

Colt's Neck
+/-30.86 Acre Residential Development
(Design Review District)
Brockman McClimon Road & Abner Creek Road – Greer, SC

Statement of Intent
May 14th, 2018

Community Development

The development planned for this +/-30.86-acre tract located at the southwestern quadrant of the intersection of Brockman McClimon Road and Abner Creek Road will utilize the Design Review District (DRD) zoning classification. The community will consist of attached single-family residential townhomes and detached single-family residential homes. The roads within the community will be built to private & public road standards. The townhomes will contain private roads which will be turned over to the HOA. The entrance and single-family detached roads will be turned over to the City of Greer once completed and inspected. Infrastructure improvements will consist of rolled curb and gutter along internal roads, public water mains, public sewer mains, storm drainage, and common grounds (open space and community areas) to be owned and maintained by a newly formed Home Owner's Association (HOA).

The existing topography & terrain will be utilized to maximize open space and common grounds. The common grounds will be a mixture of undisturbed and disturbed open space. To the maximum extent possible, the developer will try to preserve existing vegetation along the exterior property boundary. An entrance monument and landscaping will be installed along our proposed entrance off Brockman McClimon Road. A stormwater management pond will be installed in the middle of the detached single-family home section to address stormwater runoff and water quality treatment for the community. Additionally, the developer plans to construct the proposed pond with desirable slopes for access, a permanent pool elevation, and no proposed fencing so the residents can use the feature as an amenity.

Phasing & Density

The project will not exceed 60 single-family townhome units and 70 detached single-family lots. The overall density of the project will not exceed 130 lots/units or roughly 4.21 lots/units per acre. The project will be phased. Phase I will consist of approximately 29 townhome units and 43 detached single-family homes. Phase II will consist of approximately 29 townhome units and 26 detached single-family homes. If the development proceeds as expected, build-out will be complete within approximately 3 years.

Homes & Materials

The townhomes will have a mixture of sizes and all include a minimum 1-car garage. The minimum square footage per townhome is anticipated to be +/- 1,500 SF with an average of +/- 1,900-2,200 SF. This SF is heated space only. Most townhomes will contain a patio off the rear of the building with end units having the option of fireplaces or a bay window. There is no maximum townhome unit size. The minimum square footage per detached

single-family building is anticipated to be +/- 1,600 SF. The range could be between 1,600 - 3,000 SF. There is no maximum single-family detached home size. Exterior building materials may consist of Hardie Board or equal siding, vinyl and/or shake trim, and stone or brick accents for all buildings. Exteriors may contain (1) specific material or combination of all materials in some cases.

Amenities and Landscaping

The proposed development will include approximately 7.85 acres of common area with maximum efforts to preserve existing vegetation along the exterior property boundaries. This common area will include an approximate 1.0-acre wet stormwater pond w/ aerator. The stormwater management pond will be designed with a permanent pool and will be provided with a secondary well source to ensure it maintains this permanent pool. The side slopes along the stormwater pond will be decreased so that residents can access the pond. The pond will not be fenced so that residents of the community can access the pond. In addition to the wet pond, there will be a contemporary craftsman style Clubhouse with parking, walking trails, a porch, and a patio to include a grill/fireplace. Building materials for the clubhouse will match the building materials of the other buildings as described above. The development will also contain associated guest parking for residents. Our entrance drive located off Brockman McClimon Road will be heavily landscaped and contain an entrance monument for the neighborhood. The developer intends to install a community walking trail within the community to connect the development's common areas. The walking trails will also connect back to the internal sidewalk system provided on one side of all internal roads. A common sidewalk pathway will be provided from Brockman McClimon through the community to connect back to sidewalks provided along Abner Creek in lieu of providing sidewalks all along Brockman McClimon Road. Please refer to the Preliminary Development Plan for further clarification on the sidewalks and walking trails proposed for this community.

Sewer/Water

A sewer easement will provide access to the existing sanitary sewer main located to the South of the project in Faye Court that is owned and maintained by Greer Commission of Public Works. This sewer will serve our site. Public water is available along Abner Creek Road and Brockman McClimon Road to serve the development, and is owned and maintained by Greer Commission of Public Works. The new sewer and water mains will be built to public standards and turned over to Greer Commission of Public Works.

Setbacks/Buffers

All the proposed setbacks for this project are as follows:

- 30' minimum setback along Abner Creek Road and Brockman McClimon Road
- 25' minimum setback from exterior property lines (This is intended to be a building setback only but maximum efforts will be taken to preserve natural vegetation in these areas to buffer surrounding properties.)
- 18' of separation will be provided from the front of any garage to the edge of any internal sidewalks.

Other Public Improvements and Facility Impact

This development will contain private roads and public roads. The proposed entrance and roads serving the detached single-family section will be built to public road standards and be turned over to the City of Greer for ownership and maintenance. The roads/drives from the entrance and serving the townhome portion of the project will be built to private road standards and will be maintained by the HOA. Street lighting will be provided along all internal roads supplied by Greer Commission of Public Works. The common grounds (open space & community areas), visitor parking areas, the stormwater pond, and entrance features will be owned and maintained by the established Home Owner's Association (HOA). All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances.