



MEMO

To: Brandy Blake

From: Steve Grant, P.E.

Subject: Standard PAC comments - Residential

1. Any retaining walls over 4 feet in height will need to be designed by a professional structural engineer licensed in SC. Submit plans to City Building Official.
 - a. Retaining Wall plans must be approved before grading permits are issued.
 - b. Retaining wall contractor must be properly licensed in SC and must hire a 3rd party inspector during wall construction. These are verified before grading permits are issued.
2. State in Site Data table if retaining walls are proposed Yes/No.
3. Ensure all ADA/Handicapped accessible areas, routes and sidewalks meet all current design standards and details and grades are clearly indicated.
4. Specify public or private roads on plans.
5. Provide cross sections indicating widths and pavement thicknesses and plan/profile view of centerlines. Include sidewalks in cross-section.
6. If streets are public, City requires concrete storm drainage pipe in right of way.
7. Add angles between centerlines. 60 degree minimum between intersecting streets.
8. Reverse curves to have a minimum 100 foot tangent between the PT and PC.
9. Fire Marshal will have to approve the way the roads end if not in a cul-de-sac.
10. Encroachment permits are required from SCDOT/County or City. A traffic study and/or a left turn lane into the development may be required.
11. Show available sight distance at proposed new entrance on plans.
12. Provide detailed lot grading plan. 5' Side setbacks between houses required for drainage.
13. Make sure all storm drainage easements are clearly defined and depicted on the plans.
14. If site has areas in the 100 year floodplain. No grading or development in the floodplain. All Finished Floor elevations must be a minimum 3 feet above 100 year flood elevation.

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