

APPENDIX 'C'

FORMAT AND CONTENT REQUIREMENTS FINAL DEVELOPMENT PLANS AND AGREEMENTS

Pursuant to [Section 19-2.3.3\(E\), Planned Development District – Final PD Plan](#), the Administrator shall review and take action for approval of a Final PD Plan. No Building or other Permit shall be issued authorizing the development, use, or occupancy of a parcel of land in a Planned Development District until the Administrator has approved, and the Owner has recorded in the Greenville County Registry of Deeds, a Final Development Plan (FDP) reflecting development consistent with the Plan and Agreement approved by the Planning Commission and City Council as well as the standards of the Zoning Ordinance and the *Design and Specifications Manual*.

Eight (8) paper copies and a PDF disc file of the FDP shall be attached to the Application for FDP Approval and submitted to the Administrator with the required Fee (**made payable to the city of Greenville**). The Plan shall be drawn at a scale sufficient to distinguish the information required by the Ordinance and this Manual; pages shall not exceed 24” x 36”. At a minimum, the Plan shall reflect the following information:

1. Vicinity map, title block, scale, north arrow, legend, and all property lines (reflecting courses and distances).
2. Names and locations of all existing and proposed public and private streets abutting the property or within 100’ of the property.
3. Location of all existing and proposed easements transecting, or adjacent to, the property.
4. Location of all streams, ponds, wetlands, drainage ditches, and other watercourses as well as the location of any Regulatory Floodway or Floodplain.
5. Location of all trees as required by [Section 19-6.3.2\(A\), Tree Inventory Required](#) and Appendix ‘E’ of this Manual.
6. Location of all existing man-made features on the property (parking and circulation areas, utilities, fire hydrants, buildings, lighting, etc.).
7. Location, use and arrangement of all proposed buildings, signs, and structures (Residential Buildings shall reflect number and type of units as well as number of bedrooms – Nonresidential Buildings shall reflect floor area and use).
8. Interior and exterior setbacks (buildings-to-buildings and buildings-to-property lines);
9. Location and design of all proposed lighting fixtures pursuant to the requirements of [Section 19-6.4, Exterior Lighting](#).
10. Location and design of improvements for all proposed open space and recreation areas.

11. Location, layout, and dimensions of all vehicular and pedestrian circulation areas, parking, loading, and service areas, etc. (including sidewalks, dumpster pads, bicycle paths, etc.).
12. Conformance with the requirements of [Section 19-2.3.13\(B\), Grading Permit](#), or confirmation from the Grading Permit Administrator that an Application has been submitted.

The Administrator is authorized to require the Plan to reflect additional information as may be appropriate to enable the Administrator to ensure compliance with all applicable City ordinances, regulations, and standards.

Pursuant to [Section 19-2.3.3\(D\)\(4\), Planned Development Agreement](#), adoption of a Planned Development District and Ordinance requires the execution of a Planned Development Agreement binding the development to any conditions placed in the adopting Ordinance and PD Plan. This Agreement shall be recorded in the Greenville County Registry of Deeds along with the adopting Ordinance and Plan and shall run with the land, consistent with the provisions of [Section 19-2.2.14, Lapse of Approval/Vested Rights](#). The Agreement shall specify the development regulations for the land inclusive of, but not necessarily limited to, the following:

- Project Phasing
- Design Requirements, including:
 - Off-Street Parking and Loading
 - Landscaping, Buffering, and Screening
 - Tree Protection
 - Exterior Lighting
 - Design Standards for Non-Residential Development
 - Sign Regulations
 - Streets and Utilities
- Open Space Preservation and Development
- Public Facility Improvements and Phasing

