



Special Exception Application

Date Received:

5/19/26

Planning & Development
 205 North 1st Street | Easley, SC 29640
 (864)-855-7908 | www.cityofeasley.com

Special Exception approval is required for certain uses that may be appropriate within a zoning district but require individual review by the Board of Zoning Appeals. The purpose of this process is to evaluate the proposed use's compatibility with surrounding properties and ensure it will not create adverse impacts, in accordance with the City's Unified Development Ordinance (UDO).

1. General Information

Applicant Name: <u>Marcos Gonzalez</u>	Phone: <u>864-787-0502</u>	Email: <u>Zumar properties llc@gmail.com</u>
Property Owner Name:	Phone: <u>864-787-0502</u>	Email: <u>Zumar properties llc@gmail.com</u>
Authorized Representative (if applicable):	Phone:	Email:
Address: <u>109 Brushy Creek, Easley, SC, 2964</u>		Total Lot Size:
Parcel ID: _____		<u>1.35</u>
Zoning District: <u>NC</u>	Current Use of Property: <u>vacant - Neighborhood Commercial</u>	

2. Request Details

- Proposed Use (Special Exception Request): General Commercial; Rest & Bar.
- Description of Request (attach additional pages if needed):
The subject property is located within a Neighborhood Commercial Zoning. I am requesting this Special Exception to allow the use of the site for Rest and Bar purposes as part of a community-focused development.

The vision of this project is to support local entrepreneurs by providing space for small food businesses while offering the community a welcoming place for dining and enjoyment. The intent is to create a safe, family-friendly and vibrant environment that contributes positively to the character and values of the surrounding area.

3. Required Submittals

Please attach the following:

- Site Plan (showing layout, access, parking, structures, etc.)
- Supporting Documents (elevations, photos, studies if applicable)
- Written Narrative addressing all criteria in Section 4.10.3

4. Written Justification (Required)

Provide a written statement explaining how your request meets the following criteria:

1. Compatibility with surrounding land uses
2. Harmony with site design, circulation, and neighborhood character
3. Impact on infrastructure and public services (roads, utilities, emergency services)
4. Consistency with the City of Easley Comprehensive Plan
5. Impact on public health and safety
6. Potential impacts (noise, light, fumes, dust, vibration, etc.)

5. Acknowledgment Of Process

I understand that:

- This request requires a public hearing before the Board of Zoning Appeals
- Public notice will be provided in accordance with the City of Easley UDO
- The BZA may approve, approve with conditions, or deny this request
- Additional permits may be required upon approval

Signature: Marcos Gonzalez Date: 05/18/2022

7. Staff Use Only

- Application Received: _____
- Case Number: _____
- Hearing Date: _____

8. Decision (BZA Use Only)

- Approved
- Approved with Conditions
- Denied

Findings of Fact:

Conditions (if applicable):

BZA Chair Signature: _____ Date: _____

Written Justification – Proposed Food Court Plaza

Written Justification – Proposed Food Court Plaza

Property Address: 109 Brushy Creek Rd, Easley, SC

The proposed development is an outdoor food court plaza consisting of small food vendors, seating areas, gathering spaces, and landscaped open areas designed to create a community-oriented destination. The project is intended to support local business growth and provide additional dining and social opportunities within Easley while activating an underutilized commercial property.

1. Compatibility with Surrounding Land Uses

The subject property is located within a Neighborhood Commercial zoning district; however, the surrounding area is already characterized by established commercial activity, including retail, dining, and service uses. The site benefits from proximity to major commercial development and is positioned within a well-established commercial environment.

Given this context, the proposed food court plaza is fully compatible with surrounding land uses. The project continues the existing commercial pattern while introducing a locally driven, family-oriented dining environment that supports small businesses and enhances the variety of uses available to the community.

2. Harmony with Site Design, Circulation, and Neighborhood Character

The site layout is designed to promote clear and organized pedestrian circulation, efficient vendor placement, and accessible gathering areas that encourage safe movement throughout the plaza. Parking and site access are arranged to support smooth traffic flow and minimize congestion during peak hours.

The architectural approach is intentionally inspired by Easley's historical industrial and mill heritage. The use of modern industrial-style materials and repurposed container structures reflects that identity while creating an open-air, backyard-style atmosphere. The intent is to balance a modern food hall concept with a sense of local history and community comfort, making the space feel both authentic and

welcoming.

3. Impact on Infrastructure and Public Services

The proposed development is not expected to create an excessive burden on existing infrastructure. Utility connections for water, sewer, and electricity will be coordinated with local service providers and designed in compliance with all applicable standards.

Overall infrastructure impact is expected to be minimal due to the compact and efficient design of the food vendor units, which are planned in a food truck–style layout using repurposed containers. Operations are intended to be streamlined with a strong focus on “to-go” service, which reduces overall water usage compared to traditional dine-in restaurants, as there is less reliance on full-service dishwashing operations.

Electrical demand is also expected to be efficient due to the use of LED lighting and the relatively small footprint of each container unit, which reduces HVAC requirements compared to conventional restaurant buildings.

Cooking equipment will primarily operate on natural gas systems, further reducing electrical demand on the site while maintaining efficient and reliable food preparation operations.

Traffic generated by the project is expected to remain consistent with a small-scale, neighborhood-oriented commercial use. The site at 109 Brushy Creek Road is intended to serve local residents and visitors in an organized manner without generating excessive congestion or peak-hour traffic impacts.

Fire safety access, emergency vehicle circulation, and all required clearances will be fully incorporated into the site design in compliance with applicable fire and building codes.

4. Consistency with the City of Easley Comprehensive Plan

The proposed development supports the City of Easley’s goals for community-oriented growth, small business development, and revitalization of commercially zoned land. The project is designed to encourage locally owned food vendors and small businesses rather than large national chains, promoting a mix of traditional and diverse food options accessible to the community.

In addition, the project supports the creation of walkable, family-friendly destinations that enhance community engagement and strengthen Easley's local identity. It contributes to economic development while maintaining a scale and character appropriate for the surrounding area.

5. Impact on Public Health and Safety

The development will be constructed and operated in full compliance with all applicable building, fire, health, and accessibility codes. The design incorporates safe pedestrian walkways, adequate lighting, clearly defined vendor and seating areas, and organized circulation paths to ensure a safe environment for visitors and employees.

Food preparation areas will comply with all health department requirements, including sanitation, waste management, and proper ventilation systems. Emergency access routes will remain clear and unobstructed at all times, ensuring efficient response by fire, EMS, and law enforcement if needed.

Overall, the project prioritizes public safety by creating a controlled, well-designed, and family-friendly environment suitable for daily use.

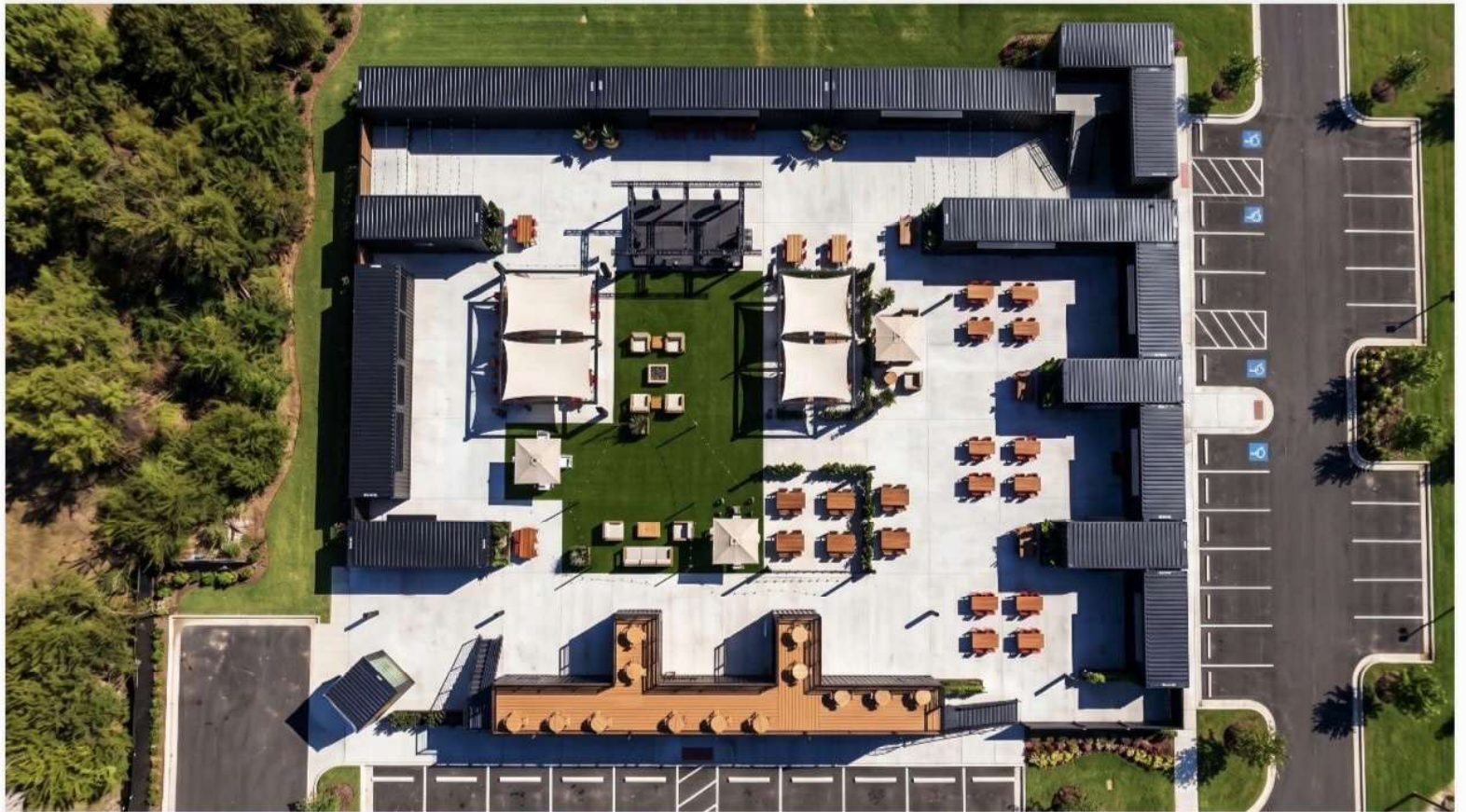
6. Potential Impacts (Noise, Light, Fumes, Dust, Vibration, etc.)

The proposed use is expected to generate impacts consistent with normal restaurant and outdoor dining environments. Noise levels will primarily consist of general conversation and typical food service activity, with no industrial-level noise expected.

Exterior lighting will be designed to be downward-directed and controlled to minimize spillover onto surrounding properties while maintaining safe visibility throughout the site during evening hours.

Cooking-related emissions will be managed in compliance with all applicable mechanical and health codes, including proper ventilation systems to control odors. No significant dust, vibration, or industrial-type impacts are anticipated.

Overall, the development is designed to operate as a family-friendly, community-focused destination with controlled and minimal off-site impacts.





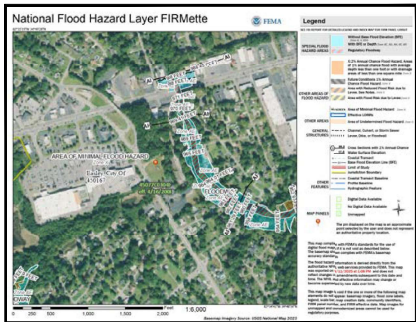
CITY OF EASLEY APPROVALS		
PLANNING:	NAME:	DATE:
STORMWATER:		
BUILDING:		
FIRE DEPT.:		
ECU:		

EASLEY OUTDOOR FOOD HALL

109 BRUSHY CREEK ROAD
 PIN: 5029-18-40-9337
 EASLEY, PICKENS COUNTY, SOUTH CAROLINA

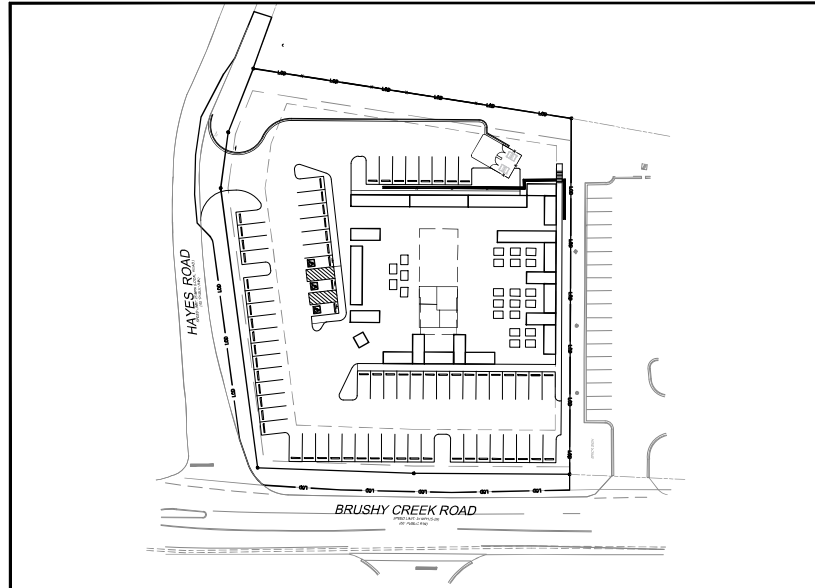


VICINITY MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

- SITE NOTES**
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MSP & ASSOCIATES LAND SURVEYING, INC., DATED 02/27/2025.
 - FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 45077C0304D, DATED 04/16/2008.



SITE LOCATION MAP
1" = 40'

PROJECT TEAM			
OWNER/DEVELOPER LUMAR PROPERTIES LUIS DIAZ MARCOS GONZALEZ LUMARPROPERTIESLLC@GMAIL.COM	SURVEYOR MSP & ASSOCIATES LAND SURVEYING, INC. 301 E HILLCREST DR. GREENVILLE SC, 29609 MICHAEL S. PERDUE 864-470-2232	CIVIL ENGINEER BOWMAN CONSULTING GROUP LTD. 10130 PERMETER PARKWAY, SUITE 100 CHARLOTTE, NC 28216 PAUL N. LAWLER 980-449-3339 PLAWLER@BOWMAN.COM	LANDSCAPE ARCHITECT BOWMAN CONSULTING GROUP LTD. 880 ISLAND PARK DRIVE STE 400, CHARLESTON, SC 29492 HASTI AFKHAM 854-501-0339 HASTIAFKAM@BOWMAN.COM
PROJECT TEAM			
GRADING CONTRACTOR TBD	BUILDING CONTRACTOR TBD	CEPSCI TBD	
PROJECT CONTACTS			
ELECTRIC EASLEY COMBINED SYSTEM 110 PEACHTREE ST. EASLEY, SC 29640	NATURAL GAS FORT HILL NATURAL GAS AUTHORITY 311 SOUTH PENDELTON ST. EASLEY, SC 29640	WATER/SEWER EASLEY COMBINED UTILITY SYSTEM 110 PEACHTREE ST. EASLEY, SC 29640	

- CITY OF EASLEY STANDARD NOTES**
- AN ON-SITE MEETING SHALL BE HELD PRIOR TO INITIATION OF CONSTRUCTION. CONTACT: MARIO DIPIETRO AT MDIPIETRO@CITYOFEASLEY.COM OR 864-423-4791.
 - CEPSCI REPORTS SHALL BE SENT TO THE ENGINEER OF RECORD AND TO THE CITY OF EASLEY STORMWATER DEPARTMENT AT STORMWATER@CITYOFEASLEY.COM
 - PRIOR TO VERTICAL CONSTRUCTION THE BINDER COURSE SHALL BE IN PLACE AND ALL FIRE HYDRANTS SHALL BE OPERATIONAL AND APPROVED BY EASLEY COMBINED UTILITY SYSTEMS.
 - DURING DOWLING CONSTRUCTION PARKING SIGNS SHALL INDICATE NO PARKING ON ONE SIDE OF THE ROADWAY, THE SIGNS CAN BE PORTABLE OR COVERED AS NEEDED.

CITY OF EASLEY REVIEW SEQUENCE

CONSITE DEVELOPMENT REVIEW	mdpietro@cityofeasley.com
INITIAL CLEARING	rwalace@cityofeasley.com
INITIAL SUEF FENCING	rwalace@cityofeasley.com
GRADING (INTERMITTENT REVIEW)	rwalace@cityofeasley.com
PHASE REVIEWS	
DURING DRIVEWAY INSTALLATION	rwalace@cityofeasley.com
DURING VERTICAL BUILDING	rwalace@cityofeasley.com
FINAL REVIEWS	
DETENTION BASIN	rwalace@cityofeasley.com
COMPLETION OF STABILIZATION	rwalace@cityofeasley.com

SITE SUMMARY TABLE

SITE AREA	
SITE AREA:	1.27A AC.
DERIVED AREA:	1.27A AC.
PERVIOUS AREA:	1,104 AC. (85.2%)
PERVIOUS AREA:	0.274 AC. (20.2%)
ZONING	
JURISDICTION:	CITY OF EASLEY
ZONING:	NEIGHBORHOOD COMMERCIAL (NC)
EXISTING USE:	VACANT
PROPOSED USE:	OUTDOOR ENTERTAINMENT
FRONT SETBACK:	30'
SIDE SETBACK:	10'
LANDSCAPE BUFFER/ARD SUMMARY	
FRONT BUFFER:	5'
SIDE BUFFER:	10'
SIDE BUFFER (ALONG RESIDENTIAL):	15'
PARKING SUMMARY	
REQUIRED PARKING:	1 SPACE (3 SEATS)
	23 TABLES (SEAT 6)
	59 INSIDE SEATS
	67 SPACES REQUIRED:
PROVIDED PARKING:	67 SPACES
STANDARD STALL DIMENSION:	8' x 18'
HANDICAP STALL DIMENSION:	8' x 12' w/ 5' ABLE
MIN. DRIVE WIDTH:	24'

SHEET INDEX

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL CIVIL NOTES
S1.0	SURVEY (BY OTHERS)
C1.0	DEMOLITION SHEET
C2.0	PHASE I EROSION CONTROL PLAN
C2.1	PHASE I EROSION CONTROL PLAN
C2.2	EROSION CONTROL NOTES
C2.3	EROSION CONTROL DETAILS
C3.0	SITE PLAN
C4.0	GRADING & DRAINAGE PLAN
C4.1	STORM SEWER PROFILE
C5.0	UTILITY PLAN
C5.1	SANITARY SEWER PROFILE
C6.0	DETAIL SHEET
C6.1	DETAIL SHEET
LA1.0	LANDSCAPE PLAN

Bowman

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 10130 PERMETER PARKWAY
 SUITE 100
 CHARLOTTE, NC 28216
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 BOWMAN@CGM.COM
 © Bowman Consulting Group, Ltd.

COVER SHEET
 EASLEY OUTDOOR FOOD HALL
 109 BRUSHY CREEK ROAD
 EASLEY, SOUTH CAROLINA



PLAN STATUS

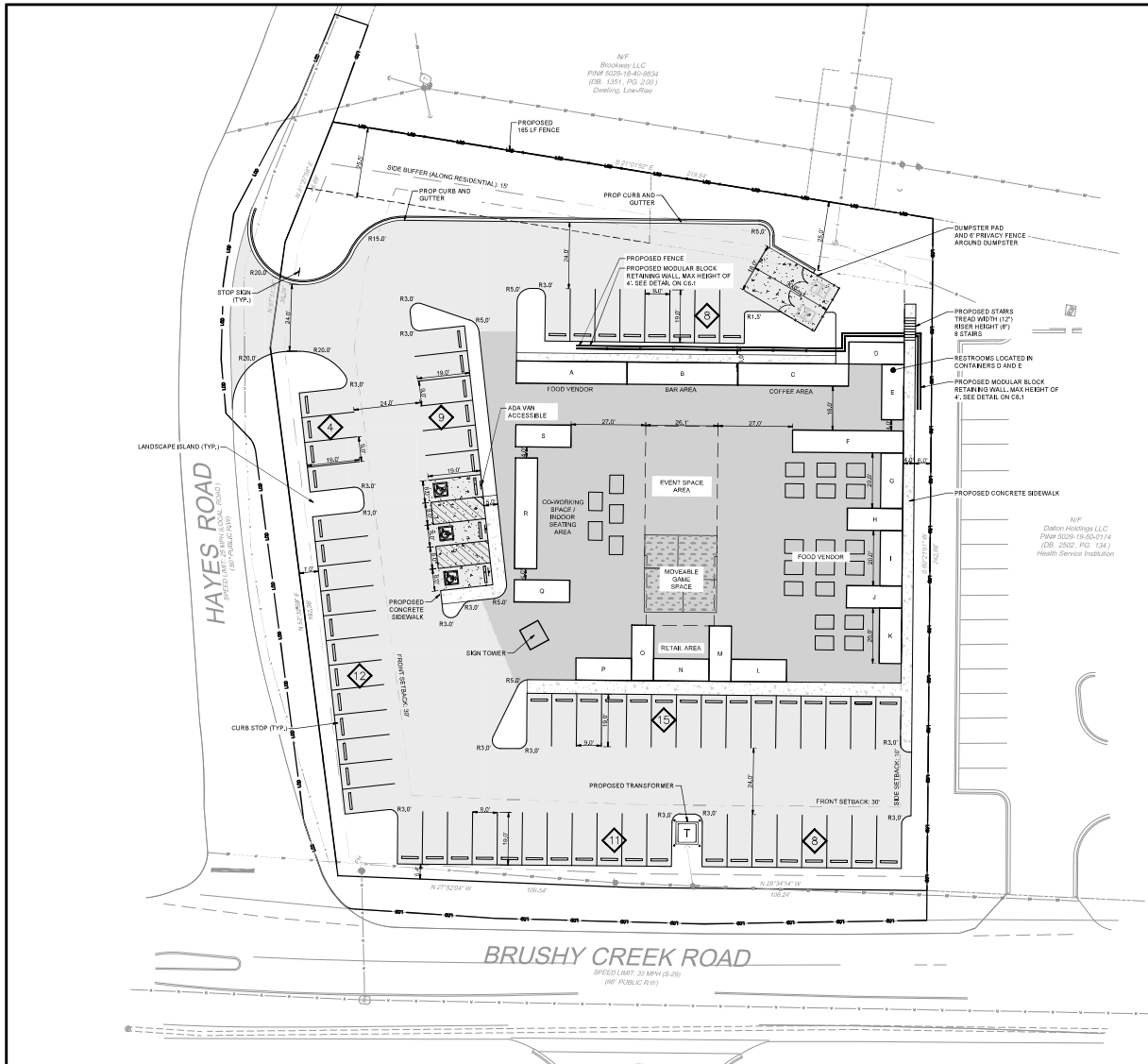
05/21	SUBMITTAL
06/18	2ND SUBMITTAL
07/23	3RD SUBMITTAL
10/03	4TH SUBMITTAL
04/17	5TH SUBMITTAL

DATE	DESCRIPTION
PM CK DESIGN	PL CKD
JOB NO.: 180055-01-001	
DATE: APRIL 17, 2026	
SHEET	C0.0



Know what's below.
Call before you dig.

Bowman



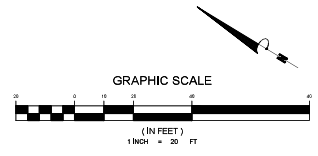
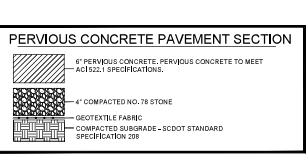
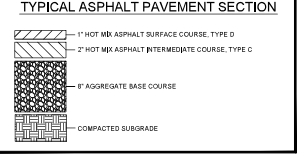
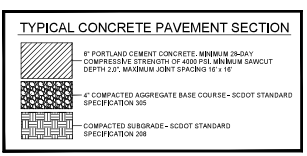
GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTAIRNS LAND TITLE SURVEY PREPARED BY MSP & ASSOCIATES LAND SURVEYING, INC. DATED 02/27/2025, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH THE CITY OF EASLEY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF EASLEY SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE SCOOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM THE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

SITE SUMMARY TABLE	
SITE AREA	
SITE AREA	1.37± AC.
DISTURBED AREA	1.31± AC.
IMPERVIOUS AREA	1.75± AC. (100%)
PERVIOUS AREA	0.27± AC. (20%)
ZONING	
JURISDICTION:	CITY OF EASLEY
ZONING:	NEIGHBORHOOD COMMERCIAL (NC)
EXISTING USE:	VACANT
PROPOSED USE:	OUTDOOR ENTERTAINMENT
FRONT SETBACK:	30'
SIDE SETBACK:	10'
LANDSCAPE BUFFER/YARD SUMMARY	
FRONT BUFFER:	0'
SIDE BUFFER:	10'
SIDE BUFFER (ALONG RESIDENTIAL):	15'
PARKING SUMMARY	
REQUIRED PARKING:	1 SPACE (3 SEATS)
	23 TABLES (SEAT #)
	59 INSIDE SEATS
	67 SPACES REQUIRED
PROVIDED PARKING:	67 SPACES
STANDARD STALL DIMENSION:	8' x 18'
HANDICAP STALL DIMENSION:	8' x 18' w/ 8' TABLE
MIN. DRIVE WIDTH:	24'

EXISTING LEGEND	
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
SANITARY SEWER	---
WATER LINE	---
OVER-HEAD ELECTRIC	---
UNDERGROUND ELECTRIC	---
GAS LINE	---
STORM PIPE	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
WATER VALVE	⊕
FIRE HYDRANT	⊕
POWER POLE	⊕
STORM INLET	⊕
SANITARY SEWER MANHOLE	⊕

PROPOSED LEGEND	
PROPOSED SHIPPING CONTAINER	▭
CONCRETE SIDEWALK	▭
ASPHALT PARKING LOT AND DRIVE AISLES	▭
HEAVY DUTY CONCRETE	▭
PERVIOUS CONCRETE	▭
ARTIFICIAL TURF	▭
PARKING SPACE COUNT	◇
WHEEL STOPS	▭
FENCE	▭
WALL	▭



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SITE PLAN

EASLEY OUTDOOR FOOD HALL
109 BRUSHY CREEK ROAD
EASLEY, SOUTH CAROLINA



PLAN STATUS	
05/21	SUBMITTAL
06/18	2ND SUBMITTAL
07/23	3RD SUBMITTAL
10/05	4TH SUBMITTAL
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	PM CK DRAWN
	PL CHKD
	JOB NO. 180055-01-001
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	SHEET C3.0





PLAN STATUS	
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06/18	2ND SUBMITTAL
07/23	3RD SUBMITTAL
10/05	4TH SUBMITTAL
04/17	5TH SUBMITTAL

DATE	DESCRIPTION
PM, CK	FL
DESIGN	CHKD

JOB NO.: 180056-01-001
 DATE: APRIL 17, 2026

SHEET LA1.0

LANDSCAPE NOTES:

STREET TREES SHALL BE PLANTED DURING THE APPROPRIATE SEASON TO ENHANCE SURVIVABILITY, AVOIDING THE PERIOD FROM APRIL THROUGH SEPTEMBER. FOR OPTIMAL PLANT HEALTH, PLANTING SHALL BE ENCOURAGED DURING THE SPRING OR FALL SEASONS. THE QUALITY OF ALL NEW PLANT MATERIAL SHALL MEET THE STANDARDS SET BY THE AMERICAN STANDARD FOR NURSERY STOCK. TREES PLANTED WITHIN THE RIGHT-OF-WAY SHALL MEET ANLA NURSERY STOCK STANDARDS, AND SPECIES SELECTION SHALL BE APPROVED BY THE DEPARTMENT OF PARKS. THE CITY OF EASLEY RESERVES THE RIGHT TO REJECT ANY TREE IF IT DEEMS UNACCEPTABLE. SIALED AND BURLAPPED PLANTS SHALL HAVE FIRM NATURAL ROOT BALLS WITH BALL SIZES CONFORMING TO A.M.S. SPECIFICATIONS. NO PRUNING SHALL OCCUR BEFORE OR DURING PLANTING UNLESS IT IS NECESSARY TO REMOVE DAMAGED OR DEAD BRANCHES. ALL PLANT MATERIAL SHALL BE COVERED AND PROTECTED FROM EXCESSIVE DRYING DURING TRANSPORT AND ON-SITE STORAGE, AND ANTI-DESICCANTS SHALL BE APPLIED TO PLANTS DUG WHILE IN FOLIAGE. TREES SHALL BE MONITORED AND WATERED REGULARLY UNTIL FULLY ESTABLISHED, TYPICALLY OVER A TWO-TO-THREE-YEAR PERIOD, DURING SUMMER MONTHS AND DROUGHTS. WEEKLY WATERING IS NECESSARY.

TREES SHALL BE INSTALLED IN DESIGNATED LOCATIONS PER THE PLAN, WITH ADJUSTMENTS ALLOWED FOR FINAL ENGINEERING NEEDS. THE PLANTING HOLE SHALL MATCH THE ROOT BALL DEPTH AND BE TWICE THE ROOT BALL WIDTH. WITH NATIVE SOIL USED AS TOPSOIL, EXCAVATED NATIVE SOIL, FREE OF DEBRIS, WEEDS, SCOD, AND LARGE ROCKS, SHALL BE USED AS BACKFILL. WITH NO AMENDMENTS, INITIAL BACKFILLING SHALL FILL THE HOLE HALFWAY, BE TAMPED FIRMLY, AND ANY ROPES, WIRES, OR WRAPPINGS ON THE ROOT BALL SHALL BE REMOVED. AFTER COMPLETING THE BACKFILLING, BACKFILL SHALL NOT COVER THE ROOT BALL. THE ROOT BALL AND SURROUNDING AREA SHALL BE MULCHED WITH A MINIMUM OF THREE INCHES OF SHREDDED HARDWOOD MULCH, UNIFORM IN SIZE AND FREE OF FOREIGN MATERIAL. MULCH SHALL NOT COVER THE ROOT FLARE. MAINTAINING A SIX-INCH CLEARANCE AROUND TREE TRUNKS WITH A MINIMUM FOUR-FOOT MULCH RING. A WATERING RING SHALL BE CONSTRUCTED AROUND THE TREE, AND THE TREE SHALL BE WATERED THOROUGHLY WITHIN ONE HOUR OF PLANTING.

EXISTING VEGETATION, NATIVE PLANTS, DROUGHT-TOLERANT SPECIES, AND WATER-CONSERVING IRRIGATION TECHNIQUES SHALL BE ENCOURAGED. TREES SHALL BE PLACED IN PLANTING PITS BY LIFTING FROM THE ROOT BALL AND POSITIONED WITH THE BEST SIDE FACING THE STREET OR SIDEWALK. TAGS, RIBBONS, AND BINDING MATERIALS SHALL BE REMOVED BEFORE PLANTING, AND ROOTS SHALL BE PRUNED OR STRAIGHTENED TO PROMOTE PROPER GROWTH AND ESTABLISHMENT. PROTECTIVE FENCING SHALL BE INSTALLED OUTSIDE THE DRILLLINE OF ALL WOODED AREAS AND/OR INDIVIDUAL TREES THAT ARE TO BE PRESERVED. SIGNS STATING "TREE SAVE AREA" SHALL BE SECURED TO THE PROTECTIVE FENCING.

INSTALLATION PRACTICES SHALL MINIMIZE SOIL COMPACTION, PRESERVING TOPSOIL, WHENEVER POSSIBLE. ORIGINAL TOPSOIL SHALL BE USED IN FERTILIZING AREAS, AND ANY TOPSOIL REMOVED DURING GRADING SHALL BE STORED ON-SITE AND REPOSITIONED AS NEEDED. ALL TREES SHALL BE GUYED OR STAKED FOLLOWING ACCEPTED LANDSCAPE INDUSTRY PRACTICES TO PREVENT WIND DAMAGE. LANDSCAPING SHALL BE KEPT IN GOOD CONDITION, FREE OF DEBRIS, AND SHALL BE MAINTAINED BY THE PROPERTY OWNER. SEVERE TRIMMING OR PRUNING THAT ALTERS THE TREE'S NATURAL SHAPE OR CENTRAL LEADER, SUCH AS "LULLPOPPING" OR "WATERKINGING," IS PROHIBITED UNLESS FOR PUBLIC UTILITY MAINTENANCE.

PROPOSED LEGEND	
CONCRETE SIDEWALK	
SEED	
TREE REMOVAL	X
TREE PLANTINGS	
SHRUB PLANTINGS	

SITE SUMMARY TABLE	
STREET TREES	
TYPE C TREES	SPACED EVERY 30'
INTERIOR LANDSCAPE AREAS REQUIRED	
EX SHALL EQUAL OR EXCEED	5% OF 18373 SF = 919 SF
INTERIOR LANDSCAPE AREAS PROVIDED	
EX SHALL EQUAL OR EXCEED	6105 SF
TYPE A OR B TREES	REQUIRED EVERY 250' OF BA
PERIMETER BUFFER AREAS REQUIRED	
BUFFER VARD 3	1 CANOPY TREES, 6 UNDERSTORY TREES, 10 EVERGREEN, AND 10 SHRUBS PER 100' OF LENGTH
TOTAL TREES REQUIRED	BUFFER VARD 3 IS 230 LF IN TOTAL THEREFORE 44 TOTAL TREES ARE REQUIRED.
EXISTING TREES:	4-2" CALIPER DBH = 4 PLANTED TREES 8-12" CALIPER DBH = 18 PLANTED TREES 3- LARGER THAN 12" CALIPER DBH = 8 PLANTED TREES 28 EXISTING TREES WILL BE USED IN LBU OF NEW LANDSCAPING
TYPES OF TREES BEING RETAINED:	17 OAK TREES 1 GUM TREE
TOTAL PROPOSED LANDSCAPING:	BUFFER VARD 3: 14 TREES AND 28 SHRUBS

Code	Common Name	Scientific Name	Average Size (H x W x T)	Container	Container Type	Quantity	Light Requirements
Trees							
Ap	Japanese Maple	Acer palmatum	30 x 10	2" Cal	858	12	Partial Shade
U	Orange Myrtle	Myrica aspleneifolia	30 x 10	2" Cal	858	12	Full Sun to Partial Shade
As	Amorpha fruticosa	Amorpha fruticosa	30 x 10	2" Cal	858	7	Full Sun to Partial Shade
Ms	Star Magnolia	Magnolia stellata	35 x 10	2" Cal	858	4	Full Sun to Semi Shade
Shrubs							
Ab	Satsuki Azalea	Indigofera tinctoria	2 x 3	3 Gal.	Pot	53	Partial Shade
U	Impatiens	Impatiens	4 x 4	5 Gal.	Pot	27	Full Sun to Part Shade
U	Camelia Holly	Alnus incana 'Scolymifolia'	3 x 4	3 Gal.	Pot	48	Full Sun to Part Shade
Rh	Hybrid Rhododendron	Rhododendron hybridum	5 x 4	3 Gal.	Pot	20	Partial Shade
Seed and Seed							
GS	Bermuda Grass	Cynodon dactylon			Seed	4395 SF	

