

**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:**

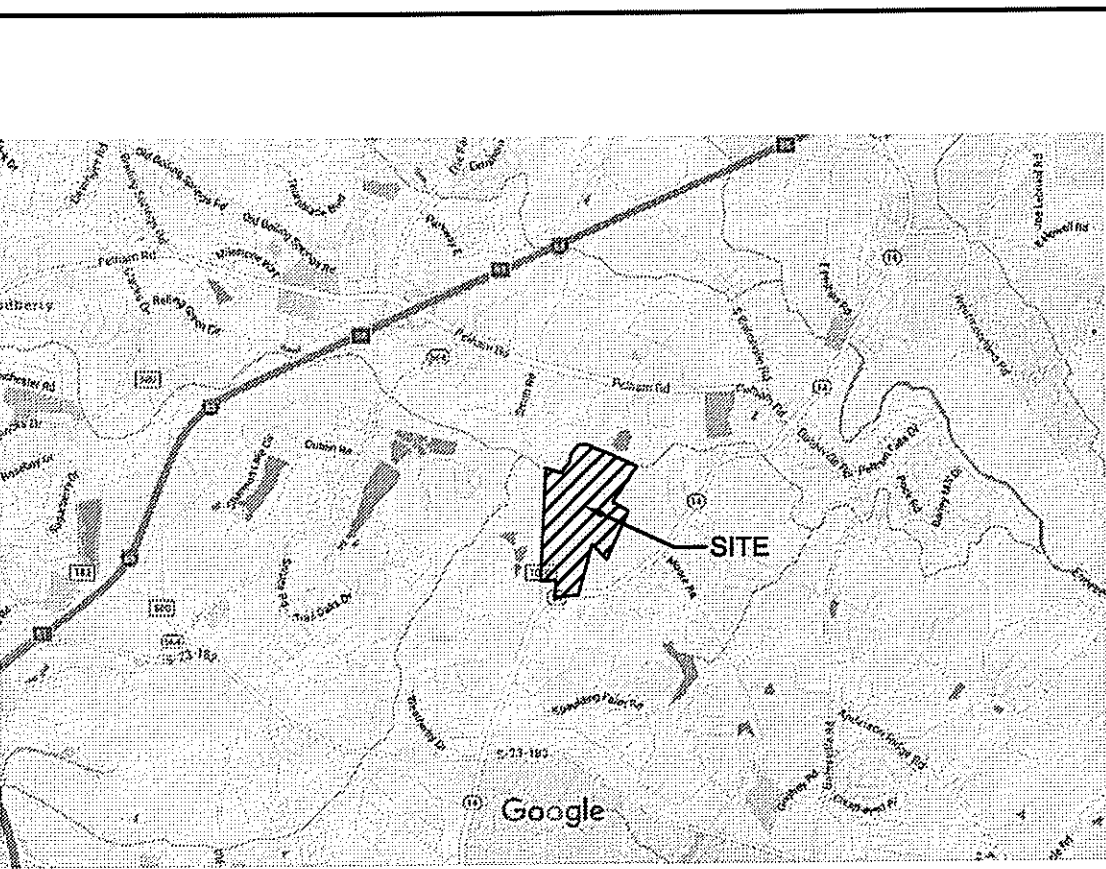
USE	SITE TOTALS	REQUIREMENT
RES.-SINGLE FAMILY DETACHED	102 UNITS	2 / UNIT
RES.-MULTI FAMILY	3 UNITS	1.5 / UNIT
OFFICE	9,000 SF	3 / 1,000 SF
RETAIL	9,000 SF	3 / 1,000 SF
RECREATION-OUTDOORS	139,376 SF	1 / 2,000 SF

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. 45045C0407E, 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°18'28" 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	61.18'
L26	S 06°17'51" W	46.58'
L27	S 21°57'33" W	70.22'



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

LOCATION MAP

2016-187  
 \* 2016-188-VA

PRELIMINARY PLAT

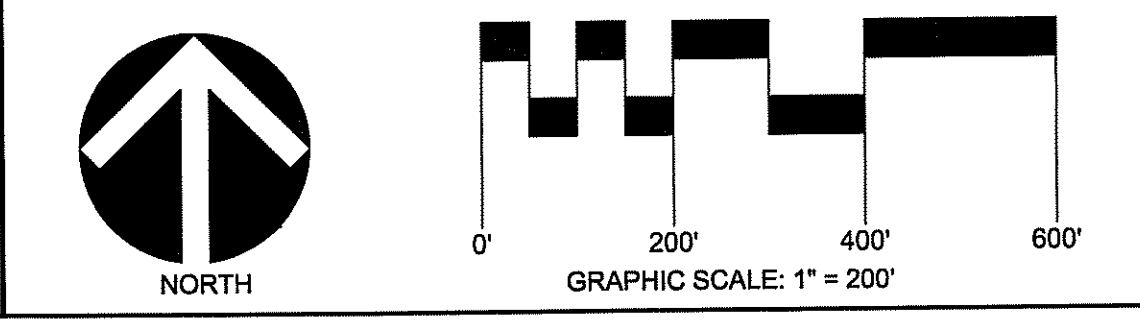
HARTNESS - PHASE 1  
 (SHEET 1 OF 7)

**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



**SW SEAMONWHITESIDE**

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 Greenville, SC 29601-2436  
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SEAMON, WHITESIDE & ASSOCIATES, INC.  
 No. C00472  
 CERTIFICATE OF AUTHORITY