

September 10, 1980



Arbor Engineering

Box 283 • Greenville, S. C. 29602
(803) 235-3589

Mr. John Bolen
700 East North Street
Greenville, S. C. 29601

Re: Shadow Oak Commons

Dear John:

The following items are offered to you to submit as an addendum to the Greenville County Planning Commission in response to their letter of September 3, 1980.

1. Street widths - 24' curb to curb
Turning radii - 16' min for automobiles,
radii and paving in roadways and
cul-de-sacs to accommodate fire
trucks and moving vans
Parking standards - 9 to 10' stall width
24' aisle, 18' stall, 5' sidewalk
(this would yield 20' parking stall
with area to walk in front of car)
Off-street parking - as shown on drives to garages.
At this time remaining parking is
planned to be on street.

2. During the preliminary design process, site analysis indicated the site to be completely covered with forest (part pine, part mixed hardwood) and to have very gentle slopes suitable for buildings except for the last 150' of property at the creek. Other parameters considered during design was convenient parking for owners and guest, good pedestrian circulation, privacy for the living and outdoor living areas of the homes and the creation of open space for recreational activities, which according to Urban Land Institute and development sources is the most sought after amenity in family housing.

During design, six alternate designs were seriously considered. The proposed scheme is a culmination of this design process. Other designs tended to destroy public area, living area relationships and negate any large open space areas. The proposed scheme fits the concerned parameters with the open space being in what is now mostly pine forest. Buildings have been avoided on steep slopes and the

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Amendments: Streets, grading, retention ponds, setbacks, pedestrian access, buffer

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