



**The City of Travelers Rest**  
125 Trailblazer Drive  
Travelers Rest, SC 29690  
(864) 834-8740

***PLANNING  
COMMISSION***

**REGULAR MEETING**

**AGENDA**

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DATE OF MEETING: **May 25, 2023**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

**1. OPENING**

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Approval of Minutes – April 25, 2023

**2. NEW BUSINESS**

- a. TR 23-03 – The Refuge FRD – 503 North Main Street Final Development Plan (FDP) Review

**3. OTHER BUSINESS**

- a. None

**4. ADJOURN**

**MINUTES**  
**TRAVELERS REST PLANNING COMMISSION**  
**4/25/2023**  
**6:00 PM Council Chambers**

**MEMBERS PRESENT:** Vice Chair Tony Rackley, Evan Cantrell, Michelle Garrison, Diane Maxwell, Bryan Haffey

**MEMBERS ABSENT:** Chair Rebecca Cooper and Don Watson

**STAFF PRESENT:** Mike Forman

**PUBLIC PRESENT:** Marianne Rice

**1. OPENING**

- a. **Call to Order/Opening Remarks:** Acting Chair Rackley called the meeting to order at 6:03 PM.
- b. **Roll Call:** Present members stated their names. Bryan Haffey arrived at 6:15.
- c. **Approval of Minutes:** Minutes for the March 28, 2023 meeting was motioned for approval by Commissioner Garrison and seconded by Commissioner Cantrell. No discussion. Motion passed 4-0.

**2. NEW BUSINESS**

a. **Five Year Comprehensive Plan Review – Survey Discussion**

Staff presented information regarding the upcoming Comprehensive Plan. Staff presented the draft survey questions for discussion.

**3. OTHER BUSINESS**

a. **Discussion of Planning Commission regularly scheduled meeting dates**

Staff requested Planning Commission to consider changing the regularly scheduled meeting dates from the 4<sup>th</sup> Tuesday of each month to the 4<sup>th</sup> Thursday of each month. Acting Chair Rackley asked for a motion to approve the request. The motion for approval was made by Commissioner Maxwell and seconded by Commissioner Garrison. No discussion. Motion passed 5-0.

4. **ADJOURN:** Motion to adjourn was made and seconded. No discussion. Motion passed 5-0 at 6:17PM.



**CITY OF TRAVELERS REST  
PLANNING & ZONING DEPARTMENT  
PLANNING COMMISSION**

**AGENDA ITEM**

May 25, 2023

- CASE NUMBER:** TR 23-03
- SUBJECT:** Final Development Plan (FDP) Review
- APPLICANT:** Rick Thoennes – Rembrey Custom Homes
- LOCATION:** 503 North Main Street
- TMS:** 0506050100200, 0506050100300, 0506050100500
- ZONING:** Flexible Review District (FRD)
- REQUEST:** The applicant requests approval of a Final Development Plan for 9.41 acre subdivision located at 503 North Main Street, in accordance with The Refuge Preliminary Development Plan and Statement of Intent as approved by City Council via Ordinance #O-10-22.
- BACKGROUND:** The City of Travelers Rest Zoning Ordinance states that no building permit or certificate of occupancy shall be issued in a Flexible Review District (FRD) until the Planning Commission, acting upon the recommendation of the Planning Commission staff, has approved and there is recorded a Final Development Plan (FDP) meeting the requirements of Section 5:15.7 of the Travelers Rest Zoning Ordinance.
- REVIEW CRITERIA:** Section 5:15.7 of the Travelers Rest Zoning Ordinance specifies that the submitted FDP shall be submitted to the City of Travelers Rest. The FDP shall set forth specific design characteristics of the FRD in accordance with the previously approved Preliminary Development Plan and Statement of Intent and shall include but not be limited to the following information:
- A. Vicinity map, title block, scale, north arrow, and property line survey.  
*Staff note: Complete via Site Plan*
  - B. Location and proposed use of all buildings or structures within the Planned Development and gross square footage.  
*Staff note: Complete via Information Sheet*

C. Names of boundary streets.

*Staff note: Complete via Site Plan*

D. Number of residential dwelling units by type and number of bedroom units in each.

*Staff note: Complete via Information Sheet*

E. Location of any utility easements.

*Staff note: Complete via Site Plan*

F. Total floor area for all nonresidential uses by type.

*Staff note: N/A*

G. Open space areas, specifying the proposed treatment or improvements of all such areas and delineating those areas proposed for specific types of developed recreational facilities.

*Staff note: Complete via Site Plan*

H. All off-street parking and loading areas, structures, the total number of spaces, and the dimensions.

*Staff note: N/A*

I. The number of acres devoted to each land use.

*Staff note: Complete via Site Plan*

J. Sketches and/or elevations of typical buildings/structures and their design standards.

*Staff note: Complete via Information Packet*

K. The site's traffic circulation plan, including the location of curb cuts and points of ingress/egress, and also including the location and width of all streets, drives, medians, service areas, dumpster pads, entrances to parking areas, etc.

*Staff Note: Complete via Site Plan*

L. The site's lighting plan, including the location, height, and type of all exterior fixtures.

*Staff note: Completed via Site Plan*

M. The site's Landscape, Screening/Buffer Plan.

*Staff note: Completed via Landscape Plan*

N. The site's Signage Plan, which includes all exterior signage of the development.

*Staff note: Sign location completed via Site Plan. Signage requires separate review and permit.*

O. Yard dimensions from the development boundaries and adjacent streets.

*Staff note: Complete via Site Plan*

P. A letter from the City Engineer stating that a detailed drainage plan has been submitted and approved.

*Staff note: Alliance Engineering is in review as of date of Planning Commission*

Q. Other such information or descriptions as may be deemed reasonably appropriate for Planning Commission review.

**CONCLUSION:**

The Planning Commission, acting upon the recommendation of the planning staff, may approve or disapprove the Final Development Plan submitted by the applicant. In reviewing the Final Development Plan, the Planning Commission may require any such design modifications as necessary to assure compliance with the approved Preliminary Development Plan. In the event that the Planning Commission finds that the Final Development Plan is not in accordance with the approved Preliminary Development Plan, it shall disapprove the final plan.

If approved by the Planning Commission, it is the responsibility of the applicant to ensure that the Final Development Plan and Statement of Intent are recorded properly with Greenville County Register of Deeds.

**STAFF REC'D:**

Based on its findings, Staff recommends approval of this Final Development Plan as presented, with conditions:

- Project must complete the entrance/street connections to both Glenview Park Circle and US Highway 276 prior to issuance of any Certificate of Occupancy.
- Project must meet all City of Travelers Rest Zoning Ordinance Section 6:19 Subdivision and Infrastructure Standards.
- FDP approval contingent on drainage plan review and approval by city engineer.
- All signage must be reviewed and permitted separately before installation.



**APPLICATION FOR  
FINAL DEVELOPMENT PLAN (FDP)**

Contact Planning & Zoning (864) 834-8740

**Office Use Only:**

Application# \_\_\_\_\_ Fees Paid \_\_\_\_\_  
Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_  
Date Complete \_\_\_\_\_ App Deny Conditions \_\_\_\_\_

**APPLICANT/OWNER INFORMATION**

APPLICANT

PROPERTY OWNER

Name:	Rembrey Custom Homes / Rick Thoennes	Brett & Shay Tankersley
Title:	President/CEO	
Address:	22 Dawson Road	503 N Main St
State:	SC	SC
Zip:	29609	29690
Phone:	864-444-3332	
Email:	rick@rembrey.com	

DEVELOPMENT NAME The Refuge

REZONING DOCKET # \_\_\_\_\_

STREET ADDRESS 503 N Main St

TAX MAP # 0506050100200, 0506050100300, 0506050100500

PHASE (IF APPLICABLE) N/A

ACREAGE 9.41

**INSTRUCTIONS**

- The application and fee, **made payable to the City of Travelers Rest**, must be submitted to the no later than 2:00 on the date reflected on the schedule for Planning Commission.
  - PD Final Development Plan (FDP) – Initial Approval \$250.00, *public hearing may be required*
  - PD Final Development Plan (FDP) – Major Modification \$50.00, *public hearing may be required*
  - PD Final Development Plan (FDP) – Minor Modification \$50.00
- Staff will review the application for sufficiency pursuant **Section 5:9.13 or Section 5:15.7, Final Development Plan**

If the application is determined to be insufficient, the Director shall contact the Applicant to request that the Applicant resolve the deficiencies. You are encouraged to schedule an application conference to review your application for sufficiency at the time it is submitted. Please call (864) 834-8740 to schedule an appointment.

**Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and this application with supporting documentation has provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If City staff by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then City staff will indicate such in its report to the Planning Commission.

Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration.

Property Owner/Authorized Agent	<i>Rick Thoennes</i>
Date 5/4/23	

**SUBMITTAL REQUIREMENTS**

At a minimum, the following information shall be provided:

- A. Vicinity map, title block, scale, north arrow, and property line survey.
- B. Location and proposed use of all buildings or structures within the Planned Development and gross square footage.
- C. Names of boundary streets.
- D. Number of residential dwelling units by type and number of bedroom units in each.
- E. Location of any utility easements.
- F. Total floor area for all nonresidential uses by type.
- G. Open space areas, specifying the proposed treatment or improvements of all such areas and delineating those areas proposed for specific types of developed recreational facilities.
- H. All off-street parking and loading areas, structures, the total number of spaces, and the dimensions.
- I. The number of acres devoted to each land use.
- J. Sketches and/or elevations of typical buildings/structures and their design standards.
- K. The site's traffic circulation plan, including the location of curb cuts and points of ingress/egress, and also including the location and width of all streets, drives, medians, service areas, dumpster pads, entrances to parking areas, etc.
- L. The site's lighting plan, including the location, height, and type of all exterior fixtures.
- M. The site's Landscape, Screening/Buffer Plan.
- N. The site's Signage Plan, which includes all exterior signage of the development.
- O. Yard dimensions from the development boundaries and adjacent streets.
- P. A letter from the City Engineer stating that a detailed drainage plan has been submitted and approved.
- Q. Other such information or descriptions as may be deemed reasonably appropriate for Planning Commission review.

## The Refuge Information Sheet

Total Acreage: 9.41

Single Family: 9.41

Number of Homes: 41

Square Footage Range: 2000 – 2500 square feet

Bedrooms per home: 3 and 4

Traffic pattern: Main entrance from N. Main St.  
Secondary entrance from Kelby St.

Parking: 2 in the garage & 2 in the driveway

Drainage: Detention Pond & Bioretention

Statement of intent:

The HOA will maintain common areas and drainage pond.

Development schedule:

Governmental approvals: Complete in 3 months.

Subdivision improvements: 5 months.

Home construction: 20 Months.

All dependent upon financial markets and home sales.

Sidewalks on Highway 276 to be completed according to SCDOT specifications. Completed prior to C.O. for 1<sup>st</sup> home.

Roads to be completed prior to C.O. of 1<sup>st</sup> home.



Sewer and water to be completed prior to C.O. of 1<sup>st</sup> home.

Water, sewer, fire, schools, and libraries are all adequate to provide services for 41 families.

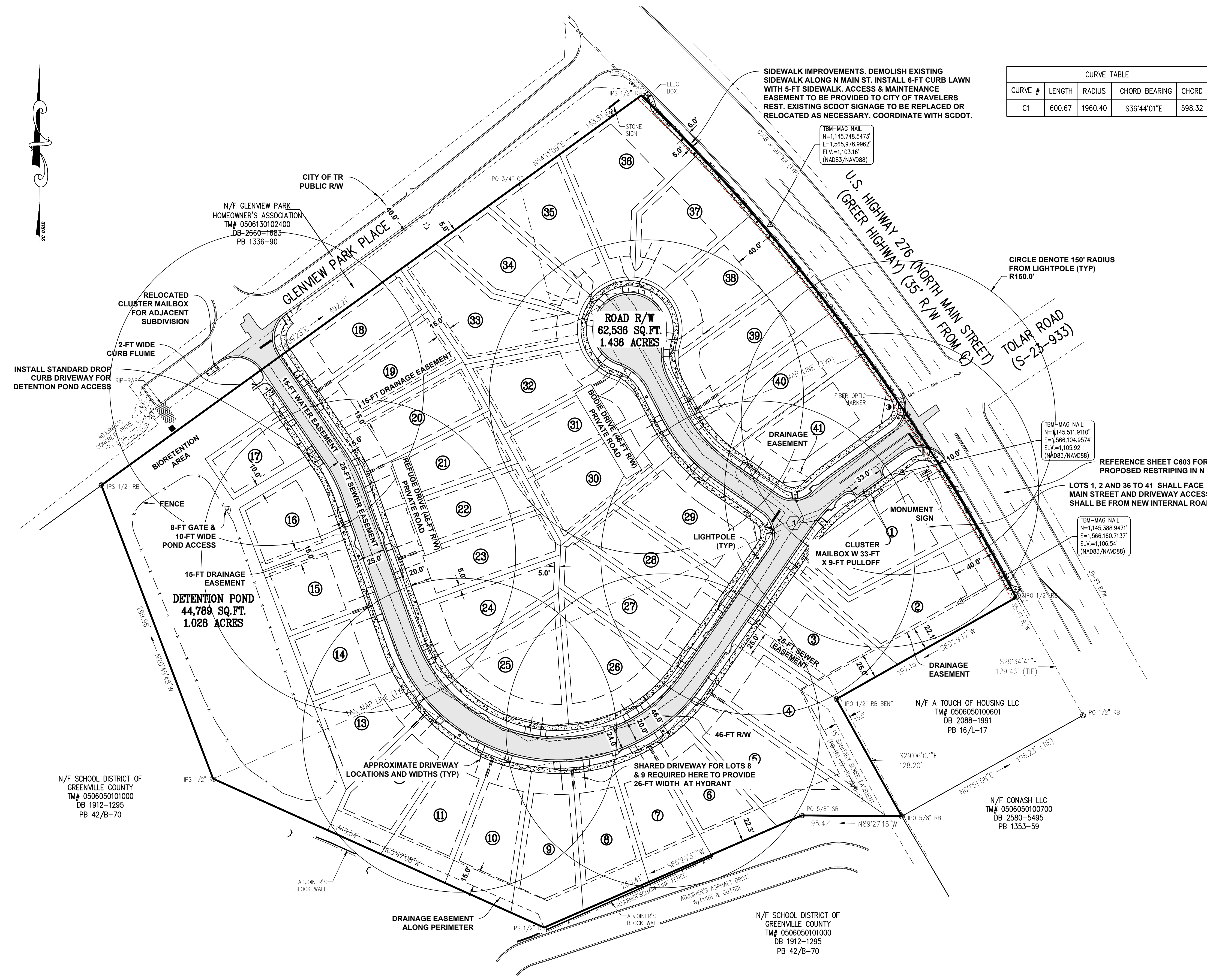
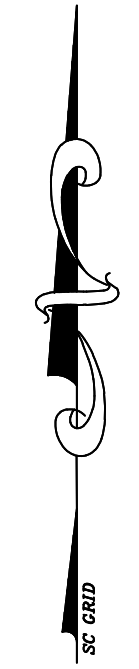
Homes will be of the Modern Industrial Architectural style. Picture attached. This represents the Architectural style but not all of the finishes. No vinyl siding will be used.

Pedestrian movement will be accomplished with sidewalks on both sides of the interior roads. They will connect to the new sidewalks on Highway 276.

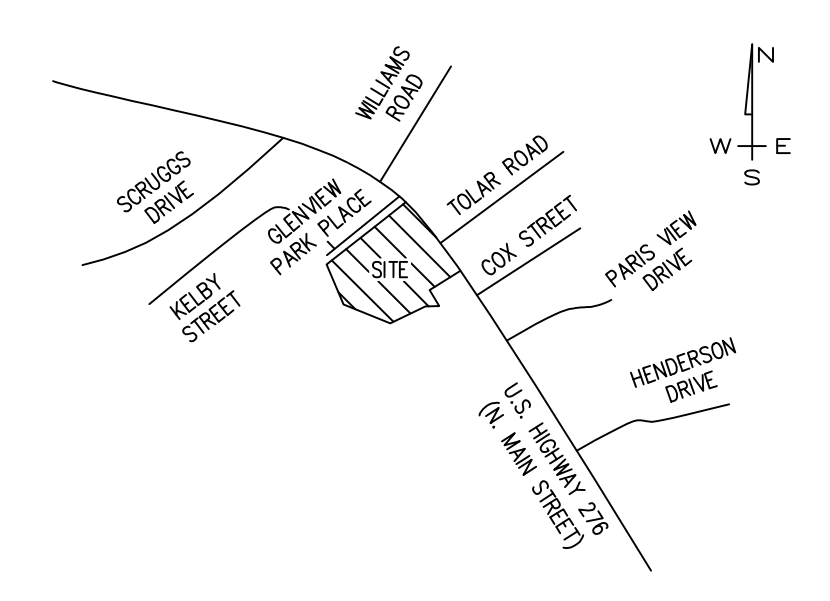
Monument Sign: A 12-ft wide white-painted brick monument sign with black lettering. It will be double sided perpendicular to the road. The design will be similar to Velo Living but the location & layout will be different.







CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	600.67	1960.40	S36°44'01"E	598.32



LOCATION MAP NOT TO SCALE

**SITE DATA:**

PIN: 0506050100200, 300, 400, & 500  
TOTAL SITE = 9.414 AC (41,078 SF)  
TOTAL DISTURBED AREA = 9.6 AC

ZONING - FRD

EXTERIOR BUILDING SETBACKS  
40-FT ALONG N MAIN ST  
5-FT ALONG GLENVIEW PARK PLACE  
25-FT AROUND THE REMAINDER OF THE SITE

**INTERNAL LOT SETBACKS:**

5-FT SIDE SETBACK  
5-FT REAR SETBACK  
20-FT FRONT SETBACK

46-FT R/W  
24-FT BACK OF CURB TO BACK OF CURB ROAD  
2-FT STRAIGHT CURB

**ROAD DATA:**

N MAIN ST  
35' R/W FROM CL  
FILE 23.686  
PROJ RS-1656(5)  
SHEET 20

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

www.sitedesign-inc.com  
225 ROCKY CREEK ROAD  
GREENVILLE, SC 29615  
PH: (864)271-0096

NO.	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		
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SC. REG. NO. 29077

**THE REFUGE**

TRAVELERS REST  
GREENVILLE COUNTY  
SOUTH CAROLINA

**REMBREY CUSTOM HOMES**

HORIZ. SCALE: 1" = 50'  
VERT. SCALE: N/A  
DESIGNED BY: MCP  
DRAWN BY: MCP  
CHECKED BY: SPG  
DATE: 03/31/2023  
S220532/BASESHEETS.dwg

**SITE PLAN**

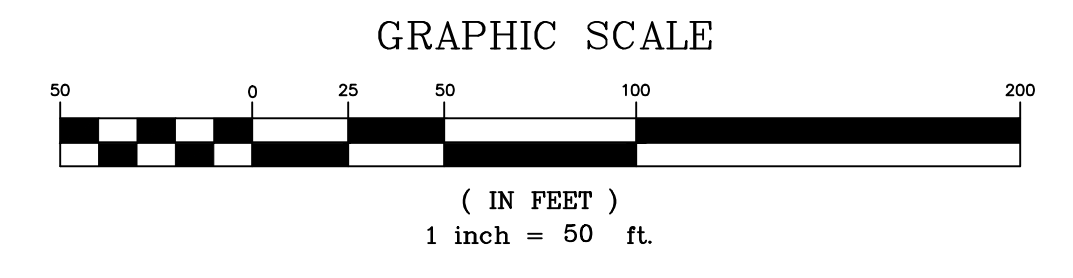
SHEET X OF  
**FDP**

**LEGEND**

BL BUILDING LINE	TEL TELEPHONE PEDESTAL	GT GREASE TRAP MANHOLE
CL CENTERLINE	CATV CABLE TV PEDESTAL	TC/BC TOP/BOTTOM CURB
CMP CORRUGATED METAL PIPE	EM ELECTRIC METER	TW/BW TOP/BOTTOM WALL
CT CRIMP TOP	CB CATCH BASIN	VCP VITRIFIED CLAY PIPE
DE DRAINAGE EASEMENT	DI DROP INLET	WM WATER METER
EP EDGE OF PAVEMENT	ET ELEC TRANS	WV WATER VALVE
FEE FINISHED FLOOR ELEVATION	90.0 ELEVATION	PIV POST INDICATOR VALVE
FG FINISHED GRADE	FF FIRE HYDRANT	STW STORMWATER FLOW
IE INVERT ELEVATION	GM GAS METER	TRF TRAFFIC FLOW
IPO IRON PIN OLD	GV GAS VALVE	
IPS IRON PIN SET	LP LIGHT POLE	
N&C NAIL & CAP	PP POWER POLE	
OT OPEN TOP	GP GUY ANCHOR	
RB REBAR	SMH SD MANHOLE	
RCP REINFORCED CONC PIPE	SSM SS MANHOLE	
R/W RIGHT OF WAY	TMH TELEPHONE MANHOLE	
SD STORM DRAIN	CO CLEAN OUT	
SS SANITARY SEWER		
SSE SS EASEMENT		

**LINE TYPES**

-ctv- CABLE TV	-ss- SANITARY SEWER - EXIST.
-x- CHAIN LINK FENCE (PROPOSED)	-ss- SANITARY SEWER - NEW
-x- CHAIN LINK FENCE (EXISTING)	-sf- SILT FENCE
-660- CONTOURS - EXIST. GRADE	-sd- STORM SEWER - EXIST.
-(675)- CONTOURS - FINISHED GRADE	-sd- STORM SEWER - NEW
-fo- FIBER OPTIC	-up- UNDERGROUND POWER
-fm- FORCE MAIN	-ut- UNDERGROUND TEL
-ga- GAS LINE	-w- WATER LINE - EXIST.
-gp- OVERHEAD POWER	-w- WATER - NEW
-oh- OVERHEAD TELEPHONE	-w- WOOD FENCE
-rd- ROOF DRAIN - NEW	-lps- LIMITS OF DISTURBANCE





**SITE DATA:**

PIN: 0506050100200, 300, 400, & 500  
 TOTAL SITE = 9.414 AC (41,078 SF)  
 TOTAL DISTURBED AREA = 9.5 AC

ZONING - FRD

**EXTERIOR BUILDING SETBACKS**  
 40-FT ALONG N MAIN ST  
 5-FT ALONG GLENVIEW PARK PLACE  
 25-FT AROUND THE REMAINDER OF THE SITE

**INTERNAL LOT SETBACKS:**  
 5-FT SIDE SETBACK  
 5-FT REAR SETBACK  
 15-FT FRONT SETBACK

46-FT R/W  
 24-FT BACK OF CURB TO BACK OF CURB ROAD  
 2-FT STRAIGHT CURB

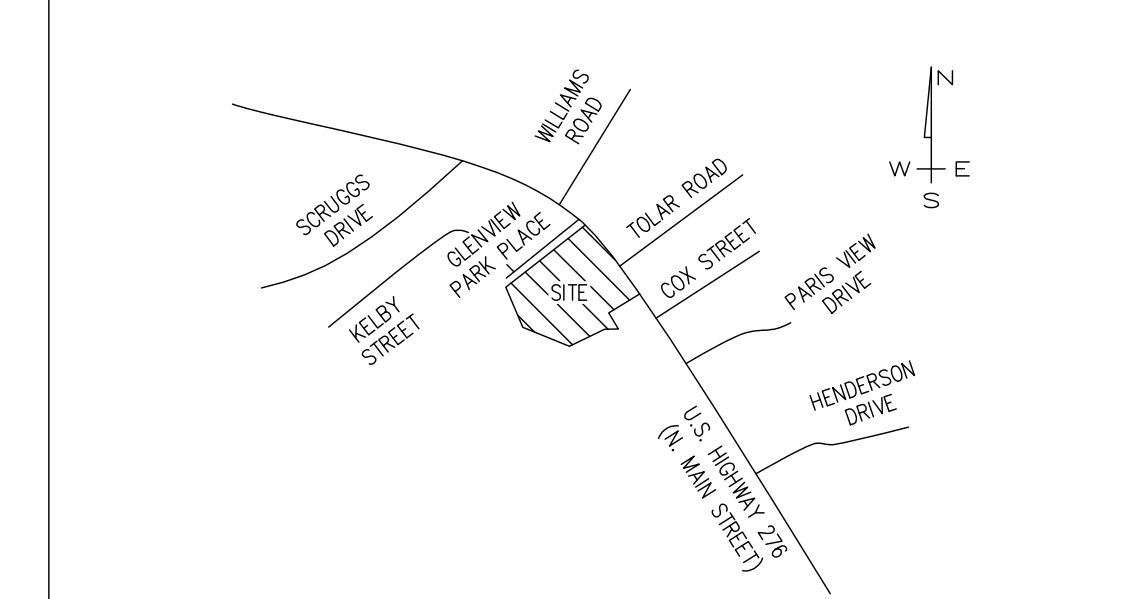
**ROAD DATA:**

N MAIN ST  
 US HWY 276  
 35' R/W FROM CL  
 FILE 23.686  
 PROJ RS-1656(5)  
 SHEET 20

**LANDSCAPING REQUIREMENTS:**

**STREET LANDSCAPING:**  
 - 1 TREE REQUIRED FOR EVERY 40 FEET OF ROAD FRONTAGE  
 - 1 TREE PROVIDED FOR EVERY 40 FEET AS SHOWN

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	600.67	1960.40	S36°44'01"E	598.32



**LOCATION MAP**

NOT TO SCALE

**GENERAL NOTES & SPECIFICATIONS**

**LAWN INSTALLATION:** Lawn areas shall be fine graded to a smooth, positively draining 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 Architect and Landscape Contractor. 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 fine graded to a smooth, positively draining slope, removing all stones over 3/4". Sod shall be healthy, thick sod placed so that joints are butt tight. Staple 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. 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. This will be 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 after initial settlement, the top root balls 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 peat moss or well rotted, fine textured bark. (Only in areas where the existing soil is 100% fertile, loose topsoil (brown or black in color) 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 shredded 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 fine textured, 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 1/6 cup of 16-4-8 fertilizer (50% of nitrogen slow release) evenly 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 at the point of its contact with the tree. The Landscape Contractor is responsible for all wind damage to trees, provided winds are less than 50mph during the guarantee period, and may stake other trees (for his own protection) at his option. TRANSPLANTS All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material 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. Pinestraw: All beds to receive a 4" layer (prior to compaction) of pinestraw. After natural compaction, pinestraw 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.

**GRADING:** 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 material 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 submission 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, abuse 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 60 miles per hour, fire, vandalism or theft.

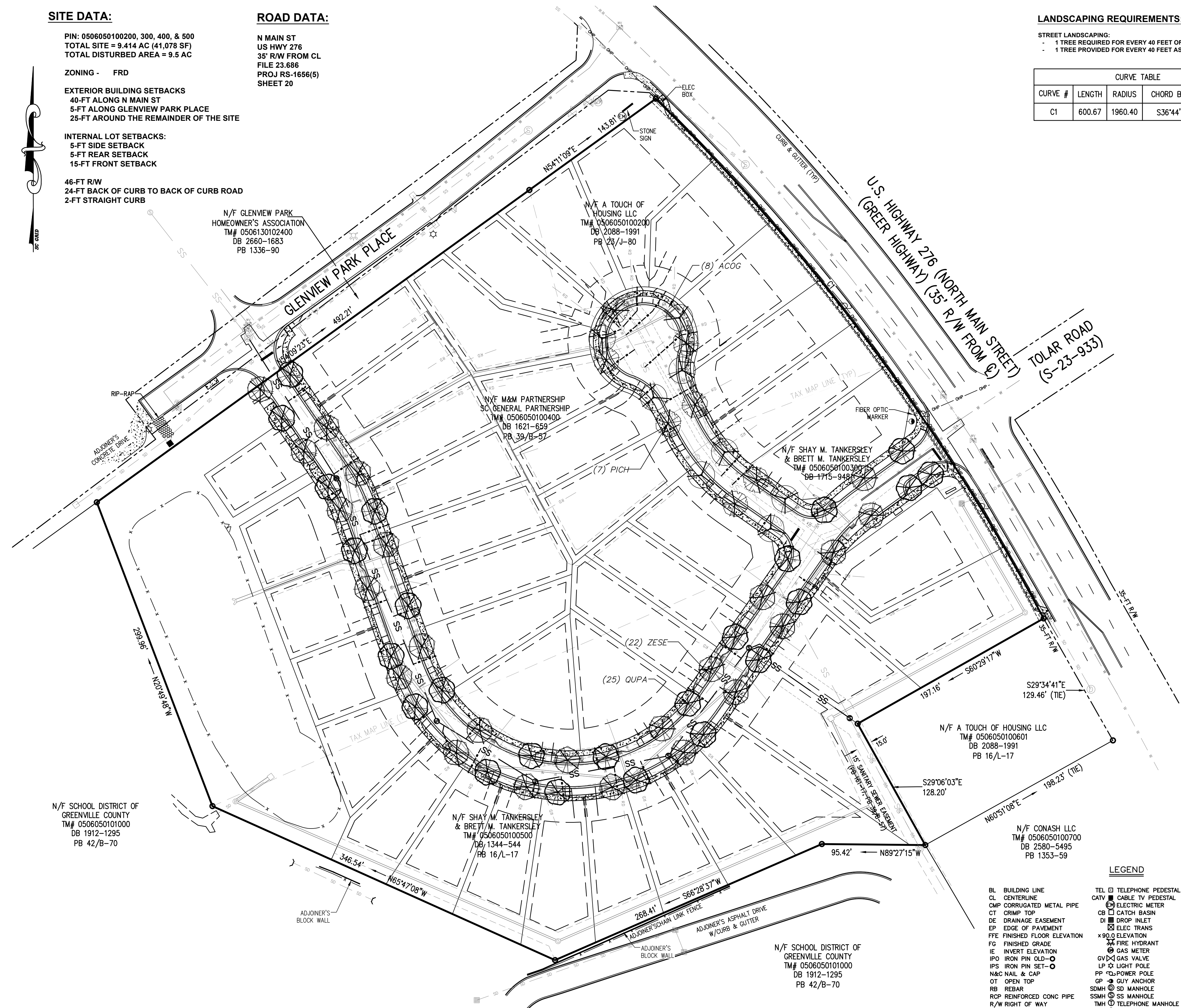
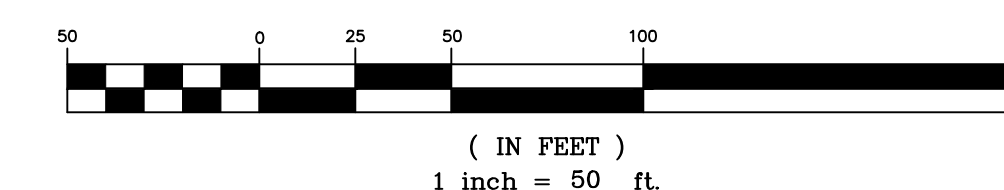
**IRRIGATION:** Unless otherwise specified, if an automatic irrigation system is desired or required, it will be the responsibility of the contractor to have the system designed and installed. NO IRRIGATION TO BE PLACED IN SCDOT ROW.

\*\*\*CAUTION\*\*\*



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.

**GRAPHIC SCALE**



**LEGEND**

BL BUILDING LINE	TEL TELEPHONE PEDESTAL	TMH TELEPHONE MANHOLE
CL CENTERLINE	TV CABLE TV PEDESTAL	CO CLEAN OUT
CMP CORRUGATED METAL PIPE	EM ELECTRIC METER	
CT CRIMP TOP	CB CATCH BASIN	
DE DRAINAGE EASEMENT	DI DROP INLET	
EP EDGE OF PAVEMENT	ET ELEC TRANS	
FFE FINISHED FLOOR ELEVATION	X90 ELEVATION	
FG FINISHED GRADE	FH FIRE HYDRANT	
IE INVERT ELEVATION	GP GUY ANCHOR	
IPO IRON PIN OLD-O	GV GAS VALVE	
IPS IRON PIN SET-O	LP LIGHT POLE	
N&C NAIL & CAP	PP POWER POLE	
OT OPEN TOP	CP GUY ANCHOR	
RB REBAR	SMH SS MANHOLE	
RCP REINFORCED CONC PIPE	SSM SS MANHOLE	
R/W RIGHT OF WAY	TMH TELEPHONE MANHOLE	
SD STORM DRAIN	CO CLEAN OUT	
SS SANITARY SEWER		
SSE EASEMENT		

**LINE TYPES**

-CIV- CABLE TV	-SS- SANITARY SEWER - EXIST.
-X- CHAIN LINK FENCE (PROPOSED)	-SS- SANITARY SEWER - NEW
-X- CHAIN LINK FENCE (EXISTING)	-SF- SILT FENCE
-680- CONTOURS - EXIST. GRADE	-SD- STORM SEWER - EXIST.
-(678)- CONTOURS - FINISHED GRADE	-SD- STORM SEWER - NEW
-FO- FIBER OPTIC	-UP- UNDERGROUND POWER
-FM- FORCE MAIN	-UP- UNDERGROUND TEL
-GAS- GAS LINE	-W- WATER LINE - EXIST.
-OHP- OVERHEAD POWER	-W- WATER - NEW
-OHT- OVERHEAD TELEPHONE	-O- WOOD FENCE
-RD- ROOF DRAIN - NEW	-NPDS- LIMITS OF DISTURBANCE

**SITE DESIGN, INC.**  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS  
 www.sitedesign-inc.com  
 228 ROCKY CREEK ROAD  
 GREENVILLE, SOUTH CAROLINA 29615  
 PH: (864) 271-0066

NO.	DATE
10.	
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**THE REFUGE**  
 TRAVELERS REST  
 GREENVILLE COUNTY  
 SOUTH CAROLINA

S220532\_LANDSCAPE.dwg  
 03/31/2023  
 AGB

HORZ. SCALE: 1" = 50'  
 VERT. SCALE: N/A  
 DESIGNED BY: JAW  
 DRAWN BY: JAW  
 CHECKED BY: AGB  
 DATE: 03/31/2023

**LANDSCAPE PLAN**  
 SHEET 3 OF 35  
**L100**





42'

23'-8"









































# Outdoor Lighting

## ENTERPRISE LED



ENTERPRISE LED

**LED**  
(Light-emitting diode) 150 / 220 watts

**Mounting height** 20' – 30'

**Color**  
Black  
Green (Special Conditions)  
Bronze (Special Conditions)  
Gray (Special Conditions)

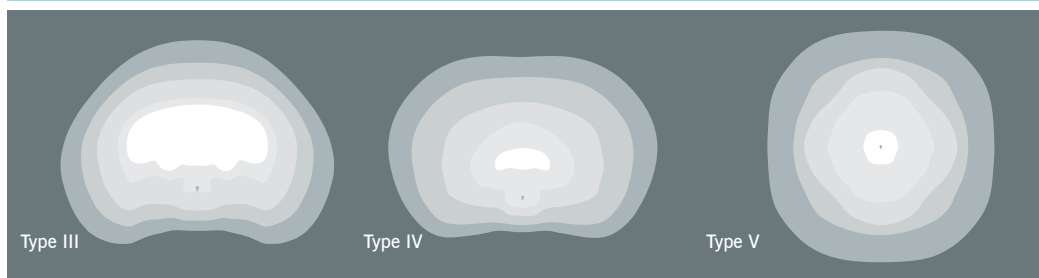
**Pole** Style A

**IESNA cutoff classification:** Full-cutoff

**Color temperature:** 3,000K Primary  
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Enterprise	150	15,091	III	B2-U0-G3
		15,595	IV	B3-U0-G3
		16,500	V	B4-U0-G2
Enterprise	220	21,502	III	B3-U0-G3
		22,219	IV	B3-U0-G4
		23,507	V	B5-U0-G3

### LIGHT DISTRIBUTION PATTERNS



light distribution patterns

### POLE AVAILABLE

Style A

### MOUNTING HEIGHT

20', 25', 30'

### FOUNDATION

Direct Bury, Anchor Base

For additional information, contact us at [ODLCarolinas@duke-energy.com](mailto:ODLCarolinas@duke-energy.com).



BUILDING A SMARTER ENERGY FUTURE®

# Find Your Perfect Light

FIXTURES

POLES

## POLE STYLE A

[Learn More](#)

