



# Preliminary Subdivision Data Sheet

**Subdivision File Number:** PP-2020-047

**Subdivision Name:** Farmers Cove

**Submittal Date:** 3.24.2020

**SAC Meeting Date/Time:** April 13, 2020 @ 9:30 am

**SAC Meeting Location:** Electronic Distribution of Comments  
*Due to Covid-19 – No Public Meeting*

**Planning Commission Meeting Date/Time:** n/a

**Planning Commission Meeting Location:** n/a

**Developer:** Farmers Tiny Cove LLC (Josh Seppala)

**Developer Address:** 2123 Old Spartanburg Road Suite 184  
Greer, SC 29650

**Developer Telephone:** 864-420-7001

**Tax Map Number:** 0641020102500; 0641020102506

**Streets:** 0.05 Linear Mile (private driveways)

**Zoning:** Unzoned

**Existing Access:** Groce Meadow Rd (State)

**Extension of Existing Development:** n/a

**Sewer District:** Septic

**Water Provider:** Blue Ridge Water

**Fire District:** Lake Cunningham

**Cluster Development:** Yes XNo

**Option:**



**Authorized:** Chip Fogleman P.E., Fant Reichert & Fogleman Inc.

**Authorized Address:** 25 Woods Lake Road Suite 705  
Greenville, SC 29607

**Authorized Telephone:** 864-271-8633

**Acres:** 64.11

**Number of Lots:** 74

**Council District:** 17

**Census Tract:** 26.06

**Municipality:** Greenville Unincorporated

**Variance Requested:** No

**Group Development:** XNo Yes

**New Lots:** XNo Yes



**Specific Requirements For  
(Farmers Cove)- #2020-047  
(Apri 13, 2020) Subdivision Advisory Committee**

**WATER PROVIDER**

Brad Powers - Blue Ridge Rural Water Company@ (864) 895-1719

- Water is available.

**SEWER PROVIDER**

Robert Arms – Metropolitan Sewer @ (864) 277-4442

- Septic

Nina Hallissy - ReWa @ 864-299-4000 x272

- No comments.

**FIRE DISTRICT**

Lake Cunningham Fire Department - Bryan Bailey @ (864)895-1212

- Emergency access requirements have been met with the proposed plan.
- **FIRE DEPARTMENT ACCESS ROAD GATE SHOULD BE 25 FEET FROM GROCE MEADOW RD AND SHALL OPEN INWARD TOWARD PROPERTY.**
- Fire department access gate shall have Knox® padlock
- Road signs throughout development shall have signs stating “no parking on roadway”
- Roads shall be compacted to withstand 43000 pounds of apparatus weight, including emergency access roadway.
- Each lot and/or home shall be labeled with address numbers per Greenville County Ordinance and International Fire/Building Code.
- Fire protection and hydrant should follow Blue Ridge Rural Water Company policy. Contact Brad Powers at 895-1719 for water and hydrant requirements.
- Hydrants shall be installed and operational prior to the placement of structures on the site.

**FLOODPLAIN**

Brian Bishop – Floodplain Administrator @ (864) 467-7523

- The site is adjacent to Special Flood Hazard Area. Section 8-40 of the Greenville County Flood Damage Prevention Ordinance will apply; including Section 8-29.1.9. Engineering documentation will be required to verify that the proposed project does not impact the watercourse, floodway, base flood elevations or a CLOMR will be required. All proposed work may require a floodplain permit. All new structures must have the lowest floor (including utilities) elevated at least four (4) feet above the base flood elevation.

## ROADWAY

Jason Cisson – SCDOT @ (864) 241-1224

We have reviewed the proposed development to be located on Groce Meadow Road (S-23-92), which is a state maintained road. Based on the information available at this time, we have the following comments. SCDOT reserves the right to review or comment in the future should the plan be revised or additional information is discovered that could potentially impact SCDOT right-of-way.

- The proposed development shall comply with all standards as stated in the Access and Roadside Management Standards (ARMS) manual (revised February 2, 2020).
- Encroachment permits shall be required for all work within the SCDOT right-of-way (construction entrance, road connection, drainage, utility taps, landscaping, sidewalk, etc.).
- All access to the development (construction or permanent) shall be approved by an encroachment permit.
- All lots, open space, common areas, and detention shall have internal access only.
- Minimum width of a road connection not including any part of the radius or gutter pan (24 feet) – Chapter 3
- Minimum radius (30 feet) – Chapter 3
- Minimum radius offset (5 feet) – Chapter 3
- Angle of intersection – Chapter 5 (No less than 20 degrees from perpendicular with 90 degrees preferred)
- Minimum spacing/corner clearance – Chapter 3 (Corner Clearance/Spacing to existing roads/streets and commercial driveways shall be shown on the plans. The spacing shall be measured from edge to edge. An access waiver can be submitted for elements not meeting SCDOT standards except for sight distance. Submittal of an access waiver does not guarantee approval. An access waiver may still be required even if a proposed street aligns with an existing street if it does not meet corner clearance/spacing from another driveway or intersection)
- Minimum sight distance – Chapter 7 (It is the responsibility of the developer/engineer to check, measure, and verify the required sight distance (speed limit posted in the field) can be obtained. If the sight line goes outside the right-of-way or requires clearing along adjacent property frontage(s), a sight line easement will be required to preserve the sight line(s). An access point will not be allowed if it cannot meet the minimum sight distance requirement.). The sight distance shown on the plan (275') is not correct. Be sure the sight distance is checked based on the speed limit of the road.
- Maximum approach grade for a road connection (5%) – Chapter 5 (An approach grade of 3% or less is preferred but the approach grade can increase up to 5%)
- Post-development flow rates shall be equal to or less than pre-development flow rates for the 2, 10, and 25-year storm events. No increase is allowed by SCDOT.
- No part of the detention system shall be located within the SCDOT right-of-way.
- A traffic impact study will not be required for this development (74 tiny homes) at this time. SCDOT reserves the right to require a TIS as part of the permit process or if circumstances change. If the lots will be recorded in phases, the TIS (if required) should be completed with those phases to help determine when warrants are

met. If the TIS does not include phasing, final plats may not be allowed to be recorded until improvements (if warranted) have been completed.

- Landscaping on private property shall not obstruct or block sight distance. Sight lines should be included on the landscaping plan to ensure landscaping is not planted in a location that could obstruct or block sight distance. As no landscaping plan was provided, these comments do not indicate SCDOT approval of any landscaping associated with this development.
- Earthen or landscaping berms shall not be installed within the SCDOT right-of-way.
- The 20' Emergency Access will not be allowed as a paved and visible driveway. The emergency access driveway shall not be a visible driveway. It will require a hidden design (not paved). A matrix or paver system shall be installed that is designed to support the weight of emergency vehicles. The matrix/paver system will be covered with soil and finished with sod. The driveway looks like normal lawn but is designed for emergency access in the event it is needed. The gate shall not be installed (operation of gate should not encroach into R/W) within the R/W. It should be installed in such a manner to allow the fire truck to pull completely into the driveway without blocking the road.
- SCDOT requests the right to review the final plat(s) prior to recording.

Kurt Walters – County Traffic @ (864) 467-7016

2020-047 – Farmers Cove (RV Park): (74 lots – Private Drives – St Access)

- Access: Groce – State (SCDOT)
- **A DEDICATED TURN AROUND AT THE CBU IN THE EVENT ALL SPACES ARE OCCUPIED IS RECOMMENDED.** R&B is ok with current design if ok with servicing FD

#### STORMWATER

Land Development Division @ (864) 467-4610

- The County will require a 35 foot buffer around the wetland
- Road side runoff from Groce Meadow Road must be captured and drained away from the septic tank fields

#### ZONING DEPT

Meagan Staton @ (864) 467-7425

- Tree Ordinance will apply.
- At FINAL PLAT, please add the following notes:
  - # of trees/lot required per the Tree Ordinance
  - Front, side, rear setbacks as required by the zone district

#### ROAD/SUBDIVISION NAMES

Michele Perdue – E-911 @ (864) 467-5916

- Renfro Road, Payton James Drive are approved.
- **THE JANCE STREET NAME SHOULD GO TO THE DEAD END AND THE SUFFIX BE EITHER COURT, LANE, WAY, PLACE, TRAIL OR COVE.**
- Tiny Cove Place is not approved. **MEMPHIS IS APPROVED AS A STREET NAME, BUT I NEED TO KNOW WHERE THE STREET WILL END TO DETERMINE THE SUFFIX. WILL**

**MEMPHIS END AT GROCE MEADOW RD?** If the lot number in the parcel is adjusted, I may have room for addressing.

GREENVILLE COUNTY SCHOOLS

Skip Limbaker @ (864) 355-7263

- Not located within 1.5 miles of a school (filed as RV Park with spaces on private gravel drives)

GIS DEPT

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

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

SUBDIVISION ADMINISTRATION

- **IN ACCORDANCE WITH LDR ARTICLE 10.3.4, THE TRASH ENCLOSURE WALL SHALL BE OPAQUE.**
- **SHOW 5' SIDEWALKS ACROSS FULL EXTENT OF DEVELOPMENT PARCEL.**
- **CORRECT NOTE #20 TO INDICATE "LDR 10.3.5"**

**PLAT NOTATIONS:**

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

X	RIGHT OF WAY FOR EACH PROPOSED STREET
X	RADIUS OF EACH PROPOSED CUL-DE-SAC
X	SIGHT TRIANGLES AT ALL INTERSECTIONS
X	COUNTY AND STATE ROAD INVENTORY NUMBERS FOR EXISTING ROADS
X	DISTANCE FROM THE SUBDIVISION TO THE NEAREST MAJOR INTERSECTION
X	RIGHT-OF-WAY FOR EACH ADJOINING, EXISTING STREET
X	ESTABLISH PROPERTY LINES AT THE RIGHT-OF-WAY OF EXISTING ROAD(S)
X	FRONT BUILDING SETBACK LINE
X	ALL LOT DIMENSIONS
X	ADEQUATE FRONT AND SIDE SETBACK AREA ON CORNER LOTS
X	TABLE SHOWING SQUARE FOOTAGE OF INDIVIDUAL LOTS
X	EASEMENT FOR EXISTING CREEK(S)/STREAM(S). EASEMENT WIDTH: (25 FEET) + (WIDTH OF CREEK/STREAM AT THE TOP OF THE BANKS)
X	FOR LOTS ADJOINING CREEKS/STREAMS, THE DEVELOPER IS TO DETERMINE IF THE FIRST FLOOR OF THE STRUCTURES IS REQUIRED TO BE ELEVATED ABOVE THE 100-YEAR FLOOD LINE DUE TO SIGNIFICANT FLOW IN THE STREAM (>50CFS). (CONTACT COUNTY LAND DEVELOPMENT DIVISION 864-467-4610.)
X	SHOW STATEMENT THAT, AS A MINIMUM, 5 FOOT DRAINAGE AND UTILITY EASEMENTS

	ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10 FOOT EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
X	SHOW STATEMENT: "STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY." FINAL PLAT TO SHOW FILE NUMBER OF THE APPROVED STORMWATER PLAN.
X	SHOW STATEMENT: "AS OWNERS OF PROPERTY WHICH IS DESIGNED TO DRAIN TO A PARTICULAR STORM WATER MANAGEMENT FACILITY IN ANY PHASE OF DEVELOPMENT IN _____ SUBDIVISION, EACH PROPERTY OWNER SHALL BE EQUALLY RESPONSIBLE FOR INSPECTION, MAINTENANCE, AND REPAIR OF THAT STORM WATER MANAGEMENT FACILITY TO WHICH THEIR LOT IS DESIGNED TO DRAIN IN _____ SUBDIVISION, AS SHOWN / FOUND ON THE APPROVED STORM WATER PLAN FOR _____ SUBDIVISION AND/OR RECORDED STORM WATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT INSTRUMENT # _____, DATED _____. THIS IS IN THE ABSENCE OF A HOMEOWNER'S OR PROPERTY OWNER'S ASSOCIATION."
X	<p>THE RECORDED FINAL PLAT OF THE DEVELOPMENT SHALL CONTAIN THE FOLLOWING NOTE:</p> <p>"THE SANITARY SEWER RIGHT OF WAY AND EASEMENT CONVEYED HEREON TO METROPOLITAN SEWER SUBDISTRICT (METRO) SHALL EXTEND TWELVE AND ONE-HALF FEET (12.5') ON EACH SIDE OF THE CENTERLINE OF THE SANITARY SEWER LINE AS CONSTRUCTED AND SHALL HAVE A TOTAL RIGHT OF WAY AND EASEMENT WIDTH OF TWENTY-FIVE FEET (25'), (HEREINAFTER CALLED THE "PERMANENT RIGHT OF WAY"). FOR REFERENCE AND RESTRICTIONS, SEE THE RECORDED DEDICATION AND CONVEYANCE OF SANITARY SEWER LINE AND RIGHT OF WAY CONTAINING THE REFERENCE TO THIS RECORDED PLAT."</p>