

STATEMENT OF INTENT
APPLE BLOSSOM AT
BETHEL ROAD

Planned Development
Mauldin, South Carolina

Arbor Job No. 99187

November 1999

TABLE OF CONTENTS

1.0 PURPOSE.....	3
2.0 EXISTING ZONE	3
3.0 EXISTING TRANSPORTATION, UTILITIES, AND SITE CONDITIONS	3-4
4.0 DEVELOPMENT SCHEME.....	4-5
4.1 Zone I.....	4-5
4.2 Zone II.....	5
5.0 DRAINAGE.....	5
6.0 BUFFER ZONE.....	6
7.0 ACCESS TO THE PROJECT	6
8.0 FINANCING.....	6
9.0 PHASING	6
10.0 PROPERTY OWNERS ASSOCIATION.....	6
11.0 SCHOOLS	7
12.0 CONCLUSIONS.....	7

1.0 PURPOSE

This statement is intended to describe in detail the proposed planned development of the 13.1 acre, 72-unit, property located at the corner of Apple Blossom Lane and Bethel Road, hereafter referred to as “the project”. The project is recorded on Tax Sheet No. 290, Block No. 1, Lot 8. The density of the project is approximately 5.50 units per acre (7,920 square feet per residence). The project will be composed of 72, single-family, attached units within a limited access, gated community with natural landscape buffers.

The specific intent of this project is to develop a high-quality residential development offering one-story units and two-story units with the master bedroom on the first level catering to empty-nest families, retired couples, and young, upwardly mobile professionals seeking urban convenience, living conditions, and amenities inside the city limits. The standard zoning will not allow this type of development to occur while maintaining the character of the community.

2.0 EXISTING ZONE

The project is currently located in Greenville County and is zoned RS.

3.0 EXISTING TRANSPORTATION, UTILITIES, AND SITE CONDITIONS

The project is located at the southeastern corner of Bethel Road and Apple Blossom Lane. Bethel Road is a two-lane arterial road which should be adequate in handling the traffic generated by the project. The developers stand ready to meet any requirements of the South Carolina Department of Transportation regarding turn lanes, lane widening, and sight distance issues.

Sewer is available to the site and will be provided by the City of Mauldin. Water service is also available and is provided by the Greenville Water System through a line running in Bethel Road. The attached letters state the impact and accessibility of schools, garbage collection, and fire protection.

The project is surrounded by residential subdivisions to the north along Apple Blossom Lane, open fields and young woodland to the west along Bethel Road, the Church of God Children's Home and New Hope Baptist Church along Laurens Road, and the Highway 417 Business Corridor to the south and east.

The proposed project contains old pastureland which has grown into open spaces and young wooded land. The intent of this project is to serve as a transitional residential buffer between the existing residential uses and the Highway 417 Corridor. As a transitional residential zone, a moderate density will be maintained.

4.0 DEVELOPMENT SCHEME

Under the planned development requirements, the project is divided into two development zones according to their proposed land use. The limits of each zone are shown on the accompanying Planned Development Conceptual Plan and are described as follows:

4.1 Zone I

Zone I, consisting of 12.6 +/- acres, will contain 72 single-family, attached, one- and two-story homes with master bedrooms on the main floor. Each home in Zone I will be 1450 square feet minimum and will contain three bedrooms and a two-car garage. Each unit will also maintain two parking spaces in a parking pad at each unit. The yard of each residence will be designed to allow for a minimal amount of land maintenance on

the part of the residing family; this will serve to accommodate families with no children or one child or to accommodate families whose children no longer reside with them.

There will also be a 25' buffer along all exterior property lines.

Zone I will be gated with a single entrance off of Bethel Road to minimize traffic flow and increase security. The entrance will be enhanced with natural buffers, berms, fencing, and landscaping. Where existing natural buffers occur they will be utilized and enhanced to provide privacy and screening. Where natural buffers do not occur, privacy and screening will be provided through the use of berms, fencing, and landscaping.

4.2 Zone II

Zone II, consisting of .5 +/- acres, will provide recreational amenities for the benefit of the entire community. The recreation and leisure center will include a 600+/- square foot bath house and cabana, a 20' x 40' swimming pool, and 8 parking spaces to accommodate the recreational needs of empty-nest families, retired couples, and the young, upwardly mobile professional.

5.0 DRAINAGE

The intent of the project will be to alleviate some of the existing drainage as stormwater moves from southwest to northeast across the site. The project will use stormwater systems, berms, detention ponds as necessary, and controlled release points to maintain and/or decrease the existing storm flows through and off site. All detention ponds will be secured, screened, and maintained according to local, state, and federal regulations. The stormwater system will be designed to meet and exceed local, state, and federal regulations involving storm flow and siltation and erosion control. No part of this project lies within designated flood zones.

6.0 BUFFER ZONE

The project will use practical means to preserve existing trees and natural vegetation in natural buffers. This will consist of a 25' buffer along all exterior property lines of the project. Where no natural buffers are in existence, berms, landscaping, and fencing will be utilized. Buffers will be used externally and internally for screening, privacy, view enhancement, and maintenance of human scale within the development.

7.0 ACCESS TO THE PROJECT

Access to the project will be provided at one point on Bethel Road. The main entrance into the project will be gated and landscaped in such a manner to reflect the quality of the neighborhood. The major access point is illustrated on the Preliminary Development Plan.

8.0 FINANCING

Funds will be provided by private sector banking institutions.

9.0 PHASING

Engineering drawings and appropriate permits will be pursued immediately upon rezoning. Development will begin upon issuance of all necessary permits. The residential zone will be developed in a 2-3 year time frame. Zone II will be developed immediately as will entrances, buffers, and landscaping.

10.0 PROPERTY OWNERS ASSOCIATION

A Property Owners Association will be established upon project inception which will address the needs of the development for the operation of the recreation areas, the maintenance of the front entrance and security gates, and any other items of concern and maintenance.

11.0 SCHOOLS

As per conversations with the Greenville County School District, the project will be served by Bethel Elementary, Mauldin Middle School, and Mauldin High School.

12.0 CONCLUSIONS

The project will provide a residential development within the city limits of Mauldin which will accommodate empty-nest families, retired couples, and young, upwardly mobile professionals in a secure, gated community of close neighbors and homes with low routine maintenance. The project will benefit the entire community by providing a buffer between existing residential uses and the Highway 417 Business Corridor while alleviating present stormwater runoff rates.

The project will encourage some physical recreation with the benefit of a pool/recreation area and private, pedestrian-friendly streets which encourage walking, jogging, and biking in a safe situation. Planned development zoning is essential for this project to meet the demands of people who will live in it while maintaining the integrity and quality of the surrounding residential area.

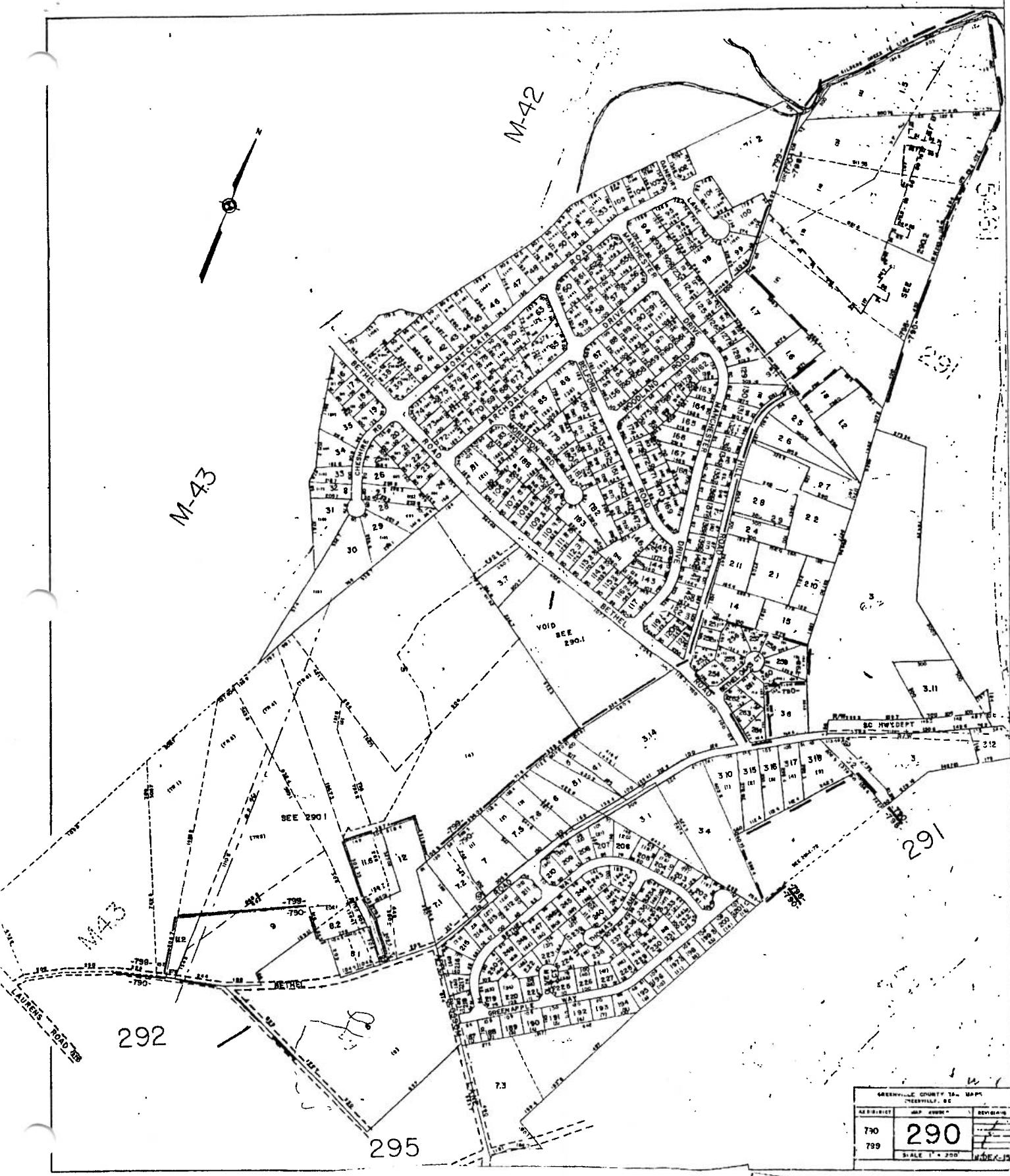


TABLE 1.1. LOCATION AND ACREAGE OF VARIOUS USE TYPES		
ZONE I	12.62 AC.	SINGLE FAMILY ATTACHED HOMES 1450 sq ft min. - 3 BEDROOMS
ZONE II	0.65 AC.	RECREATION AMENITY 600 sq ft BATH HOUSE

	UNITS	ACREAGE	DENSITY
ZONE I	72	12.63 A.C.	5.71
ZONE II	0	0.83 A.C.	0
TOTAL	72	12.13 A.C.	5.60

TABLE 1.3 PARKING AVAILABLE FOR ZONE I AND ZONE II		
ZONE I	2 PER UNIT IN ADDITION TO GARAGE	RESIDENTIAL
ZONE II	8 SPACES	RECREATIONAL

Arbor Engineering, Inc.
P.O. Box 265 Canton, N.C.
Arbor Engineering, Inc. is a member of the

APPLE BLOSSOM • BETHEL RD.

REVISIONS

PRELIMINARY DEVELOPMENT

PLAN