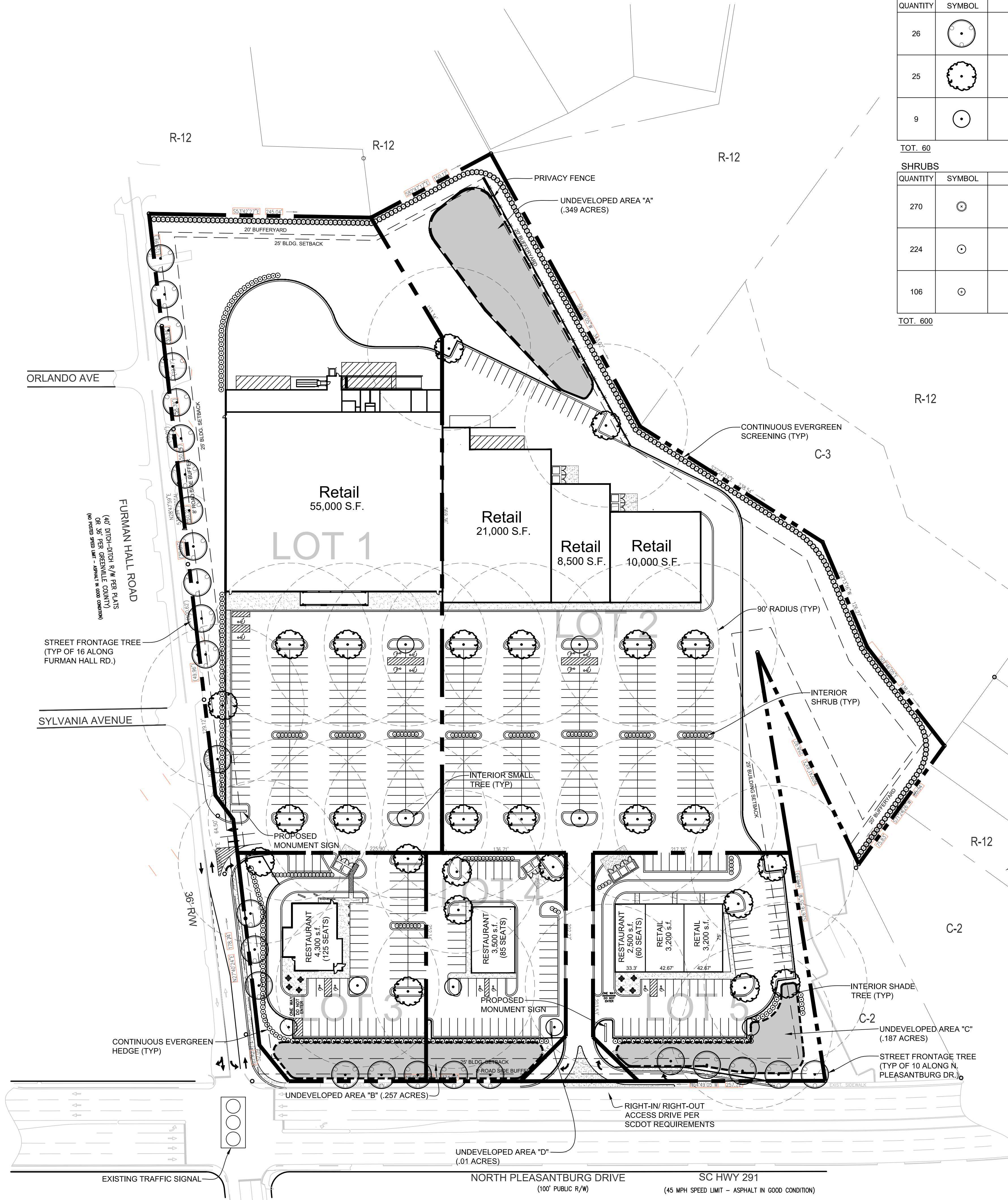
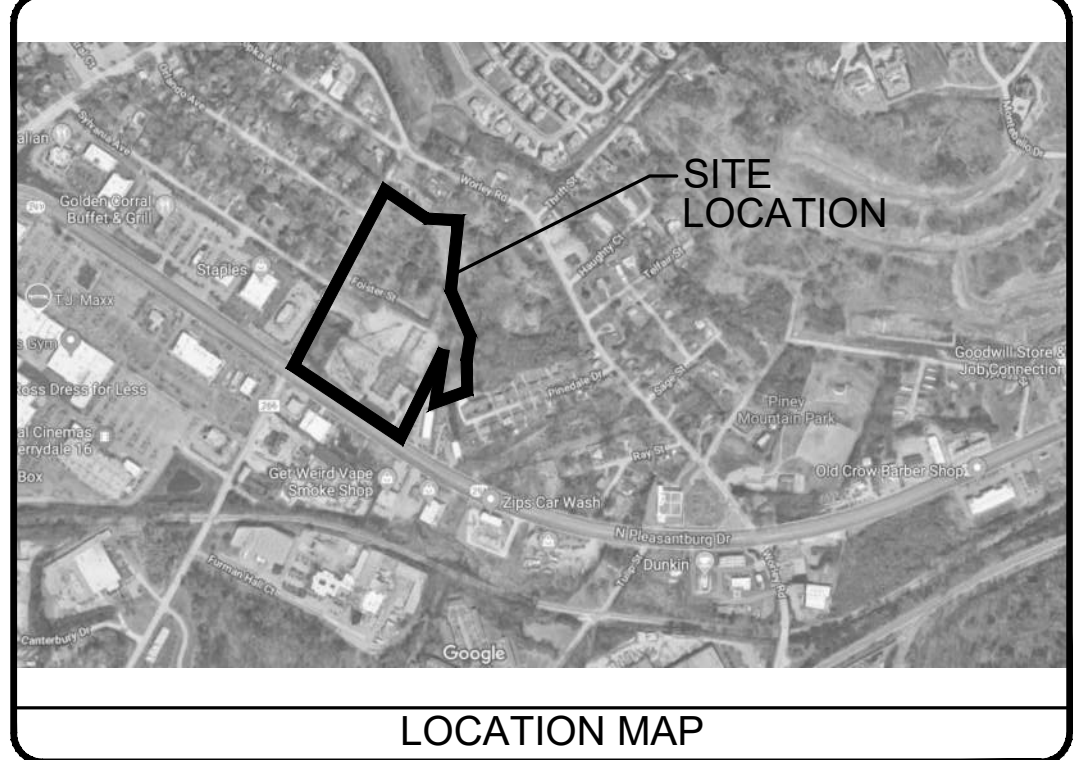




PRELIMINARY PLANT SCHEDULE					
TREES					
QUANTITY	SYMBOL	TYPE	SPECIES	SIZE REQUIREMENTS	SPACING
26		SHADE STREET FRONTAGE	CHINESE ELM RED MAPLE SHUMARD OAK	2" CAL. MIN. AT PLANTING	MAX. 200' O.C.
25		SHADE INTERIOR PARKING	CHINESE ELM RED MAPLE SOUTHERN MAGNOLIA	2" CAL. MIN. AT PLANTING	AS SHOWN
9		SMALL / MULTI-STEM INTERIOR PARKING	CRAPE MYRTLE FLOWERING DOGWOOD EASTERN REDBUD	6" MIN. HT. AT PLANTING	AS SHOWN
TOT. 60					
SHRUBS					
QUANTITY	SYMBOL	TYPE	SPECIES	SIZE REQUIREMENTS	SPACING
270		EVERGREEN BUFFER PLANTING	DWARF BURFORD HOLLLY CURLY LEAF LIGUSTRUM	48" MIN. HEIGHT AT PLANTING	MAX. 5.0' O.C.
224		EVERGREEN ROADSIDE BUFFER	OTTO LAUREL SCHIPKA LAUREL	12" MIN. HEIGHT AT PLANTING	AS SHOWN
106		INTERIOR PARKING	DWARF YAUPON HOLLY DWARF NANDINA INDA HAWTORHN	12" MIN. HEIGHT AT PLANTING	AS SHOWN
TOT. 600					



LANDSCAPE REQUIREMENTS / CALCULATIONS

SITE DATA

LOT SIZE: +/- 13.78 ACRES
N. PLEASANTBURG DR. FRONTAGE: 592 LF
FURMAN HALL RD. FRONTAGE: 981 LF
ZONING: C-3
TOTAL PARKING SPACES: 504 SPACES

PARKING LOT LANDSCAPE REQUIREMENTS

ROADSIDE BUFFER: 8' AVERAGE WIDTH (5' MIN.)
1 TREE PER 60' OF FRONTAGE
CONTINUOUS ROW OF EVERGREEN SHRUBS

INTERIOR PLANTINGS: 1 TREE / 15 PARKING SPACES
1 SHRUB / 5 PARKING SPACES

NOTES:
75% OF INTERIOR PLANTING TREES TO BE SHADE TREES.
NO SPACES TO BE FARTHER THAN 90' FROM A TREE.

SCREENING AND BUFFERING REQUIREMENTS

A 6 FOOT WALL, FENCE, BERM, EVERGREEN SCREENING PLANT MATERIAL, OR A COMBINATION OF WALL, FENCE, BERM OR EVERGREEN SCREENING PLANT MATERIAL WITH A COMBINED MINIMUM HEIGHT OF 6 FEET ABOVE GRADE SHALL BE USED FOR THE PURPOSES OF SCREENING. IF EVERGREEN PLANT MATERIAL IS USED, IT MUST BE AT LEAST 4 FEET IN HEIGHT AT THE TIME OF PLANTING AND CAPABLE OF FORMING A CONTINUOUS OPAQUE SCREEN AT LEAST 6 FEET IN HEIGHT, WITH INDIVIDUAL PLANTINGS SPACED NOT MORE THAN 5 FEET APART. BERMS SHALL HAVE A SIDE SLOPE NO GREATER THAN A RATIO OF 3:1.

PARKING LOT LANDSCAPE CALCULATIONS

ROADSIDE BUFFER:

- 8' AVERAGE WIDTH PROVIDED
- REQUIRED / PROVIDED TREES:
N. PLEASANTBURG DR.: 592 / 60 = 10 TREES
FURMAN HALL RD.: 981 / 60 = 16 TREES
- REQUIRED / PROVIDED: CONTINUOUS ROW OF EVERGREEN SHRUBS

INTERIOR PLANTINGS:

- REQUIRED / PROVIDED TREES:
504 / 15 = 34 TREES (25 MIN. TO BE SHADE TREES)
- REQUIRED / PROVIDED SHRUBS:
504 / 5 = 101 SHRUBS

SCREENING AND BUFFERING CALCULATIONS

REQUIRED AND PROVIDED: EVERGREEN SCREENING PLANT MATERIAL

At their regularly scheduled meeting on July 24, 2019, the Greenville County Planning Commission granted conditional approval of the preliminary plan with the Standard & Specific Requirements for Cherrydale Market. This Preliminary Approval is valid until July 24, 2021.

PRELIMINARY APPROVAL
GREENVILLE COUNTY PLANNING COMMISSION

07/29/2019 *LaShida J. Campbell*
Date Authorized Representative of the Greenville County Planning Commission

#PP-2019-077

0 60 120 180
SCALE: 1" = 60'

REVISIONS

ISSUED	COMMENT

PRELIMINARY

CSS

402 East First Avenue
Easley, South Carolina 29640
(864) 855-5200
www.css-cdg.com

PREPARED FOR:

CAROLINA HOLDINGS, INC.

40 WEST BROAD STREET, SUITE 410
GREENVILLE, SC
PH: 864-272-0088
CONTACT:

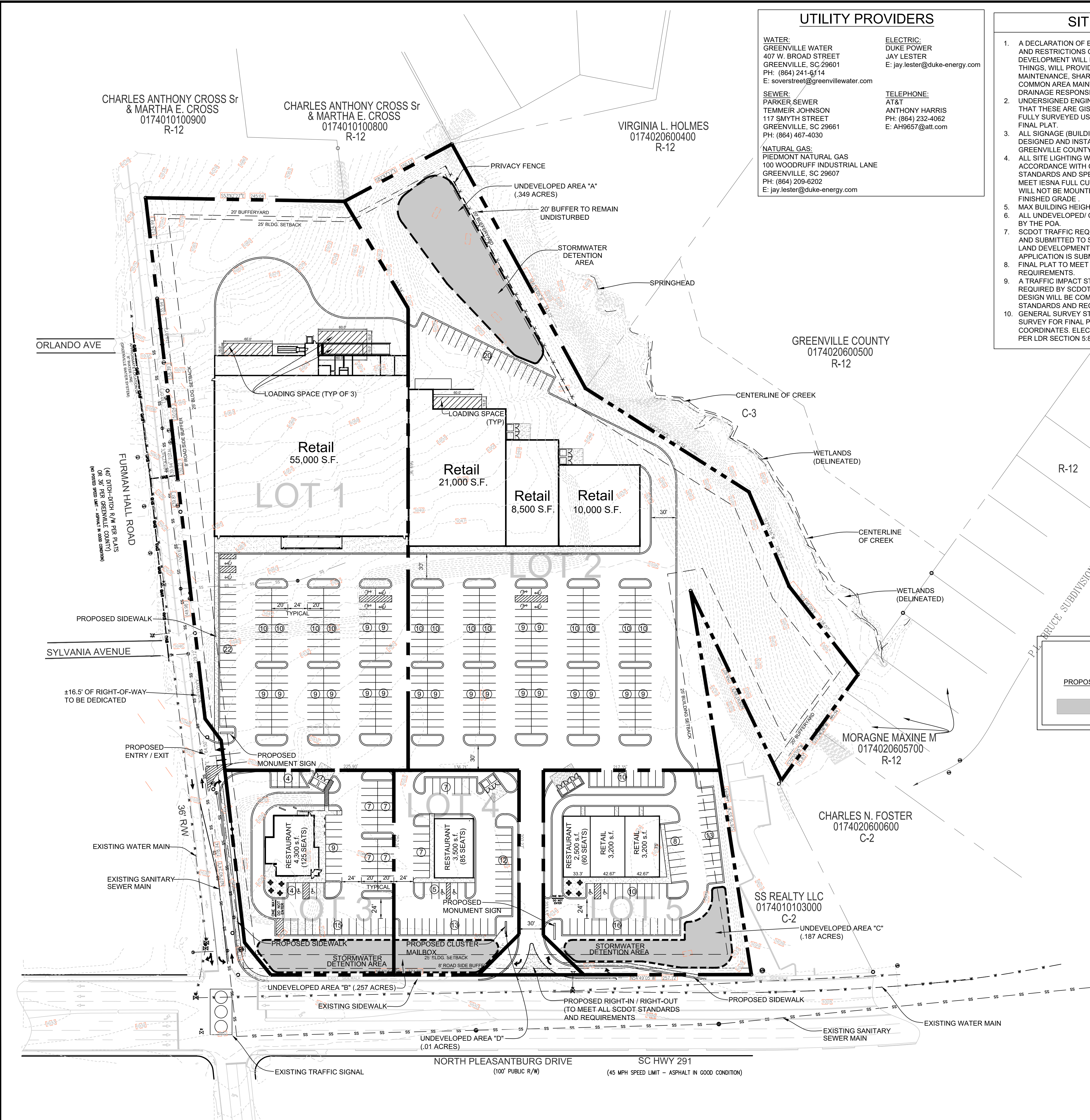
PRELIMINARY LANDSCAPE PLAN

CHERRYDALE MARKET

NORTH PLEASANTBURG DR. @ FURMAN HALL RD.
GREENVILLE, SC

Date: 7-10-19
Drawn: TWL
Checked: MGL

L-1.0



UTILITY PROVIDERS

WATER:
GREENVILLE WATER
407 W. BROAD STREET
GREENVILLE, SC 29601
PH: (864) 241-6114
E: soverstreet@greenvillevater.com

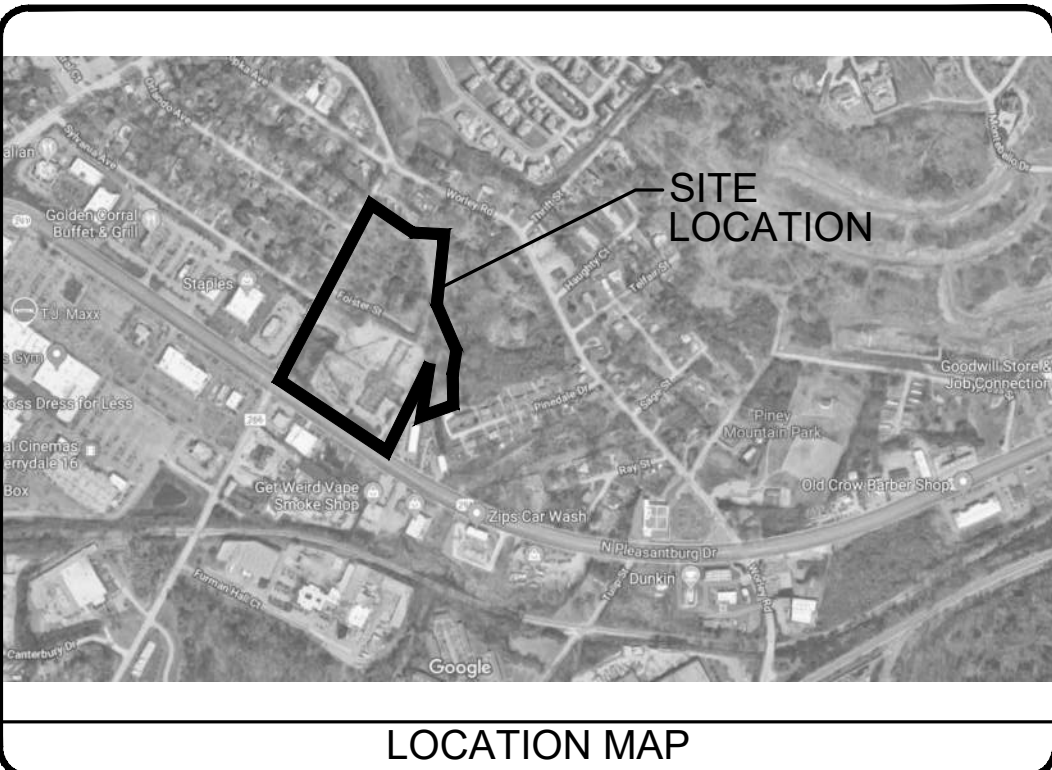
SEWER:
PARKER SEWER
TEMMEIR JOHNSON
117 SMYTH STREET
GREENVILLE, SC 29661
PH: (864) 467-4030

NATURAL GAS:
PIEDMONT NATURAL GAS
100 WOODRUFF INDUSTRIAL LANE
GREENVILLE, SC 29607
PH: (864) 209-6202
E: jay.lester@duke-energy.com

ELECTRIC:
DUKE POWER
JAY LESTER
E: jay.lester@duke-energy.com

TELEPHONE:
AT&T
ANTHONY HARRIS
PH: (864) 232-4062
E: AH9657@att.com

- SITE NOTES**
1. A DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS GOVERNING THE ENTIRE DEVELOPMENT WILL BE OF RECORD WHICH AMONG OTHER THINGS, WILL PROVIDE FOR SHARED ACCESS AND MAINTENANCE, SHARED PARKING, UTILITY EASEMENTS, COMMON AREA MAINTENANCE, STORMWATER AND DRAINAGE RESPONSIBILITIES AND USE RESTRICTIONS.
 2. UNDERSIGNED ENGINEER/SURVEYOR ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES, WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.
 3. ALL SIGNAGE (BUILDING AND FREESTANDING) WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CURRENT GREENVILLE COUNTY SIGN ORDINANCE.
 4. ALL SITE LIGHTING WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CURRENT GREENVILLE COUNTY STANDARDS AND SPECIFICATIONS. ALL SITE LIGHTING WILL MEET IESNA FULL CUT-OFF FIXTURE REQUIREMENTS AND WILL NOT BE MOUNTED IN EXCESS OF 25 FT ABOVE FINISHED GRADE.
 5. MAX BUILDING HEIGHT ALLOWED: 45'
 6. ALL UNDEVELOPED/ COMMON AREAS TO BE MAINTAINED BY THE POA.
 7. SCODOT TRAFFIC REQUIREMENTS FORM TO BE COMPLETED AND SUBMITTED TO SUBDIVISION ADMINISTRATION AND LAND DEVELOPMENT AT THE TIME GRADING PERMIT APPLICATION IS SUBMITTED.
 8. FINAL PLAT TO MEET ALL COUNTY STANDARDS AND REQUIREMENTS.
 9. A TRAFFIC IMPACT STUDY (TIS) WILL BE COMPLETED AS REQUIRED BY SCODOT AND GREENVILLE COUNTY. ALL FINAL DESIGN WILL BE COMPLETED BASED ON SCODOT STANDARDS AND REQUIREMENTS.
 10. GENERAL SURVEY STANDARDS APPLY TO THIS PROJECT. SURVEY FOR FINAL PLAT TO BE TIED TO STATE PLANE COORDINATES. ELECTRIC SUBMITTAL ALSO REQUIRED PER PER LDR SECTION 5.8.



SITE DATA

LOT SIZE: +/- 13.78 ACRES

ZONING: C-3

EXISTING LOTS: SEE TABLE BELOW

PROPOSED LOTS: 5 (SEE TABLE BELOW)

PROPOSED USE:
RETAIL - 100,900 SF TOT. RETAIL SPACE
RESTAURANT (3 TOTAL) - 10,300 SF (270 SEATS TOTAL)

SETBACKS:
FRONT (SOUTH): 25'
FRONT (WEST): 25'
SIDE (EAST): 25'
SIDE (NORTH): 25'

*ZONING SETBACK IS 15', BUT MORE RESTRICTIVE SUBDIVISION SETBACK WILL APPLY

BUFFERS:
FRONT (SOUTH): 8'
FRONT (WEST): 8'
SIDE (EAST): 0' / 20' (ADJACENT TO RESIDENTIAL)
SIDE (NORTH): 20' (ADJACENT TO RESIDENTIAL)

PARKING DATA:
REQUIRED: ±394 SPACES
RETAIL: 3 SPACES/1000 SF X 100,900 SF = ±303 SPACES
RESTAURANT: 1 SPACE/3 SEATS X 270 SEATS = ±90 SPACES
TOTAL: ±393 SPACES
PROVIDED: 503 SPACES (16 HC)

LEGEND

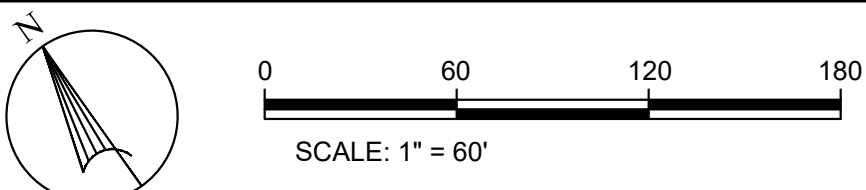
PROPOSED	DESCRIPTION
[Symbol]	UNDEVELOPED AREAS (STORMWATER FACILITIES AND CLUSTER MAILBOX)

PROPOSED LOT TABLE

LOT #	LOT SIZE
1	192,900 SF (4.43 AC)
2	258,027 SF (5.92 AC) (INCLUDES 15,212 SF FROM UNDEVELOPED LOT A)
3	48,315 SF (1.11 AC) (INCLUDES 6,414 SF FROM UNDEVELOPED LOT B)
4	37,648 SF (0.86 AC) (INCLUDES 4,789 SF FROM UNDEVELOPED LOT B)
5	58,462 SF (1.34 AC) (INCLUDES 8,143 SF FROM UNDEVELOPED LOT C)

EXISTING PARCEL INFORMATION
NO. COLUMN CORRESPOND TO LETTERS ON PLAT (A)

TRACT NO.	TAX MAP NO.	ADDRESS	OWNER	DEED BOOK/PAGE	AREA
A	PT 0174020600500	WORLEY RD	CHERRYDALE PLEASANTBURG, LLC	2249/808	1.131
B	017401010000	802 FURMAN HALL RD	CHERRYDALE PLEASANTBURG, LLC	2249/808	0.854
C	017401010200	FURMAN HALL RD	CHERRYDALE PLEASANTBURG, LLC	2249/808 2249/819	1.150
D	017401010600	704 FURMAN HALL RD	CHERRYDALE PLEASANTBURG, LLC	2249/808	0.374
E	0174010102800	608 FURMAN HALL RD	CHERRYDALE PLEASANTBURG, LLC	2289/1816	0.222
F	0174010101800	7 FOSTER ST	CHERRYDALE PLEASANTBURG, LLC	2249/808	0.191
G	0174010101900	11774 FOSTER ST	CHERRYDALE PLEASANTBURG, LLC	2249/808	0.187
H	0174010102000	11775 FOSTER ST	CHERRYDALE PLEASANTBURG, LLC	2249/808	0.182
I	0174010102500	702 FURMAN HALL RD	KEVIN WHITAKER CHEVROLET, INC	2412/3675	0.231
J	0174010102900	3150 PLEASANTBURG DR	KEVIN WHITAKER CHEVROLET, INC	1226/621	7.001
K	0174010103101	3150 PLEASANTBURG DR	KEVIN WHITAKER CHEVROLET, INC DORIS JEAN MATHIS & JUANITA	2161/280	0.222
L	0174010102100	113 FOSTER ST	JUANITA FAYE GRAZADE	2371/805 2120/1985 2371/1719 2421/5838	0.177
M	0174010101400	706 FURMAN HALL RD	STELLA HESTER, JOYCE M. HESTER, ET AL	1638/271 1229/813	0.224
N	0174010101500	706 FURMAN HALL RD	NORRIS J & DEBBIE A FUTRELL	1229/814	0.111
O	0174010101300	710 FURMAN HALL RD	LONNIE B WILLIAMSON	1788/283 1524/75 1786/560 1805/454 1811/719	0.227
P			INTENTIONALLY LEFT BLANK		
Q	0174010101700	5 FOSTER ST	KENNETH BREMER	1880/821	0.253
R-1	0174010101100	800 FURMAN HALL RD	TONY A & TONYA R ANWRY	1633/1788	0.293
R-2	0174010101022	800 FURMAN HALL RD	TONY A & TONYA R ANWRY	1633/1788	0.283
S	0174010101011	712 FURMAN HALL RD	H & H REDEVELOPMENT CO LLC	1852/93 2380/2175	0.206
T		FOSTER ST			0.188
U		PRIVATE 10' WIDENESS/ACCESS ON FURMAN HALL ROAD			0.075
TOTAL AREA (ACRES)					13.782



REVISIONS

ISSUED	COMMENT

PRELIMINARY

CSS

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