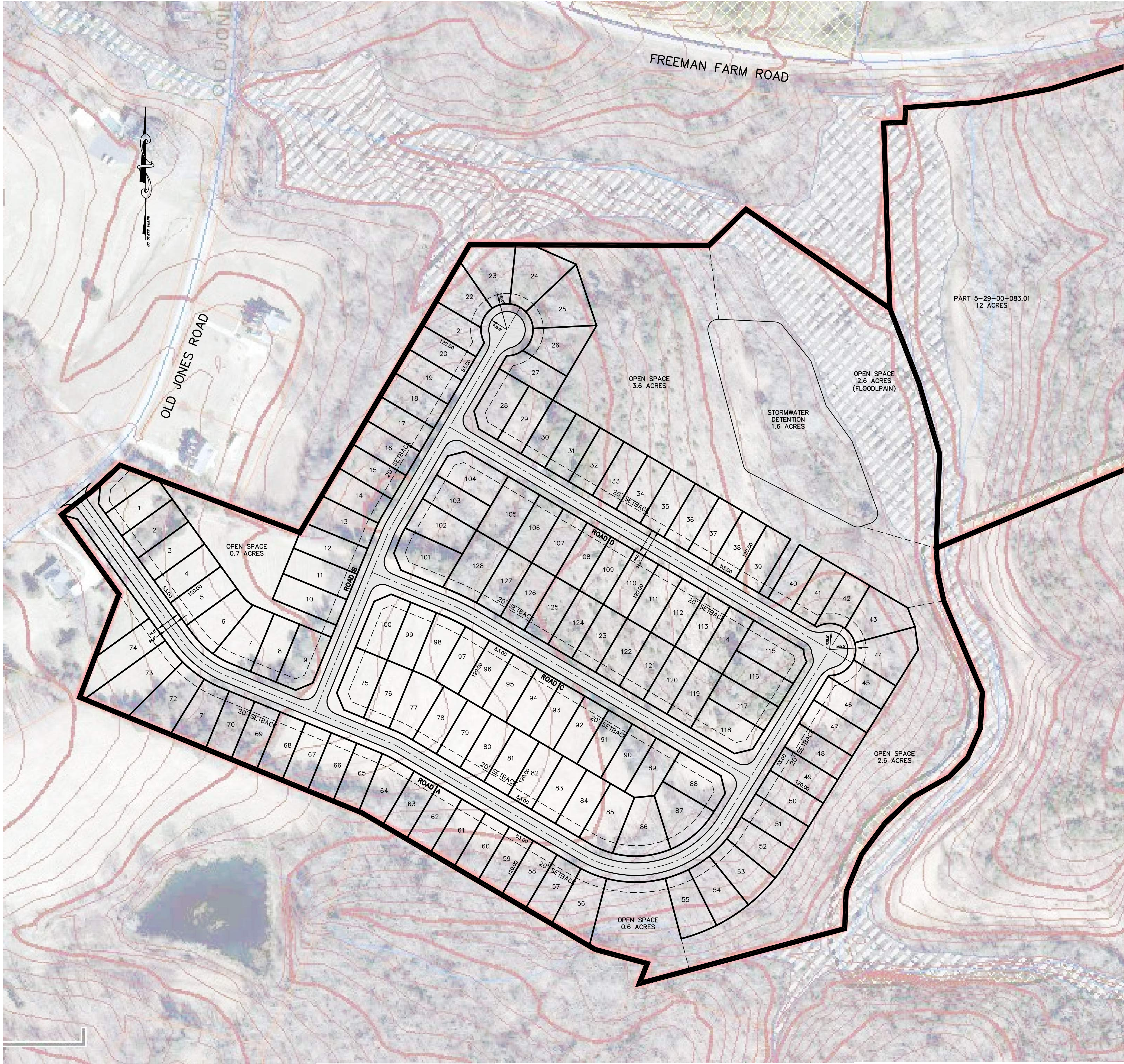
SIGNATURE OF APPLICANT

DATE FILED

Planning Advisory Committee meeting on _____ @ 10:00 A.M.

Please plan to have a representative present at the meeting to avoid delay with your application process

Revised 8/19/2014



LEGEND

○

IPS

○

IPF

R/W

RIGHT-OF-WAY

B/L

BUILDING SETBACK LINE

—X—X—X—

FENCE

⦿

PP

—OE—

OVERHEAD ELECTRIC LINE

☆

LP

☆

LP

□

CB

⦿

FIRE HYDRANT

—SS—

SANITARY SEWER LINE

—OT—

OVERHEAD TELEPHONE LINE

IRON PIN SET

IRON PIN FOUND

RIGHT-OF-WAY

BUILDING SETBACK LINE

FENCE

POWER POLE

OVERHEAD ELECTRIC LINE

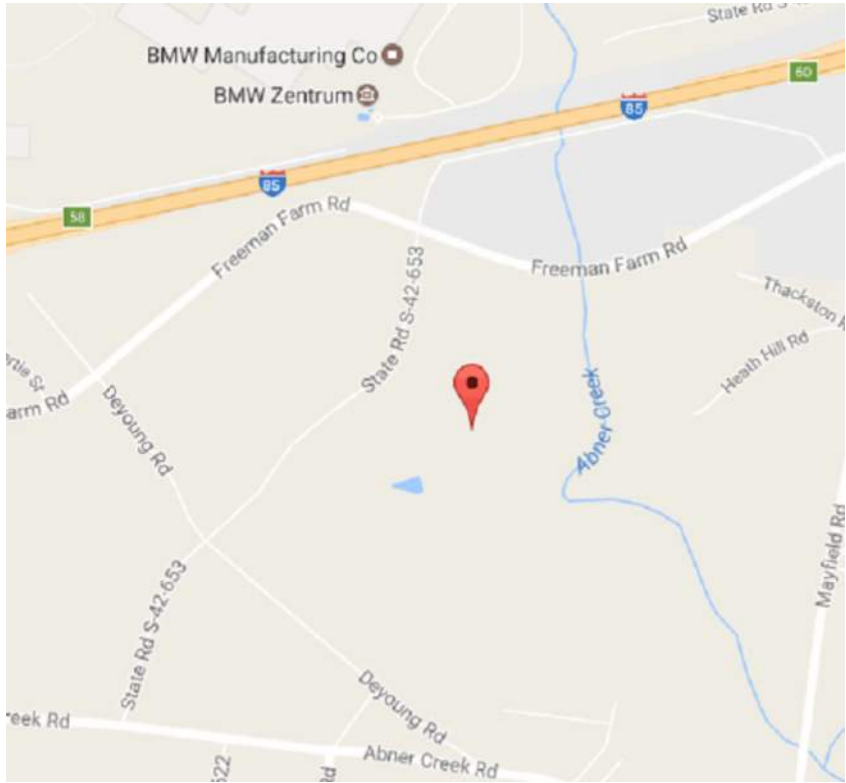
LIGHT POLE

CATCH BASIN

FIRE HYDRANT

SANITARY SEWER LINE

OVERHEAD TELEPHONE LINE



LOCATION MAP



SITE DATA

ADDRESS: OLD JONES ROAD

TAX MAP: 5-29-00-083.01

TOTAL AREA: 38 ACRES

TOTAL NUMBER OF LOTS: 128

DENSITY: 3.4 UNITS/ACRE

LENGTH OF ROAD: 4,454 LF

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE"

BASE FLOOD ELEVATIONS DETERMINED

PER NFIP FIRM COMMUNITY

PANEL NO. 45083C0218D

EFFECTIVE DATE: JANUARY 6, 2011

UTILITIES

SANITARY SEWER: GREER CPW, 848-5500

WATER: GREER CPW, 848-5500

POWER: GREER CPW, 848-5500

GAS: GREER CPW, 848-5500

PHONE: BELLSOUTH, 255-3853

CABLE: CHARTER COMMUNICATIONS, 877-9683

OPEN SPACE DATA (R-12 CLUSTER, CITY OF GREER)

GROSS AREA: 38 ACRES

PERMITTED DENSITY: 3.6 UNITS/ACRE

ALLOWABLE UNITS: 136 LOTS

TOTAL UNITS: 128 LOTS

REQUIRED OPEN SPACE: 9.5 ACRES (25%)

PROVIDED OPEN SPACE: 10.1 ACRES

FLOODPLAIN/STEEP SLOPES: 2.8 ACRES

- NOTES:
1. THIS LAYOUT IS A CONCEPT PLAN FOR REVIEW AND DISCUSSION ONLY.

2. PROPOSED ROADS TO HAVE A RIGHT-OF-WAY OF 44'.

3. PROPOSED CUL-DE-SACS TO HAVE A R/W RADIUS OF 50'.

4. ALL LOTS ARE APPROXIMATELY 53'x120' AND 6,360 SF.

5. THE TOPOGRPHIC DATA WAS OBTAINED FROM THE SPARTANBURG COUNTY GIS DEPARTMENT AND IS FOR REFERENCE USE ONLY.

6. THIS LAYOUT DOES NOT ADDRESS ALL STATE OR LOCAL ORDINANCES.

7. THIS LAYOUT WAS NOT PREPARED WITH A REAL SURVEY BY THIS FIRM.

8. ALL COMMON AREA AND OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

PRELIMINARY

FREEMAN FARM

MARK III PROPERTIES
170-C CAMELOT DRIVE
SPARTANBURG, SC 29301
PH 864-595-1735 FAX 864-595-1736

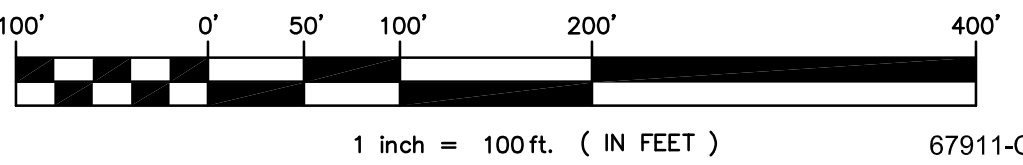
FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE
GREENVILLE, S.C. 29609
(864) 271-4924 FAX (864) 233-0315

OWNER

SURVEYOR/ENGINEER

NO. OF ACRES:	38.00	FEET OF NEW ROAD:	1.39
NO. OF LOTS:	128	DATE:	5-17-17

ZONING: R-12 CLUSTER (CITY OF GREER)





AGENDA
PLANNING ADVISORY COMMITTEE
6/22/2017

PAC 2017-17 Burns Road Tract Preliminary Plat

Memo:

59.70 acres, 126 lots

Applicant:

Mark III Properties

Address:

252 Burns Road (5-35-00-061.00 and 5-35-00-061.01)

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Burns Road Tract Application	6/14/2017	Exhibit
<input type="checkbox"/> Burns Road Tract Preliminary Plat	6/14/2017	Exhibit



Planning Advisory Committee

Subdivision Application

Docket Number _____

RECEIVED JUN 09 2017

BB

Name of Project Burns Road Tract

Property Location 252 Burns Road

Tax Map Number 5 35-00 061.00 & 5 35-00 061.01

PROPERTY OWNER OR DEVELOPER: Mark III Properties, Inc.

Name John Beeson

Address P.O. Box 170248, Spartanburg, SC 29301

Phone 864-595-1735

E-Mail john@markIIIproperties.com

Fax _____

SURVEYOR OR ENGINEER: _____

Name Bluewater Civil Design, LLC - Paul J. Harrison

Address 19 Washington Park - Suite 100, Greenville, SC 29601

Phone 864-326-4203

E-Mail paul@bluewatercivil.com

Fax _____

Number of Acres 59.70

Lots 146

SFD Yes

☐ Townhomes

☐ Apartments

Number of Units _____

Sewer District Greer CPW

Water Source SJWD

REQUEST FOR VARIANCE (IF APPLICABLE)

Is any variance from the subdivision regulations requested?

☐ Yes

☒ No

If yes, attach a letter requesting said variance(s) referencing the justifications.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws,
is this tract or parcel restricted by any recorded covenant that is
contrary to, conflicts with, or prohibits the activity described in this permit?

☐ Yes

☒ No

I DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS APPLICATION IS CORRECT,
AND THAT I WILL COMPLY WITH THE PROCEDURES AND REQUIREMENTS OF THIS APPLICATION.

John Beeson
SIGNATURE OF APPLICANT

6-09-17
DATE FILED

Planning Advisory Committee meeting on _____ @ 10:00 A.M.

Please plan to have a representative present at the meeting to avoid delay with your application process

SITE DATA

TAX MAP NO.: 5-35-00-061.00 & 061.01

TOTAL AREA: ±59.70-ACRES

ZONING: *R-12

TOTAL LOTS: 146 LOTS (55' X 120' TYP.)

PROPOSED ROADWAY: ±5,072 LF (24' PAVED W/ 44' R.O.W.)

SETBACKS

BURNS ROAD: 30'

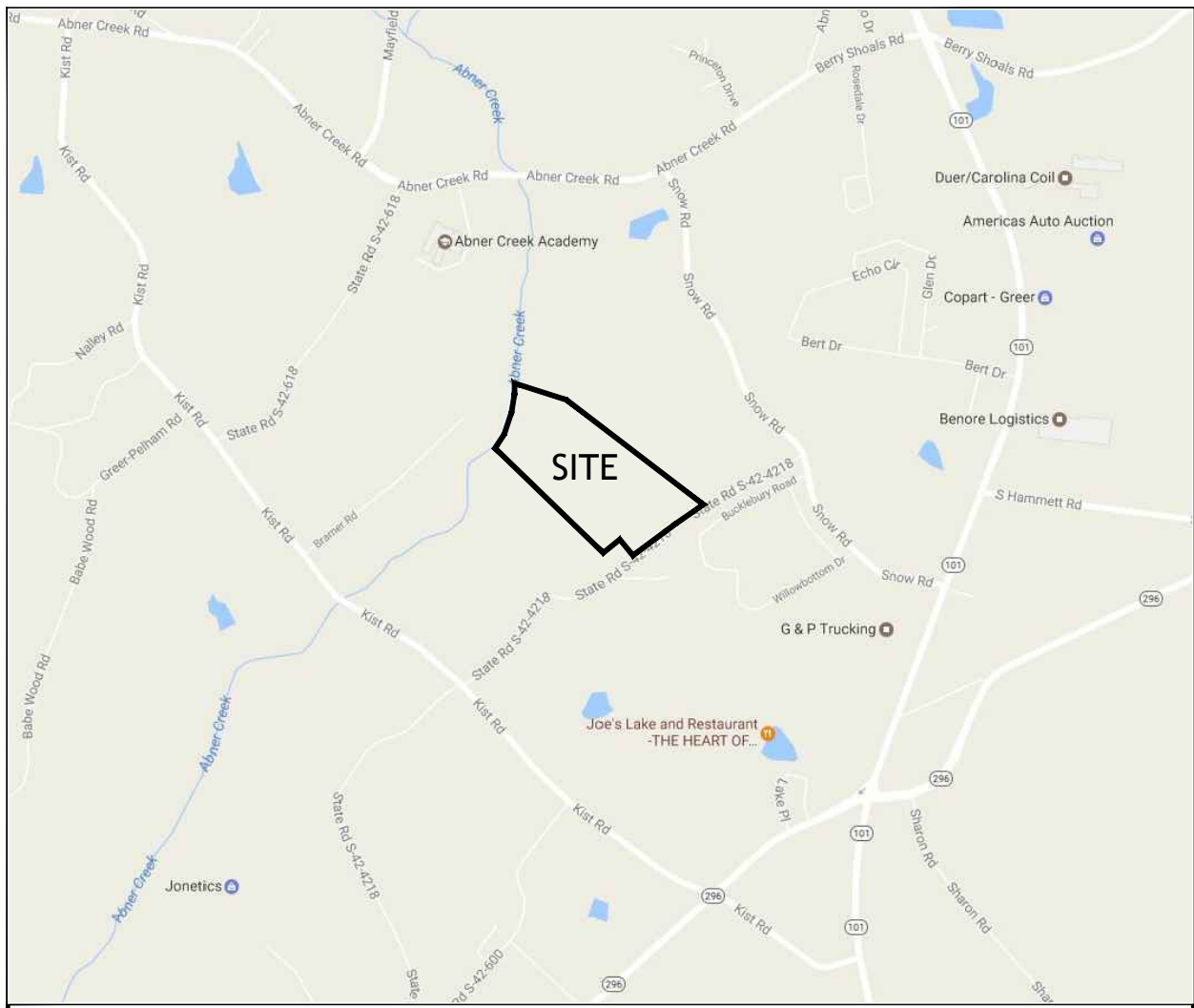
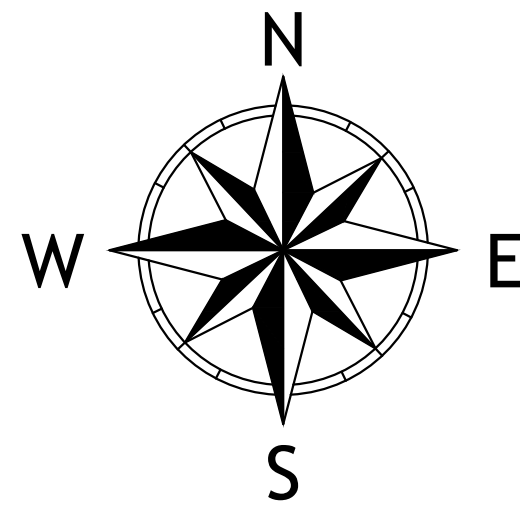
FRONT SETBACK: 20'

SIDE SETBACK: 10% LOT WIDTH

REAR SETBACK: 15'

EXTERIOR BUFFER: 25'

*LAYOUT ASSUMES THAT THE PROPERTY WILL BE ANNEXED & REZONED TO R-12 IN THE CITY OF GREER.

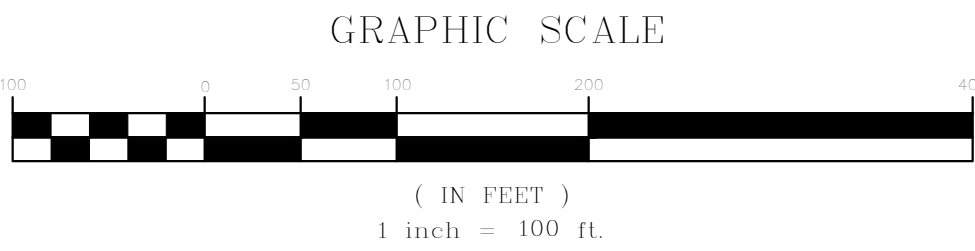


VICINITY MAP - N.T.S.

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

SITE PLAN LEGEND

- TYPICAL LIGHT DUTY ASPHALT PAVEMENT
- OPEN SPACE
- PROPERTY LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT



BURNS ROAD TRACT
BURNS ROAD
Greer, SC 29651

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	05/02/2017	Issued to Owner for Review

PRELIMINARY SITE LAYOUT

SP-3

Category Number: I.
Item Number: C.



AGENDA
PLANNING ADVISORY COMMITTEE
6/22/2017

PAC 2017-19 Piedmont Plaza Commercial Expansion

ATTACHMENTS:

Description	Upload Date	Type
☐ Application	6/16/2017	Exhibit
☐ Site Plan	6/16/2017	Exhibit



Planning Advisory Committee

Commercial Application

Docket Number _____

Name of Project **PIEDMONT PLAZA REDEVELOPMENT**

Property Location **1326 W.WADE HAMPTON BOULEVARD, GREER, SC 29650**

Tax Map Number **T014000100701**

PROPERTY OWNER OR DEVELOPER: **HALPERN ENTERPRISES, INC**

Name **CONTACT: CARY HALPERN**

Address **5200 ROSWELL ROAD, ATLANTA, GA 30342**

Phone **770-451-0318** E-Mail **CHALPERN@HALPERNENT.COM** Fax **770-986-0340**

SURVEYOR OR ENGINEER: **FORESITE GROUP, INC**

Name **DAVID STONIECKI, P.E.**

Address **3740 DAVINCI COURT, SUITE 100, PEACHTREE CORNERS, GA 30092**

Phone **770-368-1399** E-Mail **DSTONIECKI@FG-INC.NET** Fax **770-368-1944**

Number of Acres **5.88 ACRES**

Lots **N/A**

Sewer District _____

Water Source _____

REQUEST FOR VARIANCE (IF APPLICABLE)

Is any variance from the subdivision regulations requested? ☐ Yes ☒ No

If yes, attach a letter requesting said variance(s) referencing the justifications.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws,
is this tract or parcel restricted by any recorded covenant that is
contrary to, conflicts with, or prohibits the activity described in this permit?

☐ Yes

☒ No

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AND THAT I WILL COMPLY WITH THE PROCEDURES AND REQUIREMENTS OF THIS APPLICATION.**

SIGNATURE OF APPLICANT

6/15/17

DATE FILED

Planning Advisory Committee meeting on _____ @ 10:00 A.M.

Please plan to have a representative present at the meeting to avoid delay with your application process

GENERAL NOTES:

- 1) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE DEMOLITION PERMIT FROM THE CITY OF GREER PRIOR TO DEMOLITION OF THE SITE.
- 2) ALL INITIAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY WORK INCLUDING DEMOLITION.
- 3) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- 4) REMOVE SHRUBS AND TREES AS NOTED. GRUB OUT ROOTS AND STUMPS AND LEGALLY DISPOSE OF DEBRIS.

DEMOLITION NOTES:

- 1) ALL NEW WORK SHOWN IN THESE SHEETS SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL BUILDING AND UTILITY INSTALLATION CODES.
- 2) ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES EXCEPT IN CASES WHERE, WITHIN THE CITY OF GREER JURISDICTION, THE COUNTY STANDARD SPECIFICATIONS ARE MORE STRINGENT.
- 3) THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR LOCATIONS SHOWN, AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND TO NOTIFY THE OWNER IN CASE OF DISCREPANCIES THAT AFFECT THE CONSTRUCTION PROJECT.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF AND LIAISON WITH UTILITY COMPANIES IN THE PROCESS OF LOCATION AND RELOCATION OF AND TIE-IN TO PUBLIC UTILITIES.
- 5) CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ANY ADJACENT STRUCTURES OR PROPERTY, OR ANY EXISTING STRUCTURES WITHIN LIMITS OF CONSTRUCTION THAT ARE DESIGNATED ON THE PLANS TO REMAIN, AND SHALL REPAIR OR REPLACE SUCH DAMAGED PROPERTY TO THE PROPERTY OWNER'S SATISFACTION AT NO COST TO THE OWNER.
- 6) THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER.
- 7) CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF GREER AND ALL EXISTING UTILITY PROVIDERS BEFORE REMOVING ANY/ALL UTILITIES FROM THEIR EXISTING LOCATION ON THE SITE. THE CONTRACTOR SHALL CONFORM ALL UTILITY DEMOLITION OR RELOCATION ACTIVITIES IN ACCORDANCE WITH THE EXISTING UTILITIES SPECIFICATIONS, MATERIALS, AND REQUIREMENTS.
- 8) THE CONTRACTOR SHALL SEQUENCE THE WORK AND PROVIDE TEMPORARY MEASURES AS NECESSARY TO MAINTAIN ACCESS TO THE SITE THROUGH ALL ENTRANCES AT ALL TIMES DURING CONSTRUCTION. TEMPORARY PROVISIONS MAY INCLUDE, BUT ARE NOT LIMITED TO: BARRICADES, FLASHING LIGHTS, FLAGMAN, TEMPORARY PAVEMENT, AND DIRECTIONAL SIGNAGE AS NECESSARY TO ACCOMPLISH THE WORK.
- 9) CONTRACTOR SHALL CONSIDER COORDINATION ASPECTS OF CRANES AND CONSTRUCTION EQUIPMENT OPERATIONS DURING DEMOLITION ACTIVITY.
- 10) CONTRACTOR EQUIPMENT SHALL NOT BE PARKED IN COUNTY, CITY OR STATE RIGHT-OF-WAY, AND MUST BE STORED WITHIN SITE.
- 11) COORDINATE WITH THE CITY OF GREER AS REQUIRED DURING ALL DEMOLITION AND NEW CONSTRUCTION ACTIVITIES.
- 12) APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY THE CITY OF GREER OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
- 13) ALL BUFFERS AND SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 14) THE CONTRACTOR SHALL DISPOSE OF ANY HAZARDOUS MATERIALS IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.
- 15) ALL ITEMS DESIGNATED FOR REMOVAL SHALL BE LEGALLY DISPOSED OF, OFF SITE.
- 16) CONTRACTOR TO CONTACT UTILITIES PROTECTION CENTER PRIOR TO ANY EXCAVATION.
- 17) CONTRACTOR TO POT HOLE EXISTING WATER LINE, UNDERGROUND ELECTRICAL LINES, GAS LINE, UNDERGROUND TELEPHONE, FIBER OPTIC, AND ANY OTHER UTILITY LINES WITHIN THE RIGHT OF WAY DURING DEMOLITION ACTIVITIES AND COORDINATE FIELD LOCATIONS AND DEPTHS OF THESE UTILITIES WITH ENGINEER FOR PROPOSED UTILITY CROSSINGS AND PROPOSED PAVEMENT OVER EXISTING LINES. THESE LINES MAY REQUIRE RELOCATION.
- 18) ALL LITTER, TRASH AND CONSTRUCTION DEBRIS SHALL BE COLLECTED, STORED AND DISPOSED OF AND/OR RECYCLED IN ACCORDANCE WITH SC DHEC SOLID WASTE REGULATIONS AND THE CITY OF GREER NUISANCE ORDINANCE.
- 19) CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW ALL RECOMMENDATIONS FOR SITE GEOTECHNICAL AND ENVIRONMENTAL ENGINEER DURING DEMOLITION, SITE PREPARATION, AND CONSTRUCTION.

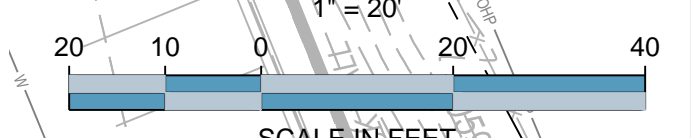
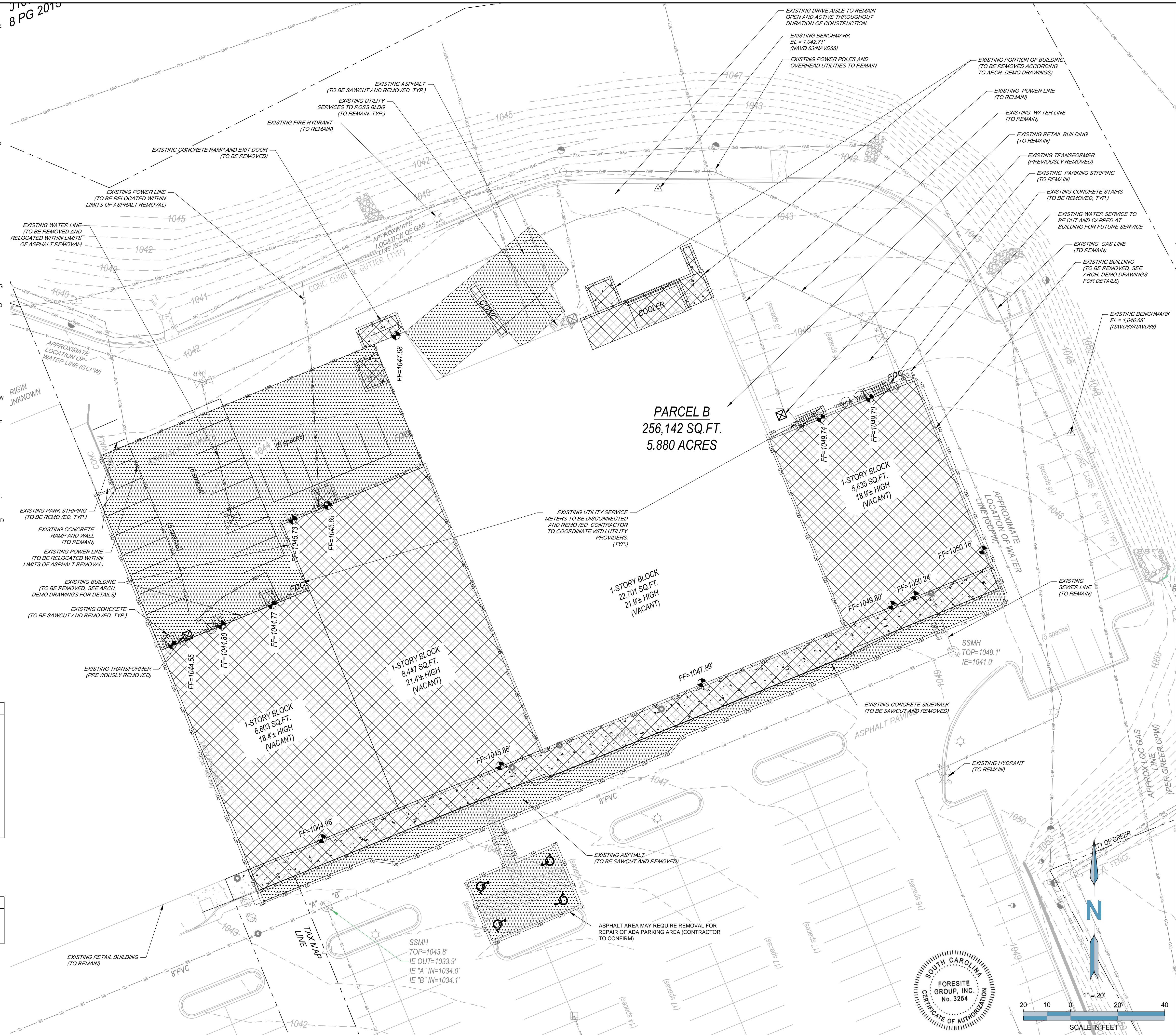
EROSION CONTROL NOTES

(SEE ALSO EROSION CONTROL PLAN)

- 1) EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CLEARING OR EARTHWORK OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL PERMANENT GROUND COVER IS ESTABLISHED IN ALL DISTURBED AREAS.
- 2) THE CONTRACTOR SHALL PROVIDE DUST CONTROL AND SHALL PROTECT ADJACENT PAVEMENTS FROM SOIL ACCUMULATION DURING CONSTRUCTION.
- 3) ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BY THE ENGINEER OR OTHER INSPECTORS AS DETERMINED BY FIELD CONDITIONS.

LEGEND	
	UTILITIES, FENCE, AND/OR WALL TO BE REMOVED AND/OR RELOCATED. SEE NOTE FOR DETAIL.
	BUILDING/CONCRETE TO BE REMOVED
	ASPHALT, GRAVEL, AND/OR CURB & GUTTER TO BE REMOVED
	TREES AND BRUSH TO BE REMOVED
	EXISTING FENCE
	PROPERTY LINE
	LIMITS OF DISTURBANCE

EXISTING SITE DATA	
TOTAL SITE AREA =	5.880 AC.
EXISTING PERVIOUS AREA =	1.95 AC.
EXISTING IMPERVIOUS AREA =	3.93 AC.



ENGINEER:

FORESITE
group

Foresite Group, Inc.
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092

www.fg-inc.net
770.368.1399
770.368.1944

DEVELOPER:

HALPERN
ENTERPRISES, INC
SHOPPING CENTERS
LEASING • MANAGEMENT • DEVELOPMENT

5200 ROSWELL ROAD
ATLANTA, GA 30342
WWW.HALPERN-ONLINE.COM
770.451.0318

MARC KIRCHOFF

**PIEDMONT PLAZA
REDEVELOPMENT**

1326 WEST WADE HAMPTON BOULEVARD
GREER, GREENVILLE COUNTY, SC 29650
PIN: T014000100701, ZONED: C-3

REVISIONS	DATE

PROJECT MANAGER:	DMS
DRAWING BY:	CAM
JURISDICTION:	GREER, SC
DATE:	06/09/2017
SCALE:	AS SHOWN
TITLE:	

DEMOLITION PLAN

SHEET NUMBER: **C-0**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 064.038

GENERAL NOTES:

1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.

2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.

3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

- TRACT IS ZONED: C-3 (HIGHWAY COMMERCIAL DISTRICT)
- SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).
- ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- ALL PAVEMENT MARKING WITHIN THE CITY OF GREER RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE PAYMENT AND PICKUP OF CONSTRUCTION RELATED PERMITS. OWNER WILL REIMBURSE THE COST OF ALL PERMITS.
- ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- MAXIMUM CUT OR FILL SLOPE=2H:1V
- THE CITY OF GREER ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 24 HOUR CONTACT: DAVID M. STONIECKI P.E., (770) 368-1399
- CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.
- PER THE INTERNATIONAL BUILDING CODE, WALLS 4' IN HEIGHT OR GREATER (MEASURED FROM THE BOTTOM OF THE FOOTER) MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF SC. PLANS MUST BE SUBMITTED TO RUTHIE HELMS, THE BUILDING OFFICIAL, FOR REVIEW AND PERMIT. THIRD PARTY INSPECTIONS WILL BE REQUIRED.
- CONTRACTOR TO PROVIDE SITE SECURITY AS NECESSARY, INCLUDING FENCING AND INTERNAL TRAFFIC MANAGEMENT.

LEGEND	
	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	CONCRETE SIDEWALK PAVING
	HEAVY DUTY CONCRETE PAVING
	PROPERTY LINE
	PARKING COUNT
	TRAFFIC SIGN

SITE DATA	
ZONING:	C-3 (HIGHWAY COMMERCIAL DISTRICT)
FUTURE LAND USE DESIGNATION:	TRANSIT ORIENTED DISTRICT COMMUNITY
PARCEL IDENTIFICATION NUMBER:	
TOTAL SITE AREA:	5.880 AC.
PROJECT SITE AREA:	5.880 AC.
DISTURBED AREA:	0.861 AC.
PERVIOUS SURFACE AREA:	2.081 AC.
IMPERVIOUS SURFACE AREA:	3.799 AC.
BUILDING RETAIL FLOOR AREA:	41397 S.F.
BUILDING HEIGHT:	42 FT - 0 IN
PARKING RATIO REQUIRED -	RETAIL: 1 SPACE / ### S.F. SERVICE & STORAGE: 1 SPACE / ### S.F.

ENGINEER:

FORESITE
group

Foresite Group, Inc. w | www.fg-inc.net
3740 Davinci Ct. o | 770.368.1399
Suite 100 f | 770.368.1944
Peachtree Corners, GA 30092

DEVELOPER:

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5200 ROSWELL ROAD
ATLANTA, GA 30342
WWW.HALPERN-ONLINE.COM
770.451.0318

CONTACT: MARC KIRCHOFF

PIEDMONT PLAZA
REDEVELOPMENT

1326 WEST WADE HAMPTON BOULEVARD
GREER, GREENVILLE COUNTY, SC 29650
PIN: T014000100701, ZONED: C-3

PROJECT:

SEAL:

REVISIONS DATE

PROJECT MANAGER: DMS

DRAWING BY: CAM

JURISDICTION: GREER, SC

DATE: 06/09/2017

SCALE: AS SHOWN

TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

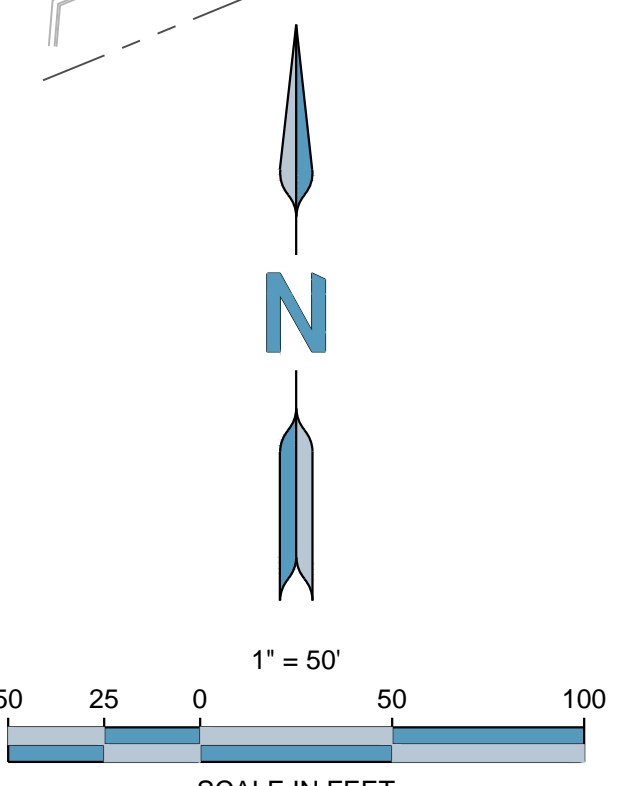
C-1.0

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 064.038



Know what's below
Call before you dig



GENERAL NOTES:

1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.

2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.

3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

1) TRACT IS ZONED: C-3 (HIGHWAY COMMERCIAL DISTRICT)

2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.

3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.

4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).

5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

6) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.

7) ALL PAVEMENT MARKING WITHIN THE CITY OF GREER RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

8) GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE PAYMENT AND PICKUP OF CONSTRUCTION RELATED PERMITS. OWNER WILL REIMBURSE THE COST OF ALL PERMITS.

9) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.

10) MAXIMUM CUT OR FILL SLOPE=2H:1V

11) THE CITY OF GREER ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.

12) 24 HOUR CONTACT: DAVID M. STONIECKI P.E., (770) 368-1399

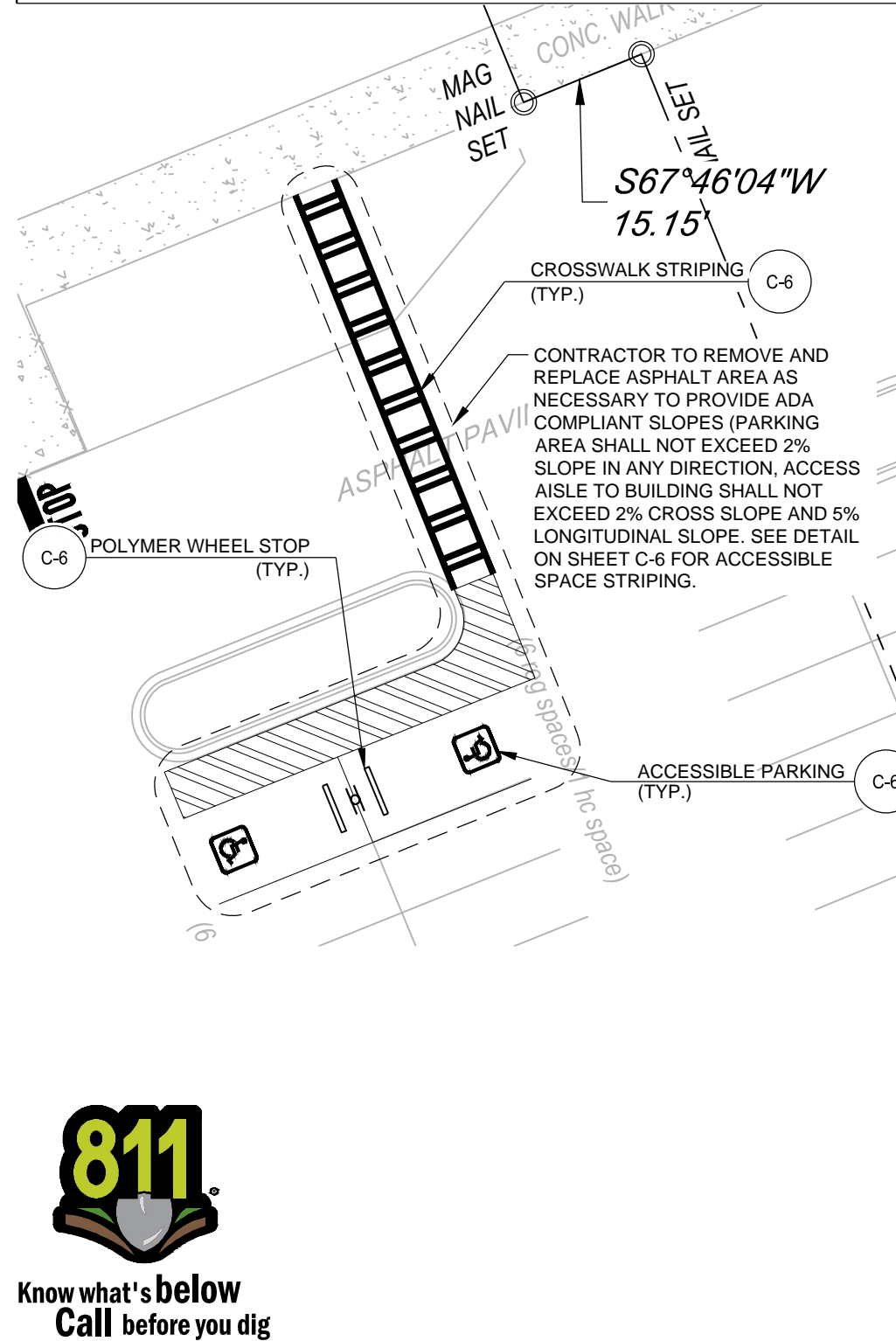
13) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

14) PER THE INTERNATIONAL BUILDING CODE, WALLS 4' IN HEIGHT OR GREATER (MEASURED FROM THE BOTTOM OF THE FOOTER) MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF SC. PLANS MUST BE SUBMITTED TO RUTHIE HELMS, THE BUILDING OFFICIAL, FOR REVIEW AND PERMIT. THIRD PARTY INSPECTIONS WILL BE REQUIRED.

15) CONTRACTOR TO PROVIDE SITE SECURITY AS NECESSARY, INCLUDING FENCING AND INTERNAL TRAFFIC MANAGEMENT.

LEGEND

- STANDARD DUTY ASPHALT PAVING
HEAVY DUTY ASPHALT PAVING
CONCRETE SIDEWALK PAVING
HEAVY DUTY CONCRETE PAVING
PROPERTY LINE
PARKING COUNT
TRAFFIC SIGN



SITE DATA	
ZONING:	C-3 (HIGHWAY COMMERCIAL DISTRICT)
FUTURE LAND USE DESIGNATION:	TRANSIT ORIENTED DISTRICT COMMUNITY
PARCEL IDENTIFICATION NUMBER:	
TOTAL SITE AREA:	5.880 AC.
PROJECT SITE AREA:	5.880 AC.
DISTURBED AREA:	0.861 AC.
PERVIOUS SURFACE AREA:	2.081 AC.
IMPERVIOUS SURFACE AREA:	3.799 AC.
BUILDING RETAIL FLOOR AREA:	41397 S.F.
BUILDING HEIGHT:	42 FT - 0 IN
PARKING RATIO REQUIRED -	RETAIL: 1 SPACE / 200 S.F. SERVICE & STORAGE: 1 SPACE / 300 S.F.

ENGINEER:

FORESITE
group

Foresite Group, Inc.
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092

w | www.fg-inc.net
o | 770.368.1399
f | 770.368.1944

DEVELOPER:

HALPERN
ENTERPRISES, INC.
SHOPPING CENTERS

LEASING • MANAGEMENT • DEVELOPMENT
5200 ROSWELL ROAD
ATLANTA, GA 30342
WWW.HALPERN-ONLINE.COM
770.451.0318

CONTACT: MARC KIRCHOFF

PROJECT:

**PIEDMONT PLAZA
REDEVELOPMENT**

1326 WEST WADE HAMPTON BOULEVARD
GREER, GREENVILLE COUNTY, SC 29650
PIN: T014000100701, ZONED: C-3

SEAL:

REVISIONS DATE

PROJECT MANAGER: DMS

DRAWING BY: CAM

JURISDICTION: GREER, SC

DATE: 06/09/2017

SCALE: AS SHOWN

TITLE:

SITE & PAVING PLAN

SHEET NUMBER:

C-1.1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 064.038