

EXHIBIT C

PLAN 1000' TYP.

P/O 5-34-00-006.00

TOTAL AREA: ±30.86 ACRES

ZONING: R-5 (PROP. DRD)

TOWNHOME PORTION: ±8.155 ACRES
58 TOWNHOME UNITS
1,620 SQ.FT. TYP PER UNIT
(30'x54'), END UNITS ARE
1,782 SQ.FT (33'x54')
(7.11 UNITS/ACRE)

TOWNHOME PARKING: 2 PARKING SPACES TO BE
PROVIDED PER TOWNHOME
UNIT. GUEST PARKING TO BE
PROVIDED AT A RATE OF 10%
OF THE UNITS PROPOSED
(6 SPACES REQUIRED, 12
PROVIDED)

SINGLE-FAMILY PORTION: ±22.705 ACRES
69 SFR LOTS (55' X 120' TYP.)
(2.91 UNITS/ACRE)

PROPOSED ROADWAY: ±1,532 LF (40' R.O.W.) (PRIV.)
±2,020 LF (42' R.O.W.) (PUB.)
±414 LF (44' R.O.W.) (PUB.)
±3,966 LF (TOTAL)

SETBACKS
ABNER CREEK ROAD: 30'
BROCKMAN McCLENNON ROAD: 30'
EXTERIOR SETBACK: 25'

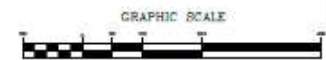


SITE PLAN LEGEND

- OPEN SPACE
- PROPERTY LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT

OPEN SPACE NOTE:
TOTAL PROPERTY AREA: ±29.99 AC.
TOTAL OPEN SPACE PROVIDED: ±7.85 AC.

DIMENSION NOTE:
ALL DIMENSIONS SHOWN ON ROADWAY ARE
MEASURED FROM E.O.P. TO E.O.P. UNLESS
OTHERWISE SPECIFIED.



OWNER

COMPANY: B&B AVENUE SOUTH, LLC
ADDRESS: 206 E. BRAD STREET - UNIT A
GREENVILLE, SC 29607
PHONE: 252-543-1676
CONTACT: SCOTT GALLAGHER
EMAIL: SCOTT@BANDBSOUTH.COM

CIVIL ENGINEER

COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWDES HILL ROAD
GREENVILLE, SC 29607
PHONE: 864-470-0264
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR

COMPANY: 30 LANE SURVEYING, INC.
ADDRESS: 10 CENTURY DRIVE
GREENVILLE, SC 29607
PHONE: 864-275-0200
CONTACT: JUDITH HUNTER, P.L.S.
EMAIL: JHUNTER@30LANE.COM

Project Number: 2018-024
Contract: COLTS NECK PDP
Design/Draw: 06-0000
Issue/Revision: 05-0018
Original/Revised:
Paul J. Harrison, P.E.
South Carolina
Professional Engineer
No. 25229
Exp. 12/31/2020

blue water
civil design
1718 Lowdes Hill Road • Greenville, SC 29607
www.BlueWaterCivil.com • info@BlueWaterCivil.com

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COLTS NECK
Preliminary Development Plan
Abner Creek Road & Brockman McClellon Road
Greer, SC 29651

PRELIMINARY
DEVELOPMENT PLAN

PDP-1