

Town of Pine Ridge

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West Columbia, SC 29172
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July 23, 2019

PLANNING COMMISSION MEETING

6:30 P.M. - Call to Order

Freedom of Information Act Compliance

Approval of Minutes

1. April 30, 2019 – Special called meeting
2. May 7, 2019 – Special called meeting
3. May 28, 2019 - Regular scheduled meeting
4. June 25, 2019 – Regular scheduled meeting

Old Business

No Old Business

New Business

1. Review & Recommendation to Town Council:
 - a) ZLDR Article 10, Division 2 Section 1008.1
 - b) ZLDR Article 10, Division 2 Section 1010.2
 - c) ZLDR Article 10, Division 2 Section 1010.3
 - d) ZLDR Article 10, Division 2 Section 1010.4
2. Review & Recommendation to Town Council:
 - a) Guidelines for Submitting Plats for the division of One Lot into Two Parcels
3. Plat review – TMS#006898-02-016 portion of 2585 Fish Hatchery Road
4. Plat review – TMS#007832-01-001 portion of 480 Williams Circle
5. Group Development review– TMS#007833-01-009 portion of 624 Pine Ridge Drive

ADJOURN

TOWN OF PINE RIDGE
Planning Commission Minutes
Special Meeting
April 30, 2019

PLANNING COMMISSION MEETING – 6:30 P.M.

CALL TO ORDER

Chairman Kerr called the Planning Commission meeting to order at 6:30 P.M. with Vice-Chair Merchant, Commission Members Jowers, Jackson and Shealy present.

Staff present: Zoning Administrator, Viki Miller

Freedom of Information Act Compliance

Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act.

Old Business

1. Review & Recommendation to Town Council of the Zoning & Land Development Ordinance

Chairman Kerr stated that the last meeting ended with several questions which needed more research. Since there has been no updates to the subdivision ordinance since 1985, some things have arisen over the years needing clarification and updates. The Subdivision Ordinance has now moved to Article 10 under Land Development with the Zoning Ordinance. Central Midlands through Mr. John Newman has assisting with guidance but the Planning Commission will make the decision as to what will be recommended to Town Council. The Planning Commission's goal is to take some of the issues that has happened in the past and make sure this ordinance is clear so that those issues do not follow us into the future. The concern of redundancy was raised between the Town and the County. The ordinance has been simplified in areas where full engineering drawings were not needed and the approval process has been changed to reflect the Planning Commission's involvement in land development since they are responsible for upholding the Comprehensive Plan.

Commission Members began reviewing the Zoning & Land Development Ordinance. Several residents and members of the public participated with their questions and concerns during the meeting.

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Chairman Kerr began again at **Article 10, Division 1, Section 1003: Terms & Definitions**, stating that these are the standard terms for driveway, easement, lot and lot of record.

Chairman Kerr read aloud:

1003.1 Definition of Subdivision, SC Code of Laws 6-29-110

According to SC Code of Laws 6-29-1110, the term *subdivision* means all divisions of a tract or parcel of land into two or more lots, building sites or other divisions for the purpose, whether immediate or future, of sale, lease, or building development, and includes all division of land involving a new street or change in existing streets, and includes re-subdivision which would involve the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law; or, the alteration of any street or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, and includes combinations of lots of record.

Chairman Kerr stated that Section **1003.2 Exemptions**, provided exemptions from the definition in **Section 1003.1**. Mr. Newman added that if it meets the definition of subdivision that it is subject to regulation. However, if it meets the definition of the exemptions, it will not be subject to regulation. Commission Member Jowers asked about a potential issue that was brought up at the last meeting concerning the subdivision of land for family members. Mr. Newman stated that the Planning Commission was presented with a family exemption in **Section 1004.1**, that also incorporated Lexington County Planning Commission Access Policy, which addressed flag lots, easements and driveways.

1004 Creation of Lots was reviewed by the Commission.

1004.1 Flag Lots & Lots Accessed by Easements was reviewed by the Commission.

Discussion occurred with those in attendance regarding flag lots and easements.

The revisions proposed were read aloud by Chairman Kerr with additions underlined and deletions with a line through them:

1004.1 Flag Lots and Lots Accessed by Easements

A flag lot is a lot with a dedicated access to a public road provided to the bulk of the lot by means of a narrow corridor. Except as provided herein, flag lots and lots accessed by access easements are not allowed for new lots created after the effective date of this Ordinance and flag lot subdivisions shall not be allowed. The Planning Commission

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may allow the creation of a flag lot or access easement under the following conditions:

- A. to permit full use of a lot of record (existing lot) created and existing prior to the adoption of this Ordinance that does not meet the minimum 50-foot street frontage requirements.
- B. To allow access to a division of land by gift conveyed by deed from one (1) member to another member of the same immediate family i.e. (husband, wife, mother, father, children, grandchildren, brothers, sisters). Land so divided may not be further transferred by sale or gift to any party other than a member of the same immediate family for a period of eighteen (18) months from the date the plat is approved for recording and shall be so notated on the plat. The Planning Official may waive the eighteen (18) month waiting period if the property owner can establish legitimate and compelling cause. The eighteen (18) month waiting period shall also be waived in the event of a judicial foreclosure.

When meeting the above, as determined by the Planning Commission, flag lots may be created and access easements may be permitted in accordance with the following development standards:

- 1) The other lot of record (lot providing access) meets all zoning requirements specified for the respective zone in which it is located, both before and after the subdivision, to create the access easement or flag lot.
- 2) The “flag” section of an existing flag lot, or an existing lot accessed by the access easement, shall meet or exceed the requirements, other than the minimum street frontage specified for the respective zone. The area of the access driveway of the flag lot or access easement shall not be included in computing minimum lot area requirements. Title to the access driveway must be conveyed by general warranty deed in the same manner as the title to the “flag” portion of the lot; or in the case of an easement, recorded with the deeds to the accessed lot and the lot providing access.
- ~~3) The driveway section of the flag lot or access easement shall be not less than 30 feet wide. However, the required street frontage of the flag lot drive shall not be less than County or State encroachment permit requirements to install driveways. Flag lot access driveways shall be separated from other driveways by the required fifty-foot minimum lot width measured from the front property line unless shared driveways are provided.~~

Driveway and access easement standards shall comply with the provisions of the Lexington County Planning Commission Access Policy.

- 4) Flag lots created under this Section may not be further subdivided.

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Mr. Newman stated the Lexington County Planning Commission Access Policy also requires a road maintenance agreement.

Discussion occurred with those in attendance about **Section 1004.1** and the Lexington County Planning Commission Access Policy.

1005 Street Frontage Lots on Cul-de-Sacs and on Curbs less than 90 degrees was reviewed by the Commission.

1006 Subdivision of Parcels on Unimproved (Non-paved) County-Maintained Roads was reviewed by the Commission. Discussion occurred with those in attendance. Mrs. Miller stated that an example of this would be Estates at Indigo, where the County required a portion of Oakhill Road to be paved as it would be used as an entrance to the subdivision.

1007 Subdivision of Parcels on Pre-existing Private Roads was reviewed by the Commission. Discussion occurred with those in attendance.

Division 2: Land Development submittal requirements and approval process was reviewed by the Commission.

1008 Land Development Application Types

- 1) Applications will be assigned to one (1) of the following five categories, as determined by the Planning Official, and processed accordingly:
 - a. Exempt Subdivision (exempted from the definition of subdivision) (Section 1003.2)
 - b. Minor Subdivisions (Section 1010)
 - c. Major Subdivision (Section 1011)
 - d. Group Development (Section 1012)
 - e. Mixed-Use Planned Development (MPD) (Section 1013)
 - i. Conservation Design MPD (Section 1014)

Chairman Kerr stated that further details including a description of these categories can be found in other sections. For purposes of minutes, they are included in parenthesis above.

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Chairman Kerr read aloud:

1008.1 Town of Pine Ridge Review by Type

- 1) The Planning Official shall review, and stamp for recording, plats for subdivisions meeting the exemption requirement, Minor Subdivisions, and plats of re-surveys of previously recorded lots.
- 2) The Planning Commission shall review and approve Major Subdivisions, Group Developments, and Planned Development District (MPD) applications.
- 3) Town Councils shall give final approval of MPD projects in its role in the zoning map amendment (re-zoning) process.

Chairman Kerr stated that based on the previous change where the Planning Commission will now be responsible for the majority of reviews, under 1) the minor subdivisions will be removed from review from the Planning Official to 2) review under the Planning Commission.

Mrs. Miller added that the Planning Commission is responsible for reviewing and developing the Comprehensive Plan. This will give the Commission more knowledge of what actually is going on in town and the Plan will reflect more urgent needs of current and future residents. Chairman Kerr believes taking on this added responsibility will be a benefit to the Commission as there were numerous months where no items were on the agenda for them to meet.

1008.2 Pre-application Conference was reviewed by the Commission. Mr. Newman added that this is not a requirement but an option.

Chairman Kerr read aloud and stated this Section refers back to **Section 1003.2:**

1009 Submittal Requirements and Approval Processes for Exempt Subdivisions and Re-Survey Plats

- 1) The Planning Official shall determine that the proposed subdivision qualifies for and meets the requirements of an exempt subdivision, or the Planning Official shall make a determination that the submitted plat is a re-survey of a previously recorded plat.

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Chairman Kerr read aloud:

1010 Submittal Requirements and Approval Processes for Minor Subdivisions

1010.1 Definition of a Minor Subdivision

- 1) A Minor Subdivision is a subdivision that involves the creation of five or fewer lots on an existing street meeting the requirements of this Ordinance.

1010.2 Minor Subdivision Submittal Requirements

Applicants requesting approval of a Minor Subdivision shall submit to the Planning Official a Minor Subdivision Plan. The Minor Subdivision Plan shall comply with the zoning district regulations, regulations for the subdivision of land and creation of lots, and the development standards of this Ordinance, and shall include:

Chairman Kerr stated that there is some duplication with the County. However, the duplication is to ensure that the town requirement portion has been met. In addition, he had a question on **Section 1010.2 (3)c(ii)**, that will be addressed later on.

- 3) **Planned Improvements**

- c. Other site improvements. Site improvements shall address all applicable land development standards of this Ordinance to include:
 - ii. Phased clearing plans

Chairman Kerr stated that there are some minor changes in **Section 1010.3** where “The Planning Commission” shall replace “The Planning Official”, which will match **Section 1011.3**.

1010.3 Minor Subdivision Approval Process

- a. The applicant shall submit to the Planning ~~Official~~ Commission the Minor Subdivision Plan drawn per the requirements stipulated in this Section.
- b. The Planning ~~Official~~ Commission shall review the Minor Subdivision Plan for completeness per the Minor Subdivision Plan submittal requirements of this Section.
- c. Within 10 working days of receipt of the Minor Subdivision Plan, The Planning ~~Official~~ Commission shall approve, approve conditionally, or disapprove the Minor Subdivision Plan. If the Minor Subdivision Plan is disapproved or approved conditionally, the reasons for such action shall be conveyed to the applicant. The reasons for disapproval shall refer specifically to those parts of the Comprehensive Plan, Ordinance, or regulation with which the Minor Subdivision Plan does not conform. If granting a conditional approval, the Planning ~~Official~~ Commission may require the applicant to resubmit the Minor Subdivision Plan with all recommended changes before approving said Minor Subdivision Plan.

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Final determination shall be made Within 10 working days of receipt of the revised Minor Subdivision Plan.

- d. Once Planning ~~Official~~ Commission approval of the Minor Subdivision Plan is granted, the Planning ~~Official~~ Commission shall transmit the approved Minor Subdivision Plan to Lexington County for processing, which may include civil (engineering) plans and construction drawings per the County's engineering and land development standards and regulations. Civil Plans for Land Development Projects shall submit plans to Lexington County Engineering Stormwater Division for processing per County procedures currently in practice.
- e. When Lexington County has approved the final plat, it shall be transmitted to the Planning ~~Official~~ Commission for final review and approval for recording.

Mrs. Miller had some concern as to the ability of the Planning Commission to meet the requirements of **Section 1010.3 (c)** within the ten-day deadline. Commission Member Jackson stated that since **Section 1010.3** was changed to match **Section 1011.3**, it should change to the twenty days. Mr. Newman stated the difference in time frames between minor and major was because the Planning Officials was originally approving the minor subdivisions. Chairman Kerr stated that since the Planning Commission only meets once a month, they would not be able to meet that ten-day deadline.

1011.1 Definition of a Major Subdivision

A Major Subdivision is any subdivision that is not exempt as a subdivision or does not qualify as a Minor Subdivision. Chairman Kerr added that this would be for six or more lots.

1011.2 Major Subdivision Submittal Requirements

Discussion occurred with those in attendance about **Section 1011.2(4). Land Development Standards**. The concern was that a developer would be spending a lot of money up front before the subdivision is approved. Mr. Newman stated that the Town is not requiring engineering or construction drawings, it only is to make sure the developer understands the requirements and complies. Chairman Kerr stated that it states the applicable land development standards must be "addressed" and made known to the Planning Commission.

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1011.3 Major Subdivision Approval Process was reviewed by the Commission. Discussion occurred with those in attendance.

1011.4 Major Subdivision Performance Guarantee was reviewed by the Commission.

Chairman Kerr read aloud:

1012.1 Group Development Defined

A Group Development is a development of a single tract of land or adjacent tracts of land under the same ownership or control. Group Developments include commercial, retail, industrial, institutional, multi-family residential, recreational camps, and manufactured home parks.

1012.2 Group Development Site Plans was reviewed by the Commission. Discussion occurred with those in attendance.

- 1) General Site Plan Information
 - j. The location and size of all proposed utilities and storm drainage easements.

Planning Commission agreed to remove “and size” in **Section 1012.2(1j)**.

- 5) Plans shall address all applicable land development design standards of this ordinance to include:
 - a. Site analysis
 - b. Phased clearing plans
 - c. Street standards
 - d. Driveway standards
 - e. Underground wiring
 - f. Non-motorized Access and Connectivity
 - g. Water and Sewer Connections
 - h. Street lighting
 - i. Other applicable development standards

Planning Commission agreed to add “and demonstrate compliance” to **Section 1012.2(5)** after the word address. Commission Member Jowers had a question on traffic study requirements. Mr. Newman stated that the County and SCDOT will conduct those.

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1012.3 Group Development Site Plan Approval Process was reviewed by the Commission.

1013 Mixed-Use Planned Developments (MPD). Chairman Kerr stated that this replaced the Planned Development District (PD) and has its own zoning standards. Discussion occurred with those in attendance.

1013.1 Development Standards for MPD was reviewed by the Commission.

Planning Commission Members agreed to hold a special meeting on Tuesday, May 7th at 6:30pm, in order to continue review.

New Business

No New Business

ADJOURN

With no further business to discuss, Commission Member Jowers moved to adjourn, which was seconded by Commission Member Jackson. With the committee's unanimous approval, Chairman Kerr adjourned the meeting at 7:55 P.M.

Respectfully submitted,

Viki M. Miller, Zoning Administrator

APPROVED:

Chairman

Date: _____

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May 7, 2019

PLANNING COMMISSION MEETING – 6:30 P.M.

CALL TO ORDER

Chairman Kerr called the Planning Commission meeting to order at 6:30 P.M. with Vice-Chair Merchant and Commission Members Jowers present.

Staff present: Zoning Administrator, Viki Miller

Freedom of Information Act Compliance

Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act.

Old Business

1. Review & Recommendation to Town Council of the Zoning & Land Development Ordinance

Commission Members began reviewing the Zoning & Land Development Ordinance. Several residents and members of the public participated with their questions and concerns during the meeting.

Chairman Kerr began with Section:

1013.2 Site Plan Requirements. Chairman Kerr suggested that the same wording that had been added into Section 1011.3 and 1012.2 be added into the first paragraph, which would demonstrate compliance that the project would comply. Commission Members discussed with Mr. John Newman, who was hired by Central Midlands Council of Governments to assist the Town.

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Discussion occurred with those in attendance concerning 6)b. Specific allowable uses for each area. It was suggested to be revised to “Uses proposed to be allowed”. 6)C. A tabulation of the number of acres in each use area. This was suggested to be dropped. Mr. Newman stated that both items are crucial to the Mixed-use Planned Development (MPD) as the proposed uses and their area are needed to ensure the project complies with the definition of the MPD. Any changes in uses would fall under a minor or major change. Commission Members agreed to change to “Specific uses proposed to be allowed for each area.”

11) Chairman Kerr asked to add “demonstrate” that the project will comply with the requirements. Commission Members agreed that this will create consistency throughout the document.

11) b. Phased clearing plans – Chairman Kerr stated that more information can be found in Section 1019 on page 162.

1013.3 Action by the Planning Commission and Town Council was reviewed by the Commission.

1013.4 Development Process of Approved Mixed-Use Planned Developments was reviewed by the Commission.

1013.5 Changes to Approved Mixed-Use Planned Development Plans. The Commission discussed 1)Minor changes and 2)Major changes.

1013.6 Vested Rights was discussed by the Commission and those in attendance, specifically about how it works with phasing of a development.

1014 Conservation Design MPD & 1014.1 Conservation Design.

Chairman Kerr read aloud: Conservation design is a type of residential and/or commercial or industrial development where sixty (60) percent or more of the developable land area is designated as undivided permanent open space, thereby permanently protecting agriculturally, environmentally, or ecologically significant areas within the parcel. Commission Members Jowers was concerned about the 60% requirement. Chairman Kerr gave an example of the property behind Congaree Baptist Church where there is large acreage and potentially qualify under Section 1014.3 for Significant Lands, either erodible or wetlands. Mr. Newman stated that 60% is commonly used as the purpose of this development is conservation of lands that will protect agriculturally, environmentally or ecologically significant areas within the

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property. Chairman Kerr stated that the Comprehensive Plan natural resources goal is to “Encourage development that preserves the natural resources of the town”.

Discussion occurred with those in attendance concerning proposed subdivisions wanting smaller lots being required to rezone. Commission Members discussed minimum lot sizes, the ability to have more density in the developed areas through clustering.

1014.3(1) Significant Lands was reviewed by the Commission. Discussion occurred with those in attendance on the determining entity for Erodible Lands and the 5% slope, which is equivalent to a wheelchair ramp.

Erodible Lands - Areas of incline, whether natural or manmade, lacking sufficient vegetation to prevent instability, erosion, or downstream siltation. The key indicator for erodible lands is a slope of five (5) percent or greater. Areas with a five (5) percent slope or greater are subject to review by the USDA Natural Resources Conservation Service (NRCS). The NRCS will make the final determination regarding the area's erodibility.

A quick internet search was done showing contact and location information for the NRCS. Commission Members agreed that the last line should include “or a South Carolina registered Professional Engineer”.

1014.4 Application Process was reviewed by the Commission.

1015.1 Bonded Plat Policy. Commission Members discussed this section with those in attendance and agreed to add “construction” to Item 4) Approvals from all other applicable Federal, State, and local regulatory authorities secured.

1015.2 Bond Improvement Guarantee Application Submittal Requirements Committee Members and those in attendance discussed if the following were the appropriate profession to approve the documents. Committee Members agreed to leave this section as originally submitted.

- 1) Engineer’s Cost Estimate prepared by a SC Registered Professional Engineer, sealed and signed
- 2) Statement of Conditions prepared by the developer or his representative
- 3) Letter of Credit or Cash Bond drafted with a minimum three (3) year expiration period
- 4) Bonded Plat prepared by a SC Registered Professional Engineer, sealed and signed

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The Committee and those in attendance discussed the following section:

1015.3 Bond Submittal Process

Committee Members and those in attendance discussed the appropriate verbiage, bonded plats and who was approving the bonds and if the town currently had a system in place to track bonds. Mrs. Miller responded that the town does not currently have a system in place but has attended training in the last two years to learn the County's system that the previous Community Development Coordinator prepared.

- 1) The estimate shall be submitted to the County Engineer for assistance in determining if the estimate is sufficient and reasonable. The Town shall add twenty-five percent (25%) to the determined estimated cost.
- 2) The Statement of Conditions shall be received by the Town and forwarded to Town Attorney for review. The approval of Planning Official is required prior to acceptance of the Bond.
- 3) Bonds will be entered into the Town tracking system and reviewed annually for construction progress. Projects built in phases will be completed and a formal request submitted to the County for acceptance into their system for maintenance.
- 4) Bonds are tracked for the benefit of the Town. The developer shall not rely upon reminders from the Town of Pine Ridge to manage the terms of the surety instrument; however, the Town will take an active role in the process and establish a relationship with the bank or insurance company. The Town will require the bank or insurance company to sign a Memorandum of Understanding (MOU) as it relates to the agreement between the developer and the Town.

Commission Members agreed to revise item one as follows:

- 1) The estimate shall be approved by the Town Council with assistance from Lexington County in determining if the estimate is sufficient and reasonable. The Town shall add twenty-five percent (25%) to the determined estimated cost.

Commission Members discussed 1015.4 Approval of Improvement Guarantee Bond & 1015.5 Phased Projects

The Planning Commission members asked Mrs. Miller to check with Lexington County on their requirements for bonding subdivisions.

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Planning Commission Members agreed to continue the discussion at the next regular meeting on Tuesday, May 28th at 6:30pm.

New Business

No New Business

ADJOURN

With no further business to discuss, Commission Member Jowers moved to adjourn, which was seconded by Commission Member Merchant. With the committee's unanimous approval, Chairman Kerr adjourned the meeting at 8:26 P.M.

Respectfully submitted,

Viki M. Miller, Zoning Administrator

APPROVED:

Chairman

Date: _____

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May 28, 2019

PLANNING COMMISSION MEETING – 6:30 P.M.

CALL TO ORDER

Chairman Kerr called the Planning Commission meeting to order at 6:30 P.M. with Vice-Chairman Merchant and Commission Members Jowers, Shealy and Jackson present.

Staff present: Zoning Administrator, Viki Miller

Freedom of Information Act Compliance

Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act.

Approval of Minutes

1. April 23, 2019 – Regular scheduled meeting

Vice-Chairman Merchant made a motion to approve the April 23, 2019, minutes as submitted. Commission Member Jowers seconded the motion, which was unanimously approved.

Chairman Kerr stated that the April 30th and May 7th minutes were not ready and will be presented at the next Planning Commission meeting.

2. April 30, 2019 – Special called meeting
3. May 7, 2019 – Special called meeting

Old Business

1. Review & Recommendation to Town Council of the Zoning & Land Development Ordinance

Commission Members began reviewing the proposed Zoning & Land Development Ordinance where they left off at the May 7th meeting. Chairman Kerr invited those in attendance to participate with their questions and concerns during the meeting.

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Chairman Kerr stated that the Planning Commission had asked Mrs. Miller to check with Lexington County about Section 1015 – Bonded Plat. At the last meeting, there was some concern that the proposed provisions on Bonded Plats were not compatible with Lexington County. Chairman Kerr read aloud the suggested changes by Lexington County.

The Commission and those in attendance discussed the changes suggested by Lexington County, which are:

1015.1 Bonded Plat Policy

It shall be the general policy of the Town of Pine Ridge that all improvements required by this Ordinance be completed prior to approval for recording of a Final Plat of a subdivision or development, or the effect of which creates lots of record that may be sold or transferred along with site improvements. However, recognizing that completion of all required improvements prior to obtaining Final Plat approval may not in some cases be feasible, practical, or financially possible, per SC Code of Law § 6-29-1180 Surety Bonds for Completion of Site Improvements, this Section provides a mechanism by which final approval may be granted, contingent upon certain required improvements being completed as and when specified by the Pine Ridge Town Council and upon the applicant providing financial guarantees for the completion of such other required improvements.

The Town shall have the right to refuse any of the optional financial guarantees and require construction and installation of all improvements by the developer or any person, entity, corporation, LLC, or association in partnership with the developer where:

- 1) Past performance of the developer has been unsatisfactory;
- 2) the selected option is unacceptable; or
- 3) for other reasons so stated.

1015.2 Bond Improvement Guarantee Application Submittal Requirements

- 1) The bond amount cost estimate shall be prepared by the engineer of record, signed and sealed.
- 2) Statement of Conditions prepared by the developer or his representative
- 3) Letter of Credit or Cash Bond drafted with a minimum three (3) year expiration period
- 4) Bonded Plat prepared by a SC Registered Professional Engineer, sealed and signed

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1015.3 Bond Submittal Process

- 1) The estimate shall be approved by the Town Council with assistance from Lexington County in determining if the estimate is sufficient and reasonable. The Town shall add twenty-five percent (25%) to the determined estimated cost.

1015.4 Approval of Improvement Guarantee Bond

All bond instruments involving the infrastructure improvements will be approved by the Town Council. Bond instruments will remain in place until the final plat for the development has been recorded with the Register of Deeds for Lexington County.

1015.5 Phased Projects

The Town Council reserves the right to require phased projects to be completed and recorded as a final plat prior to the issuance of an additional bond for a subsequent phase.

1015.7 Reduction of Bond

As completion is progressed and documented, the Town Council may allow one reduction in letters-of-credit or bonds. A reduction will not be allowed without a formal inspection by the County Engineer and/or his designated representative and a revised estimate approved by the Town Council that covers improvement costs. The reduction shall not be greater than twenty-five percent (24%) of the original bond amount.

Commission members discussed and agreed to change the 24% to 25%.

1015.8 Extension of Bond

If it appears to the developer that he may not complete construction of required improvements before expiration of his improvement guarantee, it shall be his obligation, at least twenty (20) days prior to the first regularly scheduled Town Council meeting held prior to the expiration period, to submit an extended guarantee request. Such extension, if approved, shall be for a period of six (6) months. A maximum of two (2) such extensions shall be allowed. However, the maximum time allowed for a bond shall be three (3) years, including extensions.

1016 Development Agreements – As the Planning Commission continued to review the document, a member of the public had a question regarding the minimum requirements in **Section 1016.1** as to the maximum term of a development agreement by the size of the project. Commission Members discussed with Mr. John Newman, who was hired by Central Midlands Council of Governments to assist the Town. The table is per SC Code of Law 6-31-10, the South Carolina Local Governmental Development Agreement Act. The Town is required to provide procedures for the adoption of Development

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Agreements. Chairman Kerr stated that **Section 1016.4: Planning Commission Public Hearing**, last paragraph should be Town Council instead of County Council.

Division 3 – Land Development Standards

Commission members continued to review each section. Additional discussion occurred with those in attendance on **Section 1018.2: Site Analysis**. Commission Members agreed to add “demonstrate and show compliance” to item one.

1019.1(2) Identify all Protected Areas

- 5) Trophy tree protection zones

Trophy tree. Those trees that are significant by their size and type and as such should be preserved wherever possible.

The Planning Commission had additional discussion with those in attendance who were unfamiliar with what a trophy tree was. Chairman Kerr read aloud the definition and that the SC Forestry Commission can assist in a determination. In addition, trophy trees are mentioned throughout the Lexington County Landscape and Open Space Ordinance but specifically Article 3.

A member of the public was concerned that **Section 1019.2 Site Clearing Predevelopment Phase** was cost prohibitive. Vice-Chairman Merchant asked if this was in accordance with Lexington County. Chairman Kerr stated that **Lexington County Landscape and Open Space Ordinance Section 3.7.3** states that there shall be no clear-cutting, timbering, or other removal of canopy trees, understory trees, or underbrush within a scenic corridor buffer without the submission of a clearing plan for approval by the Lexington County Landscape Administrator.

1019.4 Building Phase – Mr. Neman stated that this would only apply to a Major Subdivision and large Group Developments. Chairman Kerr added that Lexington County addresses the following in their Landscape and Open Space Ordinance:

Parking	Section 3
Buffers	Section 3.2.4
Screening	Section 3.2.5

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Commission Members reviewed the following sections with those in attendance:

- 1020 Forestry Activity and Land Development**
- 1021 Street Standards**
- 1022 Driveway Standards**
- 1023 Underground Wiring**
- 1024 Water Supply**
- 1025 Sanitary Sewer Facilities**
- 1026 Street Lighting**
- 1027 Surveys and Markings**
- 1028 Street (Road) and Subdivision Names**

Commission Vice-Chairman made a motion to recommend the Zoning & Land Development Ordinance to the Pine Ridge Town Council, as amended by the Pine Ridge Planning Commission. Commission Member Jowers seconded the motion, which was unanimously approved.

New Business

No New Business

ADJOURN

With no further business to discuss, Commission Member Jackson moved to adjourn, which was seconded by Commission Member Jowers. With the committee's unanimous approval, Chairman Kerr adjourned the meeting at 8:28 P.M.

Respectfully submitted,

Viki M. Miller, Zoning Administrator

APPROVED:

Chairman

Date: _____

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June 25, 2019

The Planning Commission meeting was cancelled due to lack of items on the agenda. The next Planning Commission meeting is scheduled for July 23, 2019.

Respectfully submitted,

Viki M. Miller, Zoning Administrator

APPROVED:

Chairperson

Date: _____

1.A

1008.1 Town of Pine Ridge Review by Type

- 1) The Planning Official shall review, and stamp for recording, plats for subdivisions meeting the exemption requirement and plats of re-surveys of previously recorded lots.
- 2) The Planning Official shall review and stamp for recording, plats for Minor Subdivision of two lots.
- 3) The Planning Commission shall review and approve Minor Subdivisions of more than than two lots, Major Subdivisions, Group Developments, and Planned Development District (MPD) applications.
- 4) Town Councils shall give final approval of MPD projects in its role in the zoning map amendment (re-zoning) process.

1010.2 Two Lot Minor Subdivision Submittal Requirements and Approval Process

Minor subdivisions created by the division of one lot into two lots shall be reviewed and approved by the Planning Official through the following process:

- 1) The Planning Official shall review and approve plats of two lot minor subdivisions prior to the recording of the plat with the Lexington County Register of Deeds. The purpose of this review is to assure that existing and proposed land parcels and structures are in compliance with all applicable zoning district regulations and regulations for the subdivision of land and the creation of lots of this Ordinance. Plats must display the correct Lexington County Tax Map Survey (TMS) number and shall be drawn to the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina. Section 49-450 of the Minimum Standards Manual, states that plats must contain pertinent data and appropriate information. In addition to the information the Register of Deeds will require for recording a plat, plats submitted for approval shall contain enough pertinent data and appropriate information to make a determination of consistency with all applicable zoning and land development regulations. Plat approval is contingent upon this determination. The Planning Official shall create written guidelines that will assist and aid the applicant in submitting a plat with the pertinent information and data needed to make a determination of approval.
- 2) Within ten (10) working days of submission of the plat, the Planning Official shall determine that the proposed two lot minor subdivision conforms to applicable zoning district regulations of this Ordinance and shall approve, approve with changes, or reject the plat. If rejected, changes, additional analysis, or other information necessary to make an approval determination shall be identified and transmitted to the applicant.
- 3) Approved plats shall be given to the applicant for transmission to the Lexington County Register of Deeds for Recording.

1.C

1010.3 Three, Four or Five Lot Minor Subdivision Submittal Requirements

1010.2 Minor Subdivision Submittal Requirements

Applicants requesting approval of a Minor Subdivision shall submit to the Planning Official a Minor Subdivision Plan. The Minor Subdivision Plan shall comply with the zoning district regulations, regulations for the subdivision of land and creation of lots, and the development standards of this Ordinance, and shall include:

1) General Information

- a. Name and address, including the telephone number of the developer/applicant and/or owner/applicant, and licensed contractor.
- b. North arrow, scale, and date, including revision dates.
- c. Tract boundaries and acreage.
- d. Tax Map Survey Number(s).
- e. Vicinity map.

2) Site Information

- a. Location, names, and right-of-way widths of existing streets within the subject tract and existing and plotted streets adjacent to the subject tract.
- b. Location and dimensions of all existing rights-of-way and easements.
- c. Political lines, if applicable, and the position of the proposed development in relation to its surroundings indicating current land use (commercial, residential, vacant, etc.) and zoning designation of the subject site and adjacent property.

3) Planned Improvements

- a. Approximate locations, dimensions, and area of all proposed lots.
- b. Layout of all existing lots, including scaled dimensions of lots, zoning district setbacks, and lot numbers.
- c. Other site improvements. Site improvements shall address and demonstrate the project will comply with all applicable land development standards of this Ordinance to include:
 - i. Site analysis
 - ii. Phased clearing plans
 - iii. Driveway standards
 - iv. Water and Sewer Connections (if provided)
 - v. Other applicable development standards

1010.4 Three, Four or Five Lot Minor Subdivision Submittal Requirements**1010.3 Minor Subdivision Approval Process**

- 1) The applicant shall submit to the Planning Official ten (10) copies of the Minor Subdivision Plan drawn per the requirements stipulated in this section.
- 2) The Planning Official shall review the Minor Subdivision Plan for completeness per the Minor Subdivision Plan submittal requirements of this section. A Minor Subdivision Plan deemed complete by the Planning Official will be placed on the agenda for the next regular Commission meeting scheduled at least twenty (20) days after the Minor Subdivision Plan is filed and distribute copies of the Minor Subdivision Plan to the Planning Commission.
- 3) The Planning Commission shall consider compliance of the proposed Minor Subdivision with the applicable subdivision regulations and design standards and required improvements and zoning regulations per this Ordinance, the impact on public facilities, and compliance with the goals and objectives of the Comprehensive Plan.
- 4) The Planning Commission shall approve, approve conditionally, or disapprove the Minor Subdivision Plan. If the Minor Subdivision Plan is disapproved or approved conditionally, the reasons for such action shall be conveyed to the applicant. The reasons for disapproval shall refer specifically to those parts of the Comprehensive Plan, Ordinance, or regulation with which the Minor Subdivision Plan does not conform. If granting a conditional approval, the Planning Commission may require the applicant to resubmit the Minor Subdivision Plan with all recommended changes before approving said Minor Subdivision Plan. The Planning Commission may direct the Planning Official to review the resubmitted Minor Subdivision Plan and to make a determination of approval, or it may require that the resubmitted Minor Subdivision Plan be brought before the Planning Commission for review at the next regular Planning Commission meeting scheduled at least ten (10) days after the resubmitted Minor Subdivision Plan is filed.
- 5) Once Planning Commission approval of the Minor Subdivision Plan is granted, the Planning Official shall execute the Lexington County Subdivision Agreement with the Developer and transmit the approved Minor Subdivision Plan to the Lexington County for processing which may include civil plans and construction drawings per the County's engineering and land development standards and regulations.
- 6) When Lexington County has approved the final plat, it shall be transmitted to the Planning Official for final review and approval for recording.

TOWN OF PINE RIDGE

2.A

GUIDELINES FOR SUBMITTING PLATS FOR THE DIVISION OF ONE LOT INTO TWO PARCELS

REQUIRED DATA AND INFORMATION

The following data and information is required to assist the Planning Official in reviewing and adjudicating the submitted minor subdivision plat in the most timely and efficient manner possible. Cooperation with these guidelines will expedite a determination of approval.

Plat Sheets

Plat sheets should be sized appropriately to convey all required plat information, notations, and certifications with adequate space provided for plat approval and recording stamps such that the plat is not overcrowded and difficult to read. In general, plat sheets sized 11 x 17 or greater are preferred.

Parent Parcel

When a new parcel is created from a parent parcel, the Planning Official is required to review the remaining portion of the parent parcel to determine that it complies with the applicable zoning, subdivision, and land development regulations. Therefore, the relation of the divided lot(s) to the parent lot must be clearly shown on the plat. This does not require a resurvey of the entire parent parcel. The entire parent parcel and the proposed division must be shown on the plat when feasible. The previous survey must be referenced on the plat. When the parent parcel is of a size that it is not feasible to show the entire parcel on the plat to be recorded, the surveyor may present a compiled map drawn from previously recorded documents, photographic materials, or tax maps which represent the general configuration of the parcel where partial (the subject divisions) surveying has been performed by the land surveyor preparing the map. A compiled map, if needed, must be prepared by the surveyor. Although the Planning Official may reference available Lexington County on-line mapping and data to assist the applicant, it shall not be the responsibility of the Planning Official to perform research for the data necessary to make a determination about the parent lot.

Existing Buildings

Any existing buildings on the parcel to be subdivided (parent parcel) and on the parcel being created shall be located on the plat with setback distances from the new property lines shown to demonstrate compliance with zoning district building setback regulations. Alternately, aerial photography or other mapping services may be used to demonstrate setback compliances when the maps clearly and definitively demonstrate setback requirements will be met.

Minimum Lot Size

The acreage or square footage of both the new parcel and the remainder of the parent parcel shall be provided to demonstrate that both parcels meet minimum lot size of the zoning district.

TOWN OF PINE RIDGE

**GUIDELINES FOR SUBMITTING PLATS FOR THE DIVISION OF ONE
LOT INTO TWO PARCELS****Road Frontage and Access**

Plats must clearly demonstrate that both parcels have the minimum 50 feet of public road frontage as required by the Town of Pine Ridge Zoning and Land Development Regulation (ZLDR) ordinance. Flag lots and access easement allowed under 1004.1 of the ZLDR to:

- A. to permit full use of a lot of record (existing lot) created and existing prior to the adoption of this Ordinance that does not meet the minimum 50-foot street frontage requirements.
- B. To allow access to a division of land by gift conveyed by deed from one (1) member to another member of the same immediate family i.e. (husband, wife, mother, father, children, grandchildren, brothers, sisters).

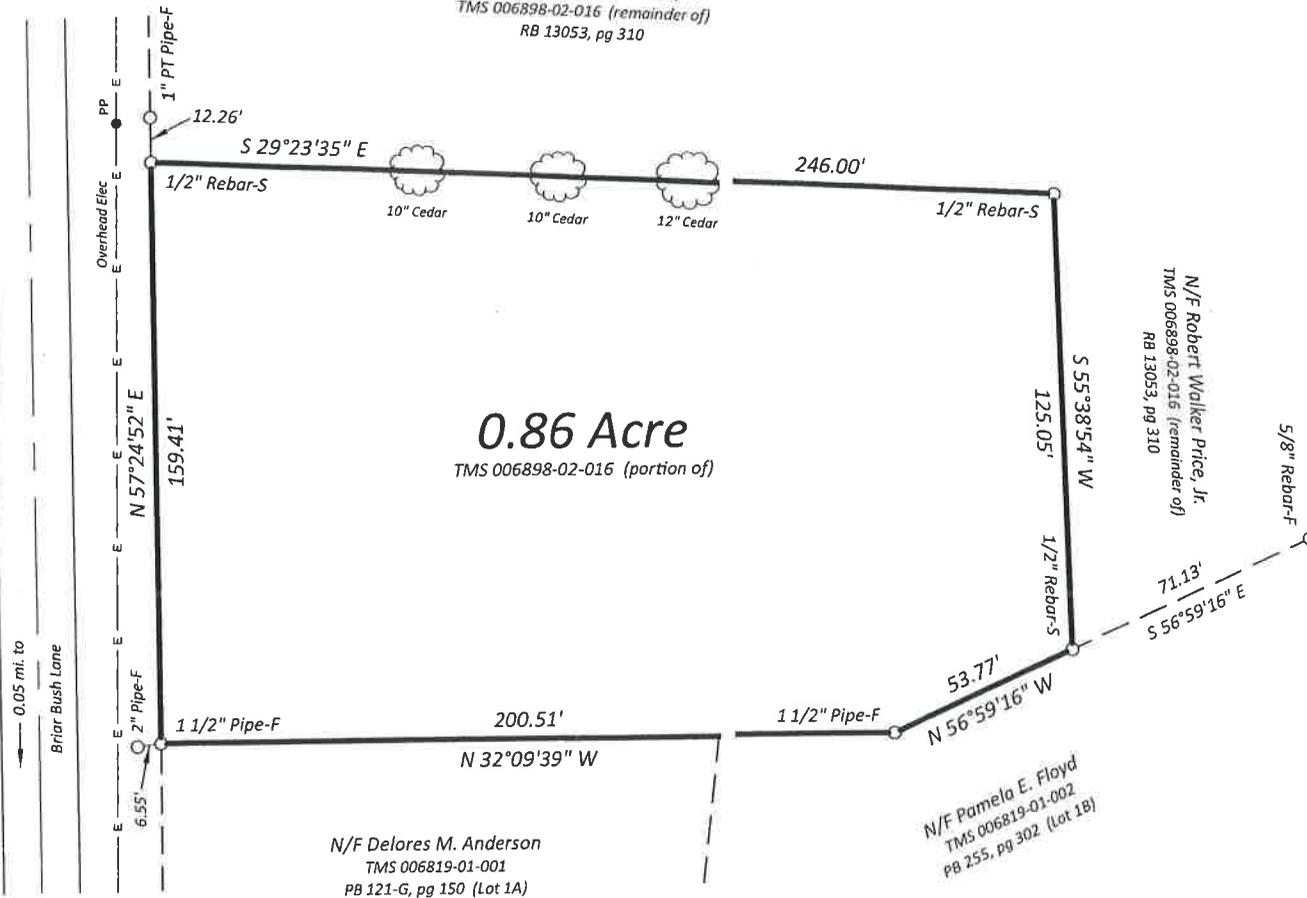
Shall comply with the provisions of the Lexington County Planning Commission Access Policy.

Draft Plat

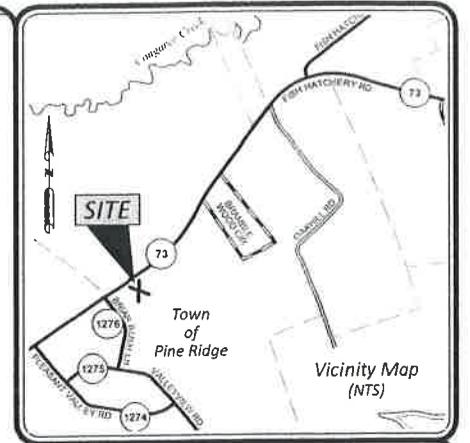
If there are any questions or concerns of a proposed lot split meeting the ZLDR requirements, the surveyor is encouraged to submit a draft plat of the proposed subdivision for review with the Planning Official. This will help streamline the process and save time and expense.



Fish Hatchery Rd S-32-73 66' R/W



Legend
 ○ Property Pin (Size & Type)
 F = Found S = Set



This being the same as the western portion of Parcel "A" as shown on a plat for Robert W. Price, Jr., by Survey & Mapping Services of SC, Inc., dated 12/02/1987, last revised 07/24/2008, and recorded in the Register of Deeds Office for Lexington County in Record Book 13053, pg 310.

As per FEMA Flood Insurance Rate Map Number 45063C0287 J, effective 07/05/2018, the property shown hereon is located in an un-shaded Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain).

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein.

Survey & Plat For:

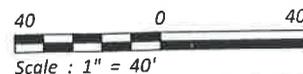
Angela Currie

Located on Fish Hatchery Road - Town of Pine Ridge - Lexington County - SC

Dale C. Swygert
 Dale C. Swygert SC PLS 10039



This survey and plat was prepared without the benefit of a full title search and may be subject to additional easements, right of ways, and other matters of record that are not shown hereon.



Sandlapper Surveying, LLC



3347 Augusta Hwy - Ste H
 Gilbert, SC 29054-8323
 (803) 785-0011

Date : 6 May 2019
 Drawn By : D.C. Swygert
 Project # : 19028
 Dwg File : 19028-Price.dwg



I have graphically determined from the Federal Emergency Management Agency Insurance Rate Map; and the best of my knowledge and belief, the subject property is not located in a special flood hazard zone A, B or V.

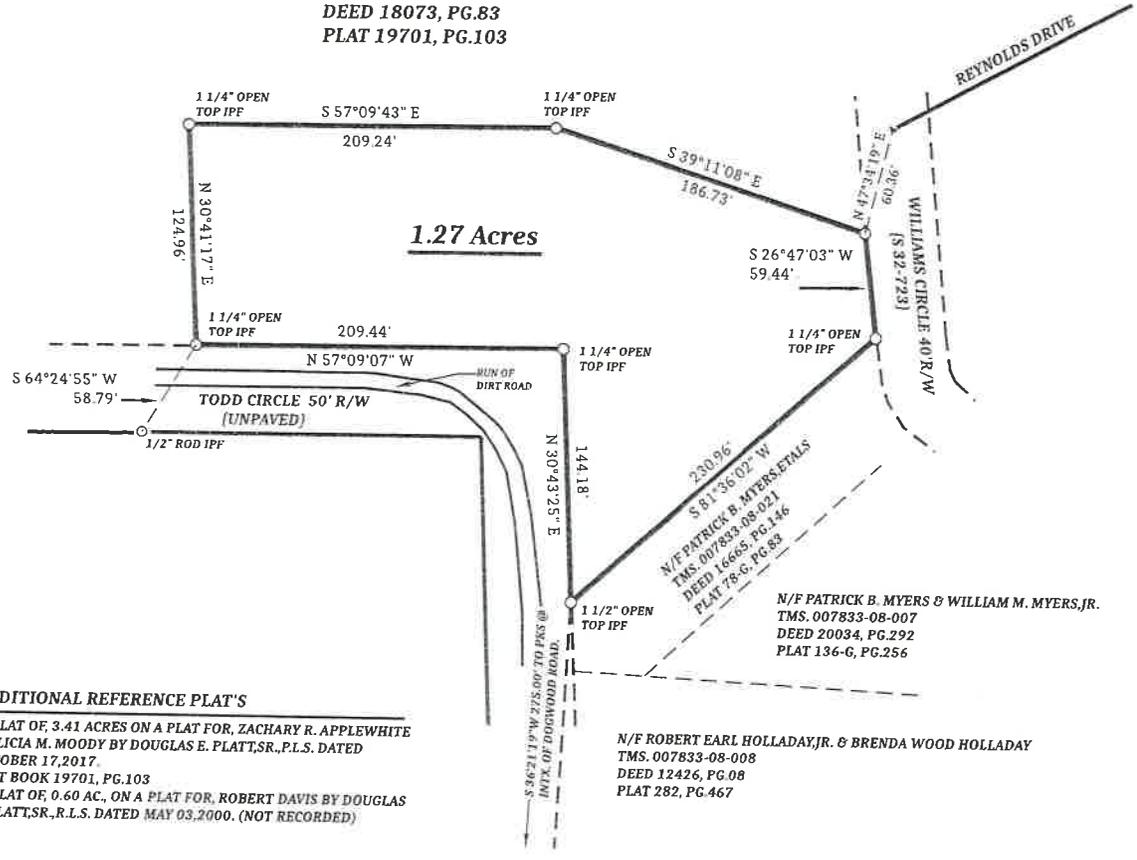
F.I.R.M. Panel # 45063C0286J & 0288J
Dated: JULY 05, 2018

LEGEND

IPF = IRON PIPE FOUND
IPS = IRON PIPE SET
Note: Corners that are not labeled are 1/2" Rebar IPS's.



N/F BARBARA R. WILLIAMS
TMS. 007832-01-001
DEED 18073, PG.83
PLAT 19701, PG.103



ADDITIONAL REFERENCE PLAT'S
1) PLAT OF 3.41 ACRES ON A PLAT FOR, ZACHARY R. APPLEWHITE & ALICIA M. MOODY BY DOUGLAS E. PLATT, SR., P.L.S. DATED OCTOBER 17, 2017
PLAT BOOK 19701, PG.103
2) PLAT OF 0.60 AC. ON A PLAT FOR, ROBERT DAVIS BY DOUGLAS E. PLATT, SR., R.L.S. DATED MAY 03, 2000. (NOT RECORDED)

PLAT PREPARED FOR

Barbara R. Williams

LEXINGTON COUNTY, PINE RIDGE, S.C.

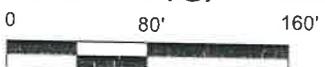
DATE: MAY 21, 2019
SCALE: 1" = 80'

Drawn by: DOUGLAS PLATT, JR.
Job: BARBA

NOTES / REFERENCES :
Tax Map Sheet No. - P/O 007832-01-001
Deed Book - 18073, PG.83
Plat Reference - 55-G, PG.226
PLAT FOR, MR. J.H. REED AND CONVEYED TO, MRS. MARY WILLIAMS BY A.L. LOWN, R.L.S. DATED JULY 1, 1960.

THE HEREON IS SUBJECT TO ANY AND ALL CONDITIONS, RESTRICTIONS, EASEMENTS AND / OR RIGHTS OF WAY OF RECORD. ONLY THE LISTED DOCUMENTS SHOWN HEREON WERE CONSIDERED A PART OF THIS SURVEY.

**DOUGLAS PLATT
LAND SURVEYING LLC**
1902-A Airport Boulevard
West Columbia, S.C. 29169
PHONE 803-796-0874
Email : plattsurvey@yahoo.com



I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Darryl V. Cribb
Darryl V. Cribb
SC Professional Land Surveyor # 16808

Town of Pine Ridge
2757 Fish Hatchery Road
West Columbia, SC 29172
(803)755-2500
(803)955-0605

www.townofpineridgesc.com



Group Development Application Form

A Group Development is a development of a single tract of land or adjacent tracts of land under the same ownership or control. Group Developments include commercial, retail, industrial, institutional, multifamily residential, recreational camps, and manufactured home parks. A Group Development may consist of a single-use, single-occupant building or a multi-use, multi-occupant complex. Examples are shopping centers and malls, a single commercial business, office parks, industrial parks, apartment buildings and complexes, and "big box" retail. No zoning permit shall be issued by the Town of Pine Ridge and no building permit shall be issued by Lexington County for a Group Development until the following process has been completed.

Date: 07/11/2019
Name of Property Owner: CDP Pine Ridge, LLC

Address: 101 N Pine St Ste 414E, Spartanburg, SC 29302

Email: _____
[Signature]

If Applicant is not the owner, a signed Letter of Agency must be attached to this application.

Property Location: Intersection of Pine Ridge Road and Courtney Drive

Existing Zoning Classification: MU Proposed Land Use: Retail (Dollar General)

of Acres: 1.82 Tax Map Number(s): PART OF 007833-01-009

Proposed Number of Units (approx.): Residential _____ units Commercial 1 units (9100 sq.ft.)

Existing Buildings and Uses: House on subdivided portion not part of this project

Surrounding Uses: North Residential East Commercial
South Residential West Residential

Describe the nature of the request or attach description: Subdivide parcel 007833-01-009 and develop a 9100 sf Dollar General on 1.82 ac with frontage on Pine Ridge Road and Courtney Drive

*****OFFICE USE ONLY*****

Date received: 7/12/19 Fee Paid: \$166.00 Receipt number: 6897

LC Development Review Meeting: _____

Planning Commission Decision: Approved: _____ Conditionally: _____

Denied: _____ Comments: _____

Group Development Instruction Form

Article 10 - Section 1012: Group Development

SUBMITTAL

Submittal of a site plan and supplemental materials will be required for Planning Commission Review. All site plans must be filed at least twenty-one (21) days prior to the next Planning Commission meeting to be placed on the agenda. The applicant shall submit the following to the Town Planning Official, and a submittal shall not be considered complete until all of the following are submitted (additional materials may be requested by the Town if required materials submitted are inadequate to make a decision):

- 1) Completed Site Plan Application with Owner's signature. Must include Letter of Agency, if someone other than the legal owner will be presenting this to the Planning Commission.
- 2) Application filing fee for the amount listed on the Town of Pine Ridge Fee Schedule.
- 3) 10 copies of the site plan. If smaller copies (8.5" x 11" up to 11" x 17") are submitted, the Planning Commission may ask for larger copies of the site plan (18" x 24" or 24" x 36").
- 4) A statement of intent of the applicant, if not the property owner. **Agent authorization attached**

REVIEW

The Planning Official shall review the Group Development Site Plan for completeness. A Site Plan deemed complete by the Planning Official will be placed on the agenda for the next regular Planning Commission meeting scheduled at least twenty (20) days after the Site Plan is filed. The Site Plan shall be distributed to all affected Town and/or County agencies for review and comment. The Planning Official shall present the application to the Planning Commission in a staff report with the Planning Official's analysis and recommendations and any other County Agency's comments. The Planning Commission shall consider the prevention of traffic hazards and the provisions of off-street parking and required utilities. In addition, the Commission will consider compliance of the proposed Group Development with the applicable zoning and design standards and required improvements per the Zoning & Land Development Ordinance and objectives of the Comprehensive Plan.

TIMEFRAME

The Planning Commission shall act on the site plan within forty-five (45) days after the initial consideration at a Planning Commission Meeting. The applicant may waive this requirement and consent to an extension of such period.

PLANNING COMMISSION ACTION

The Planning Commission shall approve, approve conditionally, or disapprove the Group Development Site Plan. If the site plan is disapproved or approved conditionally, the reasons for such actions shall be conveyed to the applicant. The reasons for disapproval shall refer specifically to those parts of the Comprehensive Plan, Ordinance, or regulations with which the Plan does not conform. On conditional approvals, the Planning Commission may require the applicant to resubmit the Site Plan with all recommended changes before approving said Plan. The Planning Commission may direct the Planning Official to review the resubmitted Site Plan and to make a determination that the conditions have been met and grant approval, or it may required that the resubmitted Plan be brought before the Planning Commission for review at the next regular Planning Commission meeting scheduled at least ten (10) days after the resubmitted Site Plan is filed.

EXPIRATION

An approved Site Plan is valid for two (2) years from the date of approval under the SC Vested Rights Act as it is a "Site Specific Development Plan". Must apply for an extension past two (2) years.

CONTENTS OF GROUP DEVELOPMENT SITE PLAN

Group Development site plans shall show the following information:

1) General Site Plan Information

- a. Tax Map Survey (TMS) number(s) for the subject parcel(s).
- b. Contact information for the responsible party.
- c. The Group Development Site Plan shall be on one plan sheet and must be of sufficient scale to show the entire subject parcel, adjacent boundary lines of adjoining properties, and abutting roads.
- d. TMS number, owner information, and land use (commercial, residential, vacant, etc.) and zoning designation of subject and adjoining properties.
- e. Right-of-way of abutting road(s).
- f. Existing and proposed encroachments (curb cuts).
- g. All existing and proposed structures, their size, height, elevation, and their setbacks from property lines.
- h. Flood zone and wetlands verification and base flood elevation as applicable.
- i. Total acreage in the tract proposed for Group Development and a statement of total contiguous acreage owned by the developer(s).
- j. The location of all proposed utilities and storm drainage easements.
- k. The location of topographical lines (closest available contour intervals - United States Geological Survey [USGS] contours acceptable).
- l. The intended use of each building and (if multiple use) number of units the building is designed to accommodate.
- m. Location, layout, and circulation of proposed drive ways, sidewalks, paths, trails, and greenways.
- n. Vicinity map.

2) Landscaping - A landscape plan per Article 7 of the Ordinance, including all required buffers, screening, landscaping, open space, and tree protection provisions of this Ordinance.

The landscape plan shall:

- a. Designate areas to be reserved for landscaping. The specific design of landscaping shall be sensitive to the physical and design characteristics of the site.
- b. Indicate the location and dimensions of landscaped areas (including required buffers, screening, interior parking, open space, and other landscaping), plant materials (planting schedule), decorative features, etc.
- c. Trophy tree site design including:
 - i. Existing location and size of all trophy trees.
 - ii. Trees to be removed.
 - iii. Trees to be preserved.
 - iv. Percent of significant trees to be removed from the buildable area.

3) Parking - The Site Plan must include an off-street parking facilities plan designed in accordance with the off-street parking regulations in Article 8.

The plan must include:

- a. The required number of parking spaces per the zoning district regulations of the Ordinance.
- b. The required number of handicapped parking spaces and their locations.
- c. Parking slip and aisle dimensions.
- d. Off-street loading.
- e. Parking area landscaping per the landscaping provisions of Article 7-4
- f. Site parking, aisles, vehicular and pedestrian ingress and egress, loading zones, etc., shall be laid out to facilitate safe and efficient internal vehicular and pedestrian traffic circulation.

4) Signage - The applicant is not required to submit sign permit applications at the time of Group Development application submittal. The developer may, however, opt to include the signage plan per the sign regulations in Article 9. Final certification (certificate of occupancy) shall not be granted until any required sign permits have been applied for and approved per the provisions of Article 9.

CONTENTS OF GROUP DEVELOPMENT SITE PLAN

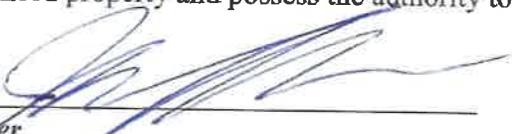
- 5) Plans shall address and demonstrate the project will comply with all applicable land development design standards of Division 3, Section 1017 to include:
- a. Site analysis - Section 1018.1 & 1018.2
 - b. Phased clearing plans - Section 1019.5
 - c. Street standards - Section 1021
 - d. Driveway standards - Section 1022
 - e. Underground wiring - Section 1023
 - ~~f. Non-motorized Access and Connectivity~~
 - g. Water and Sewer Connections - Section 1024 & Section 1025
 - h. Street lighting - Section 1026
 - i. Other applicable development standards

November 19, 2018

RE: Agent Designation Authorization
CDP Pine Ridge, LLC
Lexington County Tax Map# 007833-01-009

I, *Sturkie-Jones Inc.*, owner of the property located on 624 Pine Ridge Drive, West Columbia, S.C. in Lexington County, SC and identified as County Tax Map Number 007833-01-009, hereby authorize and designate Greg Googer with CDP Pine Ridge, LLC to act as our agent for any matters relating to the proposed commercial development to be built on the above-referenced property. This authorization includes, but is not limited to, submitting and providing documentation (permit applications, engineered drawings, hydrology reports, etc.) as needed for the proposed commercial development. Representatives shall include, but is not limited to, engineering firm, architecture firm, contractors, etc.

By signing this document, I hereby acknowledge that I am the owner of the above referenced property and possess the authority to execute this legally binding document.



Owner

11/25/18

Date

Pine Ridge Dollar General Site Analysis:

The proposed Dollar General site is located at the intersection of Pine Ridge Road and Courtney Drive. The property will be subdivided from Lexington County Tax Map 007833-01-009.

Existing topography of the site falls from east to west to the road intersection, with an average slope of 4% (see drawing sheet 2).

The predominate soils on the site are Lakeland, defined by the Natural Resources Conversation as very deep, excessively drained and rapidly permeable soils with an A Hydrologic Soil Group classification. The soils do not have a hydric rating, indicating no wetlands or saturated soils are present.

The site is partially wooded with grass, with most of the trees being Pines or Cedars.

The parent parcel has an existing house located on it that will be subdivided off and will not be part of the Dollar General site. The existing access to the property from Pine Ridge Road will be replaced by a new paved entrance (see drawing sheet 3).

The proposed grading on the site is designed to balance cut/fill. Parking lot slopes range from 1% to 4%. Stormwater will be collected in a storm drainage system and discharge to a proposed infiltration retention pond to attenuate peak flows to predevelopment levels (as mentioned above the soils on the site are suitable for infiltration). The pond is designed with 3:1 slopes. Reference drawing sheet 4 for the proposed grading plan.

The proposed landscape plan is per the Towns Development Ordinance as far as tree replacement and buffers. Reference is made to the Landscape Plan.

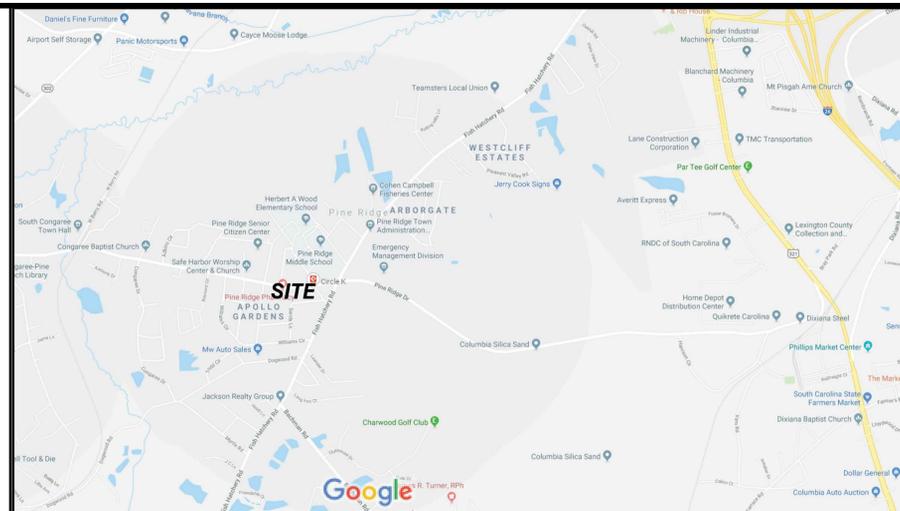
THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF K. B. SELLARS ENGINEERING, LLC. THE REPRODUCTION, COPIING, OR ANY OTHER USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF K. B. SELLARS ENGINEERING, LLC IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

GENERAL SITEWORK NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY FURNISHED BY MATHIS AND MULDROW
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATION OF ALL UNDERGROUND UTILITIES, AND SHALL VERIFY THE PROPERTY CORNERS AND TOPO BEFORE ANY CONSTRUCTION IS BEGUN. THE CONTRACTOR SHALL CALL THE UTILITY COMPANIES BEFORE EXCAVATION IS STARTED TO VERIFY THE LOCATION OF ALL BURIED CABLES AND UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONSTRUCTION DOCUMENTS AND THE SITE CONDITIONS, AND SHALL AT ONCE REPORT TO THE ENGINEER ANY INCONSISTENCIES OR OMISSIONS DISCOVERED. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS TO VERIFY THAT ALL LOCATIONS ARE CORRECT PRIOR TO COMMENCING CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING AND TO THE FACE OF THE CURB OR ASPHALT LINE.
5. THE CONTRACTOR SHALL VERIFY THE BENCHMARK LOCATION AND ELEVATION WITH THE SURVEYOR PRIOR TO BEGINNING CONSTRUCTION.
6. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EASEMENTS ON THE SITE PRIOR TO PROCEEDING WITH CONSTRUCTION.
7. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION OBSERVATIONS OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON, OR NEAR THE CONSTRUCTION SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS, AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. THE CONTRACTOR IS TO COMPLY WITH ALL OSHA REGULATIONS, REQUIREMENTS, AND SAFETY MEETING REQUIREMENTS.
8. EARTHWORK SHALL BE TO THE LINES AND GRADES SHOWN ON THE DRAWINGS. PROOF ROLLING AND COMPACTION TEST SHALL BE ACCOMPLISHED IN THE FIELD TO TEST ALL AREAS. THE OWNER SHALL RETAIN THE SERVICES OF A TESTING COMPANY TO TEST ALL AREAS.
9. TOPSOIL SHALL BE STRIPPED TO DEPTH AS REQUIRED AND STOCKPILED AS DIRECTED BY THE OWNER'S REPRESENTATIVE, OR SHALL BE LEGALLY REMOVED FROM THE SITE IF A STOCKPILE AREA IS NOT AVAILABLE ON THE SITE.
10. ALL NEW ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
11. THE GRADING CONTRACTOR SHALL PROOF-ROLL THE CONSTRUCTION AREA WITH A FULLY LOADED TANDEM-AXEL DUMP TRUCK, OR APPROVED EQUAL, BY MAKING TWO COMPLETE PASSES IN EACH OF TWO PERPENDICULAR DIRECTIONS. ALL SOFT SPOTS SHALL BE UNDERCUT AND RE-COMPACTED WITH SUITABLE STRUCTURAL FILL MATERIAL.
12. EARTHWORK SHALL BE TO THE LINES AND GRADES SHOWN. ALL FILL COMPACTION SHALL BE 95% OF MAXIMUM PER ASTM D-698 (STANDARD PROCTOR). ALL MATERIAL WITHIN 18 INCHES OF PAVEMENT AND BUILDING SUBGRADE SHALL BE COMPACTED TO 98% OF MAXIMUM. FILL MATERIAL SHALL NOT CONTAIN ORGANIC MATERIAL, DEBRIS OR ROCKS.
13. ALL FILL MATERIAL SHALL BE FROM A SOURCE APPROVED BY THE TESTING COMPANY AND SHALL BE FREE OF ROOTS, ORGANICS AND BOULDERS LARGER THAN 1 CUBIC FOOT. FILL SHALL BE PLACED IN 8 INCH LIFTS AND COMPACTED AS SPECIFIED.
14. THE GRADING CONTRACTOR SHALL INCLUDE IN HIS COST ALL CUT, FILL, AND OR BORROW, NECESSARY FOR THE COMPLETION OF THE GRADING OPERATION. THE CONTRACTOR SHALL INCLUDE IN HIS COST ALL WETTING AND OR DRYING OF SOILS THAT IS NECESSARY TO ACHIEVE COMPACTION AS PER THE SPECIFICATIONS.
15. THE GRADING CONTRACTOR SHALL CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF PLUS OR MINUS 0.10 FEET.
16. THE GRADING CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDINGS AT ALL TIMES. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY AREAS THAT MAY NOT DRAIN PROPERLY DURING CONSTRUCTION.
17. THE SEQUENCE OF WORK SHALL CONFORM TO THE EROSION CONTROL NARRATIVE.
18. THE GRADING CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHEN INSTRUCTIONS FROM REGULATORY AGENCIES ARE RECEIVED AND SHALL COMPLY WITH THE INSTRUCTIONS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
19. ALL AREAS NOT TO BE COVERED BY BUILDINGS, LANDSCAPING, AND OR PAVEMENT SHALL RECEIVE 4" TOPSOIL AND BE GRASSED IN ACCORDANCE WITH THE OWNER'S SPECIFICATIONS.
20. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III, UNLESS NOTED ON THE DRAWINGS OTHERWISE, WITH BELL AND SPIGOT ENDS, AND SHALL CONFORM TO ALL REQUIREMENTS OF ASTM C-76, LATEST EDITION. IT SHALL BE INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS AT ALL JOINTS. GASKETS SHALL COMPLY WITH AASHTO M-198, TYPE "B", AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS.
21. ALL REFERENCE TO STANDARDS AND SPECIFICATIONS FOR PAVING CONSTRUCTION AND MATERIALS ARE MADE FROM THE LOCAL STATE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS.
22. CONCRETE CURB AND GUTTER SHALL BE 18 INCHES WIDE WITH A 6 INCH CURB AND SHALL BE CONSTRUCTED USING 3,000 PSI CONCRETE, WITH EXPANSION JOINTS AND CONTRACTION JOINTS INSTALLED TO COMPLY WITH THE LOCAL DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION OF CURB AND GUTTER.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING ANY EXISTING UTILITIES NECESSARY FOR THE SITE CONSTRUCTION, INCLUDING ALL PERMITS AND FEES.
24. ALL UTILITY TRENCHES SHALL BE THOROUGHLY COMPACTED AND TESTED TO PREVENT SETTLEMENT AND DAMAGE TO POSSIBLE FUTURE PAVING.

STANDARD NOTES

1. IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
 - WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
 - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY INSTALLED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCR100000.
8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
11. A COPY OF THE SWPPP, INSPECTION RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING. WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE;
15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).
16. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
 - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
 - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
 - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
 - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.



LOCATION MAP NTS

PINE RIDGE DOLLAR GENERAL

TOWN OF PINE RIDGE, SC

DRAWING INDEX

<u>SHEET TITLE</u>	
COVER SHEET _____	1
EXISTING CONDITIONS/DEMOLITION PLAN _____	2
SITE PLAN _____	3
GRADING AND EROSION CONTROL PLAN _____	4
UTILITY PLAN _____	5
LANDSCAPE PLAN _____	L1

DEVELOPER:
CDP PINE RIDGE, LLC
101 N Pine St Ste 414E,
Spartanburg, SC 29302
PHONE: 864-278-8585
FAX: 864-278-0185

SWPPP STATEMENT:
I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of Laws of SC, 1976 as amended, pursuant to Regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of SCR100000.

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KB SELLARS ENGINEERING
ENGINEERS & PLANNERS
 PO BOX 16144
 BOILING SPRINGS, SC 29316
 (803) 699-5112 PHONE
 (803) 699-5113 FAX
 EMAIL: KELLY@KBSSELLARS.COM

DATE **07/10/19**

REVISIONS		BY :	DATE
A	DESCRIPTION	KBS	05/14/19
B	VE COMMENT	KBS	07/10/19
	PERMIT SET		

DOLLAR GENERAL
 PINE RIDGE
 DOLLAR GENERAL
 SOUTH CAROLINA

COVER

SHEET NO.	OF
1	5
PROJECT NO.	
19-676	

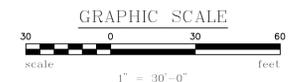
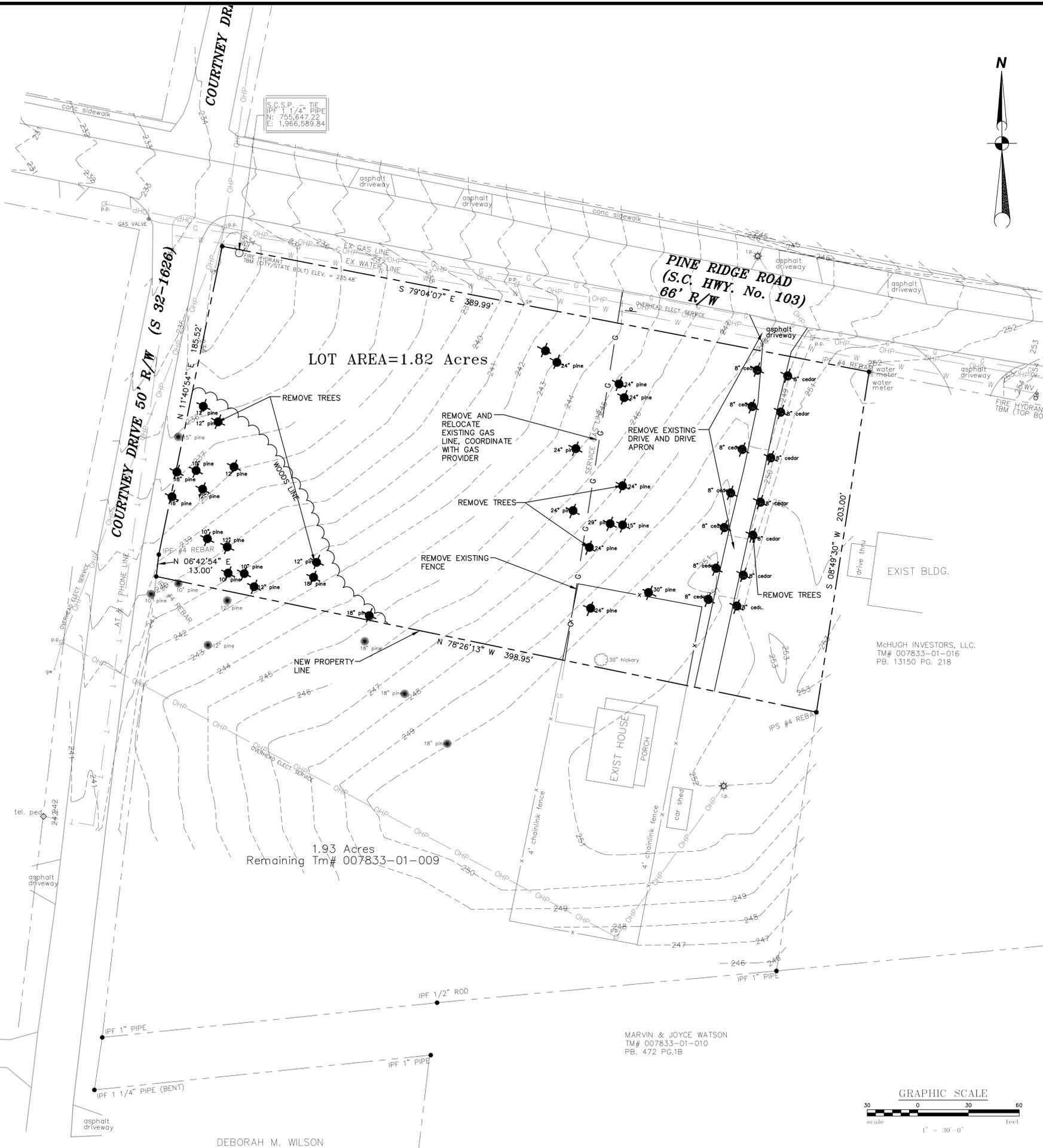
DEMOLITION NOTES

- DEMOLITION INCLUDES THE COMPLETE WRECKING OF STRUCTURES AND THE REMOVAL AND DISPOSAL OF DEMOLISHED MATERIALS, AS SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED.
- CONDITION OF STRUCTURES: THE OWNER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED.
- CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
- DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
- ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES, AND PERSONS.
- PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO THE OWNER.
- MAINTAIN EXISTING UTILITIES, INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.
- COMPLY WITH STATE, LOCAL, AND FEDERAL REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- DEMOLISH BUILDINGS AND IMPROVEMENTS COMPLETELY AND REMOVE FROM THE SITE. USE SUCH METHODS AS REQUIRED TO COMPLETE THE WORK WITHIN THE LIMITATIONS OF GOVERNING REGULATIONS.
- BREAK UP AND REMOVE CONCRETE SLABS-ON-GRADE, CURBS, AND ASPHALT PAVEMENT UNLESS OTHERWISE SHOWN TO REMAIN.
- REMOVE FROM THE SITE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND LEGALLY DISPOSE OF DEBRIS "OFF-SITE"
- ALL PIPING, FENCING AND OTHER MATERIALS THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED OR ABANDONED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- ALL SALVAGEABLE MATERIALS WILL REMAIN THE PROPERTY OF THE OWNER. THE CONTRACTOR SHALL REMOVE AND STORE THIS MATERIAL AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS. NO DEBRIS SHALL BE DISPOSED OF ON-SITE. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS.
- THE CONTRACTOR MUST VISIT SITE PRIOR TO SUBMITTING BID AND INCLUDE IN HIS PRICE ALL DEMOLITION AND DISPOSAL COSTS TO REMOVE/RELOCATE ANY AND ALL ITEMS THAT MAY INTERFERE WITH NEW CONSTRUCTION.
- EXISTING UTILITIES SHOWN ON THESE DRAWINGS WERE TAKEN FROM BEST AVAILABLE INFORMATION. NO CLAIM IS MADE THAT ALL UTILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE LOCATION AND SIZE OF ALL UTILITIES. ALL EXISTING UTILITY INFORMATION SHOWN IS BASED ON INFORMATION PROVIDED BY OTHERS OR AS LOCATED IN FIELD AND ARE APPROXIMATE. CONTRACTOR SHALL CONFIRM LOCATIONS AND CONTACT LOCATION SERVICES PRIOR TO ANY DIGGING.
- THE CONTRACTOR SHALL CONTROL DUST AND DEBRIS DURING DEMOLITION AND CONSTRUCTION. THE CONTRACTOR SHALL NOT ALLOW DUST AND DEBRIS TO BECOME A NUISANCE DURING CONSTRUCTION AND DEMOLITION. ALL LOCAL ORDINANCES MUST BE OBEYED.

LEGEND

- ADJOINER
- - - - - SETBACK LINE
- ▬ H.D. PAVEMENT
- ▬ EXISTING CONCRETE
- ▬ NEW CONCRETE
- ▬ SLOPE FABRIC
- SD □ SD EXISTING STORM DRAINAGE AND STRUCTURE
- SD □ SD NEW STORM DRAINAGE AND STRUCTURE
- 946- EXISTING CONTOUR LINE
- 946- FINISHED CONTOUR LINE
- 748.3TP 748.8TW FINISHED SPOT GRADE, TOP OF SIDEWALK/PAVE
- PP □ □ EXISTING POWER POLE, OVERHEAD ELECTRIC LINE AND GUY WIRE
- x FENCE LINE (WOOD OR CHAINLINK)
- SS □ SS EXISTING SEWER MAIN AND MANHOLE
- W □ W.V. EXISTING WATER MAIN WITH VALVE
- G EXISTING GAS MAIN
- T T EXISTING TELEPHONE LINE
- FIBER OPTIC CABLE
- FLOOD ZONE
- IPF — — PROPERTY LINE & IRON PIN FOUND OR SET
- LD — — LIMITS OF DISTURBANCE
- SF — — SILT FENCE
- SS — — NEW SEWER SERVICE
- W — — NEW WATER SERVICE
- TREE TO BE REMOVED

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DEBORAH M. WILSON

KB SELLARS ENGINEERING & PLANNERS
ENGINEERS & PLANNERS
PO BOX 161441
BOILING SPRINGS, SC 29316
(803) 699-5212 PHONE
(803) 699-5213 FAX
EMAIL: KELLY@KBSSELLARS.COM

Professional Engineer Seal
K. B. SELLARS
No. 00362
DATE 07/10/19

NO.	DATE	DESCRIPTION	BY:
A	05/14/19	VE COMMENT	KBS
B	07/10/19	PERMIT SET	KBS

DOLLAR GENERAL
PINE RIDGE
DOLLAR GENERAL
LEXINGTON COUNTY SOUTH CAROLINA

SHEET TITLE:
EXISTING CONDITIONS

SHEET NO.	OF
2	5
PROJECT NO.	19-676

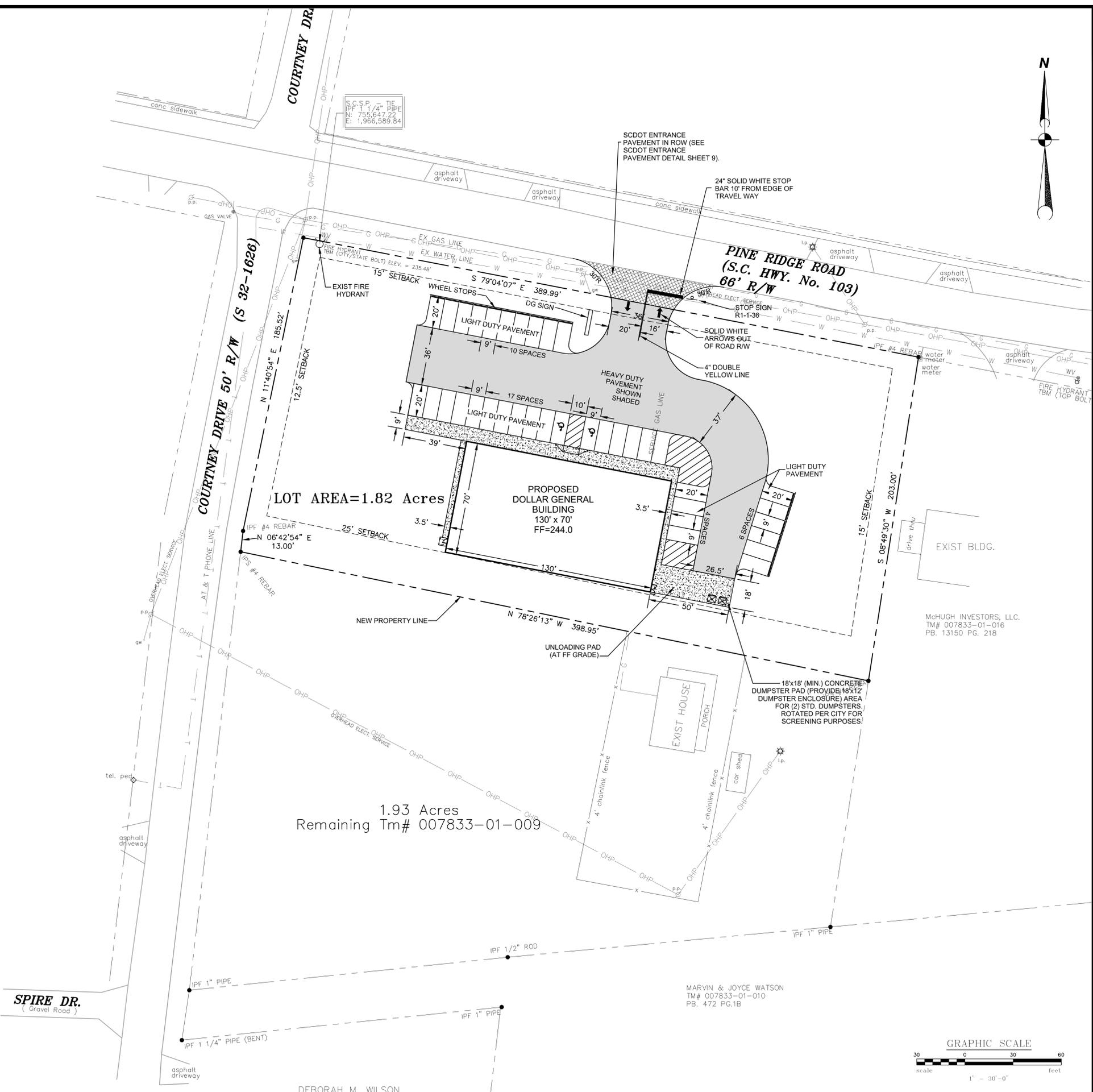
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SITE DATA:

- I. PARCEL NO: PART OF 007833-01-009
- II. ZONING: MU-MIXED USE
- III. DEVELOPER:
CDP PINE RIDGE, LLC
101 N PINE ST STE 414E
SPARTANBURG, SC 29302
864-278-8585
- IV. LOT AREA: 1.82 AC.
 - IMPERVIOUS AREA: ± 0.75 ac (32,670 SQ.FT.)
 - PERVIOUS AREA: ±1.07 AC. (46,609 SQ.FT.)
 - PERCENT OF IMPERVIOUS : 0.41%
- V. NEW DOLLAR GENERAL BUILDING SQ FT: 9,100 GROSS
7,302 SALES
- VI. PARKING INFORMATION:
 - PROPOSED USE : DOLLAR GENERAL (RETAIL)
 - REQUIRED PARKING : 200 SF SALES FLOOR
 - CALCULATION: 7302/200 = 37 SPACES
 - PARKING PROVIDED : 35 SPACES
 - ADA PARKING REQUIREMENT: 2 SPACES
 - TOTAL PARKING PROVIDED: 37 SPACES
- VII. SET BACKS:
 - FRONT 15'
 - SIDE STREET 12.5'
 - SIDE: 15'
 - REAR: 25'
- VIII. FLOOD ZONE:
THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE (ZONE X), AS DEPICTED ON PRELIMINARY FEMA COMMUNITY PANEL 45063C0286J DATED JULY 5,2018

LEGEND

- ADJOINER
- SETBACK LINE
- H.D. PAVEMENT
- EXISTING CONCRETE
- NEW CONCRETE
- SLOPE FABRIC
- EXISTING STORM DRAINAGE AND STRUCTURE
- NEW STORM DRAINAGE AND STRUCTURE
- EXISTING CONTOUR LINE
- FINISHED CONTOUR LINE
- FINISHED SPOT GRADE, TOP OF SIDEWALK/PAVE
- EXISTING POWER POLE, OVERHEAD ELECTRIC LINE AND GUY WIRE
- FENCE LINE (WOOD OR CHAINLINK)
- EXISTING SEWER MAIN AND MANHOLE
- EXISTING WATER MAIN WITH VALVE
- EXISTING GAS MAIN
- EXISTING TELEPHONE LINE
- FIBER OPTIC CABLE
- FLOOD ZONE
- PROPERTY LINE & IRON PIN FOUND OR SET
- LIMITS OF DISTURBANCE
- SILT FENCE
- NEW SEWER SERVICE
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Professional Engineer Seal
K. B. SELLARS
No. 00362
DATE: 07/10/19

REVISIONS	
NO.	DESCRIPTION
A	DATE: 05/14/19 BY: KRS VE COMMENT
B	DATE: 07/10/19 BY: KRS PERMIT SET

DOLLAR GENERAL
PINE RIDGE
DOLLAR GENERAL
SOUTH CAROLINA
LEXINGTON COUNTY

SITE PLAN

SHEET NO.	OF
3	5
PROJECT NO.	
19-676	

DEBORAH M. WILSON

SEQUENCE OF CONSTRUCTION

1. RECEIVE NPDES COVERAGE FROM DHEC
2. PRE-CONSTRUCTION MEETING (ON-SITE IF MORE THAN 10 DISTURBED ACRES AND NON-LINEAR)
3. NOTIFY LEXINGTON COUNTY OFFICE 48 HOURS PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES
4. INSTALLATION OF CONSTRUCTION ENTRANCE(S)
5. CLEARING & GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS
6. INSTALLATION OF PERIMETER CONTROLS (E.G., SILT FENCE)
7. CLEARING & GRUBBING ONLY IN AREAS OF BASINS/ TRAPS/ PONDS
8. INSTALLATION OF BASINS/ TRAPS/ PONDS AND INSTALLATION OF DIVERSIONS TO THOSE STRUCTURES (OUTLET STRUCTURES MUST BE COMPLETELY INSTALLED AS SHOWN ON THE DETAILS BEFORE PROCEEDING TO NEXT STEP. AREAS DRAINING TO THESE STRUCTURES CANNOT BE DISTURBED UNTIL THE STRUCTURES AND DIVERSIONS TO THE STRUCTURES ARE COMPLETELY INSTALLED)
9. CLEARING & GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED)
10. ROUGH GRADING
11. INSTALLATION OF STORM DRAIN SYSTEM AND PLACEMENT OF INLET PROTECTION AS EACH INLET IS INSTALLED
12. FINE GRADING, PAVING, ETC.
13. PERMANENT/ FINAL STABILIZATION
14. CLEAN-OUT OF DETENTION BASINS THAT WERE USED AS SEDIMENT CONTROL STRUCTURES AND RE-GRADING OF DETENTION POND BOTTOMS; IF NECESSARY, MODIFICATION OF SEDIMENT BASIN RISER TO CONVERT TO DETENTION BASIN OUTLET STRUCTURE.
15. REMOVAL OF TEMPORARY SEDIMENT & EROSION CONTROL MEASURES AFTER ENTIRE AREA DRAINING TO THE STRUCTURE IS FINALLY STABILIZED (THE DEPARTMENT RECOMMENDS THAT THE PROJECT OWNER/ OPERATOR HAVE THE SWPPP PREPARER OR REGISTRATION EQUIVALENT APPROVE THE REMOVAL OF TEMPORARY STRUCTURES.)
16. PERFORM AS-BUILT SURVEYS OF ALL DETENTION STRUCTURES AND SUBMIT TO OCONEE COUNTY.
17. SUBMIT NOTICE OF TERMINATION (NOT) TO OCONEE COUNTY AS APPROPRIATE

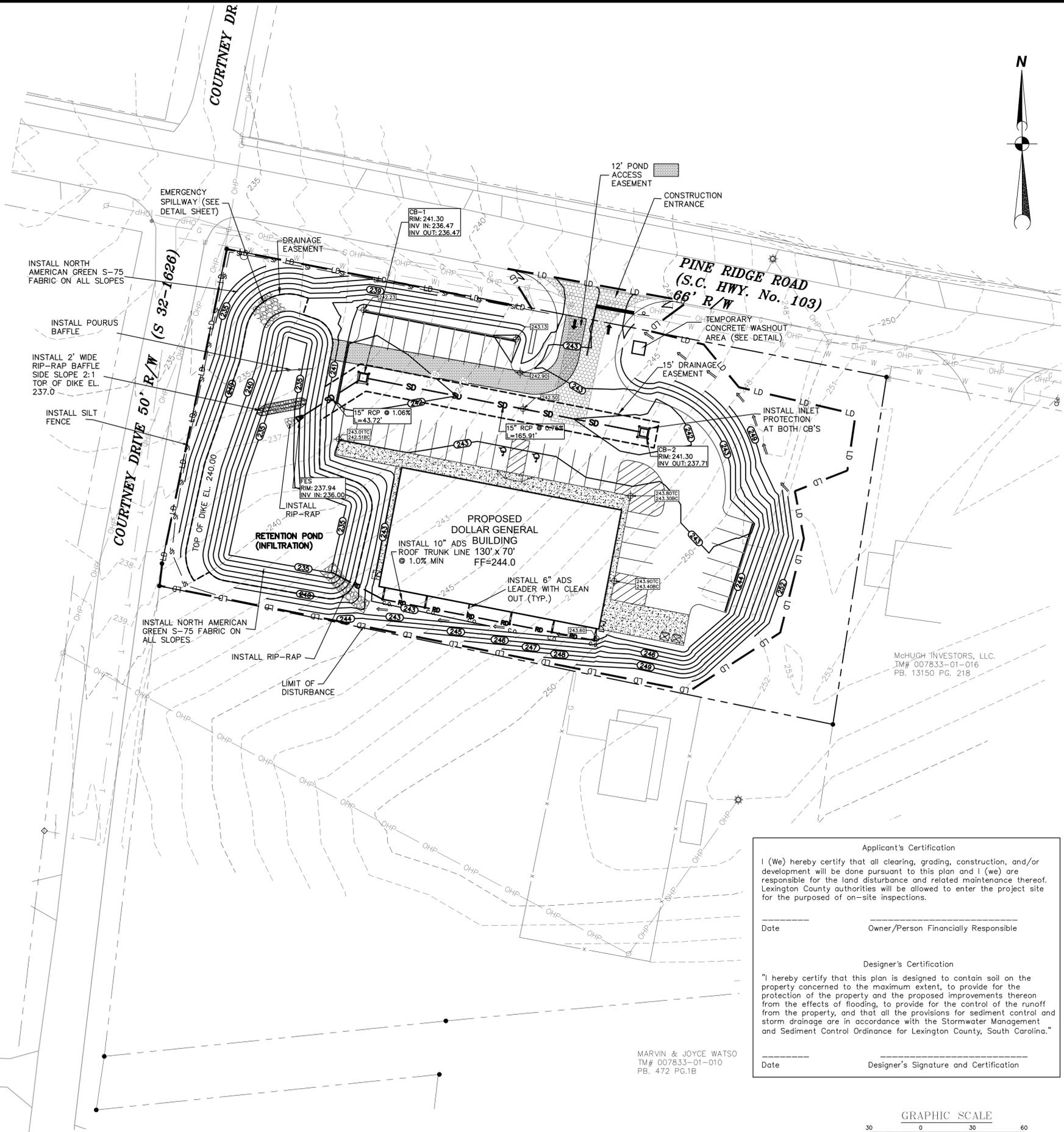
SEQUENCE OF CONSTRUCTION ACTIVITY SCHEDULE

ACTIVITIES NO.	START DATE	END DATE	ACTIVITY WEEKS
1			1
2			2
3			3
4			4
5			5
6			6
7			7
8			8
9			9
10			10
11			11
12			12
13			13
14			14
15			15
16			16
17			17

LEGEND

- ADJOINER
- SETBACK LINE
- H.D. PAVEMENT
- EXISTING CONCRETE
- NEW CONCRETE
- SLOPE FABRIC
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748.8TW FINISHED SPOT GRADE, TOP OF SIDEWALK/PAVE
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- x --- FENCE LINE (WOOD OR CHAINLINK)
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- W (W.V.) EXISTING WATER MAIN WITH VALVE
- g --- EXISTING GAS MAIN
- T --- EXISTING TELEPHONE LINE
- FIBER OPTIC CABLE
- FLOOD ZONE
- IPF --- PROPERTY LINE & IRON PIN FOUND OR SET
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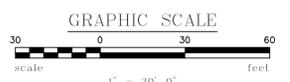
MARVIN & JOYCE WATSO
TM# 007833-01-010
PB. 472 PG.1B

Applicant's Certification
I (We) hereby certify that all clearing, grading, construction, and/or development will be done pursuant to this plan and I (we) are responsible for the land disturbance and related maintenance thereof. Lexington County authorities will be allowed to enter the project site for the purposes of on-site inspections.

Date _____ Owner/Person Financially Responsible _____

Designer's Certification
"I hereby certify that this plan is designed to contain soil on the property concerned to the maximum extent, to provide for the protection of the property and the proposed improvements thereon from the effects of flooding, to provide for the control of the runoff from the property, and that all the provisions for sediment control and storm drainage are in accordance with the Stormwater Management and Sediment Control Ordinance for Lexington County, South Carolina."

Date _____ Designer's Signature and Certification _____



KB SELLARS ENGINEERING & PLANNERS
ENGINEERS & PLANNERS
PO BOX 161441
BOILING SPRINGS, SC 29316
(803) 699-5112 PHONE
(803) 699-5125 FAX
EMAIL: KELLY@KBSSELLARS.COM



NO.	DATE	DESCRIPTION	BY:
A	05/14/19	VE COMMENT	KBS
B	07/10/19	PERMIT SET	KBS

PROJECT TITLE:
DOLLAR GENERAL
PINE RIDGE
DOLLAR GENERAL

SHEET TITLE:
GRADING & EROSION
CONTROL PLAN

SHEET NO. 4 OF 5
PROJECT NO. 19-676

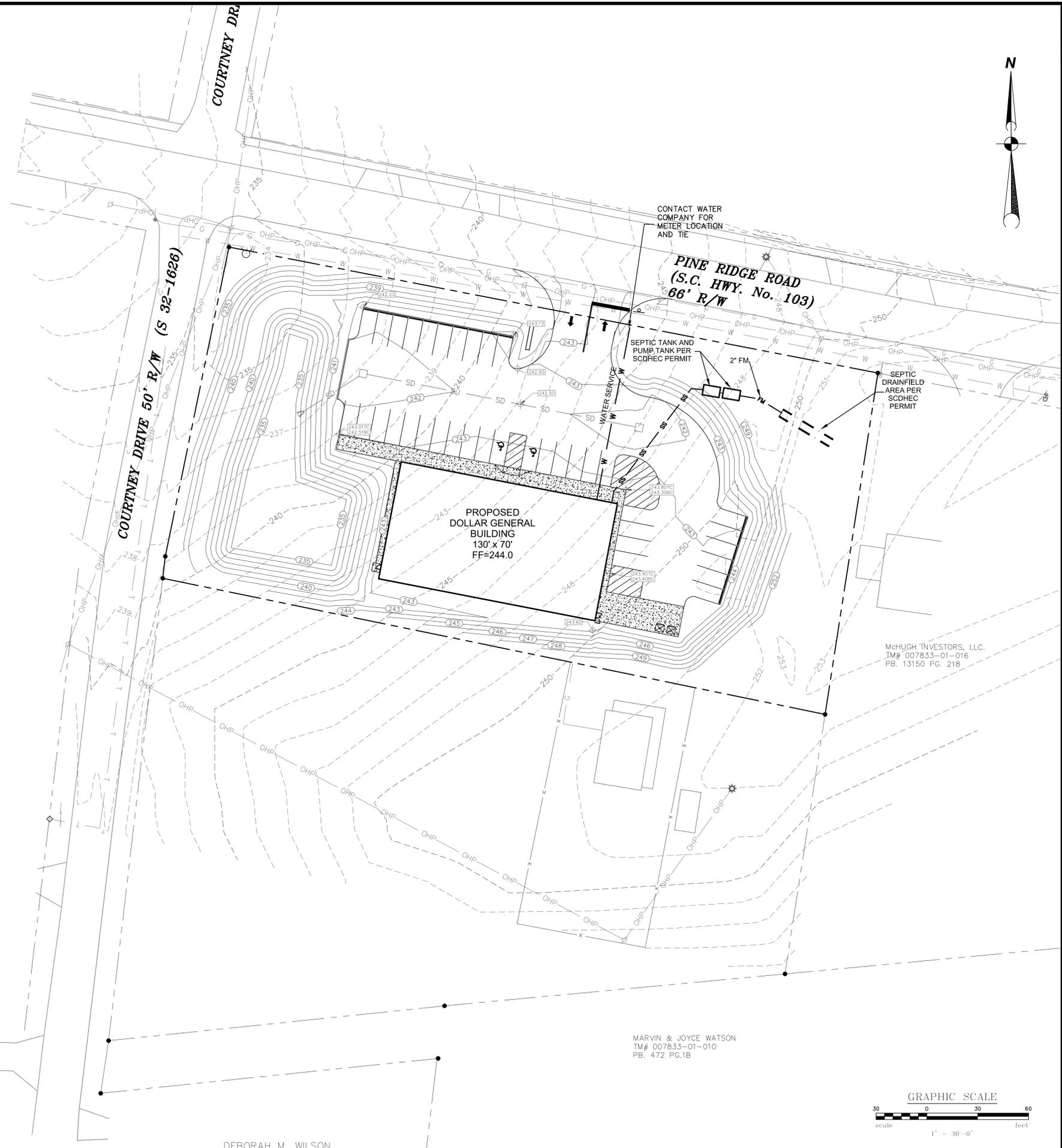
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UTILITY GENERAL NOTES

- CONTACT CAYCE WATER DISTRICT PRIOR TO MAKING WATER CONNECTION.
- SECURE STATE/COUNTY ENCROACHMENT PERMITS PRIOR TO CONSTRUCTION. MAINTAIN A COPY ON THE PROJECT SITE AT ALL TIMES.
- EXISTING UTILITIES SHOWN ON THESE DRAWINGS WERE TAKEN FROM BEST AVAILABLE INFORMATION, AND IF SHOWN, ARE ONLY APPROXIMATE IN NATURE. NO CLAIM IS MADE THAT ALL UTILITIES ARE SHOWN IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND SIZE OF ALL UTILITIES WHETHER INDICATED ON THE DRAWINGS OR NOT. CONTACT LOCATION SERVICES AND UNDERTAKE ANY AND ALL MEASURES NECESSARY TO LOCATE ALL ABOVE-GROUND AND UNDERGROUND UTILITIES AND TAKE PRECAUTIONS TO PROPERLY PROTECT THEM AT ALL TIMES. CONTACT 888-721-7877.
- TRAFFIC WILL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION BY PERMITTING AT LEAST ONE LANE TO MOVE THROUGH THE CONSTRUCTION SITE. ALL FLAGMEN, WARNING SIGNS, BARRICADES & LIGHTS NECESSARY TO CONTROL THE TRAFFIC AND PROTECT THE PUBLIC SHALL BE FURNISHED BY THE CONTRACTOR WITHOUT COST TO THE OWNER. TRAFFIC CONTROL DEVICES WILL BE IN ACCORDANCE WITH ALL DOT STANDARDS AND ALL DOT AND COUNTY ROAD ENCROACHMENT PERMITS AND THE SC MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- STORM DRAINAGE SYSTEMS WILL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. ANY DRAINAGE STRUCTURE THAT IS DAMAGED SHALL BE REPLACED. THE CONTRACTOR WILL NOT BE COMPENSATED FOR ANY OF THESE ITEMS UNLESS SPECIFICALLY SHOWN TO BE PAID FOR OTHERWISE.
- ALL TRENCH EXCAVATIONS SHALL BE PROPERLY BACKFILLED AND COMPACTED AT THE END OF EACH WORK DAY. UNATTENDED OPEN TRENCHES ARE NOT PERMITTED. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE SIDE OF THE TRENCH AWAY FROM THE TRAVELED ROADWAY AND SHALL BE NO CLOSER THAN 15' TO THE EDGE OF THE TRAVELWAY. PROMPTLY BACKFILL TRENCHES AND BORE PITS IMMEDIATELY AFTER INSTALLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION & SEDIMENT CONTROL. SILT FENCE AND OR HAY BALES AND STONE SHALL BE USED TO PREVENT SEDIMENT RUNOFF AND OR EROSION. UNLESS AUTHORIZED BY THE OWNER.
- REPLACE SHOULDER SOD DESTROYED DURING CONSTRUCTION AND RE-SHAPE AND ROLL TO ORIGINAL SURFACE IN A WORKMANSHIP LIKE MANNER.
- IMMEDIATELY REMOVE ALL MUD, DEBRIS, LOOSE STONE, AND TRASH AS MAY BE WASHED OR SPILLED ON THE TRAVELED ROADWAY AS A RESULT OF THE WORK.

LEGEND

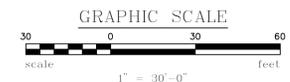
- ADJOINER
- SETBACK LINE
- H.D. PAVEMENT
- EXISTING CONCRETE
- NEW CONCRETE
- SLOPE FABRIC
- SD --- EXISTING STORM DRAINAGE AND STRUCTURE
- SD --- NEW STORM DRAINAGE AND STRUCTURE
- 946 --- EXISTING CONTOUR LINE
- 946 --- FINISHED CONTOUR LINE
- 748.3TP
--- 748.8TW --- FINISHED SPOT GRADE, TOP OF SIDEWALK/PAVE
- PP
--- DU --- EXISTING POWER POLE, OVERHEAD ELECTRIC LINE AND GUY WIRE
- X --- FENCE LINE (WOOD OR CHAINLINK)
- SS --- EXISTING SEWER MAIN AND MANHOLE
- W --- EXISTING WATER MAIN WITH VALVE
- G --- EXISTING GAS MAIN
- T --- EXISTING TELEPHONE LINE
- --- FIBER OPTIC CABLE
- --- FLOOD ZONE
- IPF --- PROPERTY LINE & IRON PIN FOUND OR SET
- LD --- LIMITS OF DISTURBANCE
- SF --- SILT FENCE
- SS --- NEW SEWER SERVICE
- W --- NEW WATER SERVICE
- * --- TREE TO BE REMOVED



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 PALMETTO UTILITY LOCATION SERVICES

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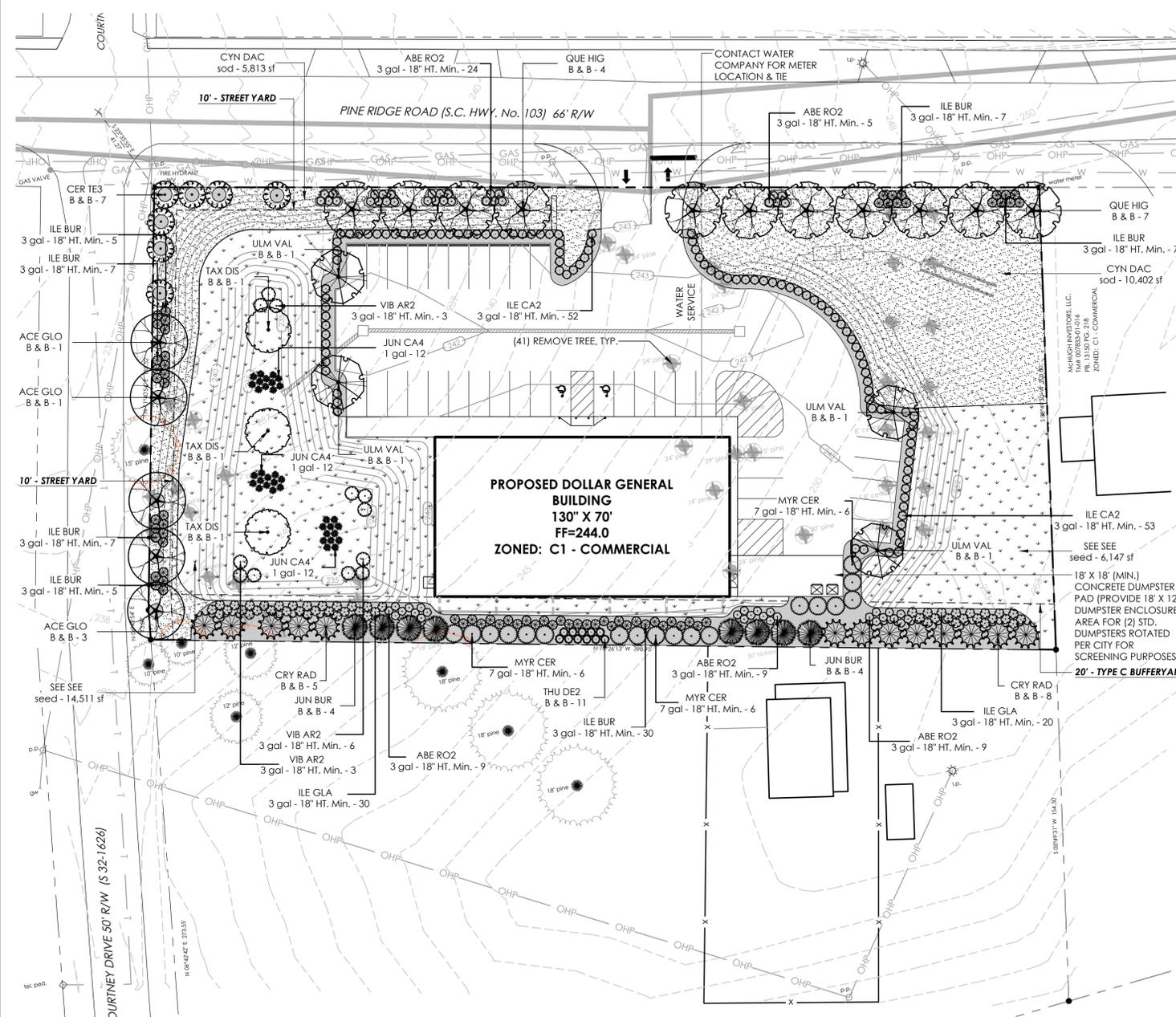
NO.	DATE	DESCRIPTION	BY:
A	05/14/19	VE COMMENT	KBS
B	07/10/19	PERMIT SET	KBS

PROJECT TITLE:
DOLLAR GENERAL
 PINE RIDGE
 DOLLAR GENERAL
 SOUTH CAROLINA
 LEXINGTON COUNTY

SHEET TITLE:
 UTILITY PLAN

SHEET NO.	OF
5	5
PROJECT NO.	
19-676	

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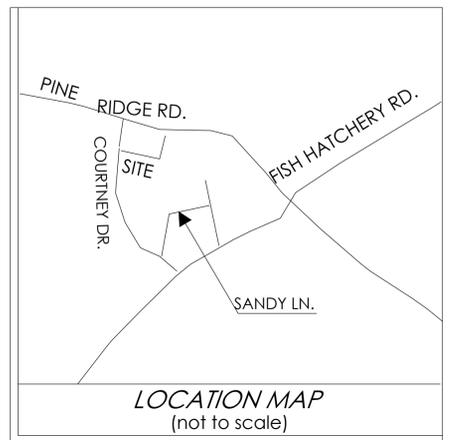


IRRIGATION NOTES

- THE CONTRACTOR TO PROVIDE AN IRRIGATION SYSTEM THAT CONFORMS TO THE FOLLOWING STANDARDS AND THE ACCOMPANYING SPECIFICATIONS.**
- THE CONTRACTOR SHALL:**
1. CONTRACTOR SHALL PROVIDE AN IRRIGATION LAYOUT PLAN FOR OWNER APPROVAL BEFORE CONSTRUCTION.
 2. 1 SET OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY OWNER.
 3. ENSURE ALL LAWN AND SHRUB AREAS ARE DRIP IRRIGATED.
 4. PROVIDE 2 SETS OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY THE OWNER.
 5. PROVIDE APPROVED BACKFLOW PREVENTER AND COORDINATE THE INSTALLATION OF 1" METER SERVICE FOR IRRIGATION SYSTEM UNLESS OTHERWISE PROVIDED BY THE G.C.
 6. PROVIDE AUTOMATIC TIMER CONTROL AND RELATED ITEMS SUCH AS RAIN/FREEZE SENSOR AS SPECIFIED.
 7. ENSURE THAT ALL TRENCHING IS OUTSIDE OF TREE DRIP LINE IF POSSIBLE AND NO ROCKS, DEBRIS OR SHARP OBJECTS SHALL BE BACKFILLED IN THE TRENCH.
 8. FLUSH ALL PIPING PRIOR TO INSTALLATION OF SPRINKLERS.
 9. COORDINATE THE LOCATION AND INSTALL ALL IRRIGATION SLEEVES UNDER ALL PAVEMENT PRIOR TO PAVING (MIN. SCHEDULE 40, 4" SLEEVE).
 10. REVIEW AND FAMILIARIZE A REPRESENTATIVE OF THE OWNER WITH ALL SETTINGS AND FEATURES OF THE IRRIGATION SYSTEM. ALL DOCUMENTATION SUCH AS MANUALS SHALL BE PROVIDED TO THE OWNER AT THIS TIME.
 11. PROVIDE A 1 YEAR WARRANTY OF PRODUCTS AND WORKMANSHIP TO INCLUDE WINTERIZING AND FOLLOWING STARTUP AS REQUIRED BY LOCATION.
 12. CLEAN UP AND DISPOSE OF ALL DEBRIS, WASTE AND EXCESS CONSTRUCTION MATERIALS PRIOR TO FINAL ACCEPTANCE OF THE SYSTEM BY THE OWNER.
- THE IRRIGATION SYSTEM SHALL:**
1. PROVIDE 100% COVERAGE OF ALL NEW PLANT BEDS & SOD AREAS.
 2. HAVE ALL VALVES LOCATED IN PLANTED BEDS IF POSSIBLE.
 3. HAVE A MINIMUM OF 18" OF COVER ON ALL MAINLINES AND A MINIMUM OF 12" OF COVER ON ALL LATERALS.
 4. SHALL NOT HAVE ANY SPRAY HEADS OR PIPING IN SCOT RIGHTS OF WAY

PLANTING NOTES:

1. MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN. ALL PLANT MATERIAL MUST ADHERE TO ANSI Z60.1-2004 (AMERICAN STANDARD FOR NURSERY STOCK) SPECIFICATIONS FOR ROOT BALLS AND CONTAINER SIZES.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED.
4. UNLESS SPECIFICALLY NOTED, ALL PLANTS SHALL BE OF SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, SYMMETRICAL, AND SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF; FREE OF DISEASE AND INSECTS, EGGS OR LARVAE; AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
5. SUBSTITUTIONS OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. IF PROOF IS SUBMITTED IN WRITING THAT A PLANT SPECIFIED IS NOT OBTAINABLE, CONSIDERATION WILL BE GIVEN TO THE NEAREST AVAILABLE SITE SPECIFIC VARIETY, WITH A CORRESPONDING ADJUSTMENT OF THE CONTRACT PRICE.
6. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THAT PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. IF LARGER PLANTS ARE APPROVED, THE ROOT BALL SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT. ROOT FLARE OF PLANT MATERIAL MUST BE AT OR SLIGHTLY HIGHER THAN EXISTING GRADE. FULL MULCH BACK 6 IN. FROM ROOT FLARE.
7. TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED, WILL BE REJECTED. TREES WITH A DAMAGED OR CROOKED LEADER, BARK ABRASIONS, UNSCALD, DISH OR KNOTS, INSECT DAMAGE, CUTS OF LIMBS OVER 20 MM (3/4 IN.) IN DIAMETER THAT ARE NOT COMPLETELY CLOSED OR FLUSH PRUNING CUTS THAT DO NOT PRESERVE THE COLLAR AT THE BRANCH WILL BE REJECTED.
8. TREE PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING MUST BE FOLLOWED. DETAILS ARE PROVIDED ON THIS SHEET. CONTRACTOR SHALL TEST SOIL PH AND CONDITIONS FOR ALL SOD AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SODDED LAWN. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
9. ALL PLANT BEDS TO RECEIVE 3" DEEP HARDWOOD MULCH, PULLED 6" AWAY FROM THE TRUNK.
10. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
11. ALL PLANT BED AND SOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
12. IN THE PLANT SCHEDULE, PLANTS NOTED AS "SPECIMEN", SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
13. PREEMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
14. PLANT BEDS SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
15. ALL PLANT MATERIALS SHALL CONFORM TO STANDARD SET FORTH BY "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1-2004 PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
16. ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
17. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN.
18. ALL TREES MUST BE STRAIGHT TRUNK, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
19. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE, AT CONTRACTOR'S EXPENSE.
20. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODES REQUIREMENTS.
21. CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL.
22. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
23. BALLED AND BURLAP MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AND STRAPS REMOVED.
24. CONTRACTORS SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANTS LISTS, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
25. TURF GRASS SHALL BE PLANTED AFTER ALL PLANTS ARE INSTALLED AND MULCHED. SEED AND/OR SOD BED PREPARATIONS BY MEANS OF PULVERIZATION TO LOOSEN SOIL. SMOOTH AND FINE GRADE AREA REMOVING ANY ROCKS, ROOTS, TRASH, AND CLOUDS OVER ENTIRE AREA.
26. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING IN FULL ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) UNTIL THE OWNER AND LANDSCAPE ARCHITECT ACCEPT CONSTRUCTION IN FULL AT THE END FOR THE ESTABLISHED PERIOD.
27. CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR 12 MONTHS ESTABLISHMENT PERIOD FOLLOWING DATE OF COMPLETED CONSTRUCTION.



7-3 LANDSCAPE YARDS
BASED ON TOWN OF PINE RIDGE, SC ZONING AND LAND DEVELOPMENT ORDINANCE ARTICLE 7 LANDSCAPE REQUIREMENTS

- 7-3A. STREET YARDS**
- 10' STREET YARD
 - TOTAL - 548 LF
- 4 CANOPY TREES PER 100 LF = 22 CANOPY TREES REQUIRED
-12 SHRUBS PER 100 LF = 66 SHRUBS REQUIRED
-16 CANOPY TREES & UNDERSTORY TREES PROVIDED (NOTE: UNDERSTORY TREES PROVIDED DUE TO LOCATION OF OVERHEAD POWER)
-68 SHRUBS PROVIDED

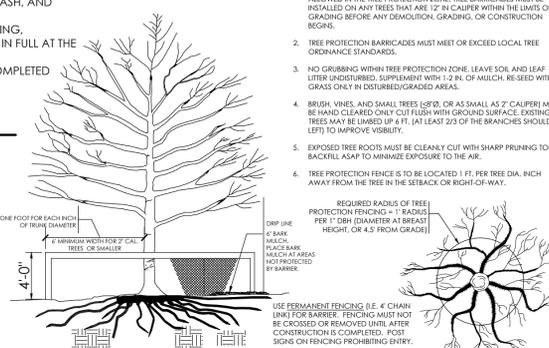
7-4 PARKING LOTS
BASED ON TOWN OF PINE RIDGE, SC ZONING AND LAND DEVELOPMENT ORDINANCE ARTICLE 7 LANDSCAPE REQUIREMENTS

- 7-D.**
- 37 PARKING SPACES
 - 1 TREE PER 10 PARKING SPACES = 4 TREES REQUIRED
 - ALL PARKING FACING STREET FRONTAGE SHALL BE SCREENED W/ SHRUBS
 - 4 TREES PROVIDED
 - 105 SHRUBS PROVIDED FOR SCREENING

7-7 BUFFERYARDS
BASED ON TOWN OF PINE RIDGE, SC ZONING AND LAND DEVELOPMENT ORDINANCE ARTICLE 7 LANDSCAPE REQUIREMENTS

- 7-7C. TYPE C**
- 20' BUFFERYARD
 - TOTAL - 389 LF
- 8 TREES PER 100 LF = 32 TREES REQUIRED
-30 SHRUBS PER 100 LF = 117 SHRUBS REQUIRED
-32 TREES PROVIDED
-119 SHRUBS PROVIDED

NOTES:
1. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURLAP PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED ON ANY TREES THAT ARE 12" IN CALIPER WITHIN THE LIMITS OF GRADING BEFORE ANY DEMOLITION, GRADING, OR CONSTRUCTION BEGINS.
2. TREE PROTECTION BARRICADES MUST MEET OR EXCEED LOCAL TREE ORDINANCE STANDARDS.
3. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1/2 IN. OR MULCH. RE-SEED WITH GRASS ONLY IN DISBURBED/GRADED AREAS.
4. SHRUB, VINES AND SMALL TREES (SOD OR AS SMALL AS 2" CALIPER) MAY BE HAND CLEARED ONLY CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP 4 FT. (AT LEAST 2/3 OF THE BRANCHES SHOULD BE LEFT) TO IMPROVE VISIBILITY.
5. EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH SHARP PRUNING TOOL; BACKFILL ASP TO MINIMIZE EXPOSURE TO THE AIR.
6. TREE PROTECTION FENCE IS TO BE LOCATED 1 FT. PER TREE DIA. INCH AWAY FROM THE TREE IN THE STREETBACK OR RIGHT-OF-WAY.



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
ACE GLO	5	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY MAPLE	B & B	2' CAL	10' MIN.
CER TE3	7	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY REDBUD	B & B	1-1/2"	5' MIN.
CRY RAD	13	CRYPTOMERIA JAPONICA 'RADICANS' / RADICANS CRYPTOMERIA	B & B		6' MIN.
JUN BUR	11	JUNIPERUS VIRGINIANA 'BURKII' / BURKII RED CEDAR	B & B		6' MIN.
QUE HIG	8	QUERCUS PHELLOS 'HIGHTOWER' / HIGHTOWER WILLOW OAK	B & B	2' CAL	10' MIN.
TAX DIS	3	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2' CAL	10' MIN.
THU DE2	11	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE' / DEGROOT'S SPIRE ARBORVITAE	B & B		6' MIN.
ULM VAL	4	ULMUS AMERICANA 'VALLEY FORGE' / VALLEY FORGE ELM	B & B	2' CAL	10' MIN.

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
ABE RO2	56	ABELIA X GRANDIFLORA 'ROSE CREEK' / ROSE CREEK ABELIA	3 GAL - 18" HT. MIN.
ILE BUR	48	ILEX CORNUTA 'BURFORDI NANA' / DWARF BURFORD HOLLY	3 GAL - 18" HT. MIN.
ILE CA2	105	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY	3 GAL - 18" HT. MIN.
ILE GLA	50	ILEX GLABRA / INKBERRY HOLLY	3 GAL - 18" HT. MIN.
JUN CA4	18	JUNCUS EFFUSUS / COMMON RUSH	1 GAL
MYR CER	34	MYRTICA CERIFERA / WAX MYRTLE	7 GAL - 18" HT. MIN.
VIB AR2	12	VIBURNUM DENTATUM 'CHRISTOM' / BLUE MUFFIN VIBURNUM	3 GAL - 18" HT. MIN.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT
CYN DAC	16,215 SF	CYNODON DACTYLON / HYBRID BERMUDA GRASS	SEED
SEE SEE	20,658 SF	SEED MIX / PERMANENT GRASSING (SEE ENG. SPEC.)	SEED

REFERENCE NOTES SCHEDULE

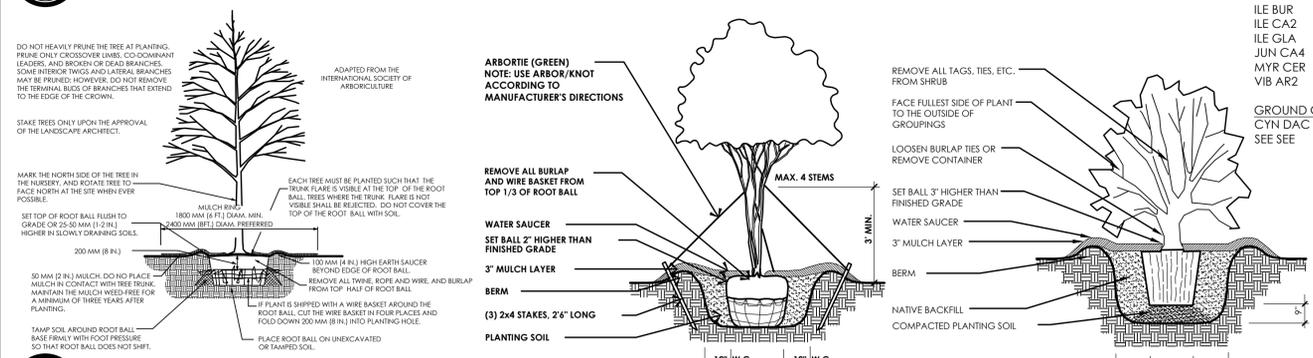
SYMBOL	DESCRIPTION	QTY	DETAIL
F-101	FENCE PROTECTION	145 LF	
	32 EXTERIOR IMPROVEMENTS		
SYMBOL	DESCRIPTION	QTY	DETAIL
	TRIPLE HAMMERED HARDWOOD MULCH (3" THICK)	96.68 CY	

TREE REMOVAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
	REMOVE TREE	41

1 LANDSCAPE PLAN

SCALE: 1"=30'



2 PLANTING DETAILS

SCALE: N.T.S.

File name: F:\Projects\13016\13016-15\pdata\PRDG - Landscape.dwg
Plot Time: 6/5/2019 9:52:03 PM

PROPOSED DOLLAR GENERAL
PINE RIDGE DOLLAR GENERAL - US HWY 321
LEXINGTON COUNTY, SOUTH CAROLINA

LANDART
landscape architecture
195 E. Oak Ave. #2, Spartanburg, SC 29302
Phone: 864.585.2500 / Fax: 864.585.3808
LandArt@landartdesigngroup.com / Info@landartdesigngroup.com

SHEET TITLE:
LANDSCAPE PLAN
JOB #:
13016-15
DATE:
06/05/19
DRAWN:
CL/TP
APPROVED:
TP

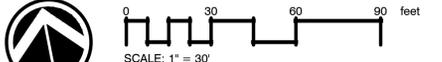
REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

THE LANDART DESIGN GROUP, INC.
No. 178
CERTIFICATE OF AUTHORIZATION

OWNER:
CDP PINE RIDGE, LLC
101 North Pine Street, Suite 414 E
Spartanburg, SC 29302

SHEET
L1
OF L1



PRE-ENGINEERED METAL BUILDING VENDOR	VP BUILDINGS ATTN: DAVID ENGLISH (801) 568-4537	STAR BUILDING SYSTEMS ATTN: RODNEY BURT (800) 578-7827	NUCOR BUILDING SYSTEMS ATTN: BOB BARRY (315) 622-4440 (260) 837-7891	BIG BEE STEEL BUILDINGS, INC. ATTN: KEVIN BUSLER (800) 633-3378	CHEF BUILDINGS ATTN: ERIN SULLIVAN (800) 945-1767	PREFERRED COLORS IF ALTERNATE EXTERIOR MATERIALS ARE USED INSTEAD OF METAL PANELS
COOL EGYPTIAN WHITE	COOL COTTON WHITE	LIGHTSTONE	MEDIUM BRONZE KYMAR 500	POLAR WHITE	GALVALUME	SHERWIN WILLIAMS #7037 - 'BALANCED BEIGE'
COOL BARK BRONZE	COOL COTTON WHITE	LIGHTSTONE	MEDIUM BRONZE KYMAR 500	POLAR WHITE	GALVALUME	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
BRONZE	COOL COTTON WHITE	LIGHTSTONE	MEDIUM BRONZE KYMAR 500	POLAR WHITE	GALVALUME	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
COOL COTTON WHITE	COOL COTTON WHITE	LIGHTSTONE	MEDIUM BRONZE KYMAR 500	POLAR WHITE	GALVALUME	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
GALVALUME	GALVALUME	LIGHTSTONE	MEDIUM BRONZE KYMAR 500	POLAR WHITE	GALVALUME	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
LIGHTSTONE	LIGHTSTONE	LIGHTSTONE	MEDIUM BRONZE KYMAR 500	POLAR WHITE	GALVALUME	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
MEDIUM BRONZE KYMAR 500	MEDIUM BRONZE KYMAR 500	MEDIUM BRONZE KYMAR 500	MEDIUM BRONZE KYMAR 500	POLAR WHITE	GALVALUME	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
BRONZE	BRONZE	BRONZE	BRONZE	POLAR WHITE	GALVALUME	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
POLAR WHITE	POLAR WHITE	POLAR WHITE	POLAR WHITE	POLAR WHITE	GALVALUME	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
GALVALUME	GALVALUME	GALVALUME	GALVALUME	GALVALUME	GALVALUME	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
SANDSTONE	SANDSTONE	SANDSTONE	SANDSTONE	SANDSTONE	SANDSTONE	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
BURNISHED SLATE	BURNISHED SLATE	BURNISHED SLATE	BURNISHED SLATE	BURNISHED SLATE	BURNISHED SLATE	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
BRONZE	BRONZE	BRONZE	BRONZE	BRONZE	BRONZE	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
POLAR WHITE	POLAR WHITE	POLAR WHITE	POLAR WHITE	POLAR WHITE	POLAR WHITE	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
GALVALUME	GALVALUME	GALVALUME	GALVALUME	GALVALUME	GALVALUME	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
PARCHEMENT	PARCHEMENT	PARCHEMENT	PARCHEMENT	PARCHEMENT	PARCHEMENT	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
ANTIQUE BRONZE	ANTIQUE BRONZE	ANTIQUE BRONZE	ANTIQUE BRONZE	ANTIQUE BRONZE	ANTIQUE BRONZE	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
BRONZE	BRONZE	BRONZE	BRONZE	BRONZE	BRONZE	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
POLAR WHITE	POLAR WHITE	POLAR WHITE	POLAR WHITE	POLAR WHITE	POLAR WHITE	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
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SHERWIN WILLIAMS #7037 - 'BALANCED BEIGE'	SHERWIN WILLIAMS #7037 - 'BALANCED BEIGE'	SHERWIN WILLIAMS #7037 - 'BALANCED BEIGE'	SHERWIN WILLIAMS #7037 - 'BALANCED BEIGE'	SHERWIN WILLIAMS #7037 - 'BALANCED BEIGE'	SHERWIN WILLIAMS #7037 - 'BALANCED BEIGE'	SHERWIN WILLIAMS #7037 - 'BALANCED BEIGE'
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BRONZE	BRONZE	BRONZE	BRONZE	BRONZE	BRONZE	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
WHITE BY PEMB MANUFACTURER	WHITE BY PEMB MANUFACTURER	WHITE BY PEMB MANUFACTURER	WHITE BY PEMB MANUFACTURER	WHITE BY PEMB MANUFACTURER	WHITE BY PEMB MANUFACTURER	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'
GALVALUME	GALVALUME	GALVALUME	GALVALUME	GALVALUME	GALVALUME	SHERWIN WILLIAMS #7041 - 'VAN DYKE BROWN'

EXTERIOR FINISHES
 EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO VP METAL BUILDING SYSTEMS FINISH SELECTION UNLESS AUTHORITY HAVING JURISDICTION DOES NOT ALLOW.

GUTTERS

DOWN SPOUTS

SIDE AND REAR METAL WALL PANELS & TRIM, RECEIVING & EMERGENCY EXIT DOORS (EXTERIOR OF DOORS TO BE PAINTED, REFER TO DOOR SCHEDULE)

ARCHITECTURAL BLOCK AT BUILDING FACADE TO BE PRE-FINISHED OR PAINTED (2 COATS-LOXON XP MASONRY COATING AZ4000 SERIES) TO MATCH THE SIDE AND REAR METAL WALL PANELS

FLAT METAL SOFFIT AT STOREFRONT VESTIBULE AREA

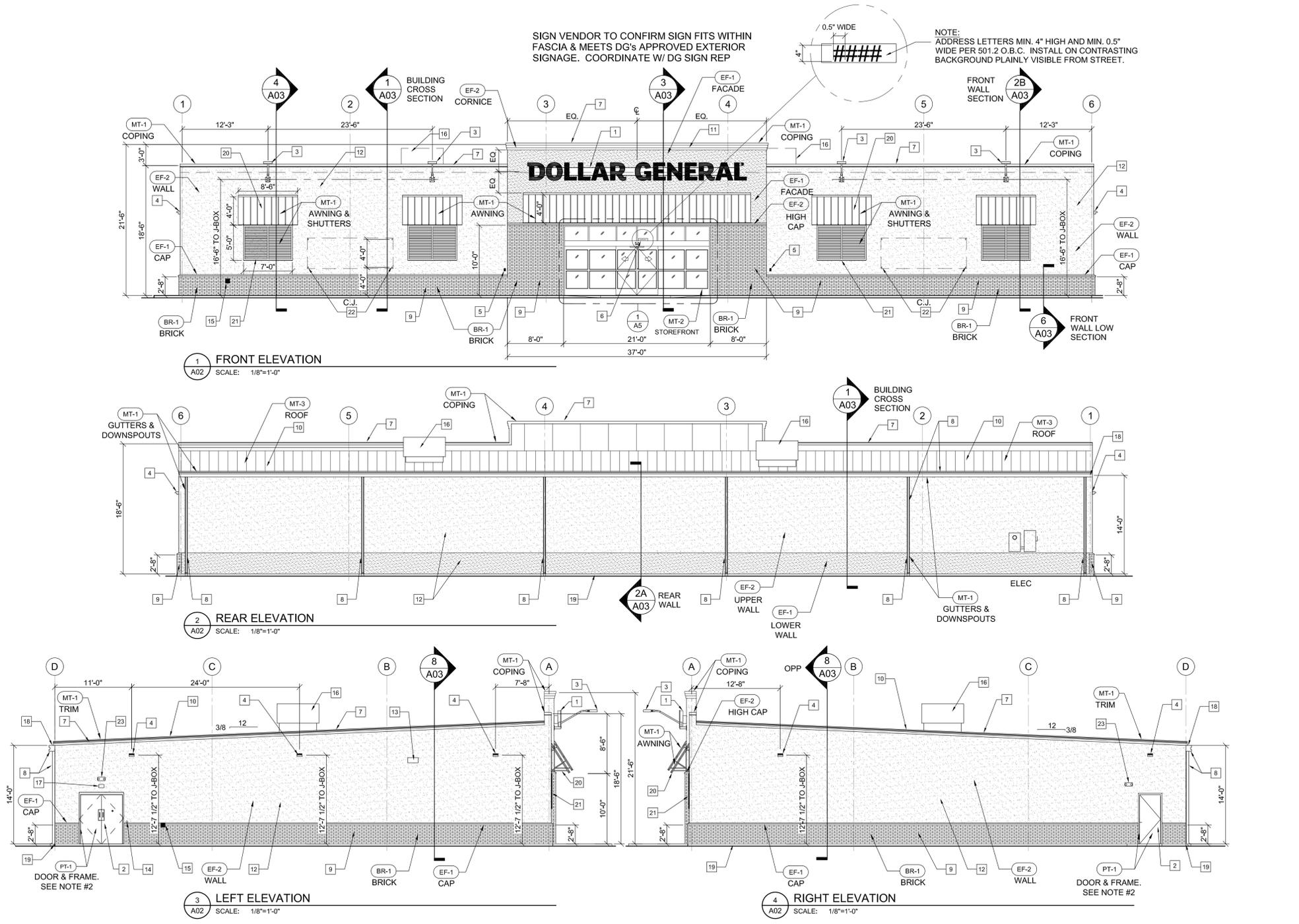
BUILDING FASCIA WALL, PARAPET OVER ENTRANCE, AND CANOPY

STOREFRONT SYSTEM

STANDING SEAM METAL ROOF PANELS

LINER PANELS (INTERIOR SALES AND RECEIVING FLOOR)

NOTE:
 1. REFER TO SHEET T01 FOR ADDITIONAL INFORMATION ON RECOMMENDED NATIONAL ACCOUNT VENDORS.
 2. NATIONAL ACCOUNT AND CONTACT INFORMATION SUBJECT TO CHANGE.



- ELEVATION KEYED NOTES**
- SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
 - PAINT EXTERIOR OF DOOR SW7041 'VAN DYKE BROWN'. PAINT INTERIOR OF DOOR SW6991 'BLACK MAGIC'.
 - FLOOD LIGHT 16'-6" A.F.F. AT CENTERLINE OF CONNECTION TO WALL. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE J-BOX MOUNTING HT WITH ARM ASSEMBLY.
 - WALL PACK/FLOOD LIGHT 12'-7 1/2" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWING E2 FOR ADDITIONAL INFORMATION.
 - ONLY IF REQUIRED BY LOCAL JURISDICTION, INSTALL KNOX BOX PER DIRECTION OF THE LOCAL FIRE MARSHAL.
 - BUILDING ADDRESS. 4" H. WHITE VINYL LETTERS OR AS APPROVED BY JURISDICTION.
 - TRIM - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
 - GUTTER AND DOWNSPOUT - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
 - 4" NOMINAL (3-5/8") FACE BRICK MASONRY VENEER OR WAJNSCOT.
 - STANDING SEAM METAL ROOF. GALVALUME FINISH.
 - EIFS CORNICE. SEE SECTIONS FOR PROFILE DETAIL.
 - EIFS WALL FINISH OVER REVERSE RIB UNFINISHED METAL WALL PANELS WHERE PANELS ARE CONCEALED.
 - VENT FOR BATHROOM EXHAUST. REFER TO M01 FOR ADDITIONAL INFORMATION.
 - DOOR BUZZER. REFER TO E1 FOR ADDITIONAL INFORMATION.
 - WALL HYDRANT. REFER TO P1 FOR MORE INFORMATION.
 - HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M01 FOR MORE INFORMATION.
 - OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
 - MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
 - FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
 - PRE-FAB BOLT-ON AWNING. ALUMINUM WITH BRONZE STANDING SEAM METAL PANELS.
 - WALL SHUTTERS. 'BAHAMA STYLE' METAL OR PRE-FAB VINYL PER GC'S OPTION. COLOR DARK BRONZE. PT-1 IF PAINTED OR STANDARD BLACK.
 - 1/2" DIAMETER x 6" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS. DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY. TOTAL OF 8 BOLTS.
 - EXTERIOR EMERGENCY LIGHT. SEE ELECTRICAL AND REFLECTED CEILING PLAN.

EXTERIOR FINISH LEGEND

BR-1 BRICK	FINISH: BRICK VENEER - ACCENT MANUF: CAROLINA CERAMICS BRICK CO. COLOR: COCOA VELOUR (MODULAR) GROUT: COLOR M-21 'RUSTIC BROWN' MANUF: i.design flamingo-BRIMMENT
PT-1 PAINT	FINISH: PAINT - SHERWIN WILLIAMS COLOR: SW 7041 'VAN DYKE BROWN' (Exterior Only-Paint Interior Black Magic) SHEEN: SEMI-GLOSS EXTERIOR ENAMEL
EF-1 EIFS 1 BROWN COLOR	FINISH: EIFS PAINT MATCH COLOR: SW 7041 'VAN DYKE BROWN' TEXTURE: ACROTEX S10 OR DRYVIT QUARTZPUTZ
EF-2 EIFS 2 BEIGE COLOR	FINISH: EIFS PAINT MATCH COLOR: SW 7037 'BALANCED BEIGE' TEXTURE: ACROTEX S10 OR DRYVIT QUARTZPUTZ
MT-1 BRONZE METAL	FINISH: PARAPET COPING AWNINGS SHUTTERS GUTTERS & DOWNSPOUT MANUF: PEMB VENDOR CANOPY VENDOR COLOR: ANTIQUE BRONZE (AQ) (DARK BRONZE)
MT-2 STOREFRONT	FINISH: ALUMINUM STOREFRONT BRAND: KAWNEER OR EQUAL COLOR: #40 ANODIZED DARK BRONZE
MT-3 ROOF	FINISH: ROOF PANELS MANUF: PEMB VENDOR COLOR: GALVALUME

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 REGISTERED ARCHITECT
 Matthews, North Carolina 28105
 4/19/19

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 STORE PLANNING INC.
 REGISTERED ARCHITECTS
 Matthews, North Carolina 100122

#	DATE	REVISION

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 LEXINGTON COUNTY SC
 WEST COLUMBIA / PINE RIDGE
 SOUTH CAROLINA 29172

DOLLAR GENERAL

EXTERIOR ELEVATIONS

SHEET TITLE

SPI Client	DATE
19116	04-19-19

SHEET NUMBER
A02