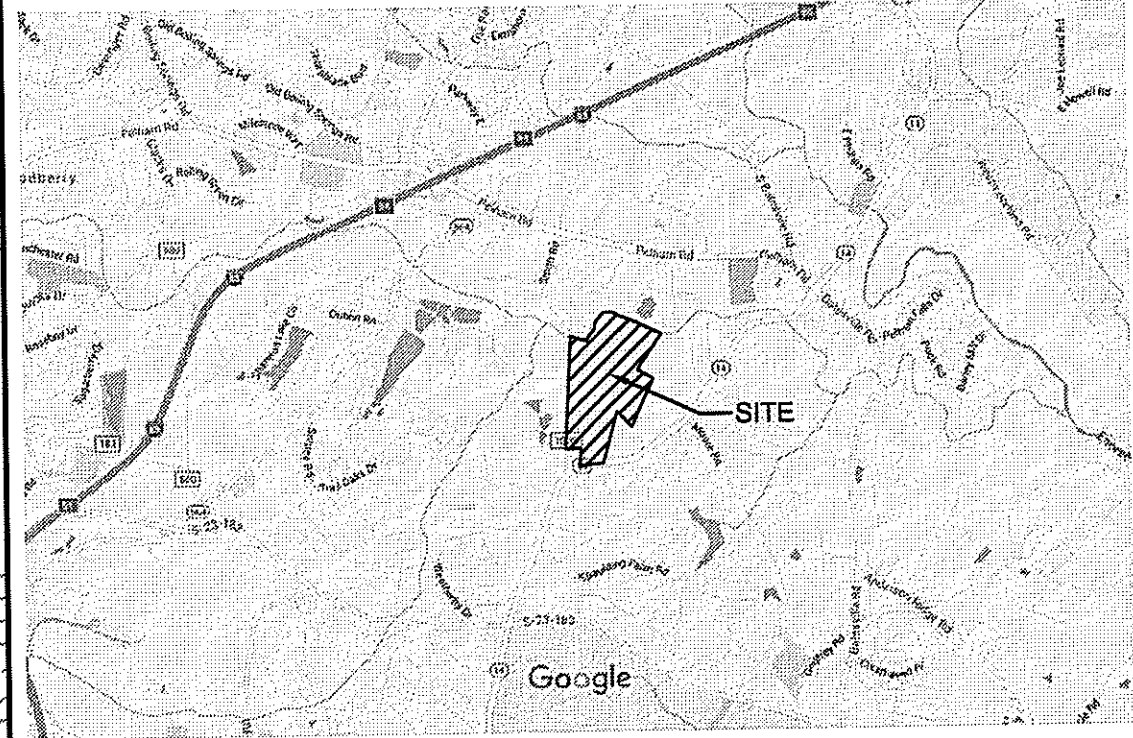
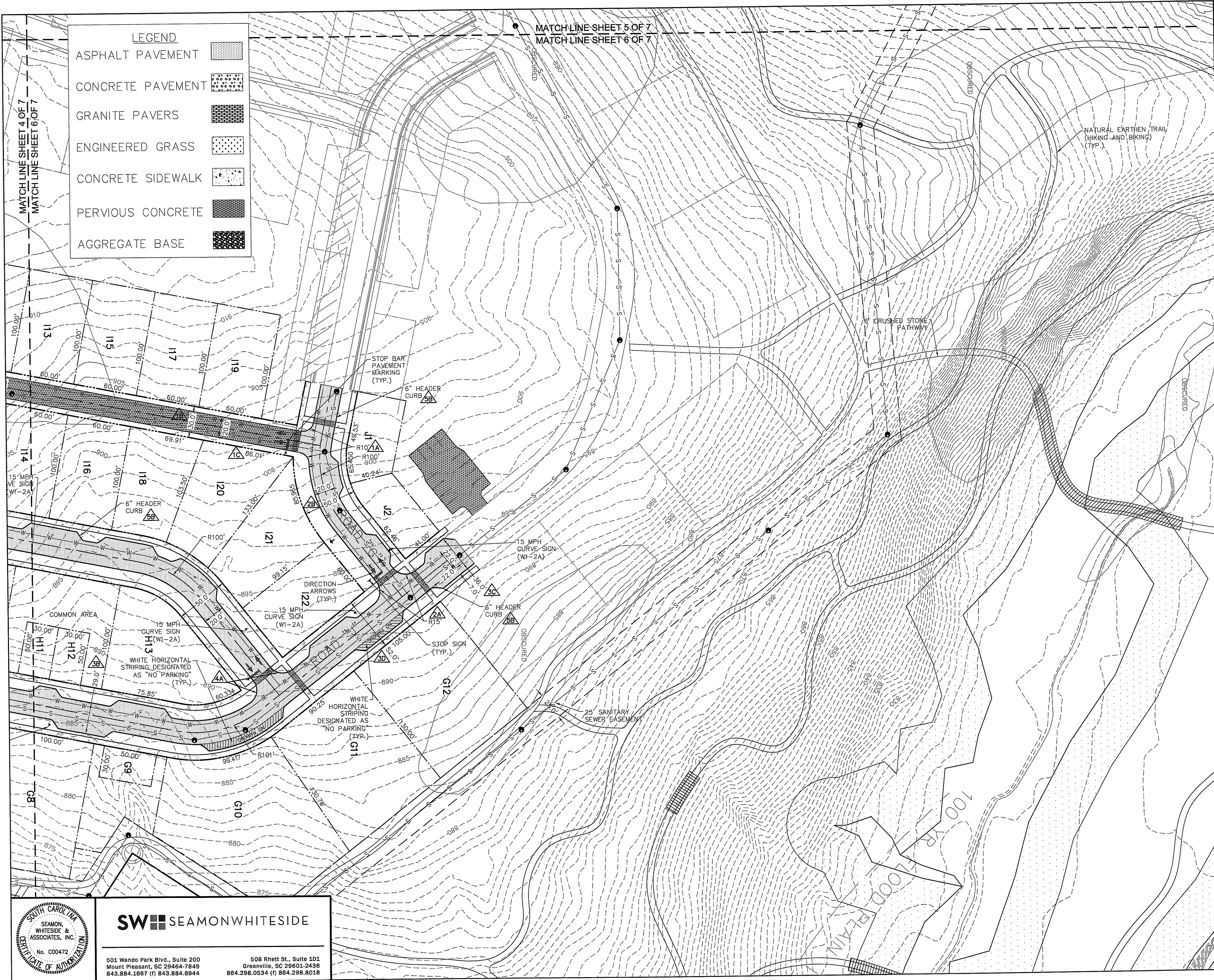




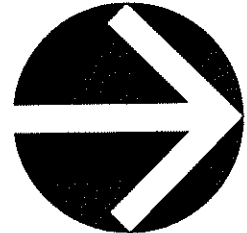
LOCATION MAP

2016-187
*2016-188-VA
PRELIMINARY PLAT

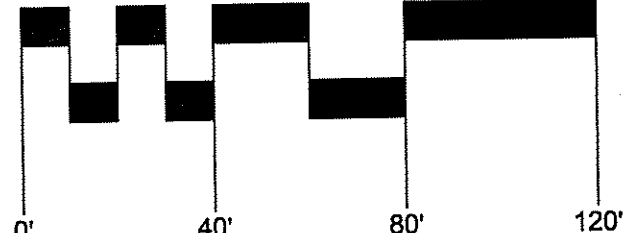
HARTNESS - PHASE 1
(SHEET 6 OF 7)

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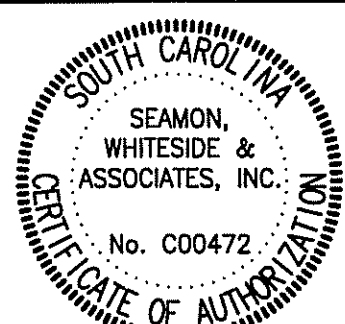
TOTAL SITE AREA: 40.77 ACRES	MILES OF NEW ROADS: 2.04 MILES
TOTAL NUMBER OF LOTS: 105	DATE: JULY 6, 2016
CURRENT ZONING: PD	TAX MAP NUMBER: 0533020100600



NORTH



GRAPHIC SCALE: 1" = 40'



**SEAMONWHITESIDE**

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

508 Rhett St., Suite 101
Greenville, SC 29601-2436
864.298.0534 (f) 864.298.6018

SOUTH CAROLINA

SEAMON
WHITESIDE &
ASSOCIATES, INC.

No. C00472

CERTIFICATE OF AUTHORIZATION

SW

SEAMONWHITESIDE

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

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

20'-0" W X 14'-0" H CLEAR

BUILD 6" FROM PROPERTY LINE (FACADE)

GRASS SHOULDER (UTILITY EASEMENT)

ENGINEERED GRASS

INVERTED CROWN W/ PERVIOUS CONCRETE

3'-0"

1 LANE @ 14'-0"

3'-0"

5'-0"

30'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

1 A.0 – ALLEY (ONE-WAY)

20'-0" W X 14'-0" H CLEAR

BUILD 6" FROM PROPERTY LINE (FACADE)

GRASS SHOULDER (UTILITY EASEMENT)

INVERTED CROWN W/ PERVIOUS CONCRETE

3'-0"

2 LANES @ 10'-0"

5'-0"

30'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

2 A.1 – ACCESS (TWO-WAY)

20'-0" W X 14'-0" H CLEAR

BUILD 10' FROM PROPERTY LINE WITH PORCHES ENCLAWING UP TO 8'

STREET LAMPS

SIDEWALK

30" GRASS STRIP

6" VERTICAL CONCRETE CURB

PARALLEL PARKING SPACES

6" FLUSH RIBBON CURB SLOPED TO PARK

5'-0"

3'-0"

7'-0"

1 LANE @ 14'-0"

6'-0"

30'-0"

100'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

5 S.2 – BOULEVARD

20'-0" W X 14'-0" H CLEAR

BUILD 10' FROM PROPERTY LINE WITH PORCHES ENCLAWING UP TO 8'

STREET LAMPS

SIDEWALK

30" GRASS STRIP

6" VERTICAL CONCRETE CURB

PARALLEL PARKING SPACES

6" FLUSH RIBBON CURB SLOPED TO PARK

5'-0"

3'-0"

7'-0"

1 LANE @ 14'-0"

6'-0"

30'-0"

100'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

5 S.2 – BOULEVARD

20'-0" W X 14'-0" H CLEAR

BUILD 10' FROM PROPERTY LINE WITH PORCHES ENCLAWING UP TO 8'

STREET LAMPS

SIDEWALK

30" GRASS STRIP

6" VERTICAL CONCRETE CURB

PARALLEL PARKING SPACES

6" FLUSH RIBBON CURB SLOPED TO PARK

5'-0"

3'-0"

7'-0"

1 LANE @ 14'-0"

6'-0"

30'-0"

100'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

5 S.2 – BOULEVARD

20'-0" W X 14'-0" H CLEAR

BUILD 6" FROM PROPERTY LINE (FACADE)

STREET TREES WHERE OCCURRING (SITE SPECIFIC)

STREET LAMPS

SIDEWALK

30" GRASS STRIP

6" VERTICAL CONCRETE CURB

PARALLEL PARKING SPACES

6" FLUSH RIBBON CURB SLOPED TO PARK

4'-0"

6'-0"

1 LANE @ 14'-0"

7'-0"

3'-0"

5'-0"

39'-0"

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

8 STREET S.5

20'-0" W X 14'-0" H CLEAR

BUILD 10' FROM PROPERTY LINE WITH PORCHES ENCLAWING UP TO 8'

STREET LAMPS

SIDEWALK

30" GRASS STRIP

6" VERTICAL CONCRETE CURB

PARALLEL PARKING SPACES

6" FLUSH RIBBON CURB SLOPED TO PARK

5'-0"

3'-0"

7'-0"

2 LANES @ 10'-0" EA = 20'-0"

7'-0"

3'-0"

5'-0"

50'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

12 S.01 – RESIDENTIAL

20'-0" W X 14'-0" H CLEAR

BUILD 10' FROM PROPERTY LINE WITH PORCHES ENCLAWING UP TO 8'

STREET LAMPS

SIDEWALK

30" GRASS STRIP

6" VERTICAL CONCRETE CURB

PARALLEL PARKING SPACES

6" FLUSH RIBBON CURB SLOPED TO PARK

5'-0"

3'-0"

7'-0"

2 LANES @ 10'-0" EA = 20'-0"

7'-0"

3'-0"

5'-0"

50'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

12 S.01 – RESIDENTIAL

20'-0" W X 14'-0" H CLEAR

BUILD 10' FROM PROPERTY LINE WITH PORCHES ENCLAWING UP TO 8'

STREET LAMPS

SIDEWALK

30" GRASS STRIP

6" VERTICAL CONCRETE CURB

PARALLEL PARKING SPACES

6" FLUSH RIBBON CURB SLOPED TO PARK

5'-0"

3'-0"

7'-0"

2 LANES @ 10'-0" EA = 22'-0"

7'-0"

3'-0"

5'-0"

52'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

3 S.0 – RESIDENTIAL

20'-0" W X 14'-0" H CLEAR

BUILD 10' FROM PROPERTY LINE WITH PORCHES ENCLAWING UP TO 8'

STREET LAMPS

SIDEWALK

30" GRASS STRIP

6" VERTICAL CONCRETE CURB

PARALLEL PARKING SPACES

6" FLUSH RIBBON CURB SLOPED TO PARK

5'-0"

3'-0"

7'-0"

2 LANES @ 10'-0" EA = 22'-0"

7'-0"

3'-0"

5'-0"

52'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

3 S.0 – RESIDENTIAL

20'-0" W X 14'-0" H CLEAR

BUILD 10' FROM PROPERTY LINE WITH PORCHES ENCLAWING UP TO 8'

STREET LAMPS

SIDEWALK

30" GRASS STRIP

6" VERTICAL CONCRETE CURB

PARALLEL PARKING SPACES

6" FLUSH RIBBON CURB SLOPED TO PARK

5'-0"

3'-0"

7'-0"

2 LANES @ 10'-0" EA = 22'-0"

7'-0"

3'-0"

5'-0"

40'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

6 S.3 – PARKSIDE

20'-0" W X 14'-0" H CLEAR

BUILD 10' FROM PROPERTY LINE WITH PORCHES ENCLAWING UP TO 8'

STREET LAMPS

SIDEWALK

30" GRASS STRIP

6" VERTICAL CONCRETE CURB

PARALLEL PARKING SPACES

6" FLUSH RIBBON CURB SLOPED TO PARK

5'-0"

3'-0"

7'-0"

2 LANES @ 10'-0" EA = 22'-0"

7'-0"

3'-0"

5'-0"

40'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

6 S.3 – PARKSIDE

20'-0" W X 14'-0" H CLEAR

BUILD 10' FROM PROPERTY LINE WITH PORCHES ENCLAWING UP TO 8'

STREET LAMPS

SIDEWALK

30" GRASS STRIP

6" VERTICAL CONCRETE CURB

PARALLEL PARKING SPACES

6" FLUSH RIBBON CURB SLOPED TO PARK

5'-0"

3'-0"

7'-0"

2 LANES @ 10'-0" EA = 22'-0"

7'-0"

3'-0"

5'-0"

56'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

9 S.6 – TRANSITIONAL

20'-0" W X 14'-0" H CLEAR

BUILD 10' FROM PROPERTY LINE WITH PORCHES ENCLAWING UP TO 8'

STREET LAMPS

SIDEWALK

30" GRASS STRIP

6" VERTICAL CONCRETE CURB

PARALLEL PARKING SPACES

6" FLUSH RIBBON CURB SLOPED TO PARK

5'-0"

3'-0"

7'-0"

2 LANES @ 10'-0" EA = 22'-0"

7'-0"

3'-0"

5'-0"

56'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

9 S.6 – TRANSITIONAL

20'-0" W X 14'-0" H CLEAR

BUILD 10' FROM PROPERTY LINE WITH PORCHES ENCLAWING UP TO 8'

STREET LAMPS

SIDEWALK

30" GRASS STRIP

6" VERTICAL CONCRETE CURB

PARALLEL PARKING SPACES

6" FLUSH RIBBON CURB SLOPED TO PARK

5'-0"

3'-0"

7'-0"

2 LANES @ 10'-0" EA = 22'-0"

7'-0"

3'-0"

5'-0"

56'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

9 S.6 – TRANSITIONAL

20'-0" W X 14'-0" H CLEAR

BUILD 10' FROM PROPERTY LINE WITH PORCHES ENCLAWING UP TO 8'

STREET LAMPS

SIDEWALK

30" GRASS STRIP

6" VERTICAL CONCRETE CURB

PARALLEL PARKING SPACES

6" FLUSH RIBBON CURB SLOPED TO PARK

5'-0"

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7'-0"

2 LANES @ 10'-0" EA = 22'-0"

7'-0"

3'-0"

5'-0"

56'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

9 S.6 – TRANSITIONAL

20'-0" W X 14'-0" H CLEAR

BUILD 10' FROM PROPERTY LINE WITH PORCHES ENCLAWING UP TO 8'

STREET LAMPS

SIDEWALK

30" GRASS STRIP

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PARALLEL PARKING SPACES

6" FLUSH RIBBON CURB SLOPED TO PARK

5'-0"

3'-0"

7'-0"

2 LANES @ 10'-0" EA = 22'-0"

7'-0"

3'-0"

5'-0"

60'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

4 S.1 – COMMERCIAL

20'-0" W X 14'-0" H CLEAR

BUILD 10' FROM PROPERTY LINE WITH PORCHES ENCLAWING UP TO 8'

STREET LAMPS

SIDEWALK

30" GRASS STRIP

6" VERTICAL CONCRETE CURB

PARALLEL PARKING SPACES

6" FLUSH RIBBON CURB SLOPED TO PARK

5'-0"

3'-0"

7'-0"

2 LANES @ 10'-0" EA = 22'-0"

7'-0"

3'-0"

5'-0"

60'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

4 S.1 – COMMERCIAL

20'-0" W X 14'-0" H CLEAR

BUILD 10' FROM PROPERTY LINE WITH PORCHES ENCLAWING UP TO 8'

STREET LAMPS

SIDEWALK

30" GRASS STRIP

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PARALLEL PARKING SPACES

6" FLUSH RIBBON CURB SLOPED TO PARK

5'-0"

3'-0"

7'-0"

2 LANES @ 10'-0" EA = 22'-0"

7'-0"

3'-0"

5'-0"

60'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

4 S.1 – COMMERCIAL

20'-0" W X 14'-0" H CLEAR

BUILD 10' FROM PROPERTY LINE WITH PORCHES ENCLAWING UP TO 8'

STREET LAMPS

SIDEWALK

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6" FLUSH RIBBON CURB SLOPED TO PARK

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60'-0" RIGHT OF WAY

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60'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

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2 LANES @ 10'-0" EA = 22'-0"

7'-0"

3'-0"

5'-0"

60'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

4 S.1 – COMMERCIAL

20'-0" W X 14'-0" H CLEAR

BUILD 10' FROM PROPERTY LINE WITH PORCHES ENCLAWING UP TO 8'

STREET LAMPS

SIDEWALK

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60'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

4 S.1 – COMMERCIAL

20'-0" W X 14'-0" H CLEAR

BUILD 10' FROM PROPERTY LINE WITH PORCHES ENCLAWING UP TO 8'

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7'-0"

2 LANES @ 10'-0" EA = 22'-0"

7'-0"

3'-0"

5'-0"

60'-0" RIGHT OF WAY

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

4 S.1 – COMMERCIAL

2016-187

* 2016-188-VA

PRELIMINARY PLAT

HARTNESS - PHASE 1
(SHEET 7 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

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