



Business and Development Services
(864) 234-3484

BUILDING AND ZONING BOARD OF APPEALS AGENDA

Wednesday, October 26 – 5:00pm
City Hall, Court Room

- | | |
|---|---------------------|
| 1. Call to order | Chairman Sentelle |
| 2. Invocation & Opening Remarks | Chairman Sentelle |
| 3. Action: Special Exception
503 North Main Street
M-16-11-BA | Kim Hamel, Director |
| 4. Old/ New Business | Chairman Sentelle |
| 5. Approval of the September 28 meeting minutes | Chairman Sentelle |
| 6. Adjourn | Chairman Sentelle |



Staff Contact:
Kim Hamel, Director
khamel@mauldincitysc.com

Docket #M-2016-11-BA, (TZ-16-176)

SPECIAL EXCEPTION REQUEST: FEDERAL OFFICE DEVELOPMENT

MEETING DATE: October 26, 2016
PETITIONER: John Braswell, Rooker Real Estate Development and Construction Mgt.
PROPERTY OWNER: Anne H Potter as Trustee (Anne Henderson)
STREET ADDRESS: 503 North Main Street
TAX PARCEL ID: M008010100200
ZONING: SPLIT ZONED: C-2 and R-15

NATURE OF REQUEST:

The applicant is requesting a Special Exception approval to allow a section of off-street parking associated with the development of a new Federal Social Security Administration office building to be located in the R-15 zoning designation per: Section 5.2.2, R-15: Uses Permitted by Special Exception: Other public and semi-public uses that are considered to be comparable with the aforementioned (public) uses.

SUMMARY REVIEW AND ORDINANCE REQUIREMENTS:

The property site is located at 503 North Main Street, consists of 4.35 acres and is split zoned C-2 and R-15. The parcel will be subdivided into two lots to provide 2.36 acres for development and construction of a new 18,000 square foot professional office building for the Social Security Administration’s (SSA) Office of Disability Adjudication and Review (ODAR). The building will be 2 stories in height with a secured parking garage for administrative judges on the first floor and offices on the second floor. Off –street parking for customers is proposed in the front and rear of the structure. Landscaping of the site is also required, including screening along the north, south and west sides of the property where the development abuts adjacent residential uses.

FINDINGS:

The Board of Appeals is not authorized to grant variances to the Special Exception standards that are required for specific uses listed in Article 7 of the Mauldin Zoning Ordinance. The Zoning Board of Appeals can only grant approvals upon finding that the proposed use, and the information and plans submitted address the following findings noted below:

1. That the use meets all required conditions.

The proposed professional office use is a permitted use by right in the C-2 zoning district. The building and site will be designed to comply with all applicable state, federal and local regulations.

2. The use is reasonable necessary for the public health or general welfare.

The Social Security Administration’s (SSA) Office of Disability Adjudication and Review (ODAR) is responsible for holding hearings, issuing decisions and reviewing appeals for determining whether or not a person may receive benefits. SSA-ODAR offices are only located in ten (10) states; this office will be the first

of its kind in the state of South Carolina.

3. **The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services.**

The project site is located on North Main Street, a major road corridor within the City's jurisdiction. Properties along this corridor are covered by (both) City fire and police protection. In addition, the site is within close proximity to public utilities, including water and Mauldin sewer.

4. **The use will not violate neighborhood character nor adversely affect surrounding land uses.**

The proposed use is not expected to adversely affect surrounding land uses or violate neighborhood character. Office is a permitted use in the C-2 zoning designation; the "special exception" request is only required for the purpose of allowing a small section of off-street parking to be located within the R-15 zoning portion of the parcel. The building will be located towards the front of the lot and the site will be designed in accordance with the district screening and landscape requirements that will provide a buffer between the development and adjacent residential uses. The proposed use, building and site design are expected to have a positive impact on the corridor.

Contact from surrounding property owners: X YES NO

Staff received one phone call from an adjacent property owner who asked about the proposed development; a site plan was emailed to him. Staff did not receive any follow-up questions.

STAFF RECOMMENDATION:

Based on the information presented in the application, staff recommends approval of the Special Exception as requested by the applicant and in accordance with the site plan presented as Exhibit C.

ATTACHMENTS:

- EXHIBIT A: ZONING MAP
- EXHIBIT B: AERIAL AND UTILITIES MAP
- EXHIBIT C: SITE PLAN
- EXHIBIT D: ELEVATION

DATE PETITION FILED: September 21, 2016	ACTION TAKEN BY THE BOARD:
DATE REVIEWED BY BOARD OF APPEALS: October 26, 2016	

EXHIBIT A: ZONING MAP



Notes: 503 North Main Street
Board of Appeals: 10/26/16
Special Exception



MAP LEGEND

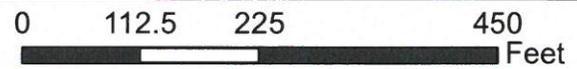
- Manholes_Mauldin
- Manholes_ReWa
- Manhole_MSSD
- SewerLines_Mauldin
- TrunkSewer_ReWa
- ServiceLaterals_MSSD



EXHIBIT B: AERIAL & UTILITIES MAP



Greenville County South Carolina GIS



Notes: 503 North Main Street
 Board of Appeals: 10/26/16
 Special Exception



MAP LEGEND

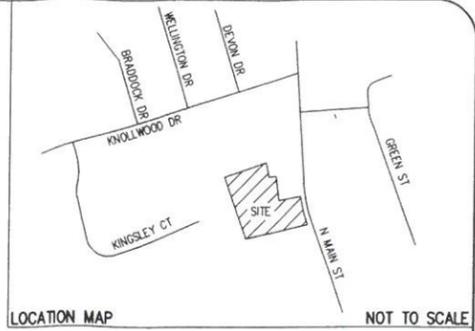
- Manholes_Mauldin
- Manholes_ReWa
- Manhole_MSSD
- SewerLines_Mauldin
- TrunkSewer_ReWa
- ServiceLaterals_MSSD





90,923 SQ.FT.
2.087 ACRES

98,667 SQ.FT.
2.265 ACRES



PARKING DATA:

OFFICE AND PROFESSIONAL BUILDING -
1 SPACE PER 200 SF (18000 SF / 200 SF = 90 SPACES)

REGULAR SPACES REQ'D: 86 SPACES
HC SPACES REQ'D: 4 SPACES

TOTAL REQ'D: 90 SPACES

REGULAR SPACES PROVIDED: 91 SPACES
HC SPACES PROVIDED: 4 SPACES

TOTAL PROVIDED: 95 SPACES

SITE DATA:

PIN: M008010100200
TOTAL SITE = 4.66 AC (202,989 SF)

ZONING - C2 (COMMERCIAL)

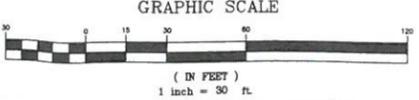
SETBACKS -
FRONT - 45'
REAR - 20'
SIDES - N/A



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

SYMBOLS		ABBREVIATIONS	
CB	CATCH BASIN	BL	BUILDING LINE
DI	DROP INLET	CL	CENTERLINE
ELEC	ELEC TRANSFORMER	CT	CRIMP TOP
ELEV	ELEVATION (EXIST. GRADE)	DE	DRAINAGE EASEMENT
ELEV	ELEVATION (FINISH GRADE)	EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT	FTE	FINISHED FLOOR ELEVATION
GM	GAS METER	FG	FINISHED GRADE
GV	GAS VALVE	IE	INVERT ELEVATION
IP	IRON PIN	IPS	IRON PIN SET
IP	IRON PIN OLD	IPO	IRON PIN OLD
MHBS	MANHOLE (BELL/SOUTH)	M&C	NAIL & CAP
MHSD	MANHOLE (SD)	OT	OPEN TOP
MHSS	MANHOLE (SS)	RB	REBAR
PP	POWER POLE	RCP	REINFORCED CONCRETE PIPE
TEL	TELEPHONE	R/W	RIGHT OF WAY
WM	WATER METER	SSE	SANITARY SEWER EASEMENT
WV	WATER VALVE	SL	SETBACK LINE
SWF	STORMWATER FLOW	VCP	VITRIFIED CLAY PIPE
TF	TRAFFIC FLOW		



SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

www.sitedesign-inc.com
300 E. WASHINGTON ST. STE B
GREENVILLE, SC 29601
PH: (864)271-0496
FAX: (864)271-0402

ID.	NO.	DATE
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	
7	7	
8	8	
9	9	
10	10	

503 NORTH MAIN STREET
CITY OF MAULDIN GREENVILLE COUNTY SOUTH CAROLINA

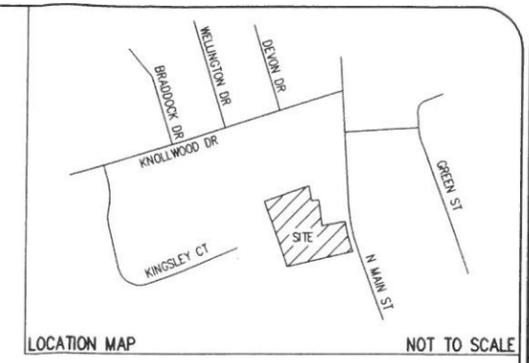
HORIZ. SCALE:	1" = 30'
VERT. SCALE:	N/A
DESIGNED BY:	NGR
DRAWN BY:	NGR
CHECKED BY:	MRB
DATE:	03/25/2016
150333 BASECURRENT.dwg	

SITE PLAN

SHEET 1 OF 1

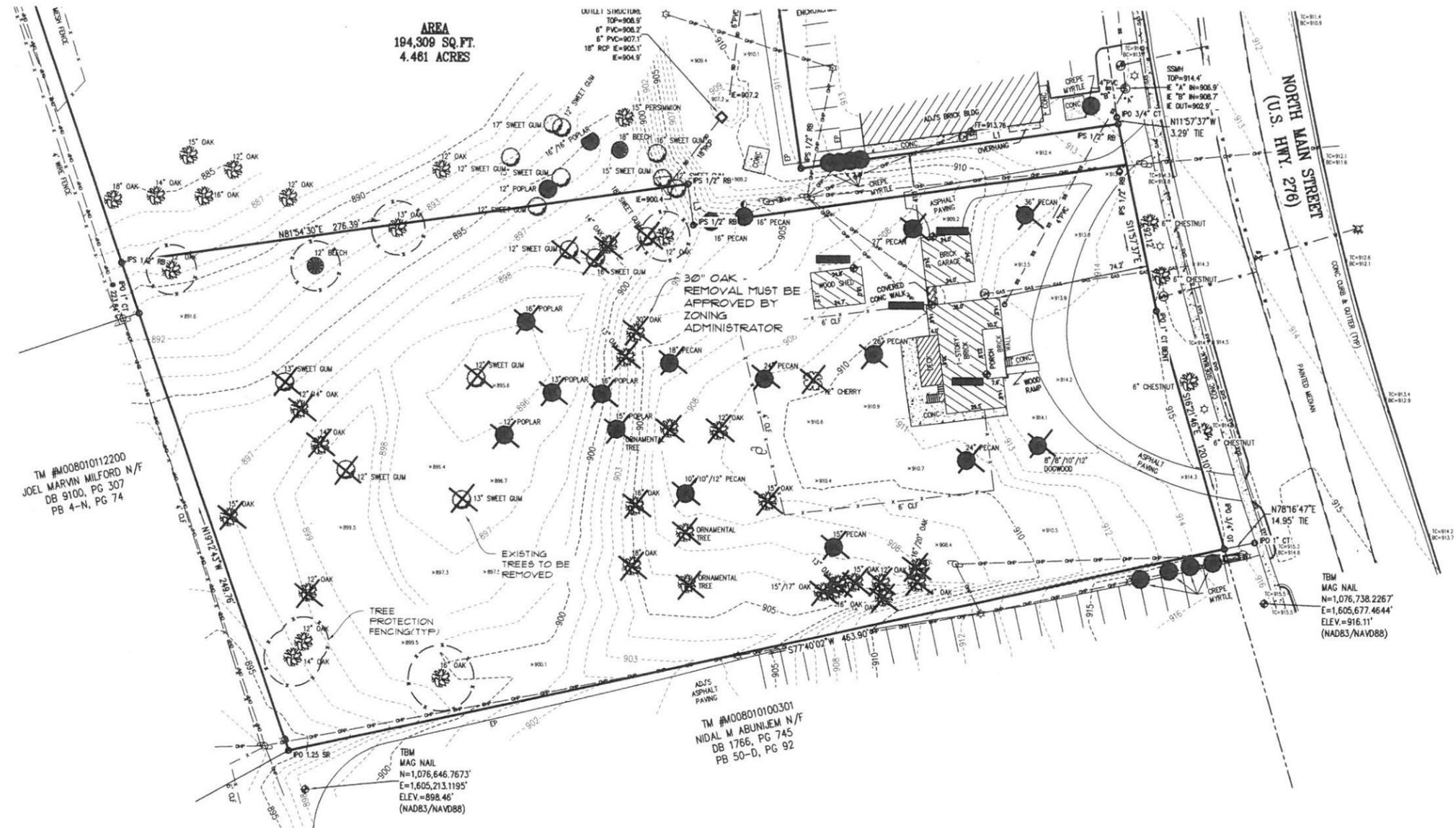
C200

EXHIBIT C: SITE PLAN



SITE DESIGN, INC.
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

www.sitedesign-inc.com
 100 E WASHINGTON ST. STE B
 GREENVILLE, SC 29601
 PH: (864)271-0400
 FAX: (864)271-0402

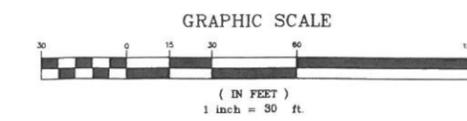


THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF EXISTING UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

SYMBOLS	ABBREVIATIONS
CB □ CATCH BASIN	BL BUILDING LINE
DI □ DROP INLET	CL CENTERLINE
ELEC TRANSFORMER	CT CRIMP TOP
+ 90.0' ELEVATION (EXIST. GRADE)	DE DRAINAGE EASEMENT
+ 91.0' ELEVATION (FINISH GRADE)	EP EDGE OF PAVEMENT
FFE FINISHED FLOOR ELEVATION	FFG FINISHED GRADE
FM FIRE HYDRANT	IE INVERT ELEVATION
GP GAS VALVE	IPV IRON PIN SET
IP IRON PIN	IPO IRON PIN OLD
LP LIGHT POLE	N&C NAIL & CAP
MHBS MANHOLE (BELLSOUTH)	OT OPEN TOP
MHSD MANHOLE (SD)	REBAR
MHSS MANHOLE (SS)	RCP REINFORCED CONCRETE PIPE
PP POWER POLE	R/W RIGHT OF WAY
TEL TELEPHONE	SSE SANITARY SEWER EASEMENT
WM WATER METER	SL SETBACK LINE
WV WATER VALVE	VCP VITRIFIED CLAY PIPE
SW STORMWATER FLOW	
TRAFFIC FLOW	

LINETYPES	
--- CHAIN LINK FENCE (PROPOSED)	--- SANITARY SEWER - EXIST.
--- CHAIN LINK FENCE (EXISTING)	--- SANITARY SEWER - NEW
--- CONTOURS - EXIST. GRADE	--- SILT FENCE
--- (878) CONTOURS - FINISHED GRADE	--- STORM SEWER - EXIST.
	--- STORM SEWER - NEW
	--- UNDERGROUND POWER
	--- UNDERGROUND TEL
	--- WATER LINE - EXIST.
	--- WATER - NEW
	--- WOOD FENCE
	--- LIMITS OF DISTURBANCE



TM #A008010112200
 JOEL MARVIN MILFORD N/F
 DB 9100, PG 307
 PB 4-N, PG 74

NO.	10.	9.	8.	7.	6.	5.	4.	3.	2.	1.	DATE

THIS DRAWING IS THE PROPERTY OF SITE DESIGN, INC. AND IS FURNISHED WITH THE CONDITION THAT IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SITE DESIGN, INC. PERFORMANCE OF THIS DRAWING IS NOT TO BE CONSIDERED AS A PROFESSIONAL ENGINEERING OR ARCHITECTURAL SERVICE UNLESS SPECIFICALLY NOTED OTHERWISE ON THIS DRAWING.

ODAR
 503 N. MAIN ST.

CITY OF MAULDIN
 GREENVILLE COUNTY
 SOUTH CAROLINA

HORIZ. SCALE 1" = 30'
VERT. SCALE N/A
DESIGNED BY: AGB
DRAWN BY: AGB
CHECKED BY: PM
DATE: 10/07/2016
 S160703 LANDSCAPE.dwg

EXISTING CONDITIONS AND TREE REMOVAL

SHEET 1 OF 2

L000

SC REG NO 552

CITY OF MAULDIN ZONING ORDINANCE LANDSCAPE REQUIREMENTS

STREETSCAPE PLANTING REQUIREMENTS

- STREET TREES ARE REQUIRED ALONG ALL PUBLIC AND PRIVATE STREET FRONTS
- ONE LARGE CANOPY TREE SHALL BE PLANTED FOR EVERY 40 LINEAR FEET
- STREET TREES SHALL BE PLANTED WITHIN A PLANTING STRIP AN AVERAGE WIDTH OF 10 FEET, WHICH SHALL BE STABILIZED AND COVERED WITH GROUND COVER OR MULCH
- STONE MULCH IS NOT PERMITTED IN THE STREET TREE PLANTING STRIP

PARKING LOT PLANTING REQUIREMENTS

- A STREET BUFFER IS REQUIRED FOR ALL VEHICULAR USE AREAS WITHIN 50 FEET OF THE EDGE OF THE STREET
- ONE EVERGREEN OR DECIDUOUS SHRUB SHALL BE PLANTED FOR EVERY 5 FEET OF BUFFER REQUIRED
- SHRUBS PLANTED WITHIN THE BUFFER MUST BE 3' HEIGHT MINIMUM AT MATURITY
- ONE TREE IS REQUIRED FOR EVERY 10 PARKING SPACES
- PARKING LOT TREES PLANTED MUST BE 2.5 INCHES IN DIAMETER AT TIME OF PLANTING
- 61 PARKING SPACES = 6 TREES REQUIRED

ADDITIONAL SCREENING REQUIREMENTS

- ALL DUMPSTERS, COMPACTORS, ETC. SHALL BE ENCLOSED INSIDE A SIX-FOOT-TALL WALL, OPAQUE FENCE, OR FENCE AND EVERGREEN HEDGE, WHICH HIDES THE ITEM TO BE SCREENED FROM VIEW FROM ALL ROAD RIGHTS-OF-WAY BY A 6 FOOT TALL EVERGREEN HEDGE

TREE PRESERVATION REQUIREMENTS

- 24 TREE CREDITS ARE REQUIRED PER ACRE
- 50% OF THE REQUIRED TREE CREDITS SHALL BE PLANTED OR PRESERVED IN AND AROUND THE PARKING LOT
- TREES MUST BE LOCATED WITHIN FIFTEEN FEET OF THE PARKING AREA TO COMPLY WITH STANDARD TREE CREDITS
- 2 1/2 INCH TREES = 1 TREE CREDIT
- 10 INCH TREES = 3 TREE CREDIT
- 20 INCH TREES = 5 TREE CREDIT
- 30 INCH TREES = 7 TREE CREDIT
- TOTAL SITE ACREAGE = 2.36 ACRES
- TOTAL TREE CREDITS REQUIRED = 57 CREDITS (50% OF WHICH TO BE WITHIN 15 FT OF PARKING AREA)
- TOTAL TREE CREDITS PROVIDED = 57 CREDITS (REQUESTING WAIVER FOR 50% REQ'D TREES NEAR PARKING LOT)
- PLANTED TREE CREDITS = 36
- PRESERVED TREE CREDITS = 21

CITY OF MAULDIN TREE PRESERVATION

The City of Mauldin requires 24 tree credits per acre

TOTAL SITE CREDITS/ACRE	24 CREDITS
REQUIRED CREDITS	57 TREE CREDITS

TREES SAVED	Quantity	Tree Species	Tree Caliper	Credit Units	Credits
	3	Oak	12 in	3	9
	1	Beech	12 in	3	3
	1	Oak	13 in	3	3
	1	Oak	14 in	3	3
	1	Oak	16 in	3	3
				Total Credits	21

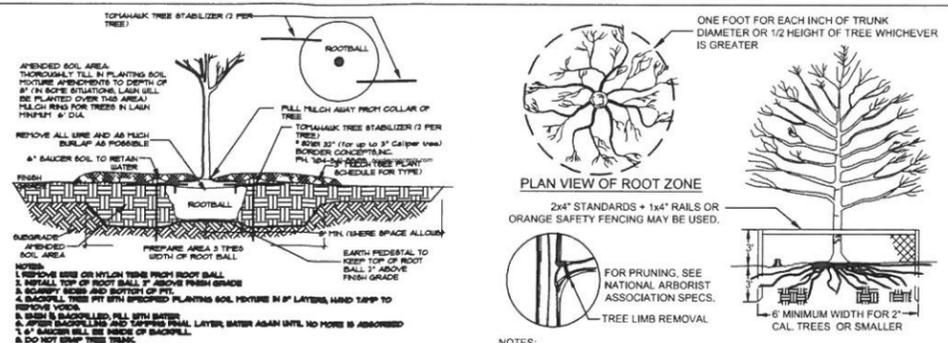
TREES PLANTED	Quantity	Tree Species	Tree Caliper	Credit Units	Credits
	5	Oak	2.5"	1	5
	5	Elm	2.5"	1	5
	26	Hornbeam	2.5"	1	26
				Total Credits	36

Existing Credits	21
Planted Credits	36
Required Credits	57
Post Development Credits	0 TREE CREDITS

Plant Schedule for Project

Quan.	Code	Common Name	Botanical Name	Size	Notes
Deciduous Shade Tree					
11	QUWP	Willow Oak	Quercus phellos	2.5" Cal	
10	UAAP	Princeton Elm	Ulmus americana 'Princeton'	2.5" Cal	
27	CCFA	Upright American Hornbeam	Carpinus caroliniana 'Fastigata'	2.5" Cal	
Large Evergreen Tree					
8	THGG	Green Giant Arborvitae	Thuja x 'Green Giant'	6' Ht	
6'+ Evergreen Shrub					
9	ICST	Steeds Holly	Ilex crenata 'Steeds'	48" Ht	
27	LJJA	Ligustrum	Ligustrum japonicum	36" Ht	
1-4' Evergreen Shrub					
21	ICBN	Dwarf Burford Holly	Ilex cornuta 'Nana Burford'	3 Gal	18" Ht min
33	ICCA	Carissa Holly	Ilex cornuta 'Carissa'	3 Gal	18" Ht min
Groundcover					
		Bermuda Sod			
		CY Shredded Hardwood Mulch			

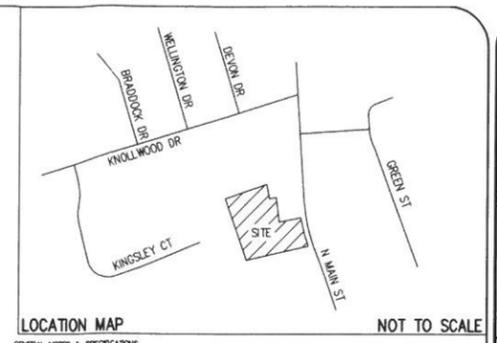
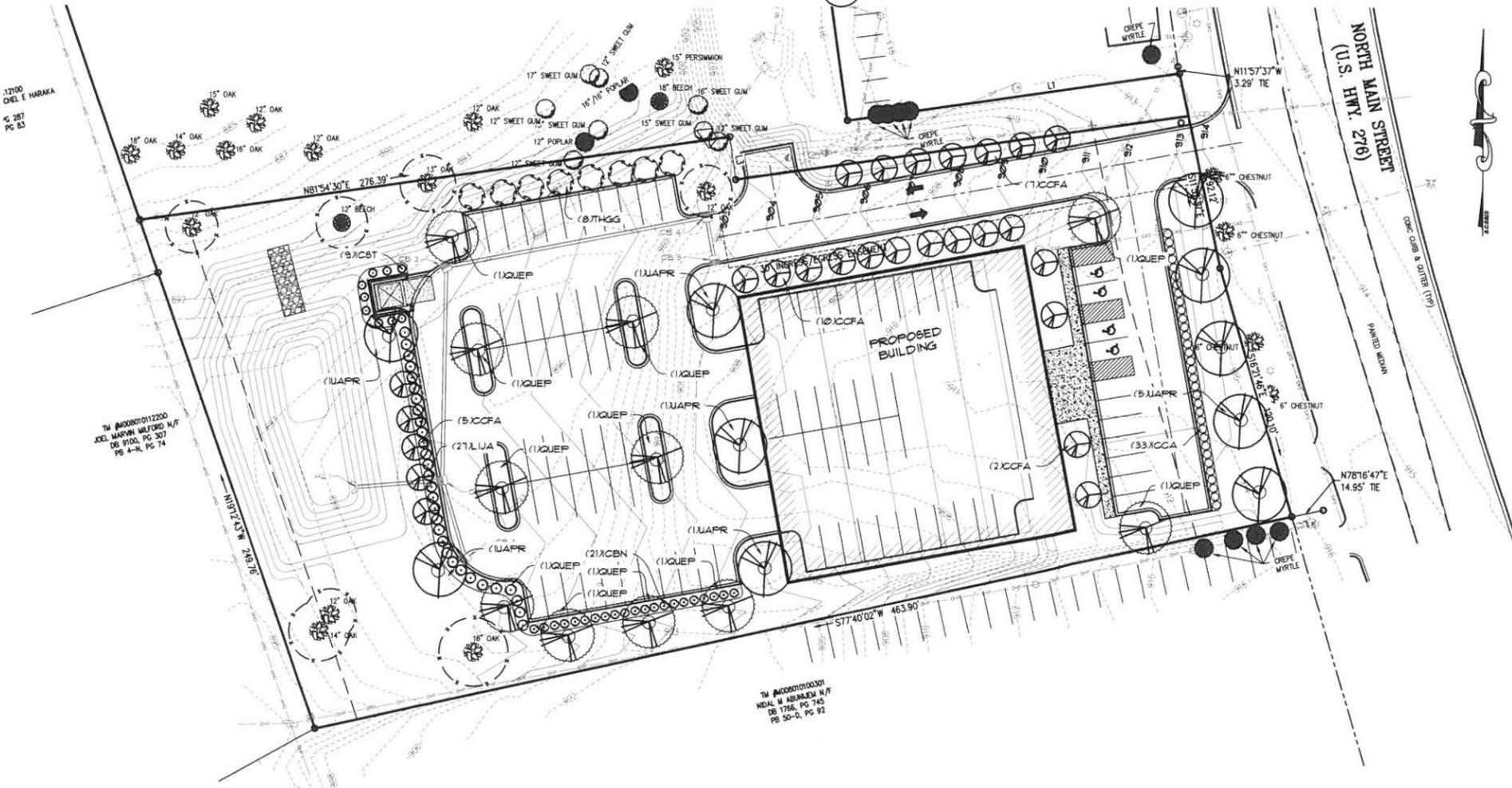
NOTE: Plant quantities shown are for the contractor's convenience only. Contractor is responsible for confirming all plant quantities prior to bidding and installation.



- NOTES:**
1. REMOVE WIRE, NYLON TWINE OR CONTAINER FROM ROOT BALL.
 2. SCARIFY SIDES AND BOTTOM OF HOLE AS WELL AS THE ROOT BALL.
 3. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE
 4. ROOT BALLS GREATER THAN 2" IN DIAMETER SHALL SIT ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.
 5. ROOT BALLS SMALLER THAN 2" MAY SIT ON COMPACTED SOIL MIXTURE.
 6. BACKFILL PIT WITH SPECIFIED PLANTING SOIL MIXTURE IN 8" LAYERS, HAND TAMP TO REMOVE VOIDS.
 7. WHEN 3/4 BACKFILLED, FILL WITH WATER
 8. AFTER BACKFILLING AND TAMPING FINAL LAYER, WATER AGAIN UNTIL NO MORE IS ABSORBED.
 9. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.

SITE DATA:

FIN: M0000100000
 TOTAL SITE = 2.36 AC (XXXXX SF)
 TOTAL DISTURBED AREA = XXXXX AC (XXXXX SF)
 ZONING - C2 (COMMERCIAL)
 SETBACKS -
 FRONT - 25'
 REAR - 20'
 SIDES - 0'



GENERAL NOTES & SPECIFICATIONS

LAWN INSTALLATION: Lawn area shall be graded to a smooth, positive drainage slope, removing all stones over 3/4". Agricultural limestone shall be incorporated into the soil at a rate of 50 pounds per 1000 square feet. Apply specified seed at recommended rate. Straw mulch or hydromulch shall be used as deemed necessary by the Landscape Contractor and Landscape Architect. The Landscape Contractor shall be responsible to establish a full stand of grass and will repair any bare spots 1'-0" square due to uneven seed distribution, drought, or erosion.

SOD INSTALLATION: Sodded lawn areas shall be graded to a smooth, positive drainage slope, removing all stones over 3/4". Sod shall be healthy, thick and placed so that joints are butt joint. Stipe as necessary. Sod shall be trimmed to match bed lines shown on plan. Startup fertilizer shall be incorporated into the soil at the manufacturer's recommended rate. Any area of sod that fails to root, settles or dies will be replaced by the Landscape Contractor.

UTILITY LOCATION: The Landscape Contractor is responsible for contacting the utility locator service and is responsible for any damage done to utilities.

QUANTITIES: Plant quantities are shown for the contractor's convenience only. PLANTS SHALL BE INSTALLED AS SHOWN. Contractor is responsible for confirming all quantities prior to bidding and installation.

BIDS: In order to keep all bids standard, all bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. The bid is a unit price contract.

PLANT QUALITY: All plants shall be nursery grown, have a full habit of growth as is characteristic of that species, and shall be free of disease or insects. General plant quality shall be as specified in the "USA Standard for Nursery Stock" (published by the American Association of Nurserymen). Please contact the Landscape Architect if there is difficulty in locating a particular plant. If necessary, a substitute plant will be recommended by the Landscape Architect.

PLANTING AREA PREPARATION: Entire planting area shall be scarified and contain amended on-site soil or a soil mix to a depth of no less than 18". (see planting detail for more information.)

SETTING OF PLANTS: The root ball of container grown plants shall be scarified in several places prior to planting. Plant shrubs and trees so that their initial settlement, the top not beds will be even with or slightly above the adjacent soil line. Around root balls, 1/2" of the original soil shall be removed from the planting hole and thoroughly mixed with the same quantity of peat moss or well rotted, fine leaved bark. (City in areas where the existing soil is a 300K berle, loose topsoil (loam or loess) or sand) can plants be placed directly in the soil with no amendments. PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.

PREPARATION OF GROUND COVER AND SEASONAL COLOR BEDS: The existing soil in ground cover and seasonal color beds shall be thoroughly cultivated 6 inches deep, to a fine texture (no clods over 1/2") with a mechanical tiller. A plant mix of 60% screened topsoil, 20% sand, and 20% well rotted sawdust or peat shall then be thoroughly incorporated into the existing soil with the tiller so that the soil mix (6" deep) is 1/2" original soil and 1/2" plant mix. All groundcover and seasonal color beds shall receive a 2" layer of featured, screened pine bark mulch, or equal. PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.

FERTILIZING: Upon completion of plantings, all shrubs shall receive 1/8 cup of 16-4-8 fertilizer (50% of nitrogen slow release) every broadcast at the base of the plants. Trees shall receive 1/4 cup of 16-4-8 fertilizer (50% of nitrogen slow release) per inch of caliper. Ground cover beds shall be fertilized at the rate of 20 pounds of 16-4-8 (50% of nitrogen slow release) per 1000 square feet.

STAKING OF TREES: Deciduous trees 1 1/2" in caliper and over, and evergreen trees 8' and taller shall be staked. Rubberhose to be used to cover the wire of the point of its contact with the tree. The Landscape Contractor is responsible for all wind damage to trees. (provided winds are less than 60mph) during the guarantee period, and may stake other trees (for his own protection) at his option. TRANSPORT: All plant material to be transported shall be transported according to guidelines set by AAS standards. Transported materials will not be guaranteed by the landscape contractor.

MULCHING: As specified on planting list, Hardwood mulch: All beds to receive a 3" layer of aged hardwood bark mulch (free of wood chips or large chunks of bark). Fresh hardwood bark mulch is not recommended to be used, as water run-off may cause staining on adjacent concrete surfaces. All damages incurred by the use of fresh hardwood mulch shall be the responsibility of the landscape contractor. Preservative: All plant material to be transported shall be transported after natural compaction, preservative should have a depth of 2". All trees located in lawn areas shall receive a 3" diameter ring of mulch. Mulch in these areas is to follow the above listed guidelines. A weed barrier shall be provided in all bed areas under mulch layer.

GRAZING: All final grading shall be the responsibility of the landscape contractor. The responsibility for any additional grading (if needed) shall be determined prior to bidding.

BACKFILL: Landscape contractor to verify any additional backfill/topsoil needed prior to beginning work. A unit price for topsoil shall be included in all bid documents to allow for circumstances that might arise during installation.

STABILIZATION: Landscape contractor shall ensure that all plantings are stabilized with ground covers, mulches or other approved materials to prevent soil erosion and allow rainwater infiltration.

CLEAN UP: Final clean up of any disturbances occurring as a result of landscape operations shall be the responsibility of the landscape contractor.

INSPECTION: It shall be the contractor's responsibility to provide for inspection of the plant materials by the Landscape Architect prior to installation. All plant material will be inspected. Plants not conforming precisely to the plant list will not be accepted and shall be replaced at the contractor's own expense.

LICENSES: The contractor will be responsible for obtaining all licenses necessary to complete the work.

INSURANCE: With the submittal of bid documents, the landscape contractor shall also submit a certificate of insurance for workman's compensation and a contractor's general liability. Contractors not providing evidence of such insurance will be ineligible to receive the contract for the job.

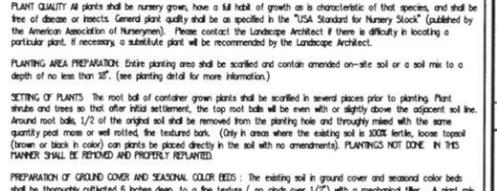
GUARANTEE: All plant material and workmanship to be guaranteed for one year from the date of acceptance by the Owner. Plant replacement to occur only once. The contractor will not be responsible for defects resulting from neglect by the Owner, storm or damage by others, or unusual phenomena or incidents beyond the landscape contractor's control which result from natural causes such as floods, lightning, storms, freezing rains, or winds over 80 miles per hour, fire, vandalism or theft.

IRRIGATION: Unless otherwise specified, if an automatic irrigation system is desired or required, it will be the responsibility of the contractor to have the system designed and installed.

*****CAUTION*****

811 Know what's below. Call before you dig.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE HEREIN ALL DAMAGES TO OR FROM UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



SITE DESIGN, INC.
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
 www.sitedesign-inc.com
 300 E. WASHINGTON ST., STE B
 GREENVILLE, SC 29601
 FAX: (864) 271-5402

ODAR
 503 N. MAIN ST.
 CITY OF MAULDIN
 GREENVILLE COUNTY
 SOUTH CAROLINA

SC. REG. NO. 502

HORIZ. SCALE: 1" = 30'
VERT. SCALE: N/A
DESIGNED BY: AGB
DRAWN BY: AGB
CHECKED BY: PM
DATE: 10/07/2016
 S160703 LANDSCAPE.dwg

LANDSCAPE PLAN

SHEET 2 OF 2

L100

10/10/2016 10:19:51 AM



EAST ELEVATION:
EIFS = 67%
BRICK = 6%
GLAZING = 27%

NORTH ELEVATION:
EIFS = 58%
BRICK = 19%
GLAZING/OPENINGS = 23%

WEST ELEVATION:
EIFS = 53%
BRICK = 14%
GLAZING/OPENING/DOORS = 33%

SOUTH ELEVATION:
EIFS = 59%
BRICK = 18%
GLAZING/OPENINGS = 23%

C:\Revit_Local15 - Rooker Greenville ODAR_Thompson.rvt

**WAKEFIELD
BEASLEY &
ASSOCIATES**

ATLANTA · JACKSONVILLE · PANAMA
ABU DHABI · SHANGHAI

**NEW SHELL BUILDING
FOR
R.P. MAULDIN LLC**

MAULDIN, SC

© 2016 Wakefield Beasley & Associates, Inc. All rights reserved. This document is the property of Wakefield Beasley & Associates, Inc. and is not to be distributed, copied, or reproduced in any form without the written permission of Wakefield Beasley & Associates, Inc.

Print Record

Revisions

Date: 10/10/2016 Job No: 1602051.00
Sheet Title:

3D RENDERING

Sheet No.

A-1

NOT RELEASED FOR CONSTRUCTION

EXHIBIT D: ELEVATION