

MAJOR SUBDIVISION APPLICATION



-THE CITY OF-
EASLEY
SOUTH CAROLINA

SITE/PROPERTY LOCATION:

Property Address: Pearson Road, Easley, SC Tax Map Number(s): 5028-09-16-8868

APPLICANT/DEVELOPER: Summerset Capital LLC - Ben Shirley

Mailing Address: 880 S Pleasantburg Dr. STE 2-D City, State, Zip: Greenville, SC 29607

Phone Number: 864-992-4210 E-mail Address: bens@summersetcapital.com

PROPERTY OWNER (if different from Applicant): Reeve Partnership

Mailing Address: 645 Ponderosa Rd City, State, Zip: Pickens, SC 29671

Phone Number: _____ E-mail Address: _____

PROJECT ENGINEER: Gray Engineering Consultants - Josh Baker

Mailing Address: 132 Pilgrim Road City, State, Zip: Greenville, SC 29607

Phone Number: 864-297-3027 E-mail Address: jbaker@grayengineering.com

Name of the Subdivision: Pearson Park Subdivision

Type of Subdivision/Application (please check the appropriate box):

- ☒ Standard/Conventional Subdivision ☐ Major Change to a Major Subdivision
☐ Cluster Development Subdivision ☐ Minor Change to a Major Subdivision
☐ Other: _____

Number of Lots Proposed: 30 Total Site Acreage: 10.02

Submittal Checklist*: ☒ Site Plans – 4 printed copies/1 PDF copy (see attached preliminary plat checklist)
☒ Application Fee (\$2,000 or \$20 per lot - whichever is greater)
☒ Pickens County School Board Comments
☒ Approved Capacity Forms for Water and Sewer
☒ SCDOT Comments (if applicable)
N/A ☐ Traffic Impact Analysis (if applicable)

*Staff reserves the right to request additional information and/or materials as necessary

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. I authorize appropriate public notice signs to be posted on the subject property and for appropriate City staff to enter onto the property. I additionally consent that the information presented in this application is public information and consent that the Easley Planning Commission may review this application and accompanying materials in front of the public.

William B. Hilyer
dotloop verified
10/19/20 4:17 PM EDT
M555-300E-V26R-TPAY

Hilery Hennessee
dotloop verified
10/19/20 5:23 PM EDT
PUGK-1X00-VIST-XQUP

Sherry Briggs
dotloop verified
10/19/20 7:52 PM EDT
PZIK-WHVK-QYBM-KAEO

William B. Hilyer

Hilery Hennessee

Sherry Briggs

10/19/202

Date

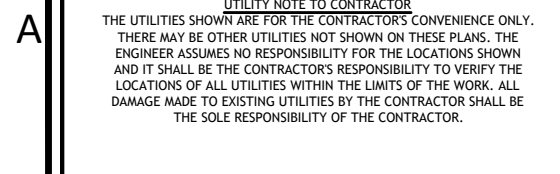
FOR CITY STAFF USE ONLY

Date Received: _____ By: _____ ☐ Complete Date: _____ Zoning District: _____

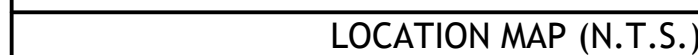
Comments: _____ Permit #: _____ PC Review Date: _____

☐ **APPROVED** (☐ with conditions) ☐ **DENIED**

City of Easley Planning & Development Department
220 NW Main St ♦ Easley, SC 29640



UTILITY NOTE TO CONTRACTOR
THE UTILITIES SHOWN ARE 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.



NO.	DATE
-----	------

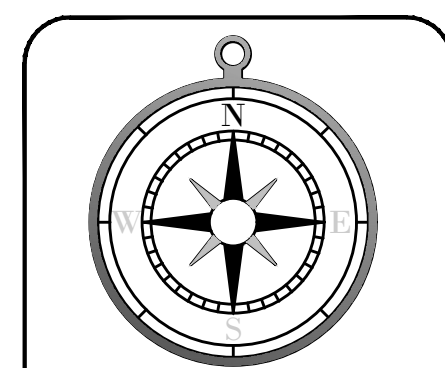


GRAY ENGINEERING CONSULTANTS, INC.
10101 LANTANA BLVD., SUITE 100
FARMINGTON, NC 27834
TEL: 703-885-1100
FAX: 703-885-1101
WWW.GRAYENGINEERINGCONSULTANTS.COM

STATE OF NORTH CAROLINA
PROFESSIONAL ENGINEER
No. 00060

STATE OF NORTH CAROLINA
PROFESSIONAL ENGINEER
No. 41522
10/20/2026
RECEIVED

PEARSON PARK SUBDIVISION



SCALE:	1" = 60'
PROJECT MANAGER:	JDB
DRAWN BY:	CJR
PROJECT DATE:	10/13/26
JOB No.:	2025038
PLOT DATE:	10/15/26

SHEET
CV-1

2025038-D13.dv



HATCHING LEGEND

	- OPEN SPACE
	- STORMWATER MGMT
	- PROPOSED ROADS

SITE LEGEND	
	PROPERTY BOUNDARY
	EXISTING DOT RIGHT-OF-WAY LOT LINES
	DRAINAGE/UTILITY EASEMENTS
	EXISTING/PROPOSED WATERLINE
	EXISTING/PROPOSED SEWER
	SETBACK
	MAIL KIOSK
	FIRE HYDRANT

<u>SETBACKS:</u> FRONT: 30' SIDE: 10' REAR: 15'	OWNER TAX MAP #: 5028-09-16-8868 LAND USE: RESIDENTIAL REEVE PARTNERSHIP 645 PONDEROSA RD PICKENS, SC 29671
---	---

DENSITY TABLE:	PARKING TABLE:
GROSS ACRES: <u>10.02 ACRES</u>	# OF UNITS: <u>30 UNITS</u>
ZONING: <u>GR-2</u>	GUEST PARKING SPACES PROVIDED: <u>4 TOTAL</u>
COMMON SPACE PROVIDED: <u>3.52 AC (35%)</u>	PARKING SPACES PROVIDED: <u>60</u>
TOTAL # OF NEW LOTS: <u>30 UNITS</u>	PARKING RATIO: <u>2.13 SPACES/UNIT</u>

CITY OF EASLEY OPEN SPACE TABLE		
ZONING: GR-2		
ACREAGE OF TOTAL SITE:		10.02 ACRES
REQD OPEN SPACE PER EASLEY UDO:	35 %	3.50 ACRES
TOTAL OPEN SPACE PROVIDED:	35 %	3.52 ACRES
DEVELOPABLE OPEN SPACE - TRACT A		0.39 ACRES
DEVELOPABLE OPEN SPACE - TRACT B		0.90 ACRES
DEVELOPABLE OPEN SPACE - TRACT C		1.41 ACRES
DEVELOPABLE OPEN SPACE - TRACT D		0.82 ACRES
DEVELOPABLE OPEN SPACE - TOTAL		3.52 ACRES
TOTAL OPEN SPACE		35.1 % 3.52 ACRES

PEARSON PARK SUBDIVISION

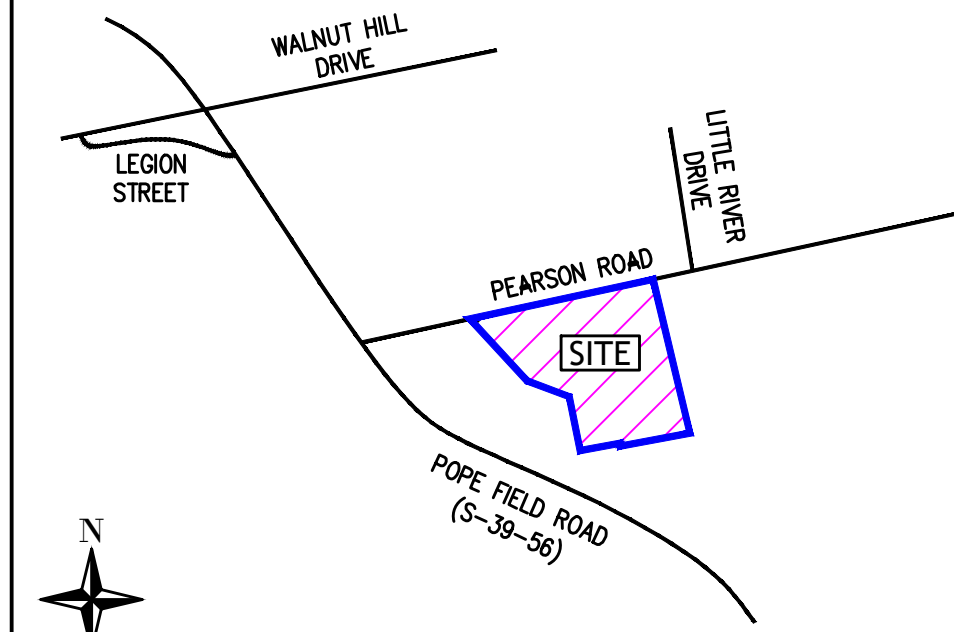
PRELIMINARY PLAT

TYPE OF DEVELOPMENT:			
GR 2 (SINGLE-FAMILY-DETACHED)			
TAX MAPS:			
5028-018-16-8868			
OF ACRES:	10.02 ACRES	NEW ROAD:	1.364 LF
OF LOTS/UNITS:	30 LOTS	DATE:	10/13/26
DEVELOPER/APPLICANT		ENGINEER	SURVEYOR
SUMMERSET CAPITAL 105 S PLEASANTBURY DRIVE SUITE 2-D GREENVILLE, SC 29607 864-992-4210 ATTN: BEN SHIRLEY		GRAY ENGINEERING 13 COUNTRY ROAD GREENVILLE, SC 29607 864-297-3027	SITE DESIGN, INC. 225 ROCKY CREEK ROAD GREENVILLE, SC 29611 864-271-0496

SUMMERSET CAPITAL 105 PLEASANTBURG DRIVE SUITE 2-D GREENVILLE, SC 29607 864-992-4210 ATTN: BEN SHIRLEY	GRAY ENGINEERING 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	SITE DESIGN, INC 225 ROCKY CREEK ROAD GREENVILLE, SC 29611 864-271-0496
---	--	--



UTILITY NOTE TO CONTRACTOR
THE UTILITIES SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THESE ARE NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



LOCATION MAP (N.T.S.)

GRADING PLAN
LEGEND

- B6 CATCH BASIN
- SD>>>>>> STORM DRAINAGE
- >>>>>>>>> DRAINAGE ARROWS
- 960 PROPOSED CONTOUR
- 960 EXISTING CONTOUR
- EASEMENT
- - - PROPERTY LINE

NOTES:

1. SITE CONTRACTOR SHALL HAVE AN ACCEPTABLE SOIL TESTING FIRM/GEOTECH TEST ALL EARTHWORK COMPACTION, PROOF ROLL ALL AREAS AND SUBMIT REPORTS TO THE OWNER ON A WEEKLY BASIS.
2. SITE CONTRACTOR TO SUBMIT A WEEKLY TIME LOG OF CONSTRUCTION EVENTS INCLUDING DATE STARTED AND COMPLETED EACH WEEK ALONG WITH SITE PHOTOS SENT OR E-MAILED TO THE OWNER.
3. NO CLEARING DEBRIS OR TOPSOIL TO BE BURIED ON SITE. ALL FILL TO BE FREE OF ORGANICS AND ROCK.
4. FRONT LOT PINS SHALL BE SET BY R.L.S. (REGISTER LAND SURVEYOR) BEFORE STORM DRAINAGE, WATER LINES AND SEWER LINES ARE INSTALLED.
5. ALL BUILDING DOWNSPOUTS MUST BE PIPED TO EXISTING CATCH BASINS, DRAINAGE SWALES, OR SLOPE DRAINS. INSTALL TO ELIMINATE RUNOFF OVER SLOPES AND PONDING AROUND BUILDING.
6. A BUFFER SHOULD BE MAINTAINED BETWEEN ALL WOS AND CLEARLY DELINEATED BY FLAG, TAPE OR SIMILAR MARKING DEVICES TO ENSURE THE BUFFER AREA(S) ARE VISIBLE.
7. SWALES TO BE CONSIDERED STORMWATER FEATURES AND TO BE INCLUDED IN THE MAINTENANCE OF ALL STORMWATER FEATURES AND TO BE INCLUDED ON FINAL PLAT.
8. ALL FILL SHALL BE COMPACTED TO 95% STD. PROCTOR PER ASTM D-698. THE BUILDING PAD AREA SHALL BE PROFF-ROLLED (20L PUMP TRUCK). ALL SOFT SPOTS (IF ANY) SHALL BE UNDERCUT AND COMPACTED TO 98% STANDARD UNDER BUILDING. THIS INCLUDES ALL TRENCH COMPACTION AFTER EXISTING UTILITY IS REMOVED AND ALL NEW TRENCH UNDER BUILDING.
9. SECONDARY PERMITEE (BUILDER) SHALL ENSURE POSITIVE DRAINAGE FOR EACH INDIVIDUAL LOT AND IS RESPONSIBLE FOR INDIVIDUAL LOT SWALES NOT SHOWN ON PLANS. SWALES SHOWN ON PLANS ARE FOR OVERALL DRAINAGE PATTERNS DEEMED NECESSARY BY THE ENGINEER.
10. DEVELOPER/CONTRACTOR TO RECEIVE PERMISSION AND COORDINATE WITH EXISTING HOMEOWNERS PRIOR TO RELOCATION OF EXISTING PROPERTY (SHDS, DRIVEWAYS, UTILITIES, ETC.) IF REQUIRED TO BE RELOCATED PER THE APPROVED PLANS.

PRELIMINARY GRADING PLAN NOTES:

GRADING, STORM DRAIN AND EASEMENTS SHOWN ARE APPROXIMATE. FINAL LOCATIONS AND GRADING TO BE DETERMINED DURING CIVIL DESIGN.

PEARSON PARK SUBDIVISION
PRELIMINARY PLAT

TYPE OF DEVELOPMENT: GR-2 (SINGLE FAMILY DETACHED)	
TAX MAPS: 5028-09-16-8868	
NO. OF ACRES: 10.02 ACRES	NEW ROAD: 1,364 LF
NO. OF LOTS/UNITS: 30 LOTS	DATE: 10/13/26
DEVELOPER/APPLICANT SUMMERSET CAPITAL 880 S PLEASANTBURG DRIVE SUITE 200 GREENVILLE, SC 29607 ATTN: BEN SHIRLEY	ENGINEER GRAY ENGINEERING 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027
SURVEYOR SITE DESIGN, INC 225 ROCKY CREEK ROAD GREENVILLE, SC 29615 864-271-0496	

OWNER
TAX MAP #: 5028-09-16-8868
LAND USE: RESIDENTIAL
REEVE PARTNERSHIP
645 PONDEROSA RD
PICKENS, SC 29671



GRADING, DRAINAGE, AND EROSION CONTROL PLAN
PEARSON PARK SUBDIVISION
PEARSON ROAD
CITY OF EASLEY, SC



SCALE: 1" = 60'
PROJECT MANAGER: JDB
DRAWN BY: CJR
PROJECT DATE: 10/13/26
JOB No.: 2025038
PLOT DATE: 10/20/26

SHEET
CV-2



School District of Pickens County

Engaging Today  Empowering Tomorrow

10/18/26

To Whom it May Concern,

Please accept this letter on behalf of the School District of Pickens County. The district has no objection to the proposed/discussed development of an approximately 30 lot subdivision submitted by Gray Engineering to be built off of Pearson Road in Easley. Given the size of the development and the zoned schools (Forest Acres Elementary, Gettys Middle, and Easley High) that would be affected our district should be able to handle any expected increase in students at this current time.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Young'.

Josh Young

Associate Superintendent of Administration

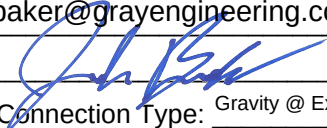




EASLEY COMBINED UTILITIES

A Community Tradition

Preliminary Sewer Capacity Request Form

Project Name: Pearson Road Subdivision Date: 10/19/2026
Parcel ID Numbers: 5028-09-16-8868
Project Address: Pearson Rd., Easley, SC
Developer: Summerset Capital Phone: 864-992-4210
Developer Contact: Ben Shierley Email: bens@summersetcapital.com
Address: 880 S Pleasantburg Dr. STE 2D, Greenville, SC, 29607 Phone: 864-992-4210
Engineering Firm: Gray Engineering Consultants Phone: 864-297-3027
Address: 132 Pilgrim Road, Greenville, SC 29607 Email: jbaker@grayengineering.com
Engineer: Josh Baker Signature: 
Estimated Total Sewer Flow: 9000 **(Gallons Per Day)** Connection Type: Gravity @ Ex MH
(Attach flow calculations using average Daily Flow using SCDHEC Reg 61-67 Appendix A Unit Contributory Loading)
Will a new pump station be required for this development? No

Easley Combined Utilities (ECU) Preliminary Approval

ECU currently does have the sewer capacity to serve this proposed development.
WWTP: Middle Branch WWTP NPDES No. SC 0039853

This form does not constitute a permit to connect to ECU. In cases where capacity appears available to serve a project, such capacity can neither be guaranteed nor reserved by this preliminary approval. Capacity is allocated on a first come first serve basis during the subsequent ECU Capacity Approval Process. Once all ECU Delegated Review Project requirements are completed, submitted plans are approved by ECU, and payment of all ECU fees are received, ECU will issue a flow acceptance letter as required to obtain a SCDHEC Permit to Construct. ECU will own, operate and maintain the sewer lines and appurtenances, if installed to ECU specifications.

ECU Representative Signature: _____ Date: 10/20/2026

From "Laws, Joe, D." <LAWSJD@scdot.gov>

To "Cisson, Jason, S." <CISSONJS@scdot.gov>; "Josh Baker" <jbaker@grayengineering.com>

Date 11/12/2025 11:09:44 AM

Subject Re: Re[2]: Pearson Rd Subdivision

Josh,

Please see our comments below:

- The proposed driveway will need to be designed as a right in right out driveway since it does not appear to meet sight distance requirements in both directions.
- The driveway will need to meet sight distance requirements looking left out of the RIRO.
- Drainage will need to be accommodated per ARMS requirements.

Thanks,



Joe D. Laws III, P.E.

District Permit Engineer

P 864-239-6046 E lawsjd@scdot.gov

South Carolina Department of Transportation
252 S. Pleasantburg Dr., Greenville, SC 29607

----- Original Message -----

From "Laws, Joe, D." <LawsJD@scdot.org>

To "Cisson, Jason, S." <CissonJS@scdot.org>; "Josh Baker" <jbaker@grayengineering.com>

Date 11/4/2025 8:41:52 AM

Subject Re: Pearson Rd Subdivision

Good Morning,

We will add this site to our internal staff meeting agenda to discuss new sites across the district. Please allow approximately 2-3 weeks to receive feedback for this site as we review and provide comments in the order in which they are received.

Best,



Joe D. Laws III, P.E.

District Permit Engineer

P 864-239-6046 E lawsjd@scdot.org

South Carolina Department of Transportation
252 S. Pleasantburg Dr., Greenville, SC 29607

From: Josh Baker <jbaker@grayengineering.com>

Sent: Monday, November 3, 2025 4:35 PM

To: Laws, Joe, D. <LawsJD@scdot.org>; Cisson, Jason, S. <CissonJS@scdot.org>

Subject: Pearson Rd Subdivision

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Good Afternoon,

Could you guys add the attached concept plan for a 60 lot townhome development to your weekly meeting to review? Site is located off of Pearson Rd in Pickens. Please let me know if you have any questions or concerns

Thank you,

Josh Baker, PE

Project Engineer || Gray Engineering

P: (864) 297-3027 Ext. 125

M: (803) 422-6075

E: jbaker@grayengineering.com



132 Pilgrim Road
Greenville, SC 29607
www.grayengineering.com



Virus-free.www.avast.com