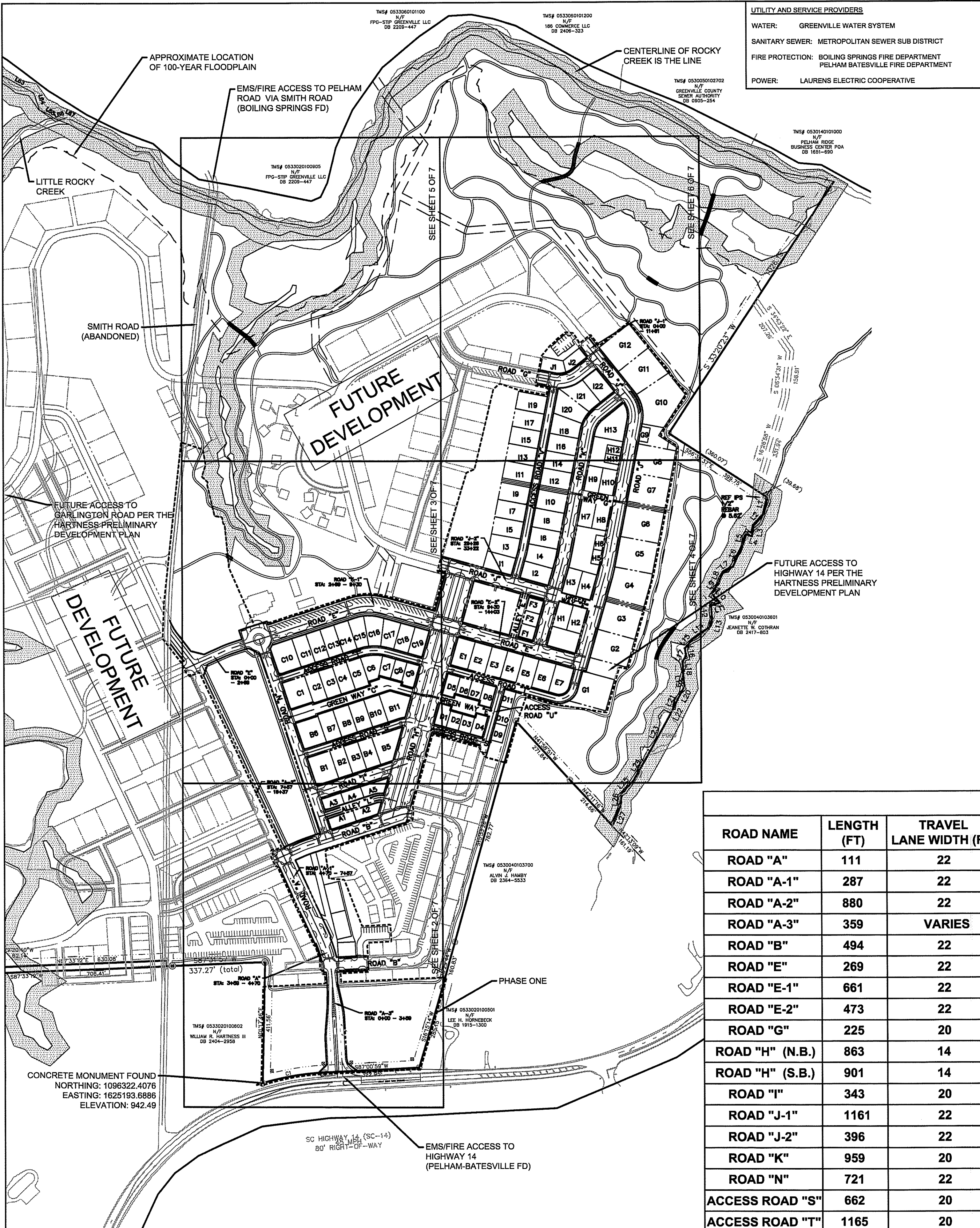




UTILITY AND SERVICE PROVIDERS
WATER: GREENVILLE WATER SYSTEM
SANITARY SEWER: METROPOLITAN SEWER SUB DISTRICT
FIRE PROTECTION: BOILING SPRINGS FIRE DEPARTMENT
PELHAM BATESVILLE FIRE DEPARTMENT
POWER: LAURENS ELECTRIC COOPERATIVE

PHASE ONE PARKING TABLE:

USE	SITE TOTALS	REQUIREMENT
RES.-SINGLE FAMILY DETACHED	102 UNITS	2 / UNIT
RES.-MULTI FAMILY	3 UNITS	1.5 / UNIT
OFFICE	9,000 SF	3 / 1,000 SF
RETAIL	9,000 SF	3 / 1,000 SF
RECREATION-OUTDOORS	139,376 SF	1 / 2,000 SF

SINGLE FAM MULTI FAM OFFICE RETAIL REC-OUTDOORS
102(2) + 3(1.5) + 9(3) + 9(3) + 70(1)

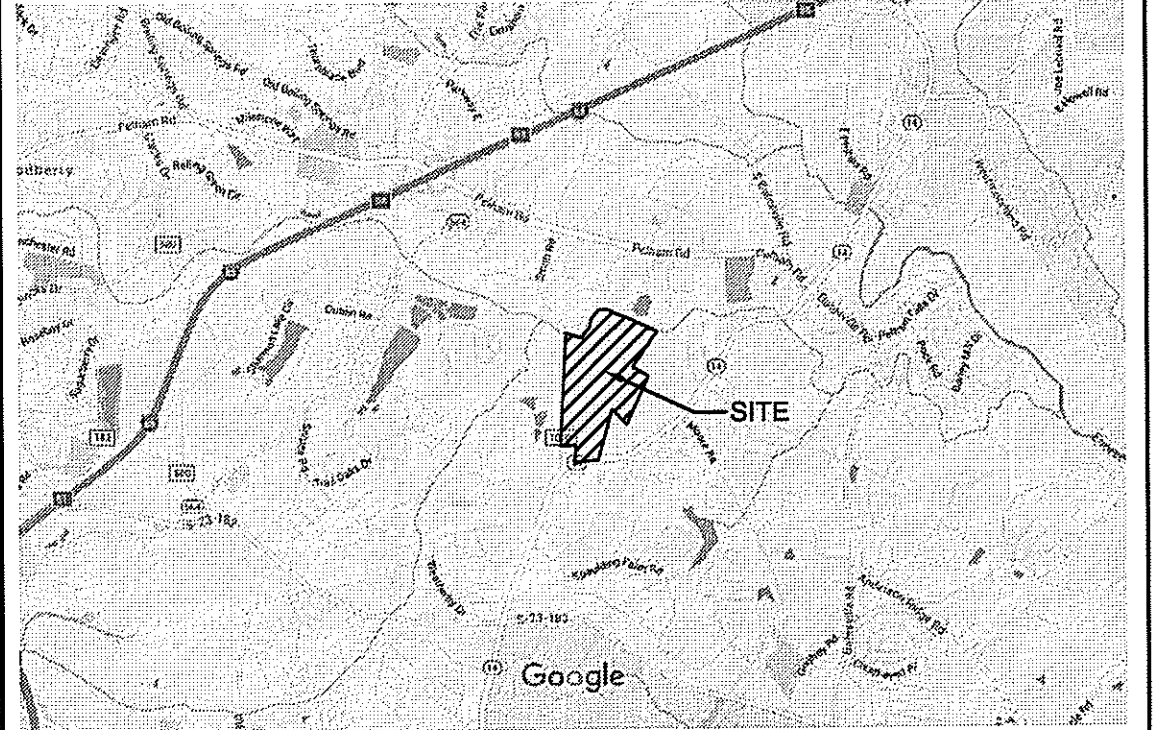
TOTAL PARKING REQUIRED = 333 SPACES

TOTAL PARKING PROVIDED (GARAGE + ON-STREET PARKING) = 370 SPACES

PRELIMINARY PLAT NOTES

- THIS DRAWING IS A PRELIMINARY PLAT AND NOT INTENDED FOR RECORDING.
- THE BOUNDARY SURVEY AND TOPOGRAPHIC WAS PROVIDED BY BENCHMARK SURVEYING, INC. AND DATED JANUARY 16, 2016.
- ALL MEASUREMENTS ARE CALCULATED AND NOT SURVEYED UNLESS NOTED OTHERWISE.
- THERE IS A 25' BUILDING SETBACK FROM THE EXTERIOR PROPERTY LINE.
- PER THE APPROVED PLANNED DEVELOPMENT AGREEMENT, NO INTERIOR BUILDING SETBACKS ARE REQUIRED. AS A MINIMUM, A 10-FOOT DRAINAGE AND UTILITY EASEMENT SHALL BE ESTABLISHED BETWEEN ALL INTERIOR LOTS, AND SHALL BE APPLIED TO ALL SIDE AND REAR SHARED LOT LINES. THIS DOES NOT APPLY TO LOT LINES THAT ARE ADJACENT TO PUBLIC AND PRIVATE RIGHTS-OF-WAY.
- MINIMUM BUILDING SEPARATION, AS REQUIRED BY INTERNATIONAL FIRE CODE, SHALL BE MAINTAINED THROUGHOUT THE DEVELOPMENT.
- A PORTION OF THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE" PER GREENVILLE COUNTY FIRM COMMUNITY PANEL NO. 45045C04076, 45045C0426E, 45045C0409E, 45045C0428E.
- ALL DETENTION, OPEN SPACE, AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF DETENTION AREAS, OPEN SPACE, OR COMMON AREAS.
- GREENVILLE COUNTY IS ONLY RESPONSIBLE FOR MAINTENANCE OF THE TRAVEL WAY ON PUBLIC ROADS. HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OUTSIDE OF THE TRAVEL WAY IN PUBLIC ROAD RIGHTS-OF-WAY.
- ALL UPGRADED FEATURES (GRANITE PAVERS, MEDIAN ISLANDS, LID FEATURES, ETC.) WITHIN PUBLIC ROAD RIGHTS-OF-WAY TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE THESE UPGRADED FEATURES IN THE PUBLIC RIGHTS-OF-WAY.
- OPEN SPACE MAY NOT BE FURTHER SUBDIVIDED.
- NO BIKE LANES SHALL BE REQUIRED DUE TO WALKING PATHS AND TRAILS BEING PROPOSED.

LINE	DIRECTION	DISTANCE
L1	S 11°12'21" W	57.03'
L2	S 41°29'39" W	53.94'
L3	S 10°18'26" W	37.20'
L4	N 71°14'51" W	21.15'
L5	S 15°28'52" W	36.00'
L6	S 24°23'41" W	83.51'
L7	S 57°18'17" W	41.98'
L8	S 22°21'46" W	31.16'
L9	N 30°08'08" E	49.01'
L10	S 41°59'30" E	40.15'
L11	S 71°17'48" W	32.15'
L12	S 03°58'18" E	46.03'
L13	S 16°20'07" W	27.91'
L14	S 54°02'42" W	70.44'
L15	S 41°08'24" W	41.08'
L16	S 06°28'38" E	26.81'
L17	S 30°05'46" W	22.27'
L18	S 02°32'44" E	54.14'
L19	S 06°40'55" E	30.93'
L20	S 28°23'53" W	52.82'
L21	S 25°43'29" W	26.75'
L22	S 26°15'52" W	28.04'
L23	S 28°38'32" W	158.72'
L24	S 29°37'24" W	98.78'
L25	S 42°12'32" W	61.16'
L26	S 06°17'51" W	46.58'
L27	S 21°57'33" W	70.22'



LOCATION MAP

VARIANCE NOTES

- ACCESS ROAD W/O ALLEY
1.A. 10-FOOT CURB RADIUS IN LIEU OF 15-FOOT CURB RADIUS.
1.B. 30-FOOT RIGHT OF WAY IN LIEU OF 36-FOOT RIGHT OF WAY.
- NO SIDEWALK IN LIEU OF ONE-SIDED SIDEWALK.
- SUBCOLLECTOR
2.A. 15-FOOT CURB RADIUS IN LIEU OF 20-FOOT CURB RADIUS.
2.B. RIGHT OF WAY RANGE OF 40' TO 56' IN LIEU OF 66' TO 77'.
- RESIDENTIAL COLLECTOR
3.A. 15-FOOT CURB RADIUS IN LIEU OF 20-FOOT CURB RADIUS.
3.B. 28-FOOT PAVEMENT WIDTH IN LIEU OF 31-FOOT PAVEMENT WIDTH FOR ONE-SIDED PARKING.
3.C. 36-FOOT PAVEMENT WIDTH IN LIEU OF 38-FOOT PAVEMENT WIDTH FOR TWO-SIDED PARKING.
3.D. RIGHT OF WAY RANGE OF 36' TO 100' IN LIEU OF 73' TO 80'.
- MIXED USE LOCAL
4.A. 15-FOOT CURB RADIUS IN LIEU OF 20-FOOT CURB RADIUS.
- GENERAL VARIANCES
5.A. 6-INCH FLUSH RIBBON CURB EVERYWHERE IN LIEU OF STANDARD 18-INCH ROLL CURB. (AS DRAINAGE DICTATES)
5.B. 6-INCH HEADER CURB EVERYWHERE IN LIEU OF STANDARD 18-INCH CURB AND GUTTER. (AS DRAINAGE DICTATES)
5.C. 6-INCH FLUSH RIBBON CURB EVERYWHERE IN LIEU OF 12-INCH FLUSH RIBBON CURB.

PHASE 1 ROAD SECTIONS									
ROAD NAME	LENGTH (FT)	TRAVEL LANE WIDTH (FT)	R/W WIDTH (FT)	SECTION TYPE	STREET TYPE (COUNTY)	DESIGN SPEED LIMIT (MPH)	PUBLIC / PRIVATE	STATIONS	VARIANCES
ROAD "A"	111	22	52	S.0	RESIDENTIAL COLLECTOR	25	PUBLIC	3+59 - 4+70	3A 3B 3C 3D 5B
ROAD "A-1"	287	22	60	S.1	RESIDENTIAL COLLECTOR	25	PUBLIC	4+70 - 7+57	3A 3B 3C 3D 5B
ROAD "A-2"	880	22	40	S.3	RESIDENTIAL COLLECTOR	25	PUBLIC	7+57 - 16+37	3A 3B 3C 3D 5B
ROAD "A-3"	359	VARIES	VARIES	S.8	RESIDENTIAL COLLECTOR	25	PUBLIC	0+00 - 3+59	3A 3B 3C 3D 5A 5B
ROAD "B"	494	22	56	S.6	SUB-COLLECTOR	25	PUBLIC	0+00 - 4+94	2A 2B 5A 5B
ROAD "E"	269	22	36	S.8	ACCESS (W/O ALLEY)	25	PUBLIC	0+00 - 2+69	1C 5A
ROAD "E-1"	661	22	70	S.7	RESIDENTIAL COLLECTOR	25	PRIVATE	2+69 - 9+30	3A 3B 3C 3D 5B
ROAD "E-2"	473	22	52	S.0	RESIDENTIAL COLLECTOR	25	PUBLIC	9+30 - 14+03	3A 3B 3C 3D 5B
ROAD "G"	225	20	50	S.01	SUB-COLLECTOR	15	PRIVATE	0+00 - 2+25	2A 2B 5B
ROAD "H" (N.B.)	863	14	100	S.2	RESIDENTIAL COLLECTOR	25	PUBLIC	0+00 - 8+63	3A 3B 3C 3D 5A 5B
ROAD "H" (S.B.)	901	14	100	S.2	RESIDENTIAL COLLECTOR	25	PUBLIC	0+00 - 9+01	3A 3B 3C 3D 5A 5B
ROAD "I"	343	20	50	S.01	MIXED USE LOCAL	25	PUBLIC	0+00 - 3+43	4A 5B
ROAD "J-1"	1161	22	52	S.0	RESIDENTIAL COLLECTOR	25	PUBLIC	0+00 - 11+61	3A 3B 3C 3D 5B
ROAD "J-2"	396	22	52	S.0	RESIDENTIAL COLLECTOR	25	PUBLIC	29+26 - 33+22	3A 3B 3C 3D 5B
ROAD "K"	959	20	50	S.01	MIXED USE LOCAL	25	PUBLIC	0+00 - 9+59	4A 5B
ROAD "N"	721	22	40	S.3	SUB-COLLECTOR	25	PUBLIC	0+00 - 7+21	2A 2B 5A 5B
ACCESS ROAD "S"	662	20	30	A.1	ACCESS (W/O ALLEY)	15	PRIVATE	0+00 - 6+62	1A 1B 1C
ACCESS ROAD "T"	1165	20	30	A.1	ACCESS (W/O ALLEY)	15	PRIVATE	0+00 - 11+65	1A 1B 1C
ACCESS ROAD "U"	210	20	30	A.1	ACCESS (W/O ALLEY)	15	PRIVATE	0+00 - 2+10	1A 1B 1C
ACCESS ROAD "V"	710	20	30	A.1	ACCESS (W/O ALLEY)	20	PRIVATE	0+00 - 7+10	1A 1B 1C
ALLEY "E"	199	14	30	A.0	ALLEY (1W)	15	PRIVATE	0+00 - 1+99	1A 1B 1C
ALLEY "L"	276	14	30	A.0	ALLEY (1W)	15	PRIVATE	0+00 - 2+76	1A 1B 1C

*NOTE: ROAD SECTIONS VARY, SEE SITE PLAN.

2016-187
* 2016-188-VA

PRELIMINARY PLAT

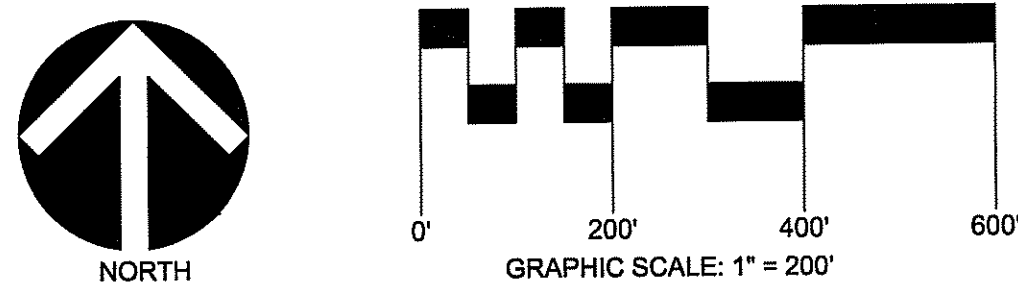
HARTNESS - PHASE 1
(SHEET 1 OF 7)

OWNER
SMITH ROAD INVESTMENTS, LLC
CONTACT: CLAY DRIGGERS
500 HARTNESS DRIVE
GREENVILLE, SC 29615
PHONE: (864) 304-0472

ENGINEER/LANDSCAPE ARCHITECT
SEAMON, WHITESIDE & ASSOCIATES, INC.
CONTACT: JOE BRYANT, PE
508 RHETT STREET
SUITE 101
GREENVILLE, SC 29601
PHONE: (864) 298-0534

PHASE ONE SITE AREA: 40.77 ACRES
TOTAL NUMBER OF LOTS: 105
CURRENT ZONING: PD

MILES OF NEW ROADS: 2.04 MILES
DATE: JULY 6, 2016
TAX MAP NUMBER: 0533020100600

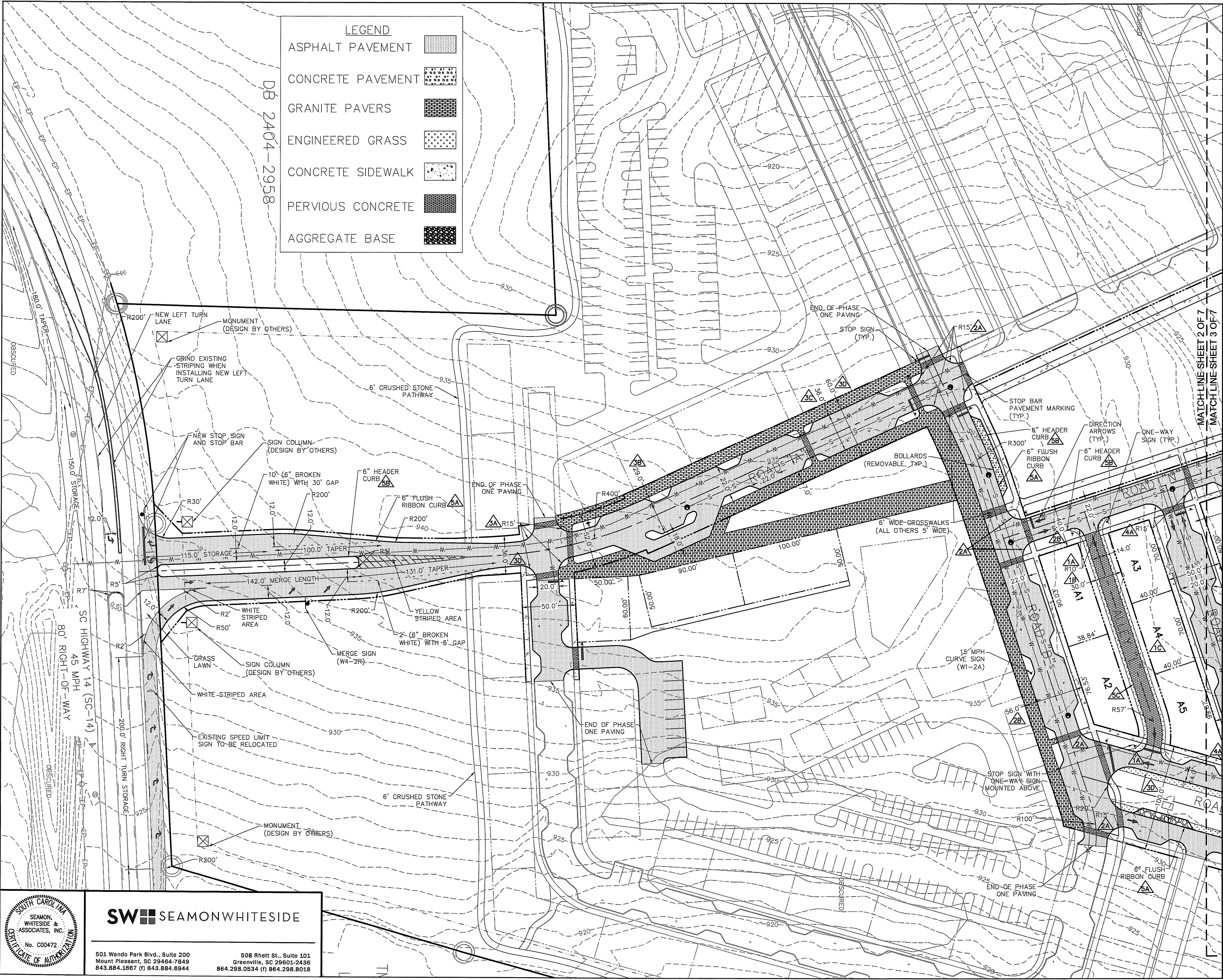


SEAMON WHITESIDE & ASSOCIATES, INC.

SW SEAMONWHITESIDE

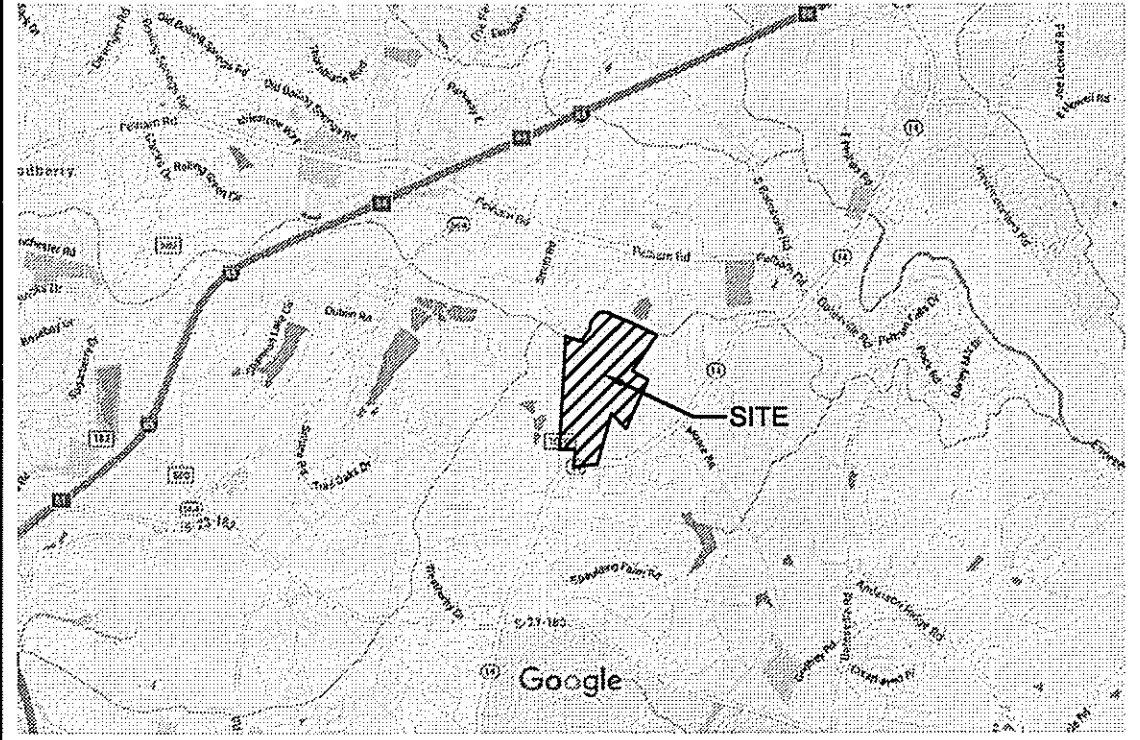
501 Wando Park Blvd., Suite 200
Mount Pleasant, SC 29464-7849
843.884.1667 (T) 843.884.6944

508 Rhett St., Suite 101
Greenville, SC 29601-2436
864.298.0534 (T) 864.298.8018



LEGEND

ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
GRANITE PAVERS	
ENGINEERED GRASS	
CONCRETE SIDEWALK	
PERVIOUS CONCRETE	
AGGREGATE BASE	



LOCATION MAP

2016-187

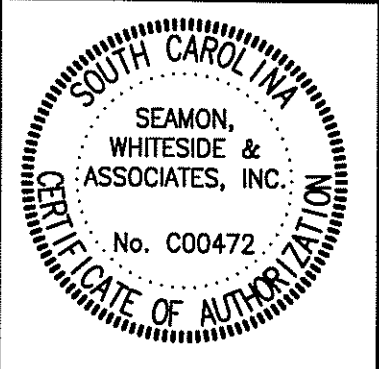
* 2016-188-VA

PRELIMINARY PLAT

HARTNESS - PHASE 1
(SHEET 2 OF 7)

OWNER	ENGINEER/LANDSCAPE ARCHITECT
SMITH ROAD INVESTMENTS, LLC	SEAMON, WHITESIDE & ASSOCIATES, INC.
CONTACT: CLAY DRIGGERS	CONTACT: JOE BRYANT, PE
600 HARTNESS DRIVE	608 RHETT STREET
GREENVILLE, SC 29615	SUITE 101
PHONE: (864) 304-0472	GREENVILLE, SC 29601
	PHONE: (864) 298-0534

TOTAL SITE AREA: 40.77 ACRES	MILES OF NEW ROADS: 2.04 MILES
TOTAL NUMBER OF LOTS: 105	DATE: JULY 6, 2016
CURRENT ZONING: PD	TAX MAP NUMBER: 0533020100600



SW SEAMONWHITESIDE

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