



AGENDA

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, April 25, 2024 - 6:00 PM

1. Call to Order
2. Hearing Procedures/Regulations
3. Approval of Minutes
 - a. Planning Commission Minutes from March 28, 2024
4. Public Hearings
 - a. PZ-2024-05
Request: Rezoning
Tax Map: 0358000101400, 035800101401
Location: Hellams Street
 - b. SP-2024-02
Request: Preliminary Plan Approval
Tax Map: 0562020100201
Location: Parsons Road
5. Adjourn

Planning Commission may enter executive session to discuss any item on the agenda as permitted by S.C. Code Ann. § 30-4-70.

FOIA Compliance – Public notification of this meeting has been published, posted, and distributed in compliance with the Freedom of Information Act and the City of Fountain Inn's requirements.

Minutes

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, March 28, 2024 – 6:00PM

1. Call to Order

Chairperson Stoddard calls the meeting to order at 6:00PM. Chairperson Stoddard, Commissioner McGraw, Commissioner Armstrong, Commissioner Flint, Commissioner DeRoberts, and Commissioner Pease are all in attendance at this time.

2. Hearing Procedures/Regulations

3. Approval of Minutes

- a. Commissioner Pease makes a motion to approve the minutes from Thursday, February 22, 2024. Commissioner DeRoberts seconded the motion. The motion carried 6-0.

4. New Business

- a. SP-2024-01

Request: Final Development Plan for Woodside Village Zone II

Tax Map: 0345000100602

Location: Fairview Street and Diamond Tip Boulevard

Staff presented the case. Bradley Smith with Davis and Floyd Engineering stated that the plan is adhering to the original intent of the pre-development plan.

The Chairperson opened the floor for public testimony. No public comment. Chairperson closed the floor.

Staff recommends conditional approval based off the review letter.

Chairperson Stoddard makes a motion to approve conditional approval that the final development plan for phase II of the Woodside Village Development SP-2024-01 on the basis that the engineer addresses any staff comments provided in the review letter. Commissioner DeRoberts seconded.

Discussion between Board and applicant regarding details of the project.

The motion carried 5-1.

b. PZ-2024-04

Request: Rezone to R-12, Residential District

Tax Map: 0359000100101

Location: 603 and 605 Gulliver Street

Staff presented the case. Todd Cunningham representing Gulliver Street project speaks on request of custom homes being built on Gulliver Street.

The Chairperson opened the floor for public testimony.

Ashley Riddle lives on Gulliver. Talks about zoning. Talks about comp plan, wants more yard

Fountain Inn resident, Carol Davis, expresses her concerns about the increased traffic on Gulliver Street. Ms. Davis believes that the current zoning of 1500 sqf. should remain the same.

Fountain Inn resident, Ms. Debbie xxx expresses traffic concerns and disappearance of wildlife due to construction.

Commissioner McGraw verifies price point with Mr. Cunningham.

Staff recommends approval of the requested zoning to R-12.

Commissioner McGraw makes a motion to approve the requested zoning to R-12.

Commissioner Pease seconded the motion.

Chairperson Stoddard opened the floor to the Board.

Chairperson Stoddard discusses frustration with no details on the project presented by applicant. Commissioner DeRoberts is in agreeance.

Applicant explains documents can be provided in future meeting.

Mr. Pease discusses opposition of rezoning.

The motion carried 0-6.

5. Adjourn

Commissioner McGraw made a motion to adjourn at 6:30PM. Chairperson Stoddard seconded. The motion carried unanimously.



AGENDA

April 25, 2024

To: Planning Commission
From: Zoning Administrator, Dean Miller
Subject: PZ-2024-05, Proposed Rezoning of 400 Hellams Street
Meeting Date: April 25, 2024
Type of Agenda Item: Rezoning, Public Hearing
Attachments: Zoning Map
Aerial Map
Site Plan

OWNER: Hellams Road Associates
AUTHORIZED REP: Jimmy Francis
LOCATION: Hellams Street -Tax Map 0358000101400, 035800101401
CURRENT ZONING: R-15, Residential
REQUESTED ZONING: R-7.5, Residential
SIZE OF PROPERTY: Approximately 8 acres

REQUEST

The applicant has requested to rezone the parcels from R-15, Residential to R-7.5, Residential.

LOCATION & SITE DESCRIPTION

The parcels are located on the corner of Hellams Street and Woodland Drive. The properties front both streets and consist of a wooded area and a single-family home.

COMPREHENSIVE PLAN

The City's INNvision Comprehensive Plan identifies the area of this tract of land as "Low to Medium Density Residential" This designation The Low to Medium Density Residential designation is comprised of older and newer subdivisions, with interconnected streets typically lined with sidewalks and street trees on both sides served by public water and sewer. The density of development in this character area will vary based on the environmental features, but densities in new development should be less than 4 dwelling units per acre. (gross density). Infill opportunities in this character area may include some isolated areas of attached housing at higher densities. Attached housing could also be allowed as part of planned developments that meet designated standards or go through the Flexible Review District (FRD) process.

PROPOSED ZONING DISTRICT

R-7.5, Residential Districts - These residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the residential nature of the area included in the districts.

PLANNING COMMISSION FUNCTIONS, POWERS AND DUTIES

Section 11:2. - Functions, Powers, and Duties of Local Planning Commission

- A. It is the function and duty of the Fountain Inn Planning Commission to undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the City of Fountain Inn
- B. The plans and programs must be designed to promote public health, safety, morals, convenience, prosperity, or the general welfare, as well as the efficiency and economy of its area of jurisdiction.
- C. Specific planning elements must be based upon careful and comprehensive surveys and studies of existing conditions and probable future development and include recommended means of implementation.
- D. The Fountain Inn Planning Commission shall have all authority and duties set forth in S.C. Code § 6-29-340, and as may be necessary to the proper use and planning within the City of Fountain Inn.

STAFF COMMENTS

The City's INNvision Comprehensive Plan identifies the area of these parcels of land as "Low to Medium Density". Developments in this Character Area should provide for densities of less than 4 units per acre. The current zoning allows for 2.9 units per acre. Although the proposed plan provides for 3.13 units per acre, the rezoning to R-7.5 would allow for 5.8 units per acre. Taking into consideration the road and stormwater requirements, that number would be lower, depending on the subdivision design.

RECOMMENDED MOTION: It is the Staff's position the Planning Commission, recommend approval of the requested rezoning for agenda item PZ-2024-05.

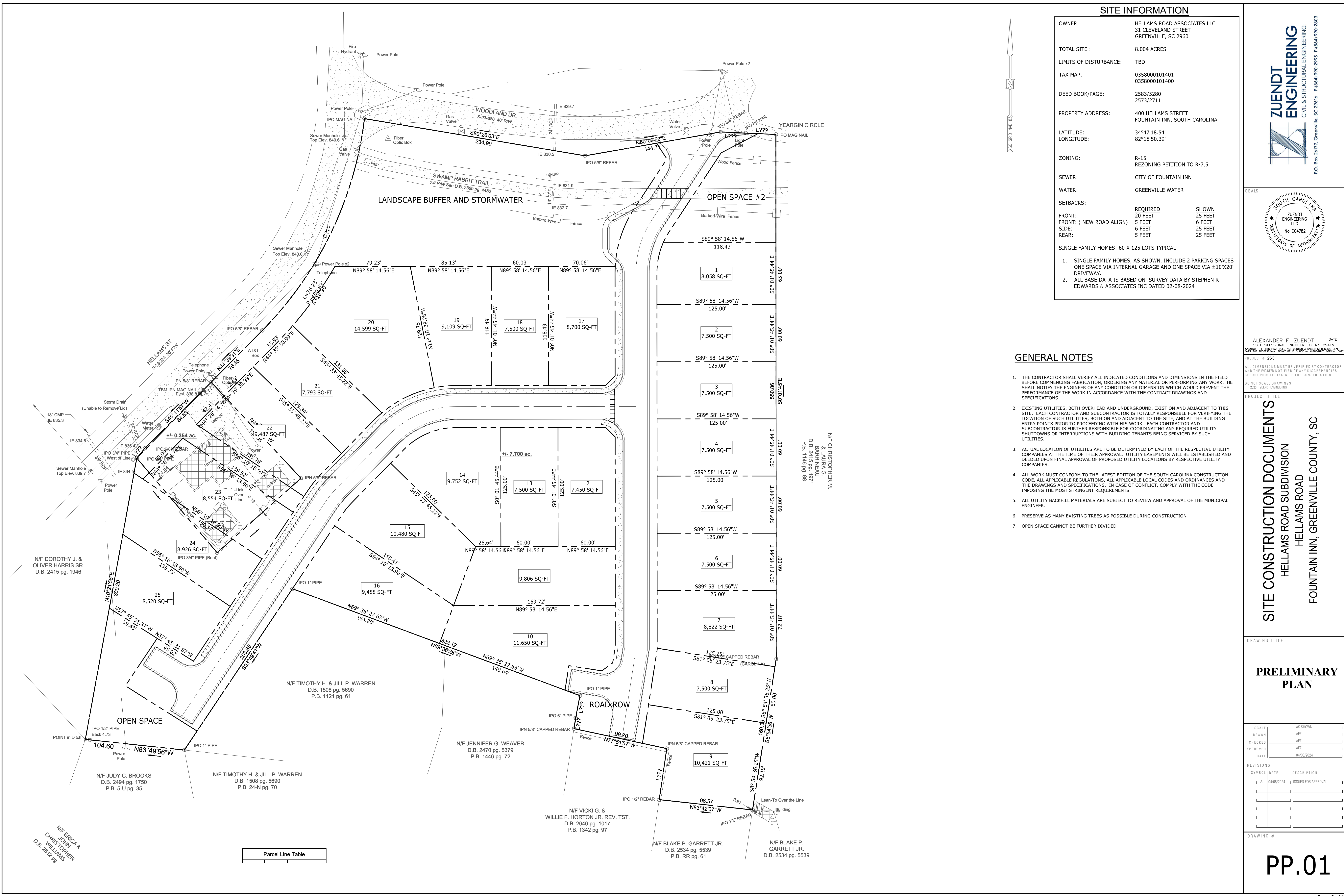
ZONING MAP



AERIAL MAP



200 North Main Street ♦ Fountain Inn, SC 29644
Office 864.862.4421 Opt. 4



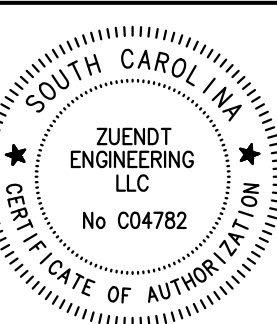
Parcel Line Table

SITE INFORMATION

OWNER:	HELLAMS ROAD ASSOCIATES LLC
TOTAL SITE :	8.004 ACRES
LIMITS OF DISTURBANCE:	TBD
TAX MAP:	0358000101401 0358000101400
DEED BOOK/PAGE:	2583/5280 2573/2711
PROPERTY ADDRESS:	400 HELLAMS STREET FOUNTAIN INN, SOUTH CAROLINA
LATITUDE:	34°47'18.54"
LONGITUDE:	82°18'50.39"
ZONING:	R-15 REZONING PETITION TO R-7.5
SEWER:	CITY OF FOUNTAIN INN
WATER:	GREENVILLE WATER
SETBACKS:	REQUIRED SHOWN FRONT: 20 FEET 25 FEET FRONT: (NEW ROAD ALIGN) 5 FEET 6 FEET SIDE: 6 FEET 25 FEET REAR: 5 FEET 25 FEET
SINGLE FAMILY HOMES: 60 X 125 LOTS TYPICAL	
1. SINGLE FAMILY HOMES, AS SHOWN, INCLUDE 2 PARKING SPACES ONE SPACE VIA INTERNAL GARAGE AND ONE SPACE VIA ±10'X20' DRIVEWAY.	
2. ALL BASE DATA IS BASED ON SURVEY DATA BY STEPHEN R EDWARDS & ASSOCIATES INC DATED 02-08-2024	

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL INDICATED CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE COMMENCING FABRICATION, ORDERING ANY MATERIAL OR PERFORMING ANY WORK. HE SHALL NOTIFY THE ENGINEER OF ANY CONDITION OR DIMENSION WHICH WOULD PREVENT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
2. EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, EXIST ON AND ADJACENT TO THIS SITE. EACH CONTRACTOR AND SUBCONTRACTOR IS TOTALLY RESPONSIBLE FOR VERIFYING THE LOCATION OF SUCH UTILITIES, BOTH ON AND ADJACENT TO THE SITE, AND AT THE BUILDING ENTRY POINTS PRIOR TO PROCEEDING WITH HIS WORK. EACH CONTRACTOR AND SUBCONTRACTOR IS FURTHER RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY SHUTDOWNS OR INTERRUPTIONS WITH BUILDING TENANTS BEING SERVICED BY SUCH UTILITIES.
3. ACTUAL LOCATION OF UTILITIES ARE TO BE DETERMINED BY EACH OF THE RESPECTIVE UTILITY COMPANIES AT THE TIME OF THEIR APPROVAL. UTILITY EASEMENTS WILL BE ESTABLISHED AND DEEDED UPON FINAL APPROVAL OF PROPOSED UTILITY LOCATIONS BY RESPECTIVE UTILITY COMPANIES.
4. ALL WORK MUST CONFORM TO THE LATEST EDITION OF THE SOUTH CAROLINA CONSTRUCTION CODE, ALL APPLICABLE REGULATIONS, ALL APPLICABLE LOCAL CODES AND ORDINANCES AND THE DRAWINGS AND SPECIFICATIONS. IN CASE OF CONFLICT, COMPLY WITH THE CODE IMPOSING THE MOST STRINGENT REQUIREMENTS.
5. ALL UTILITY BACKFILL MATERIALS ARE SUBJECT TO REVIEW AND APPROVAL OF THE MUNICIPAL ENGINEER.
6. PRESERVE AS MANY EXISTING TREES AS POSSIBLE DURING CONSTRUCTION
7. OPEN SPACE CANNOT BE FURTHER DIVIDED



ALEXANDER F. ZUENDT DATE
SC PROFESSIONAL ENGINEER LIC. No. 29415
REMARK: IF THIS PLAN DOES NOT COMPLY WITH ANY APPLICABLE ORDINANCES, THE PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION.

PROJECT # 230
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND THE ENGINEER NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE CONSTRUCTION.
DO NOT SCALE DRAWINGS
2023 ZUENDT ENGINEERING

PROJECT TITLE
SITE CONSTRUCTION DOCUMENTS
HELLAMS ROAD SUBDIVISION
HELLAMS ROAD
FOUNTAIN INN, GREENVILLE COUNTY, SC

DRAWING TITLE

PRELIMINARY
PLAN

SCALE	AS SHOWN
DRAWN	AFZ
CHECKED	AFZ
APPROVED	AFZ
DATE	04/08/2024

REVISIONS	SYMBOL	DATE	DESCRIPTION
	A	04/08/2024	ISSUED FOR APPROVAL

DRAWING #

PP.01



AGENDA

April 25, 2024

To: Planning Commission
From: Zoning Administrator, Dean Miller
Subject: SP-2024-02, Site Plan Review
Meeting Date: April 25, 2024
Type of Agenda Item: Revised Plan, Public Hearing
Attachments: Zoning Map
Aerial Map
Approved Preliminary Plan
Requested Preliminary Plan

OWNER(S): Stanley Marrtin Homes LLC
AUTHORIZED REP: Alex Converse with Gray Engineering for
LOCATION: Parsons Road- 0562020100201
CURRENT ZONING: R-12, Residential
REQUEST: Approve revised plat for Hampton Chase
SIZE OF PROPERTY: Approximately 79.5 acres

REQUEST

The City of Fountain Inn Planning Commission approved the Preliminary Plan for Hampton Woods and Hampton Chase subdivisions on October 4, 2021. Currently, Gray Engineering has submitted a plan that includes changes from the original approved plan for the Hampton Chase subdivision. The proposed change is to reduce the lot sizes to accommodate an increase in density to include an additional 41 lots.

LOCATION & SITE DESCRIPTION

The parcel is located on Parsons Street south of Wilson Bridge Road and north of Highway 418. The Hampton Chase subdivision is located on the west side of the road while the Hampton Woods subdivision is located on the east side of parsons Road.

COMPREHENSIVE PLAN

The City's INNvision Comprehensive Plan identifies the area of this tract of land as "Low to Medium Density Residential" The Low to Medium Density Residential designation is comprised of older and newer subdivisions, with interconnected streets typically lined with sidewalks and street trees on both sides served by public water and sewer. The density of development in this character area will vary based on the environmental features, but densities in new development should be less than 4 dwelling units per acre (gross density). Infill opportunities in this character area may include some isolated areas of attached housing at higher densities. Attached housing could also be allowed as part of planned developments that meet designated standards or go through the Flexible Review District (FRD) process.

ZONING DISTRICT

R-12 Residential Districts - These residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the residential nature of the area included in the districts.

PLANNING COMMISSION FUNCTIONS, POWERS AND DUTIES

Section 11:2. - Functions, Powers, and Duties of Local Planning Commission

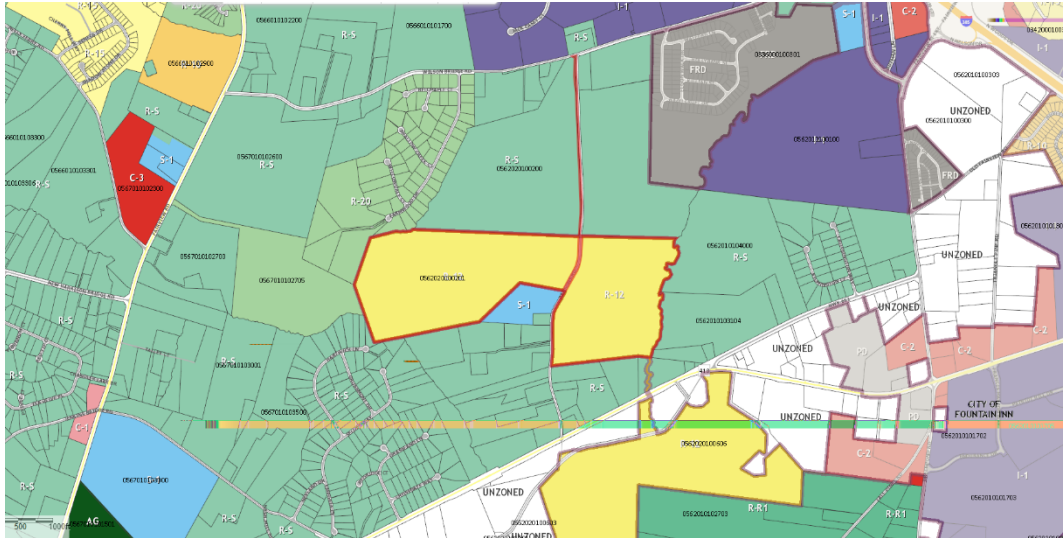
- A. It is the function and duty of the Fountain Inn Planning Commission to undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the City of Fountain Inn
- B. The plans and programs must be designed to promote public health, safety, morals, convenience, prosperity, or the general welfare, as well as the efficiency and economy of its area of jurisdiction.
- C. Specific planning elements must be based upon careful and comprehensive surveys and studies of existing conditions and probable future development and include recommended means of implementation.
- D. The Fountain Inn Planning Commission shall have all authority and duties set forth in S.C. Code § 6-29-340, and as may be necessary to the proper use and planning within the City of Fountain Inn.

STAFF COMMENTS

The City's INNvision Comprehensive Plan identifies the parcels as "Low to Medium Density". The suggested density for this area is less than 4 dwelling units per acre. The zoning district R-12 allows for a density of 3.63 units per acre. The original approved plan for Hampton Chase consisted of a density of 1.66 units per acre. The proposed new plan will allow for a density of 2.13 units per acre.

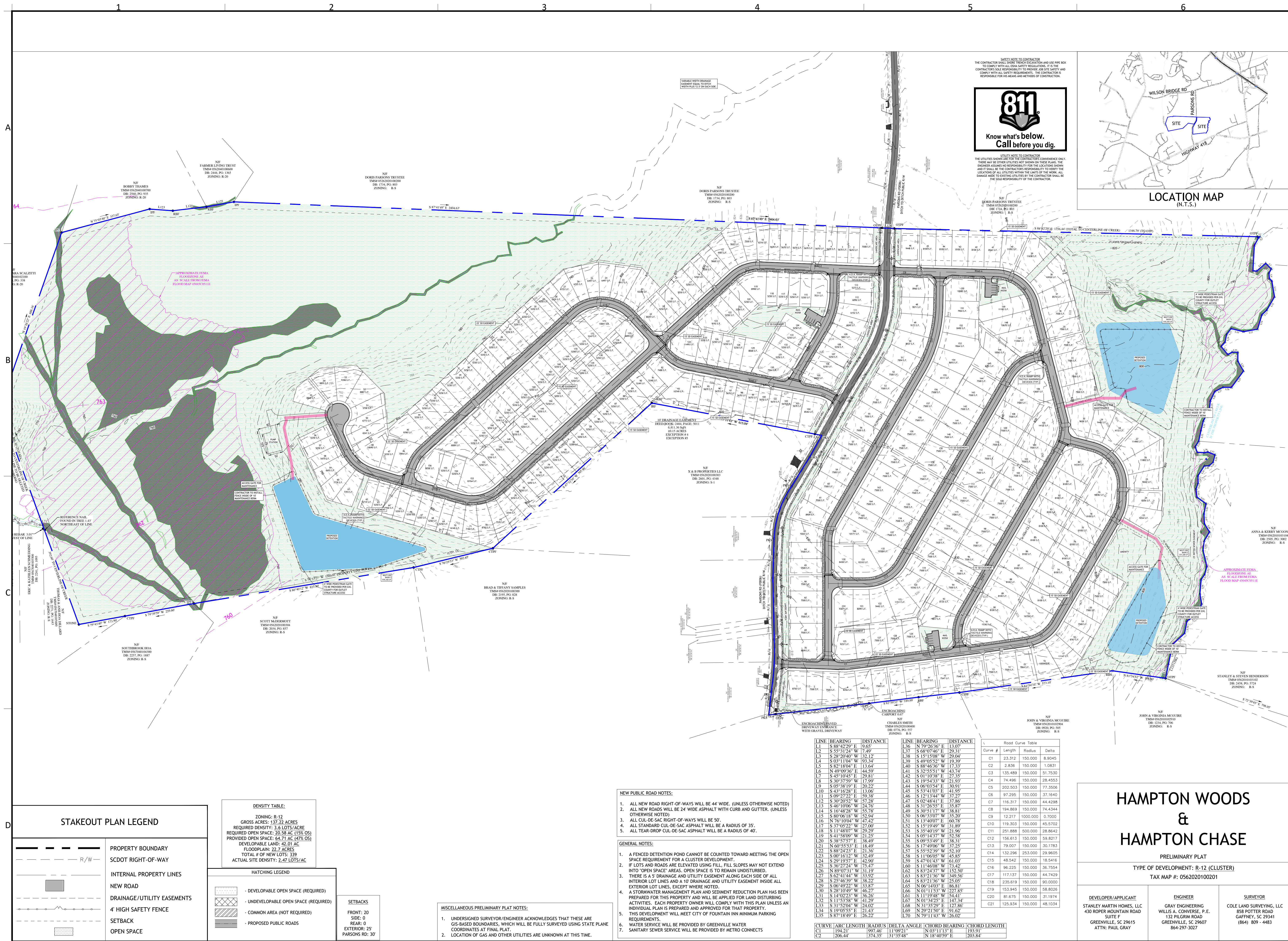
RECOMMENDED MOTION: It is the Staff's position the Planning Commission, recommend approval of the requested revised plat for agenda item SP-2024-02.

ZONING MAP



AERIAL MAP





NO.	DATE	BY	REVISION
A	04/03/24	JSC	OVERALL PRELIMINARY PLAT SUBMITTAL

Gray Engineering

132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027 - FAX: (864) 729-8747
WWW.GRAYENGINEERING.COM

CERTIFICATE OF PROFESSIONAL ENGINEERING

CAROLINA HUS CONSULTANTS, INC.

NO. 000660

DATE OF EXPIRATION: 12/31/2025

THIS DRAWING AND ASSOCIATED CAD FILES ARE AN INSTRUMENT OF SERVICE PROVIDED BY GRAY ENGINEERING CONSULTANTS, INC. TO THE CLIENT FOR THE PROJECT DESCRIBED HEREON. IT IS THE PROPERTY OF GRAY ENGINEERING CONSULTANTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF GRAY ENGINEERING CONSULTANTS, INC.

PRELIMINARY PLAT

HAMPTON WOODS & HAMPTON CHASE

CITY OF FOUNTAIN INN
GREENVILLE, SC

PARSONS ROAD

0 150 300 Feet

SCALE: 1" = 150'

PROJECT MANAGER: WAC

DRAWN BY: CJR

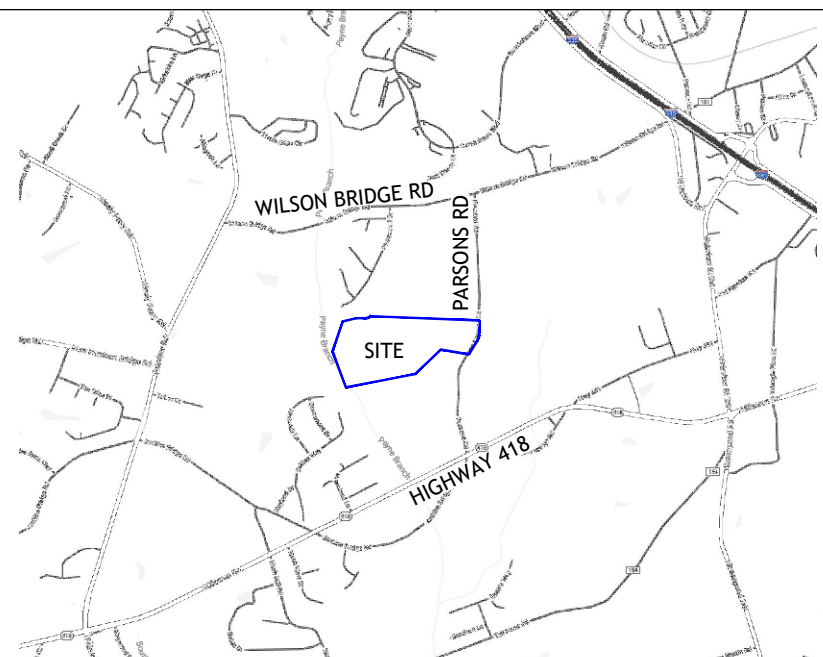
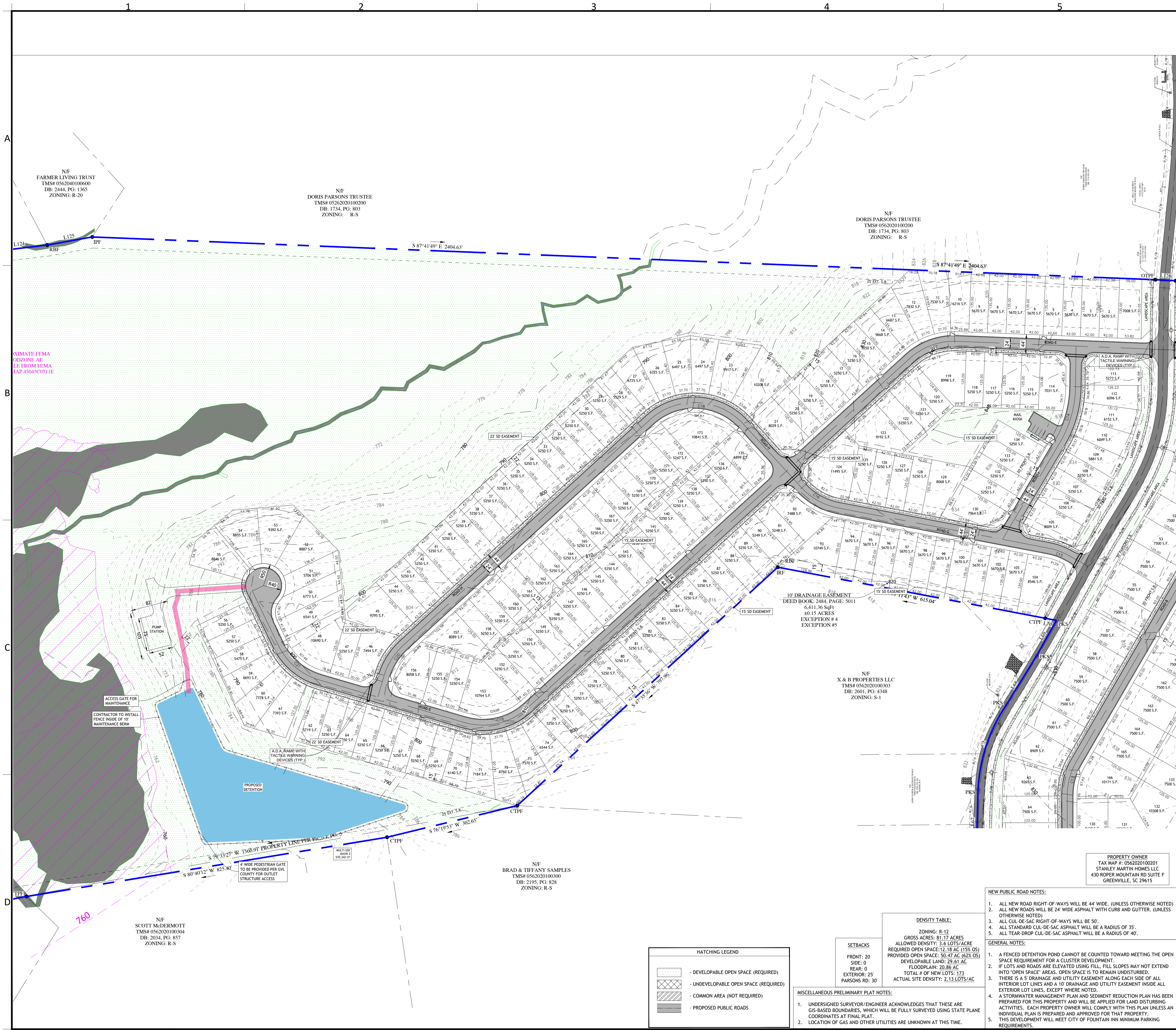
PROJECT DATE: 04/01/24

JOB NO.: 2020030

PLOT DATE: 4/3/24

SHEET

CV-1



STAKEOUT PLAN LEGEND	
	PROPERTY BOUNDARY
	SCDOT RIGHT-OF-WAY
	INTERNAL PROPERTY LINES
	NEW ROAD
	DRAINAGE/UTILITY EASEMENTS
	4' HIGH SAFETY FENCE
	SETBACK
	OPEN SPACE



UTILITY NOTE TO CONTRACTOR
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND TYPE OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE TO UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

HAMPTON CHASE

TYPE OF DEVELOPMENT: R-12 (CLUSTER)		
TAX MAP #: 0562020100201		
NO. OF ACRES:	81.17 ACRES	NEW ROAD: .95 MI
NO. OF LOTS/UNITS:	173 LOTS	DATE: 04/01/24
DEVELOPER/APPLICANT	ENGINEER	SURVEYOR
STANLEY MARTIN HOMES, LLC 430 ROPER MOUNTAIN ROAD SUITE F GREENVILLE, SC 29615 ATTN: PAUL GRAY	GRAY ENGINEERING WILLIS A. CONVERSE, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	COLE LAND SURVEYING, LLC 858 POTTER ROAD GAFFNEY, SC 29341 (864) 809 - 4483

- NEW PUBLIC ROAD NOTES:
- ALL NEW ROAD RIGHT-OF-WAYS WILL BE 44' WIDE, (UNLESS OTHERWISE NOTED)
 - ALL NEW ROADS WILL BE 24' WIDE ASPHALT WITH CURB AND GUTTER, (UNLESS OTHERWISE NOTED)
 - ALL CUL-DE-SAC RIGHT-OF-WAYS WILL BE 50'
 - ALL STANDARD CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 35'
 - ALL TEAR-DROP CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 40'
- GENERAL NOTES:
- A FENCED DETENTION POND CANNOT BE COUNTED TOWARD MEETING THE OPEN SPACE REQUIREMENT FOR A CLUSTER DEVELOPMENT.
 - IF LOTS AND ROADS ARE ELEVATED USING FILL, FILL SLOPES MAY NOT EXTEND INTO "OPEN SPACE" AREAS. OPEN SPACE IS TO REMAIN UNDISTURBED.
 - THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
 - A STORMWATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
 - THIS DEVELOPMENT WILL MEET CITY OF FOUNTAIN INN MINIMUM PARKING REQUIREMENTS.

DENSITY TABLE:	
ZONING: R-12	GROSS ACRES: 81.17 ACRES
ALLOWED DENSITY: 3.6 LOTS/ACRE	REQUIRED OPEN SPACE: 12.18 AC (15% OS)
PROVIDED OPEN SPACE: 50.47 AC (62% OS)	DEVELOPABLE LAND: 29.61 AC
FLOODPLAIN: 20.86 AC	TOTAL # OF NEW LOTS: 173
ACTUAL SITE DENSITY: 2.13 LOTS/AC	

SETBACKS

FRONT: 20
SIDE: 0
REAR: 0
EXTERIOR: 25'
PARSONS RD: 30'

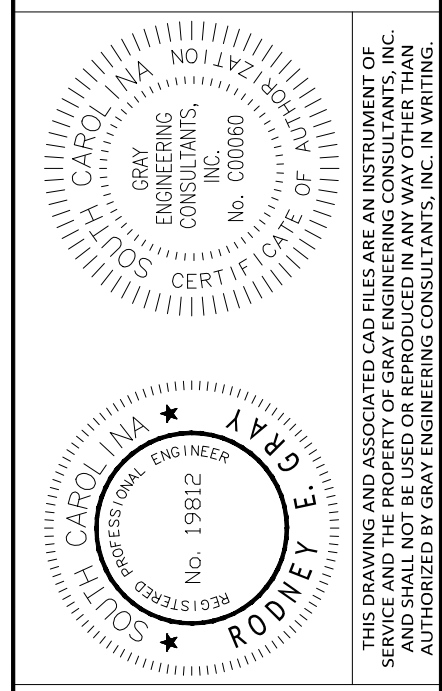
MISCELLANEOUS PRELIMINARY PLAT NOTES:

- UNDERSIGNED SURVEYOR/ENGINEER ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES, WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.
- LOCATION OF GAS AND OTHER UTILITIES ARE UNKNOWN AT THIS TIME.

HATCHING LEGEND	
	DEVELOPABLE OPEN SPACE (REQUIRED)
	UNDEVELOPABLE OPEN SPACE (REQUIRED)
	COMMON AREA (NOT REQUIRED)
	PROPOSED PUBLIC ROADS

NO.	DATE	BY	REVISION
A	04/03/24	JSG	FOUNTAIN INN PRELIMINARY PLAT SUBMITTAL

Gray Engineering
132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027, FAX: (864) 729-8747
WWW.GRAYENGINEERING.COM



STAKEOUT PLAN

HAMPTON CHASE

GREENVILLE COUNTY
GREENVILLE, SC

WOODLUFF ROAD
AND LAURENS ROAD

0 100 200 Feet

SCALE: 1" = 100'

PROJECT MANAGER: WAC

DRAWN BY: CJR

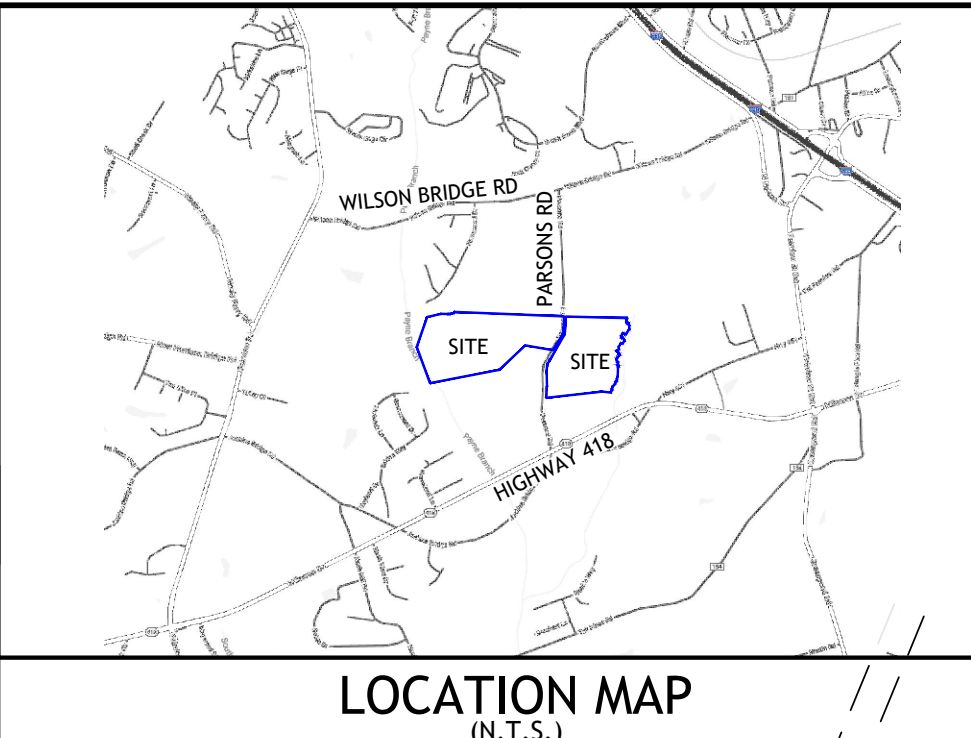
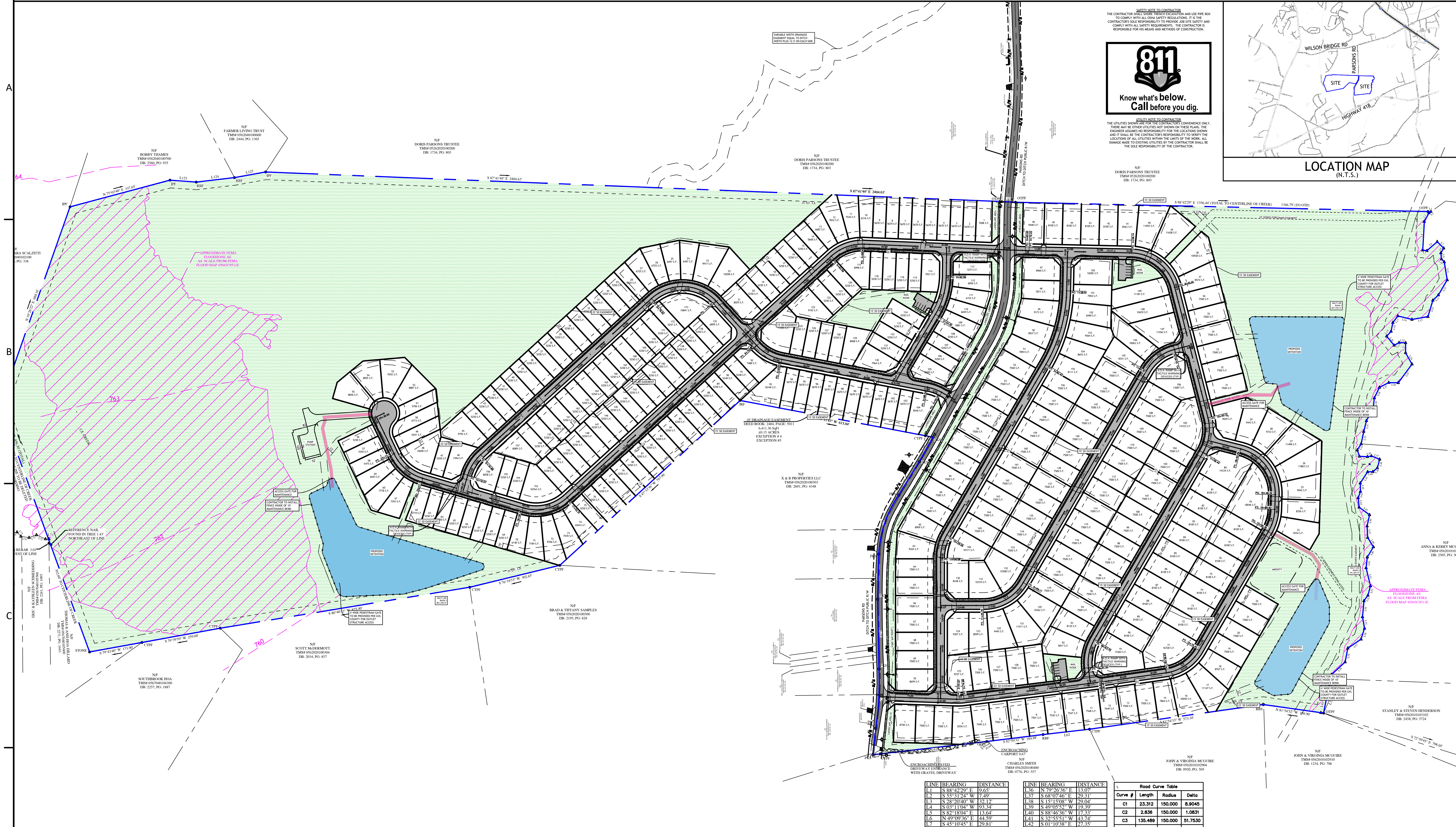
PROJECT DATE: 04/01/24

JOB No.: 2020030

PLOT DATE: 4/3/24

SHEET

CV-1A



STAKEOUT PLAN LEGEND	
	PROPERTY BOUNDARY
	SCDOT RIGHT-OF-WAY
	INTERNAL PROPERTY LINES
	NEW ROAD
	DRAINAGE/UTILITY EASEMENTS
	4' HIGH SAFETY FENCE
	SETBACK
	OPEN SPACE

HATCHING LEGEND	
	DEVELOPABLE OPEN SPACE (REQUIRED)
	UNDEVELOPABLE OPEN SPACE (REQUIRED)
	COMMON AREA (NOT REQUIRED)
	PROPOSED PUBLIC ROADS

SETBACKS	
FRONT: 20	
SIDE: 0	
REAR: 0	
EXTERIOR: 25'	
PARSONS RD: 30'	

- MISCELLANEOUS PRELIMINARY PLAT NOTES:
- UNDERSIGNED SURVEYOR/ENGINEER ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES, WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.
 - LOCATION OF GAS AND OTHER UTILITIES ARE UNKNOWN AT THIS TIME.

- NEW PUBLIC ROAD NOTES:
- ALL NEW ROAD RIGHT-OF-WAYS WILL BE 44' WIDE, (UNLESS OTHERWISE NOTED).
 - ALL NEW ROADS WILL BE 24' WIDE ASPHALT WITH CURB AND GUTTER, (UNLESS OTHERWISE NOTED).
 - ALL CUL-DE-SAC RIGHT-OF-WAYS WILL BE 50'.
 - ALL STANDARD CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 35'.
 - ALL TEAR-DROP CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 40'.
- GENERAL NOTES:
- A FENCED DETENTION POND CANNOT BE COUNTED TOWARD MEETING THE OPEN SPACE REQUIREMENT FOR A CLUSTER DEVELOPMENT.
 - IF LOTS AND ROADS ARE ELEVATED USING FILL, FILL SLOPES MAY NOT EXTEND INTO "OPEN SPACE" AREAS. OPEN SPACE IS TO REMAIN UNDISTURBED.
 - THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
 - A STORMWATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
 - THIS DEVELOPMENT WILL MEET CITY OF FOUNTAIN INN MINIMUM PARKING REQUIREMENTS.

LINE	BEARING	DISTANCE
1	N 88°42'30"E	0.65
2	S 85°31'24"E	7.49
3	S 78°20'40"W	32.17
4	S 80°11'00"W	19.34
5	S 88°46'36"E	13.64
6	N 49°09'36"E	44.59
7	S 45°10'45"E	29.81
8	S 30°37'59"W	17.99
9	S 05°38'19"E	20.22
10	S 43°16'28"E	13.86
11	S 09°37'32"E	59.38
12	S 30°20'59"W	57.28
13	S 46°10'06"W	24.76
14	S 16°48'28"W	55.78
15	S 06°06'18"W	52.04
16	S 13°40'07"E	60.75
17	S 37°05'22"W	27.00
18	S 11°48'07"W	20.29
19	S 41°38'09"W	21.25
20	S 38°57'57"E	38.49
21	N 60°55'53"E	18.49
22	S 89°24'13"E	21.40
23	S 00°16'12"W	32.49
24	S 29°19'57"E	42.90
25	S 36°27'24"W	15.47
26	S 89°07'31"W	31.19
27	S 62°41'44"W	33.92
28	S 75°46'50"W	18.22
29	S 06°49'23"W	33.87
30	S 28°10'49"W	46.27
31	S 14°02'23"W	36.26
32	S 11°53'58"W	41.29
33	S 31°53'04"W	24.02
34	S 19°05'55"E	21.43
35	S 87°18'49"E	26.32

LINE	BEARING	DISTANCE
36	N 70°26'36"E	12.07
37	S 68°07'46"E	20.31
38	S 15°15'08"W	20.04
39	S 80°55'53"W	19.59
40	S 88°46'36"W	17.33
41	S 32°55'51"E	45.74
42	S 01°10'58"E	22.55
43	S 19°54'33"W	21.93
44	S 06°03'54"E	30.91
45	S 43°16'28"E	13.95
46	S 12°13'44"W	37.27
47	S 02°48'41"E	37.86
48	S 11°25'55"E	55.87
49	S 30°51'17"W	38.81
50	S 06°43'07"W	35.20
51	S 13°40'07"E	60.75
52	S 15°10'49"W	31.89
53	S 35°40'19"W	21.96
54	S 63°12'31"W	24.58
55	S 09°51'49"E	38.31
56	S 17°30'06"W	19.25
57	S 55°29'29"W	52.10
58	S 11°06'05"W	45.85
59	S 47°01'43"E	61.03
60	S 11°40'08"W	73.42
61	S 83°24'37"W	125.49
62	S 83°24'36"W	349.58
63	S 83°12'36"W	25.05
64	S 06°14'03"E	80.81
65	N 00°11'53"E	22.28
66	N 01°34'25"E	147.34
67	N 01°34'25"E	147.34
68	N 1°15'29"E	127.86
69	N 29°15'50"E	91.62
70	N 79°11'43"E	26.02

Road Curve Table			
Curve #	Length	Radius	Delta
C1	23.312	150,000	8.9045
C2	2.836	150,000	1.0831
C3	135.489	150,000	51.7530
C4	74.496	150,000	28.4553
C5	202.503	150,000	77.3506
C6	97.295	150,000	37.1640
C7	116.317	150,000	44.4298
C8	194.869	150,000	74.4344
C9	12.217	1000,000	0.7000
C10	119.303	150,000	45.5702
C11	251.888	500,000	28.8642
C12	156.613	150,000	59.8217
C13	79.007	150,000	30.1785
C14	132.286	253,000	29.9805
C15	48.542	150,000	18.5416
C16	96.225	150,000	36.7554
C17	117.137	150,000	44.7428
C18	235.619	150,000	90.0000
C19	153.945	150,000	58.8028
C20	81.875	150,000	31.1974
C21	125.934	150,000	48.1034

HAMPTON WOODS & HAMPTON CHASE

PRELIMINARY PLAT

TYPE OF DEVELOPMENT: R-12 (CLUSTER)

TAX MAP #: 0562020100201

DEVELOPER/APPLICANT
STANLEY MARTIN HOMES, LLC
430 ROPER MOUNTAIN ROAD
SUITE F
GREENVILLE, SC 29615
ATTN: PAUL GRAY

ENGINEER
GRAY ENGINEERING
RODNEY GRAY, P.E.
132 PILGRIM ROAD
GREENVILLE, SC 29607
864-297-3027

SURVEYOR
COLE LAND SURVEYING, LLC
658 POTTER ROAD
GAFFNEY, SC 29341
(864) 809 - 4483

NO.	DATE	BY	REVISION
A	8/27/2021	BWK	OVERALL PRELIMINARY PLAT SUBMITTAL

Gray Engineering

132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027 - FAX: (864) 729-8747
WWW.GRAYENGINEERING.COM

RODNEY GRAY
No. 000690
STATE OF SOUTH CAROLINA

PRELIMINARY PLAT

HAMPTON WOODS & HAMPTON CHASE

CITY OF FOUNTAIN INN
GREENVILLE, SC

PARSONS ROAD

SCALE: 1" = 150'

PROJECT MANAGER: REG

DRAWN BY: CJR

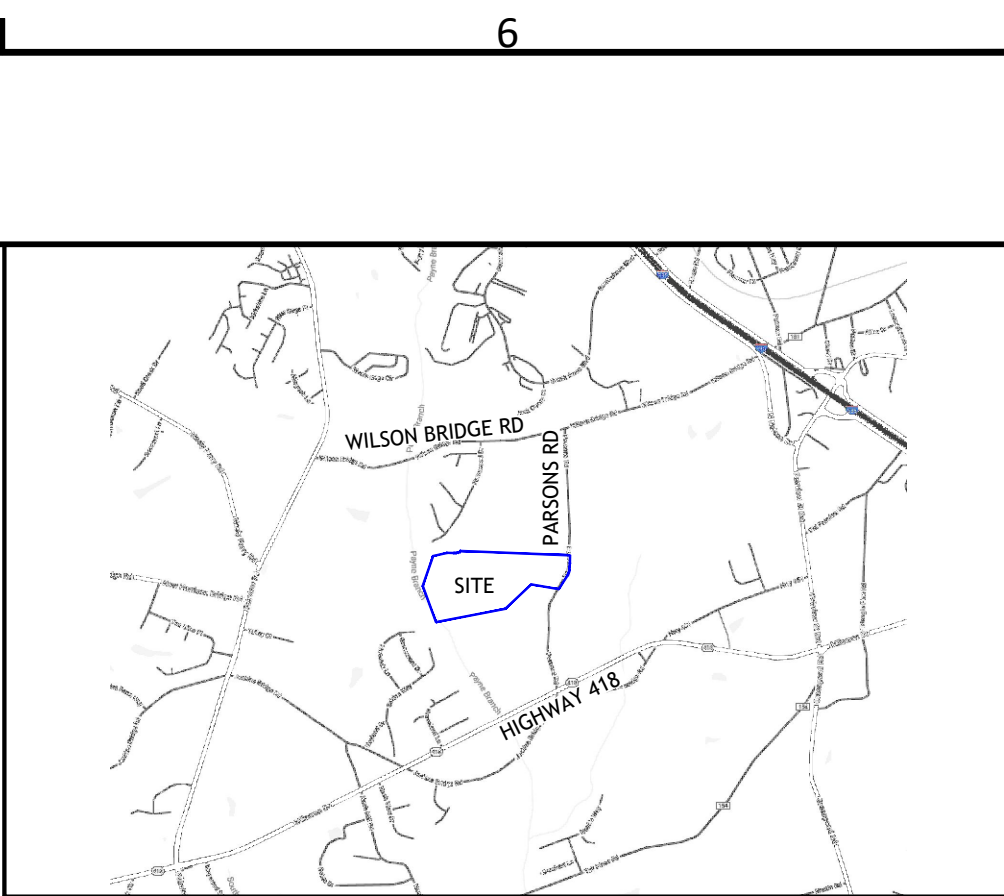
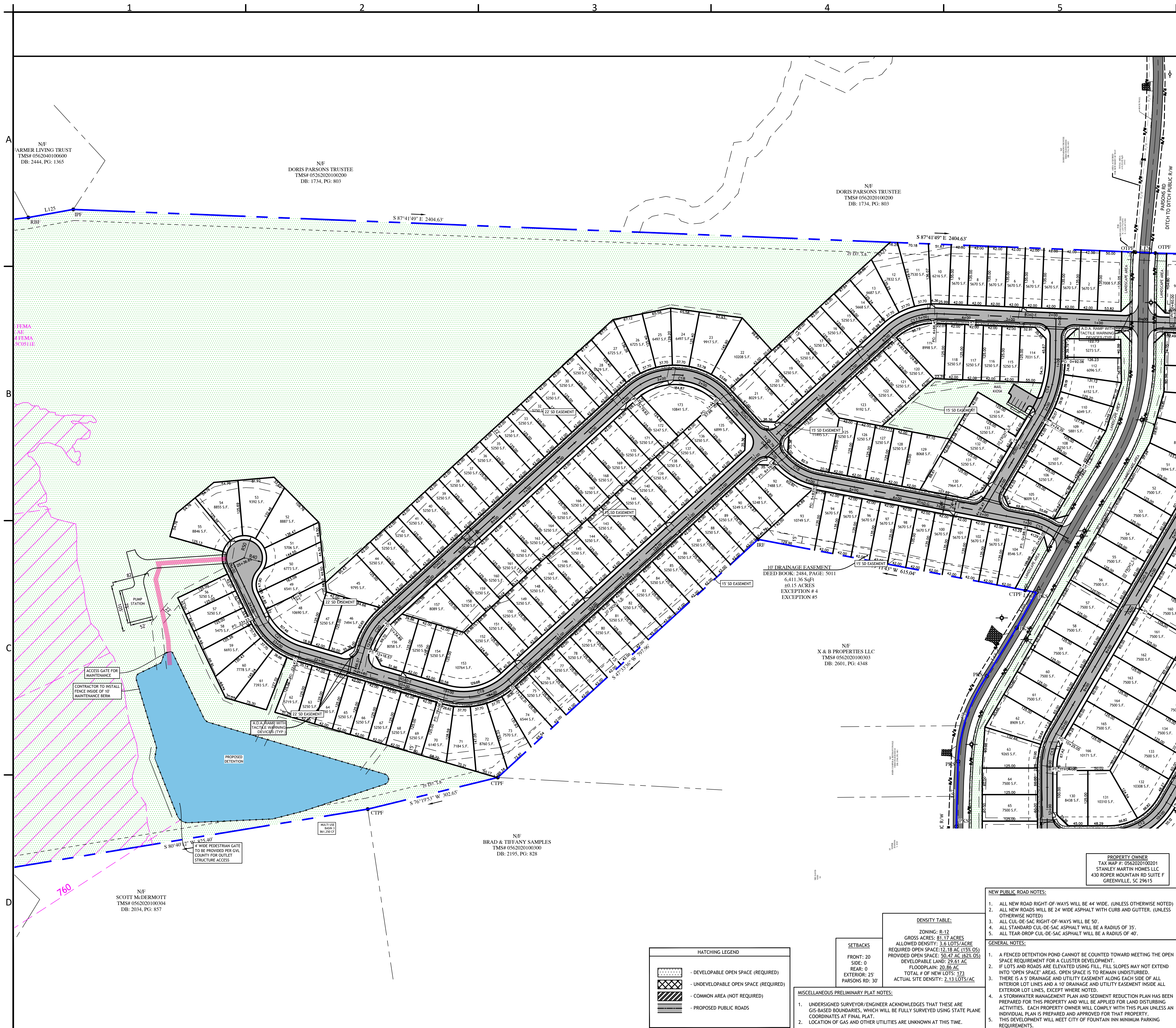
PROJECT DATE: 3/22/21

JOB No.: 2021030

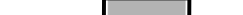
PLOT DATE: 4/18/24

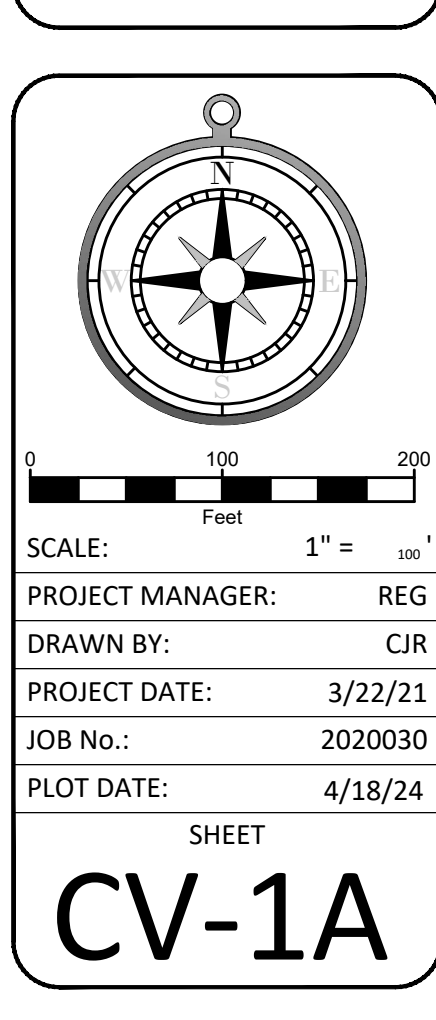
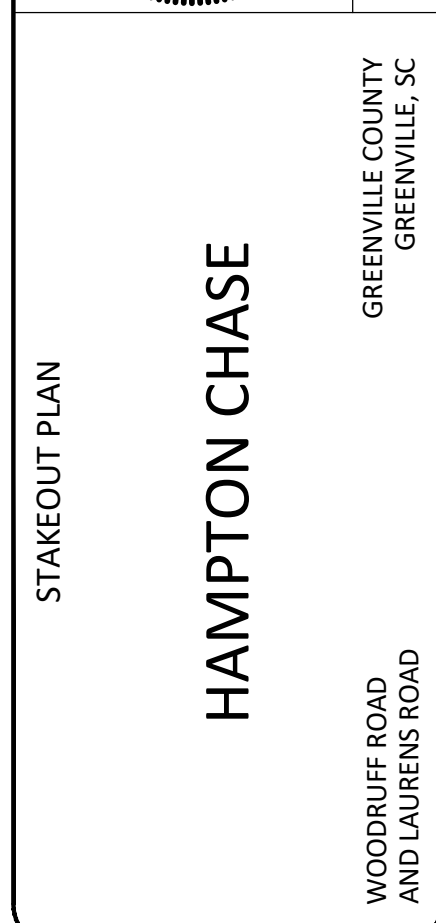
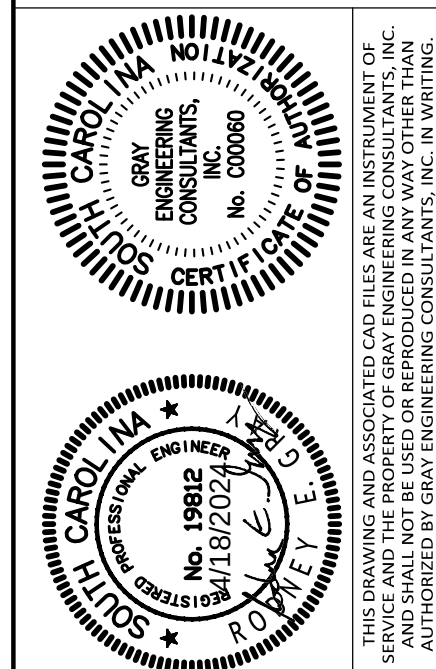
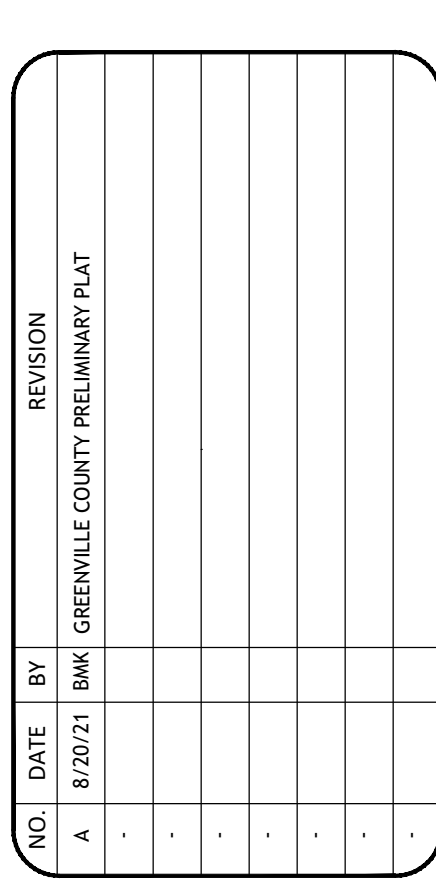
SHEET

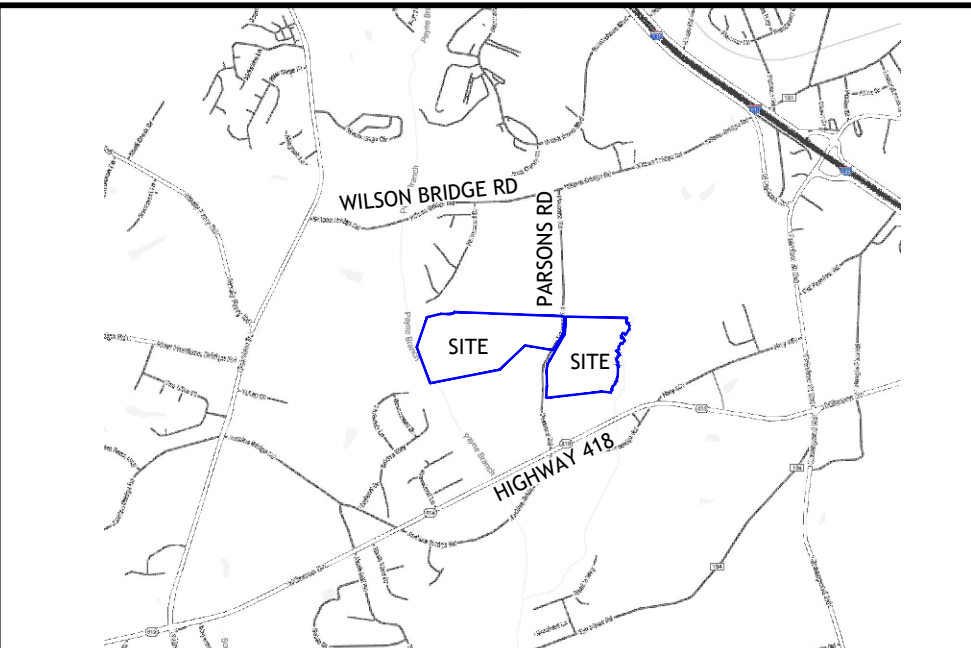
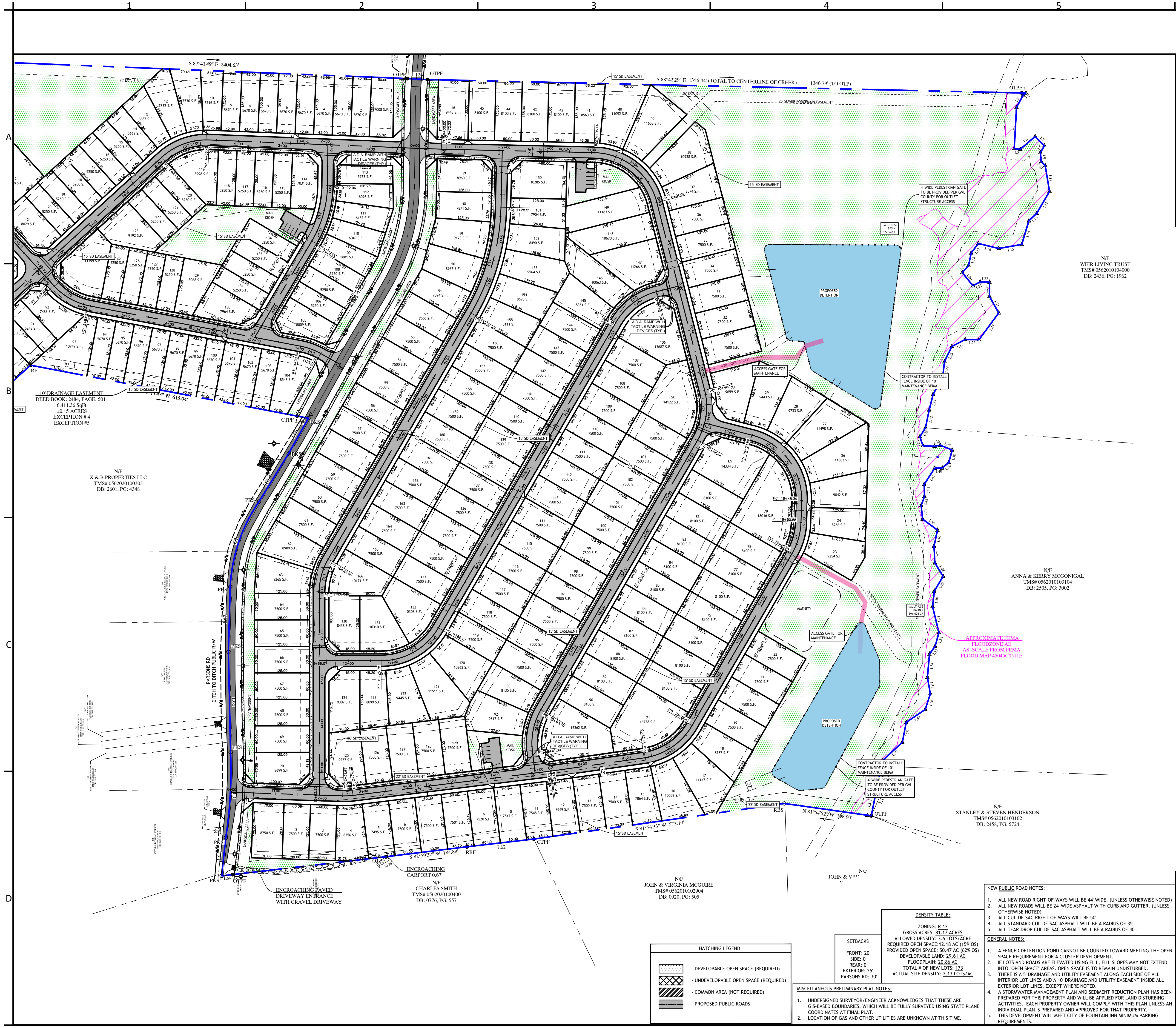
CV-1



LOCATION MAP (N.T.S.)

STAKEOUT PLAN LEGEND	
  	PROPERTY BOUNDARY SCDDT RIGHT-OF-WAY
  	INTERNAL PROPERTY LINES NEW ROAD
  	DRAINAGE/UTILITY EASEMENTS 4' HIGH SAFETY FENCE
  	SETBACK OPEN SPACE





STAKEOUT PLAN LEGEND	
	PROPERTY BOUNDARY
	SCDOT RIGHT-OF-WAY
	INTERNAL PROPERTY LINES
	NEW ROAD
	DRAINAGE/UTILITY EASEMENTS
	4' HIGH SAFETY FENCE
	SETBACK
	OPEN SPACE

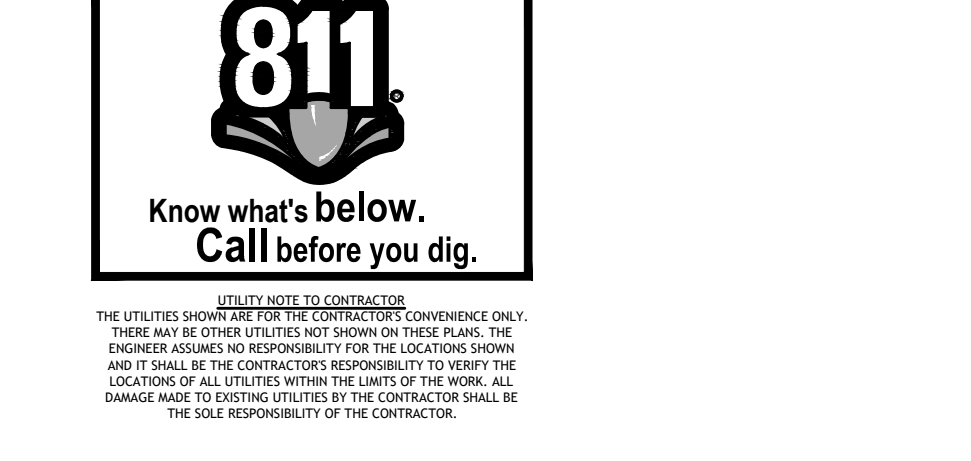


STAKEOUT PLAN

HAMPTON WOODS

GREENVILLE, SC

WOODLIFE ROAD AND LAURENS ROAD

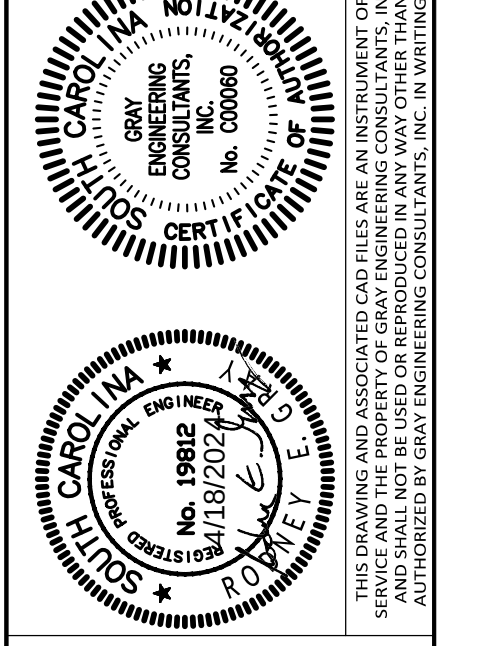


HAMPTON WOODS		
TYPE OF DEVELOPMENT: R-12 (CLUSTER)		
TAX MAP #: 0562020100201		
NO. OF ACRES: 56.05 ACRES	NEW ROAD: 1.29 MI	
NO. OF LOTS/UNITS: 166 LOTS	DATE: 4/18/24	
DEVELOPER/APPLICANT: STANLEY MARTIN HOMES, LLC 430 ROPER MOUNTAIN ROAD SUITE F GREENVILLE, SC 29615 ATTN: PAUL GRAY	ENGINEER: GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	SURVEYOR: COLE LAND SURVEYING, LLC 858 POTTER ROAD GAFFNEY, SC 29341 (864) 809 - 4483

NO.	DATE	BY	REVISION
A	8/20/21	BWK	GREENVILLE COUNTY PRELIMINARY PLAT

Gray Engineering

132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027, FAX: (864) 729-8747
WWW.GRAYENGINEERING.COM

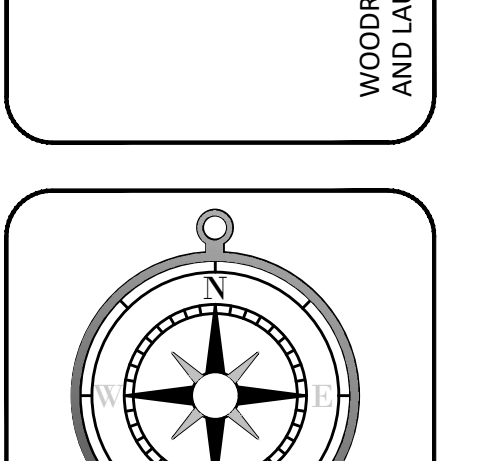


STAKEOUT PLAN

HAMPTON WOODS

GREENVILLE, SC

WOODLIFE ROAD AND LAURENS ROAD



HAMPTON WOODS	
TYPE OF DEVELOPMENT: R-12 (CLUSTER)	
TAX MAP #: 0562020100201	
NO. OF ACRES: 56.05 ACRES	NEW ROAD: 1.29 MI
NO. OF LOTS/UNITS: 166 LOTS	DATE: 4/18/24
DEVELOPER/APPLICANT: STANLEY MARTIN HOMES, LLC 430 ROPER MOUNTAIN ROAD SUITE F GREENVILLE, SC 29615 ATTN: PAUL GRAY	ENGINEER: GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027
SURVEYOR: COLE LAND SURVEYING, LLC 858 POTTER ROAD GAFFNEY, SC 29341 (864) 809 - 4483	

SCALE: 1" = 100'

PROJECT MANAGER: REG

DRAWN BY: CJR

PROJECT DATE: 3/22/21

JOB No.: 2020030

PLOT DATE: 4/18/24

SHEET

CV-1B