

Development Plan

(Please use this document as the format for the pre-application conference and for the final submittal of the rezoning application)

Windwood Cottages

Name of Flexible Review District

1. Property Owner: Joe H. and Christine W. Hudson

Name: See attached sheet for additional property owners

Address: 506 Phillips Road Greer, SC 29650

Telephone Number: 864-270-0592

2. Applicant: Reichert Consulting, LLC

Name: Chuck Reichert

Address: 104 Litten Way Greenville, SC 29615

Telephone Number: 864-270-3397

3. Date: January 27, 2014

4. Signature: _____

A complete plan includes three elements:

1) Preliminary Development Plan - The applicant shall submit a digital version and also reproducible vellum of the proposed Flexible Review District which shall include the following:

- a) A boundary survey with vicinity map, title block, scale, and north arrow.
- b) Total number of acres of the overall site.
- c) Location and orientation of existing and proposed buildings, number of residential use by type, square footage of non residential uses.
- d) Primary traffic circulation pattern, including external and internal points of ingress and egress.
- e) Location of parking areas and approximate number of parking spaces for use.
- f) Any such information or descriptions as may be deemed reasonably appropriate for review.

2) Natural Resource Inventory - The primary objective of the natural resources inventory is to provide better information about the type of land cover, topography, and significant natural, historical and cultural features on sites proposed for development. The applicant shall submit a natural resources inventory at the same scale as the preliminary development plan including the following:

- a) Land cover type (i.e. wooded, pasture, wetland, etc.) indicating the wood line or boundary line between wooded and non-wooded areas of the site.
- b) Topographic contour lines at 8-foot intervals. (Available at www.gcgis.org)

3) Statement of Intent – The applicant shall submit three copies of a report setting forth the characteristics of the proposed Flexible Review District including the following:

- ___ a) A description of the procedures of any proposed homeowners association or other group maintenance agreement.

Insert Text Here:

A homeowners association will be formed that will maintain all common areas within the development. This will include streets, open space, landscape areas and storm water control features.

- ___ b) A statement setting forth the proposed development schedule.

Insert Text Here:

The construction will begin as soon as all design approvals are received and the zoning is approved.

- ___ c) A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.

On-site/Off-site Public sanitary sewer and water will be installed for the project. Installation will be as soon as zoning is approved and design approvals are obtained. Vehicular traffic circulation will be provided by a private drive.

Ownership _Sanitary sewer will be owned by Metropolitan Sewer Sub-district. Water will be owned by Greenville Water System.

If Private, who will maintain: _ Private drive will be owned and maintained by the Homeowners Association.

___ d) A statement of impact on public facilities including water, sewer collection and treatment, fire protection, etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed Designw District.

Sewer (Attach with)

Water (Attach with)

Fire Department (Attach with)

Electric (Attach with)

___ e) A statement describing the architectural style, appearance and orientation of proposed buildings.

Style Craftsman

Colors Earth tone

Textures Stone, vinyl shakes, vinyl board and bat, vinyl lap siding

Roofing Architectural asphalt shingles

Windows Prarie style, single hung vinyl windows

Doors Craftsman style fiberglass front doors

Include in this document as many pictures or renderings as necessary to clearly establish the exterior of proposed structures. The image may be indicated as representative of the architectural style and building materials of the proposed structures. Larger printed images also may be submitted as separate documents.



f) A statement describing the landscaping and screening of proposed project.

Landscape Buffer Landscaping and fence along Boiling Springs Road and Phillips Road similar to Woodstone Cottages. Fence will be a combination of wood and stone with stone columns spaced between wood columns. Fence similar to Woodstone Cottages along the rear of units that are adjacent to existing properties. Fence will be painted wood. All fencing will be approximately 6' in height.

Location of Buffer 30' buffer along Boiling Springs Road and Phillips Road and 25' buffer adjacent to existing properties. The 30' buffer along the existing roadways is the County setback from the right-of-way. Fencing and landscaping will be placed in this area adjacent to the right-of-way. The remaining area will be open. The 25' buffer adjacent to existing properties is the County setback from the property line. A fence will be placed adjacent to the property line and the remaining area will be open.

What Type of Buffer Landscape and fencing along roadways. Fencing along units that are adjacent to existing properties.

Plant Material Similar to Woodstone Cottages and as determined by Landscape Architect on Final Development Plan and approved by Greenville County.

Description Similar to Woodstone Cottages and as determined by Landscape Architect on Final Development Plan and approved by Greenville County.

Surrounding Land Uses The property to the north, south, east and west is single family. .

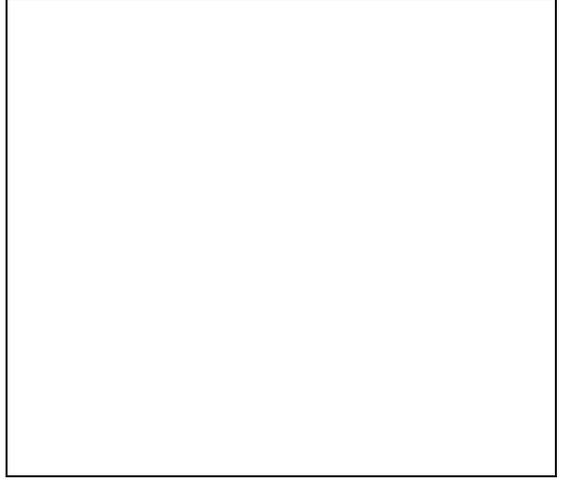
Include in this document as many pictures or renderings as necessary to clearly establish the type of landscaping/buffers to be used. The image may be indicated as representative of the proposed landscaping. Larger printed images also may be submitted as separate documents.



g) A statement describing the maintenance and screening of any proposed pond, lake, or retention pond contained in the development.

The stormwater detention pond will be owned and maintained by the homeowners association. Pond to be fenced and screened in accordance with County Ordinances.

Include in this document as many pictures or renderings as necessary to clearly establish the screening. The image may be indicated as representative of the proposed screening. Larger printed images also may be submitted as separate documents



h) A statement describing pedestrian access and circulation throughout the project. Pedestrian circulation will be provided by sidewalks and the private drive.

Include any pre-existing pedestrian systems off site. Show how they will be integrated.

Include in this document as many pictures or renderings as necessary to clearly establish the pedestrian access and circulation plan. The image may be indicated as representative of the proposed pedestrian access and circulation. Larger printed images also may be submitted as separate documents



i) Any such information or descriptions as may be deemed reasonably appropriate for review.

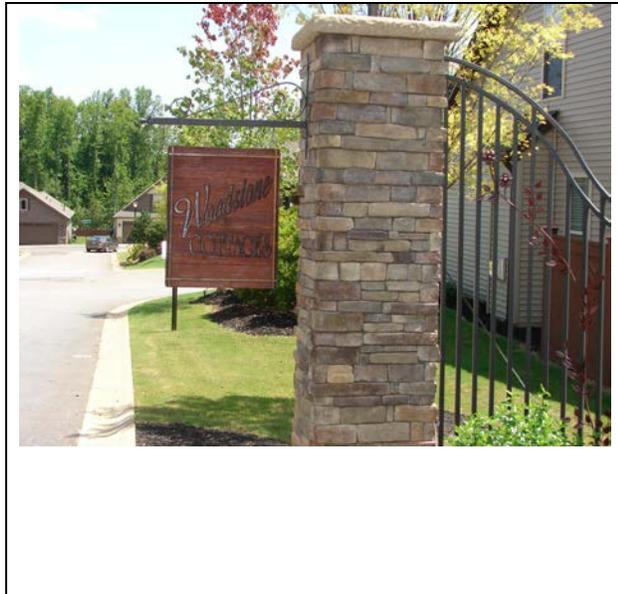
The project will consist of 54 single family detached units. The project primarily serves young professionals, single adults, empty nesters and retirees. No detached outbuilding will be permitted on any parcel. Each property owner will own the envelope around their building foot print. The remainder of the property including vehicular drives, yard area, open space and stormwater management areas will be owned and maintained by the Homeowners Association. Pedestrian sidewalks, landscaping, fencing and any private utilities will be owned and maintained by the Homeowners Association.

j) A signage plan for the site:

| | |
|--------------|--|
| Type | <u>Similar to Woodstone Cottages</u> |
| Height | <u>8'</u> |
| Illumination | <u>Light on column or ground light</u> |

Location Freestanding at entrance
Color Color to compliment building materials
Textur Texture to compliment building materials
Materials Materials to compliment building materials
of Proposed Signs 1 _____

Include in this document as many pictures or renderings as necessary to clearly establish the signage plan. The image may be indicated as representative of the proposed signage plan. Larger printed images also may be submitted as separate documents.

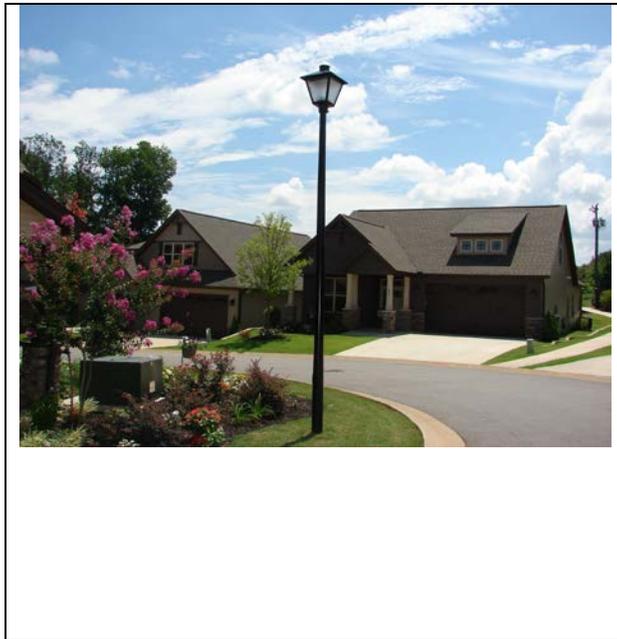
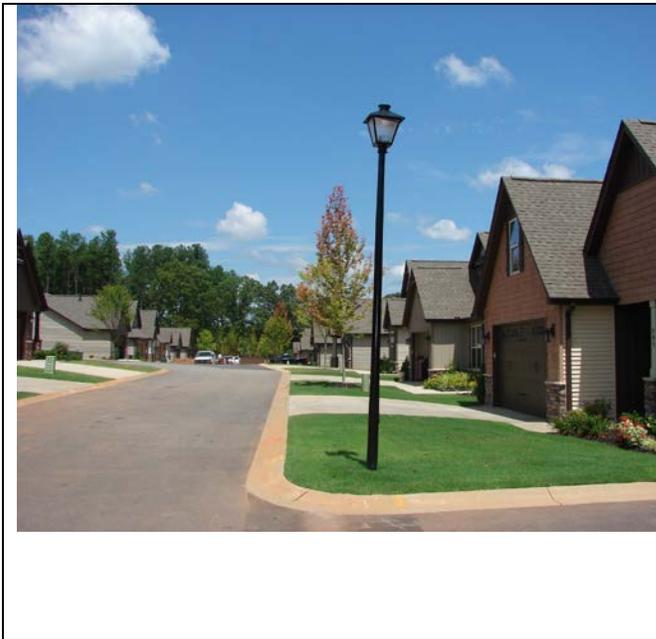


__k) A lighting plan for the site:

| | |
|-----------------------------|--|
| Style | <u>Colonial decorative fixture.</u> |
| Type | <u>100 Watt HPS black pole and fixture</u> |
| Height | <u>12'</u> |
| Location | <u>As determined by lighting plan for Final Development Plan</u> |
| # of lights | <u>As determined by lighting plan for Final Development Plan</u> |
| Intensity, voltage, Wattage | <u>100 watt HPS</u> |

(ie: high pressure sodium, metal halide mercury vapor, flood, etc)

Include in this document as many pictures or renderings as necessary to clearly establish the lighting plan. The image may be indicated as representative of the proposed lighting plan. Larger printed images also may be submitted as separate documents.



Windwood Cottages Property Owners

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