



**PLANNING COMMISSION**

October 4, 2021 at 5:15pm

*Busby Street Community Center, 1735 Busby Street, Columbia, SC 29202*

**SITE PLAN REVIEW CASE SUMMARY**

**18.71 ACRES, 4900 BLOCK OF BROAD RIVER ROAD NEAR DUCK GROVE WAY  
TMS#06200-01-07 AND 06200-01-14  
HARBISON GROVE PHASES 5 AND 6**

- Council District:** 4
- Proposal:** Request site plan approval to construct a 187-lot single family residential subdivision
- Applicant:** Kim Pocock, McGuinn Homes, LLC
- Proposed Use:** Single-family residential
- Staff Recommendation:** Approval with staff comments.

**Detail:** This 18.71-acre site consists of two parcels and is located within the 4900 block of Broad River Road near Duck Grove Way. The project is a continuation of the Harbison Grove Subdivision into two phases which will contain a total of 187 attached single-family residences. The average residence will contain ±1,400 sq. ft. and a portion of the site will be preserved as open space. The applicant has provided a traffic impact study that has been reviewed and approved by Traffic Engineering.

Should the Commission be inclined to grant approval of the site plan, staff would request that the Commission grant approval subject to staff comments.

**CITY REVIEWING AGENCY COMMENTS**

<b>Lucinda Statler, Planning</b>	<b>Recommend approval.</b>
<b>Rachel Bailey, Zoning Administrator</b>	<b>Recommend approval with condition:</b> 1. Setbacks must be provided on the bonded plat.
<b>Johnathan Chambers, Land Development Administrator</b>	<b>Recommend approval.</b>
<b>Jerry Thompson, Building Official</b>	<b>Recommend approval.</b>
<b>Scott Rogers, Utilities</b>	<b>Recommend approval with conditions:</b> 1. Any needed upgrade, extension or relocation of City utilities must be provided by the developer and must meet the City’s minimum design standards. 2. Any privately owned/maintained utilities or permanent structures cannot be located inside City of Columbia utility easements. 3. Water mains, water meters that are 4” or larger or any privately maintained utilities will not be allowed inside public right-of-ways or under sidewalks without an approved encroachment permit and written approval from the City Engineer. Coordination between the Civil

	<p>Engineer, Architect and Mechanical Engineer to allow room for these utilities on the developed property is strongly suggested.</p> <ol style="list-style-type: none"> <li>4. If sewer flows for this project result in flows of 4,000 gallons per day or above calculations must be submitted to the City's Engineering department to determine how the proposed project will affect the City's sewer system. Depending upon the effects of the projected flows this project may or may not be approved. If required, these calculations should be submitted to the Engineering department as soon as possible.</li> <li>5. Sidewalks to be installed in accordance with City of Columbia Engineering Regulations.</li> </ol>
<b>Andrew Ritter, Traffic Engineering</b>	<p><b>Recommend approval with condition:</b></p> <ol style="list-style-type: none"> <li>1. SCDOT approval.</li> <li>2. Implementation of recommendations from the Traffic Impact Study.</li> </ol>
<b>Kris Scott, Fire Department</b>	<p><b>Recommend approval.</b></p>
<b>Caleb King, Forestry</b>	<p><b>Recommend approval with condition:</b></p> <ol style="list-style-type: none"> <li>1. If any new landscaping or irrigation is installed in the right of way, it must be approved by Forestry and Beautification for species and spacing and maintained by the adjacent property owner in a manner to not interfere with vehicular and pedestrian traffic. SCDOT must approve any new landscaping installed along SCDOT roadways.</li> </ol>
<b>Miranda Staples, Stormwater</b>	<p><b>Recommend approval with condition:</b></p> <ol style="list-style-type: none"> <li>1. Development must comply with all applicable land disturbance requirements.</li> </ol>
<b>Sandra Myers, Parking</b>	<p><b>Recommend approval.</b></p>
<b>Robert Sweatt, Street Division</b>	<p><b>Recommend approval.</b></p>
<b>John Hooks, Solid Waste</b>	<p><b>Recommend approval.</b></p>
<b>Scott Holder, Landscaping</b>	<p><b>Recommend approval.</b></p>

# City of Columbia

## Harbison Grove 5 & 6



Thursday, September 16, 2021



### CITY OF COLUMBIA GIS DATA DISCLAIMER

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# City of Columbia

## APPLICATION for

### SITE PLAN/SUBDIVISION PLAT REVIEW

OFFICE USE ONLY: Date Received \_\_\_\_\_ By \_\_\_\_\_

#### 1) APPLICANT (Please Print)

Name:	Kim Pocock	Company:	McGinn Homes, LLC
Tel. #:	803 361 4321	Fax#:	
Mobile #:	803 361 4321	E-mail:	kim@maplandandhomes.com

Do you own any of the property affected by this application?  YES  NO; If NO, provide Letter of Agency

#### 2) THIS APPLICATION IS FOR (Check all that apply)

Group/Individual Commercial Development

Group Residential Development

Residential Subdivision

Planned Unit Development Site Review

Street Name(s)

#### 3) PROPERTY

Address:	4921 Broad River Road		
TMS#:	R06200-01-07; -14	Total Acreage:	18.72
Current Use:	NONE	Proposed Use:	Residential
Current Zoning:	RG-2		
Number of Lots and/or Units:	187	Total Sq. Ft.	815,443

#### 4) DETAILED PROJECT DESCRIPTION: (Attach additional paper if you need more space)

see Attachment #1

#### 5) NEIGHBORHOOD CONSULTATION

Prior to the Planning Commission meeting, meet with the adjacent neighbors or neighborhood association to communicate details of the proposed project. Please note that this informational meeting is not required by ordinance, but is *strongly* encouraged. Contact information may be obtained from Zoning staff.

#### 6) PLAN SUBMITTAL

Please refer to the Checklist for Site Plan Review for materials required for submittal with this application

#### 7) SIGNATURE

Applicant Signature:	<i>Kim Pocock</i>
Print Name:	Kim Pocock
Date:	08-26-2021

PC Date: \_\_\_\_\_

Action: \_\_\_\_\_



# LETTER OF AGENCY

DATE:

TO: ZONING ADMINISTRATOR, CITY OF COLUMBIA

I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simple interest in the following property:

COMMON STREET ADDRESS(ES): 4921 Broad River Road

also known by TAX MAP NUMBER(S): R06200-01-07; -14

Further, I hereby authorize the person listed as AUTHORIZED AGENT below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request (CHECK ALL THAT APPLY):

- a variance from the Board of Zoning Appeals;
- a special exception from the Board of Zoning Appeals;
- an appeal of the decision of the Zoning Administrator from the Board of Zoning Appeals;
- a change to the Zoning Maps of the City of Columbia from City Council, rezoning the property listed above from \_\_\_\_\_ to \_\_\_\_\_;

site plan review by the Planning Commission;

a minor subdivision; and/or

other (describe) \_\_\_\_\_

SIGNATURE OF PROPERTY OWNER:

J. D. Holt dotloop verified  
09/16/21 3:29 PM EDT  
UMUA-LOHQ-ECPX-Y48E

DATE: 09/16/2021

PRINT Name of Property Owner: BlueChoice Health Plan of SC FKA Companion Health Care JD HOLT

Street Address of Property Owner: 1-20 @ Alpine Road

City, State, ZIP of Property Owner: Columbia, SC 29219 Mail Code AA 270

Telephone Number of Property Owner: 803 264 6671

SIGNATURE OF WITNESS:

Wanda Harrill

DATE: 9/16/21

PRINT Name of Witness to Signature of Property Owner: wanda Harrill

SIGNATURE OF AUTHORIZED AGENT:

Kim Pocock

DATE: 08-26-2021

Name of Authorized Agent: Kim Pocock

Company/Firm of Authorized Agent: McGuinn Homes, LLC

Street Address of Authorized Agent: 3300 Sunset Blvd, Suite 102

City, State, ZIP of Authorized Agent: Columbia, SC. 29169

Telephone Number of Authorized Agent: 803.361.4321



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- a **special exception** from the Board of Zoning Appeals;
- an **appeal of the decision of the Zoning Administrator** from the Board of Zoning Appeals;
- a change to the Zoning Maps of the City of Columbia from City Council, **rezoning** the property listed above from \_\_\_\_\_ to \_\_\_\_\_;

**site plan review** by the Planning Commission;

a **minor subdivision**; and/or

**other** (describe) \_\_\_\_\_

SIGNATURE OF PROPERTY OWNER: [Signature] DATE: 9/17/2021PRINT Name of Property Owner: C.W. Haynes and Company, IncorporatedStreet Address of Property Owner: 77 King StreetCity, State, ZIP of Property Owner: Columbia SC 29205Telephone Number of Property Owner: 803 799-9700SIGNATURE OF WITNESS: [Signature] DATE: 09/17/2021PRINT Name of Witness to Signature of Property Owner: Kim PoockSIGNATURE OF AUTHORIZED AGENT: [Signature] DATE: 08-26-2021Name of Authorized Agent: Kim PoockCompany/Firm of Authorized Agent: McGuinn Homes, LLCStreet Address of Authorized Agent: 3300 Sunset Blvd, Suite 102City, State, ZIP of Authorized Agent: Columbia, SC 29169Telephone Number of Authorized Agent: 803.361.4321

## **Attachment #1**

The Harbison Grove expansion of Phases 5 and 6 is a continuation of sold-out Phases 1 - 4. The project will provide an additional 187 attainable luxury townhomes in a gated community. Public transportation is available within 500 feet+/- of the entrance to the community. The luxury townhomes will be a combination of two and three bedroom units providing approximately 1,428 square feet of living space each.

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STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

PETITION FOR ANNEXATION


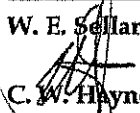
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All those certain pieces, parcels or lots of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 18.72 acres, more or less, and shown and designated as block 01, lots 07 and 14 on Richland County Tax Map 11503. Said parcels having such boundaries and measurements as are shown on said tax map.

Richland County TMS: 06200-01-07 and 06200-01-14


Property Address: 10.60 acres W/S Broad River Road and 8.12 acres W/S Broad River Road

**Sellers:**

  
\_\_\_\_\_  
W. E. Sellars, Trustee, The Founder's Fund  
  
C. W. Haynes and Company, Incorporated

Date: 4-8-21

4.8.21

BY:   
\_\_\_\_\_  
(Signature)

Date: 4.8.21

W. E. HAYNES  
\_\_\_\_\_  
(Print Name)

ITS: TRUSTEE / PRESIDENT

**BlueChoice HealthPlan of South Carolina, Inc. f/k/a and who took title as Companion HealthCare Corporation**

BY: \_\_\_\_\_  
(Signature)

Date: \_\_\_\_\_

\_\_\_\_\_  
(Print Name)

ITS: \_\_\_\_\_

**Buyer:**

**McGuinn Homes, LLC**

BY: \_\_\_\_\_  
(Signature)

Date: \_\_\_\_\_

\_\_\_\_\_  
(Print Name)

ITS: \_\_\_\_\_



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

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\_\_\_\_\_  
W. E. Sellars, Trustee, The Founder's Fund

Date: \_\_\_\_\_

C. W. Haynes and Company, Incorporated

BY: \_\_\_\_\_  
(Signature)

Date: \_\_\_\_\_

\_\_\_\_\_  
(Print Name)

ITS: \_\_\_\_\_

BlueChoice HealthPlan of South Carolina, Inc. f/k/a and who took title as Companion HealthCare Corporation

BY: \_\_\_\_\_  
(Signature)


Date: \_\_\_\_\_

\_\_\_\_\_  
(Print Name)

ITS: \_\_\_\_\_

Buyer:

McGuinn Homes, LLC

BY:   
(Signature)

Date: 4/8/2021

Sam McGinn  
(Print Name)

ITS: C20/pma22

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

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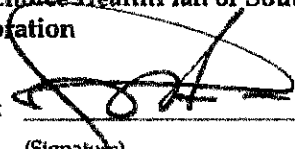
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W. E. Sellars, Trustee, The Founder's Fund  
Date: \_\_\_\_\_  
C. W. Haynes and Company, Incorporated

BY: \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Print Name) ITS: \_\_\_\_\_

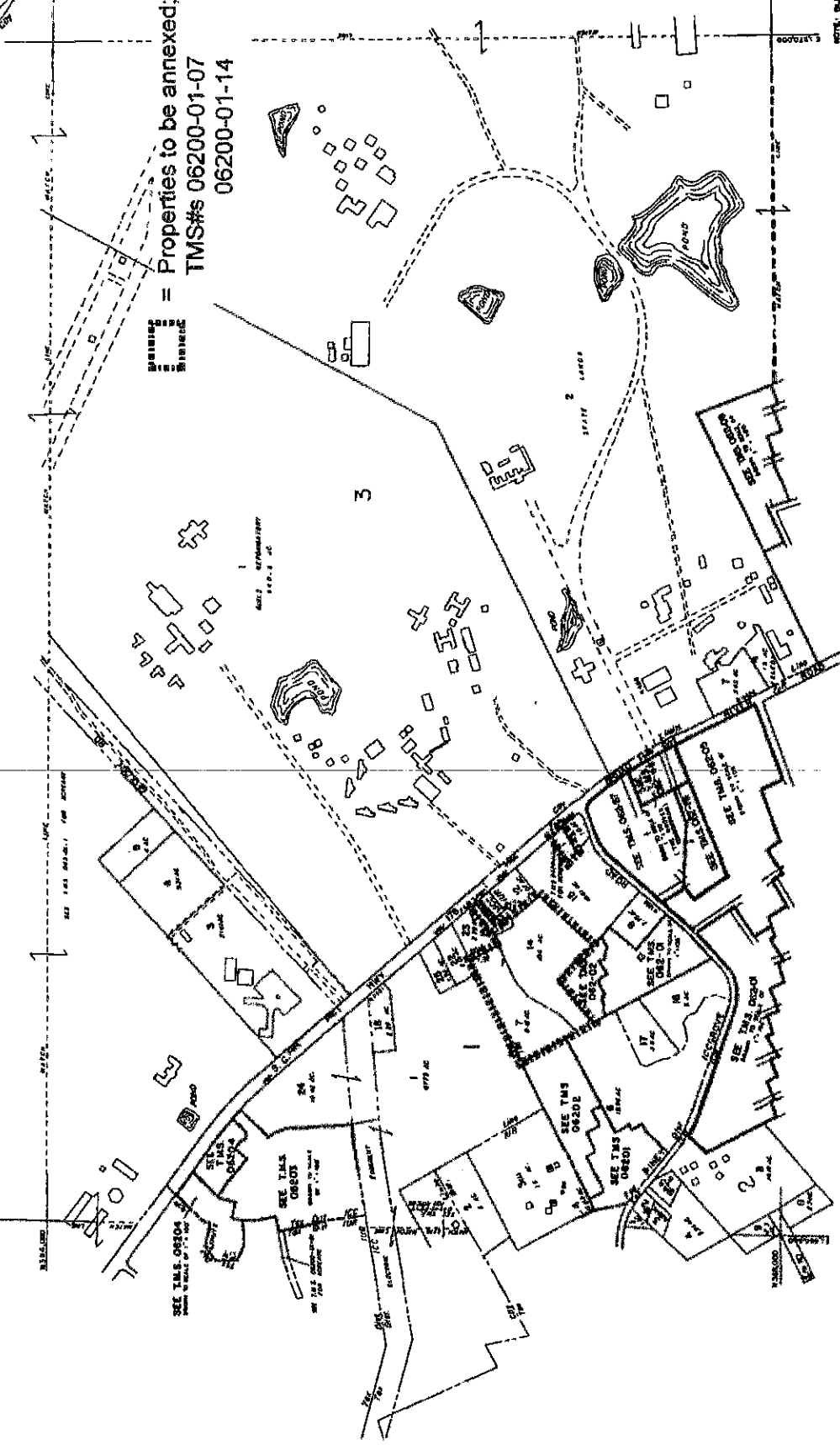
BlueChoice HealthPlan of South Carolina, Inc. f/k/a and who took title as Companion HealthCare Corporation  
BY:  Date: 4/2/01  
(Signature) \_\_\_\_\_  
J.D. Holt \_\_\_\_\_  
(Print Name) ITS: VP General Svcs

Buyer:

McGuinn Homes, LLC  
BY: \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Print Name) ITS: \_\_\_\_\_

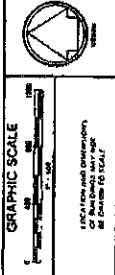
**BROAD RIVER**

Properties to be annexed;  
TMS#s 06200-01-07  
06200-01-14



NOTE: BLDG 1 LOT 11, BLDG 2  
LOT 12, BLDG 3, BLDG 4, BLDG 5  
AND BLDG 6 ARE IN THE CITY OF  
RICHMOND AND ARE NOT TO BE  
ANNEXED INTO CITY.  
BLDG 1, LOT 10, BLDG 7  
AND BLDG 8 ARE ANNEXED INTO CITY.

PROPERTY MAP  
SHEET NO  
**06200**  
TMS#s  
IUR, ICC



MAP KEY	
050	043 077
049	042 076
045	041 075



PROPERTY TAX MAP  
**RICHLAND COUNTY**  
SOUTH CAROLINA

50

REVISIONS	DATE	DESCRIPTION
1	12/15/11	ISSUED
2	12/15/11	ISSUED
3	12/15/11	ISSUED
4	12/15/11	ISSUED
5	12/15/11	ISSUED
6	12/15/11	ISSUED
7	12/15/11	ISSUED
8	12/15/11	ISSUED
9	12/15/11	ISSUED
10	12/15/11	ISSUED

**LEGEND**

UNIMPROVED LAND

IMPROVED LAND

WATER

ROADS

RAILROADS

POWER LINES

SEWER LINES

WATER LINES

TELEPHONE LINES

CELL TOWER

ADDITIONAL NOTES:

1. ALL AREAS SHOWN ON THIS MAP ARE SUBJECT TO THE RICHLAND COUNTY ZONING ORDINANCE.

2. THIS MAP IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS DESIGNED.

3. THE RICHLAND COUNTY ENGINEERING DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS MAP.

DATE: 12/15/11

BY: [Signature]

FOR: [Signature]

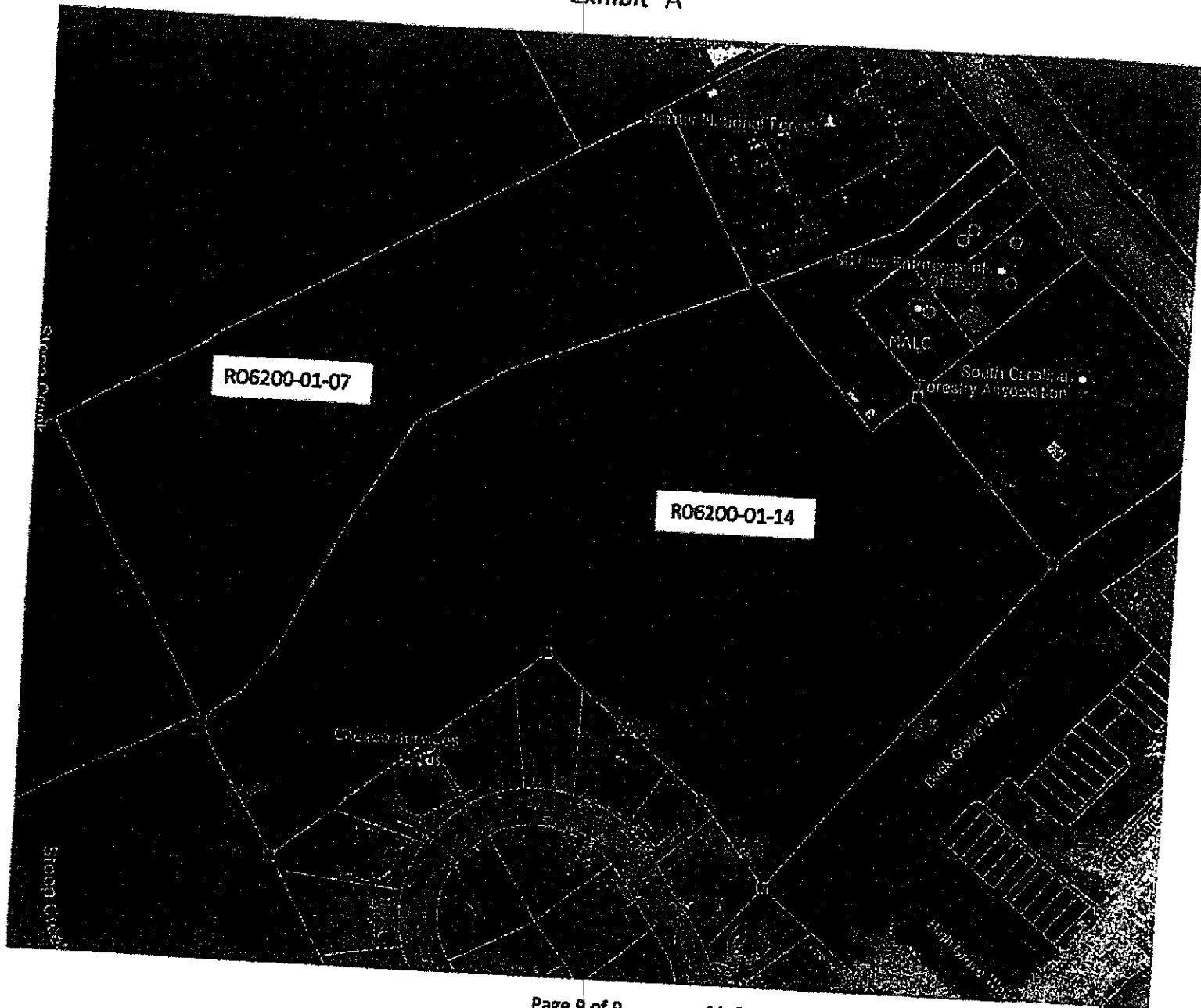
PROJECT: 06200-01-07, 06200-01-14

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**[Attach legal description, survey or tax map]**

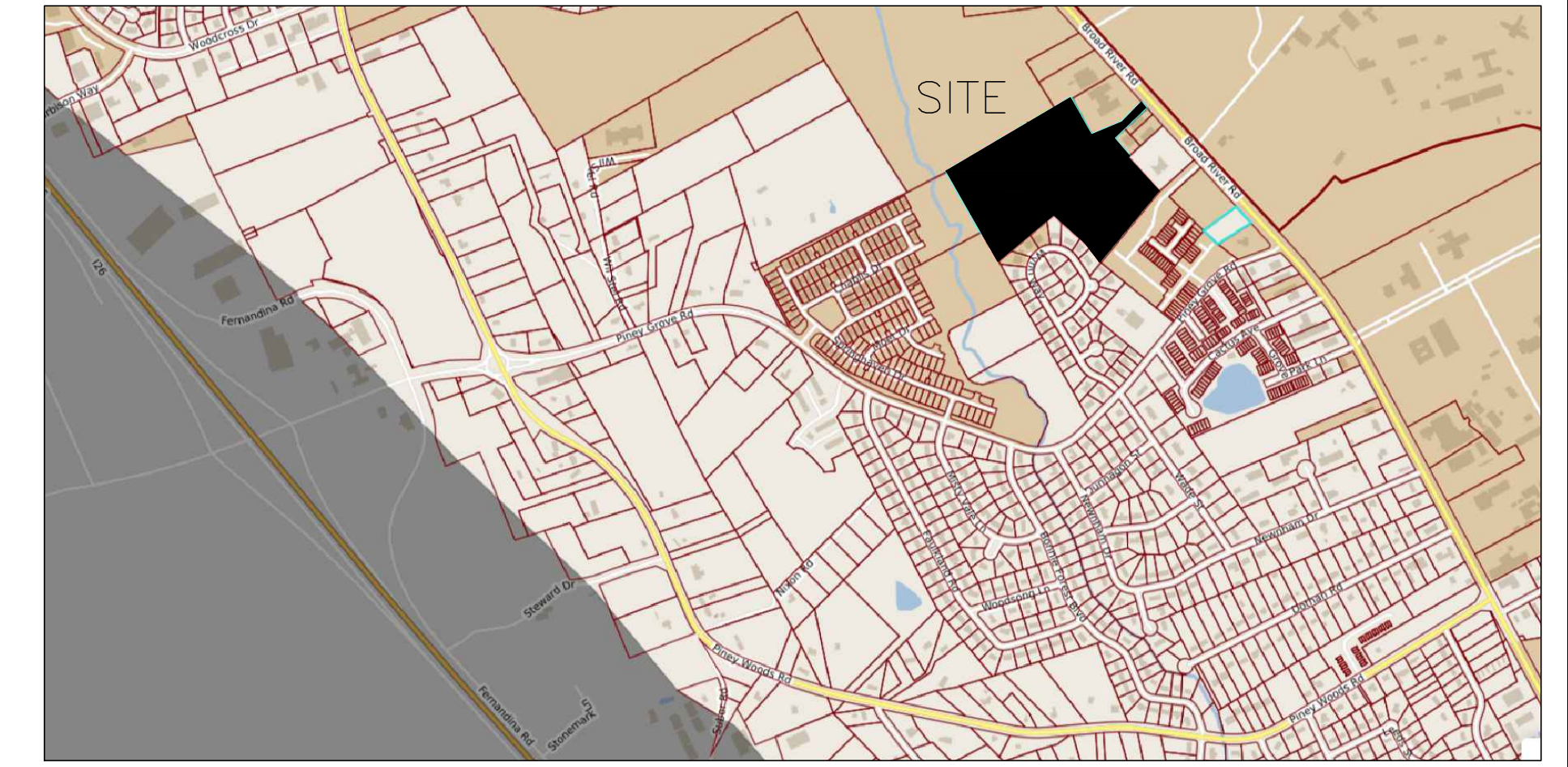
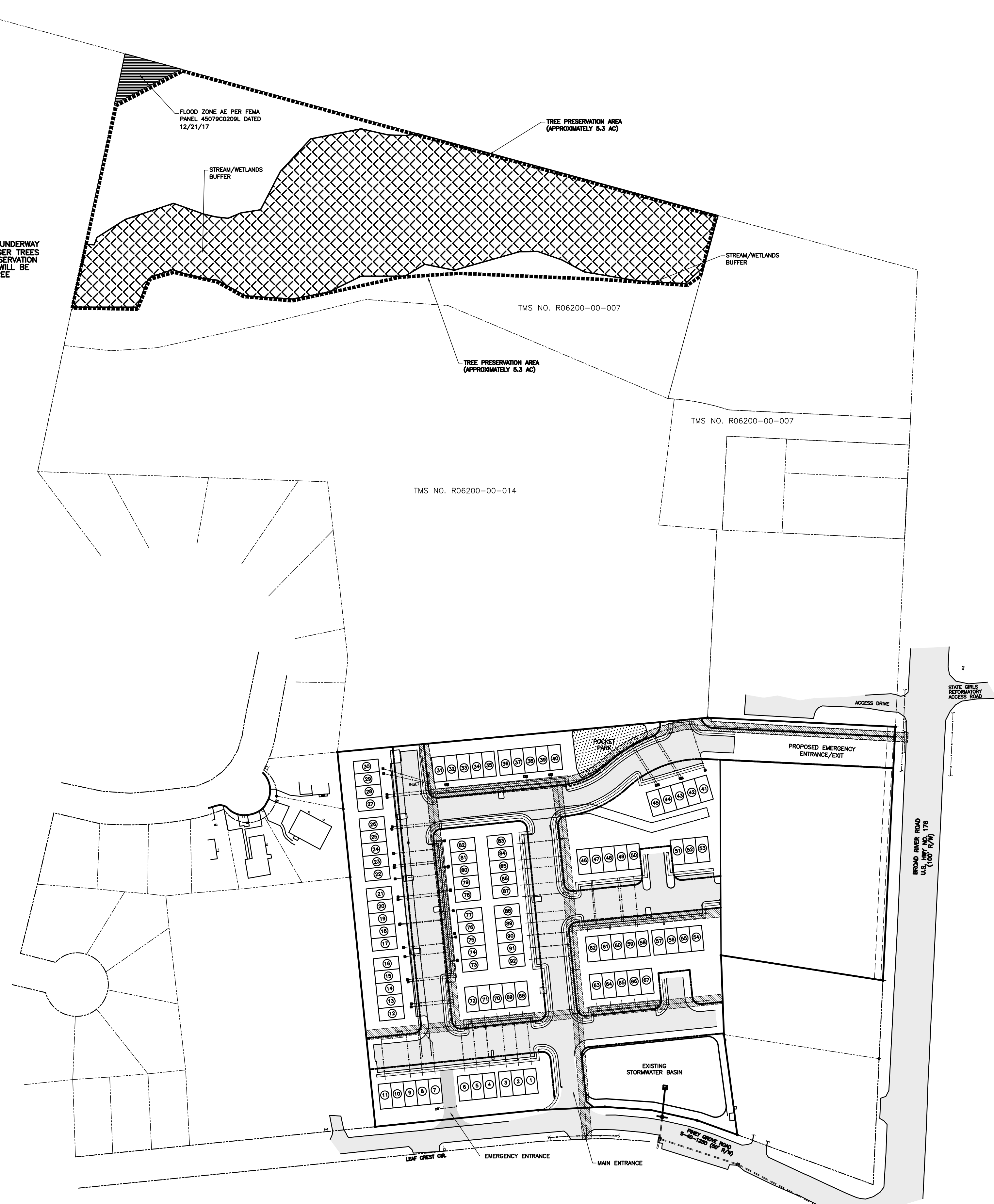
Exhibit "A"





8/26/2021 5:08 PM JPRIVETTE27 0:\PROPOSALS\2021\MCGUINN\HARBISON EXPANSION.DWG

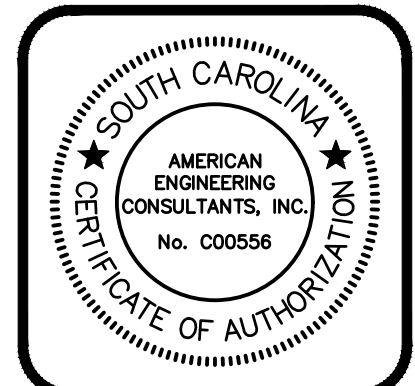
SPECIAL NOTE: TREE SURVEY UNDERWAY TO IDENTIFY ALL 6" AND LARGER TREES FOR ONE ACRE OF TREE PRESERVATION AREA. RESULTS OF SURVEY WILL BE USED AS BASIS FOR ENTIRE TREE PRESERVATION AREA.



LOCATION MAP  
1" = 1000'

NO	DATE	REVISION	BY

**AMERICAN ENGINEERING CONSULTANTS, INC.**  
 1300 12th Street, Suite A • P.O. Box 2299 • Cayce, SC 29171  
 Phone: (803) 791-1400 • Fax: (803) 791-8110  
 Internet: [www.aec-sc.com](http://www.aec-sc.com) • Email: [info@aec-sc.com](mailto:info@aec-sc.com)  
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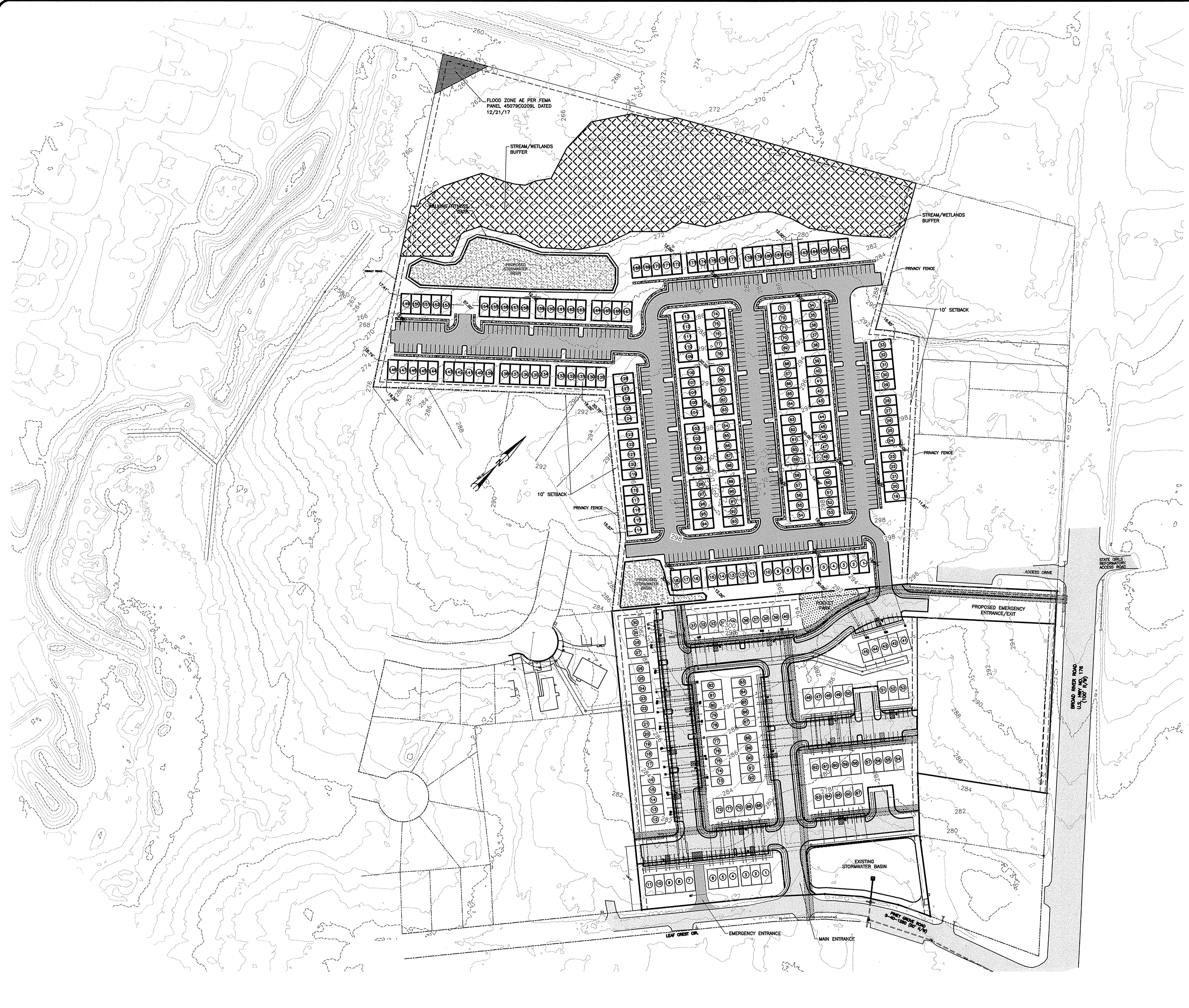
DATE	AUGUST 2021
SCALE	AS SHOWN
DRAWN	JHP
DESIGNED	---
CHECKED	---
JOB NO.	---
CAD FILE	HARBISON EXPANSION
LAYOUT	EXISTING

**TOWNHOMES AT HARBISON GROVE  
 PHASE V & VI**  
 PREPARED FOR  
**McGuinn Homes, LLC**  
 Richland County, South Carolina  
 Existing Site Layout

DRAWING NO. **1**  
 OF **1**  
 FILE NO.



8/26/2021 1:23 PM JPRIVETTE27 0:\PROPOSALS\2021\MCGUINN\HARBISON EXPANSION.DWG



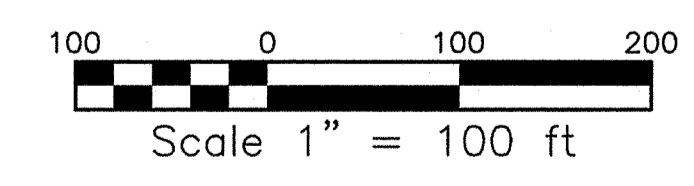
**LOCATION MAP**  
1" = 1000'

**PARCEL DATA**  
18.72 ACRES (815,443 SF)  
T.M.S. NO. R06200-01-14 & R06200-01-07  
ZONED RG-2

**FLOOD DATA**  
ACCORDING TO FEMA PANEL 45079C0288L (12/21/17)  
AND PANEL 48079C0209L (12/21/17)  
THE PROJECT AREA IS IN FLOOD ZONE X (NOT IN 100  
YEAR FLOOD PLAIN). WEST CORNER OF PROPERTY  
LOCATED IN ZONE AE (NO WORK IN THIS AREA)

**MULTIFAMILY PROJECT**

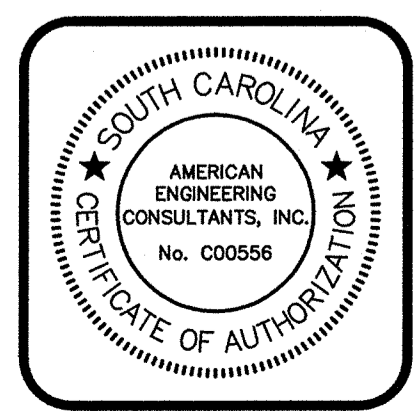
- 187 UNITS @ 1428 SF PER UNIT
- MULTIFAMILY UNITS (111 - 2 BEDROOM & 76 - 3 BEDROOM)
- BUILDINGS NOT TO EXCEED 45 FT HEIGHT
- 408 PARKING SPACES
- ZERO OUTLOTS
- AREAS NOT ASSOCIATED WITH UNITS WILL BE COMMON AREA



NO	DATE	REVISION	BY

**AMERICAN ENGINEERING CONSULTANTS, INC.**  
1300 12th Street, Suite A • P.O. Box 2299 • Cayce, SC 29171  
Phone: (803) 791-1400 • Fax: (803) 791-8110  
Internet: [www.aec-sc.com](http://www.aec-sc.com) • Email: [info@aec-sc.com](mailto:info@aec-sc.com)

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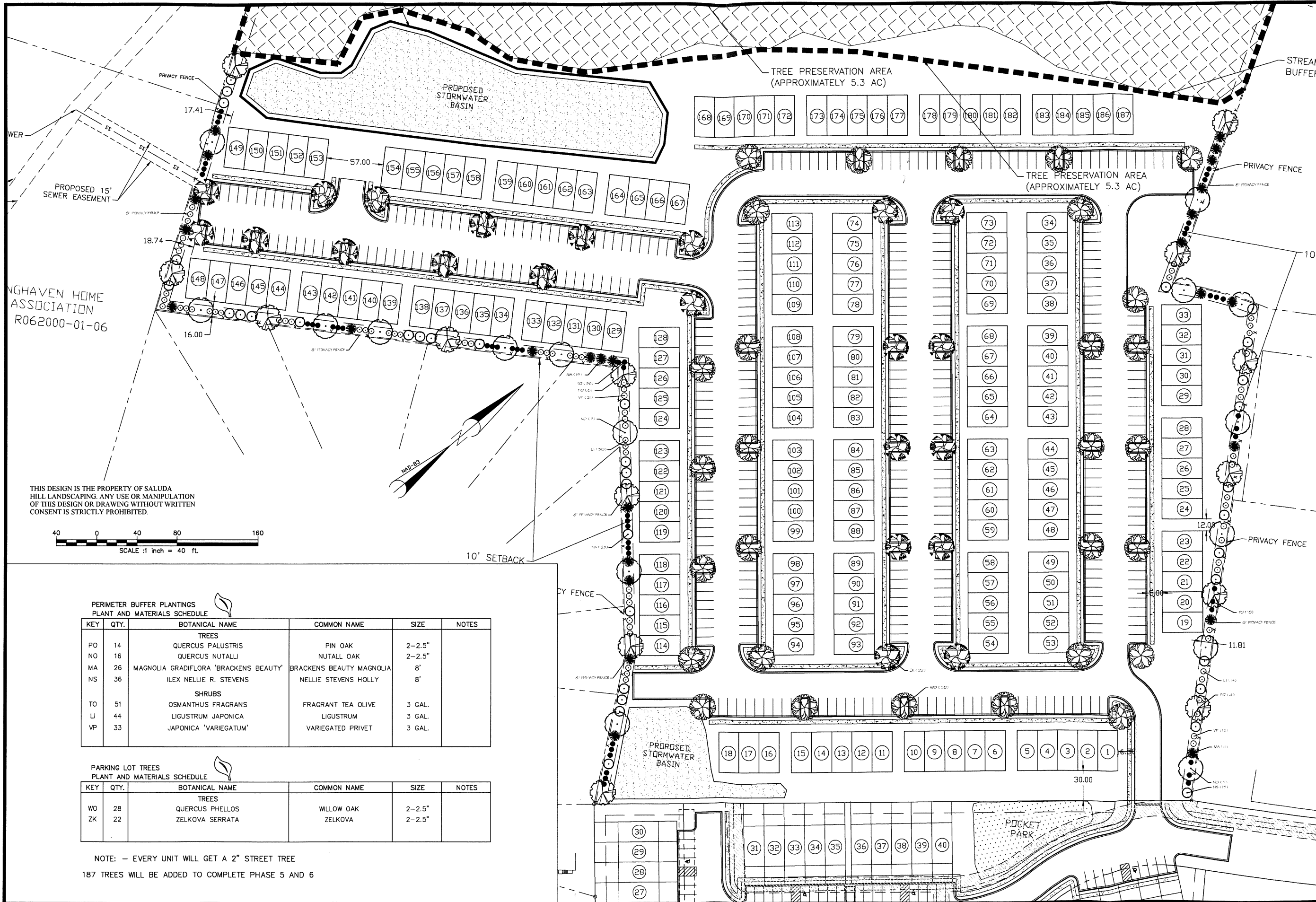


DATE	AUGUST 2021
SCALE	AS SHOWN
DRAWN	JHP
DESIGNED	---
CHECKED	---
JOB NO.	---
CAD FILE	HARBISON EXPANSION
LAYOUT	LAYOUT1

**TOWNHOMES AT HARBISON GROVE**  
**PHASE V & VI**  
PREPARED FOR  
**McGuinn Homes, LLC**  
Richland County, South Carolina  
Site Layout

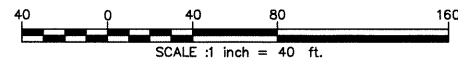
DRAWING NO.  
**1**  
OF  
**1**  
FILE NO.





INGHAVEN HOME ASSOCIATION  
R062000-01-06

THIS DESIGN IS THE PROPERTY OF SALUDA HILL LANDSCAPING. ANY USE OR MANIPULATION OF THIS DESIGN OR DRAWING WITHOUT WRITTEN CONSENT IS STRICTLY PROHIBITED.



PERIMETER BUFFER PLANTINGS  
PLANT AND MATERIALS SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
PO	14	QUERCUS PALUSTRIS	PIN OAK	2-2.5"	
NO	16	QUERCUS NUTALLI	NUTALL OAK	2-2.5"	
MA	26	MAGNOLIA GRADIFLORA 'BRACKENS BEAUTY'	BRACKENS BEAUTY MAGNOLIA	8'	
NS	36	ILEX NELLIE R. STEVENS	NELLIE STEVENS HOLLY	8'	
SHRUBS					
TO	51	OSMANTHUS FRAGRANS	FRAGRANT TEA OLIVE	3 GAL.	
LI	44	LIGUSTRUM JAPONICA	LIGUSTRUM	3 GAL.	
VP	33	JAPONICA 'VARIEGATUM'	VARIEGATED PRIVET	3 GAL.	

PARKING LOT TREES  
PLANT AND MATERIALS SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
WO	28	QUERCUS PHELLOS	WILLOW OAK	2-2.5"	
ZK	22	ZELKOVA SERRATA	ZELKOVA	2-2.5"	

NOTE: - EVERY UNIT WILL GET A 2" STREET TREE  
187 TREES WILL BE ADDED TO COMPLETE PHASE 5 AND 6

PLANNING  
LANDSCAPE ARCHITECTURE  
PRESENTATION GRAPHICS  
2025 INDUSTRIAL BLVD.  
LEXINGTON, SOUTH CAROLINA  
PHONE: 803-957-7555  
www.saludahill.com



HARBISON GROVE  
BUFFER AND TREES  
PHASE 5 & 6 LANDSCAPE PLAN  
COLUMBIA, SOUTH CAROLINA

PREPARED FOR:  
MCGUINN HOMES



DATE: 9.5.21  
DRAWN BY: F.A.S.  
CHECKED BY: F.A.S.  
JOB #: SA-725  
SHEET #: 1 OF 1



ZONED O1 (OFFICE INSTITUTIONAL)

ZONED O1 (OFFICE INSTITUTIONAL)

BROAD RIVER ROAD  
U.S. HWY. NO. 176  
(100' R/W)

STATE GIRLS REFORMATORY  
ACCESS ROAD

PLANNING  
LANDSCAPE ARCHITECTURE  
PRESENTATION GRAPHICS  
2025 INDUSTRIAL BLVD.  
LEXINGTON, SOUTH CAROLINA  
PHONE: 803-957-7595  
www.saludahill.com

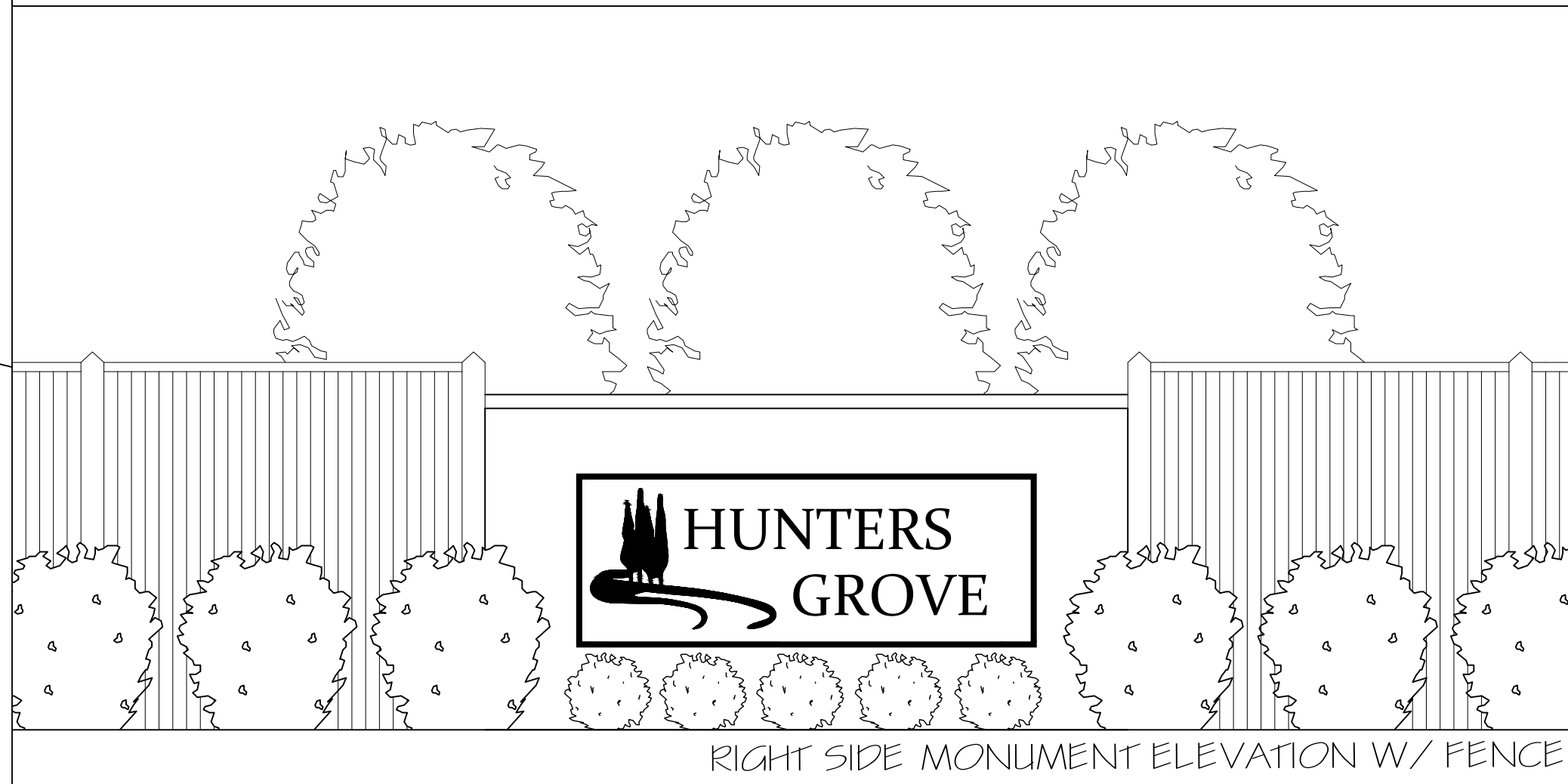
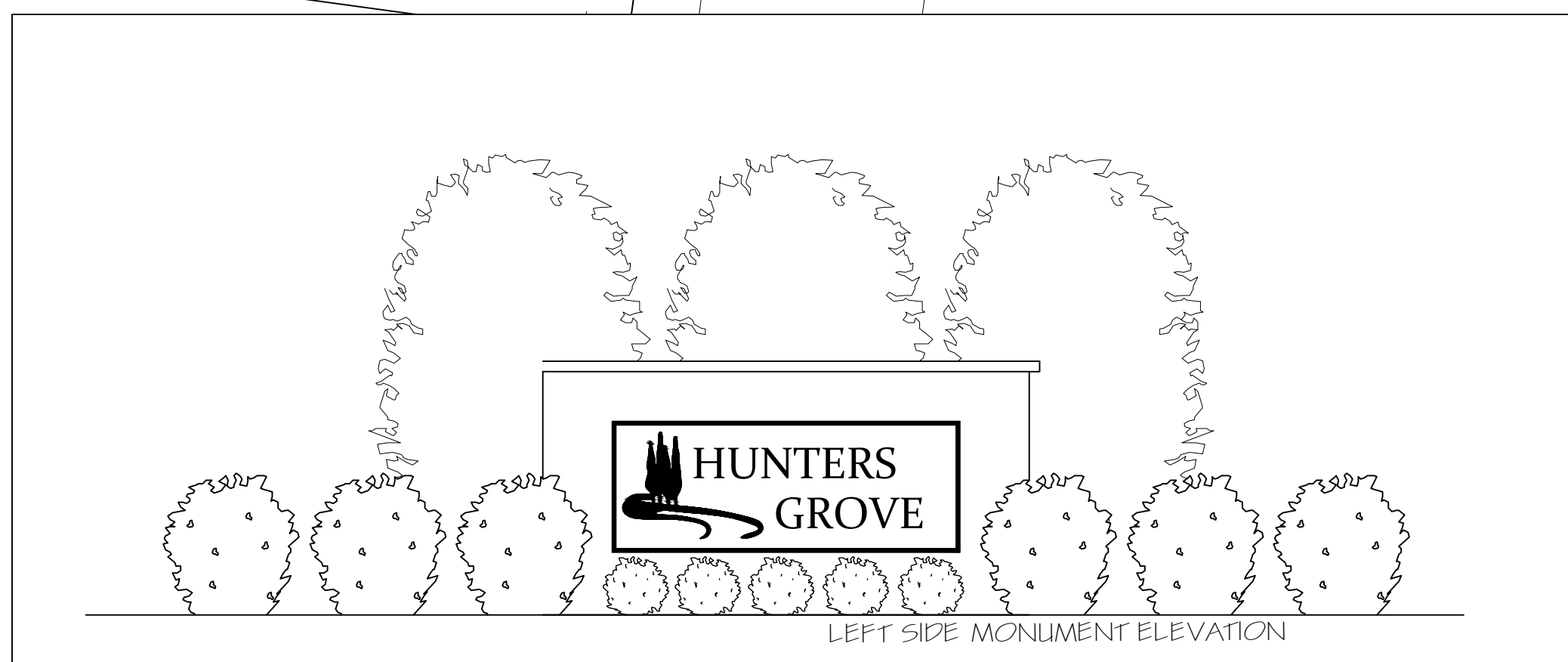


HUNTERS GROVE  
ENTRANCE AND BUFFERS  
PHASE I LANDSCAPE PLAN  
COLUMBIA, SOUTH CAROLINA

PREPARED FOR:  
MCQUINN  
HOMES

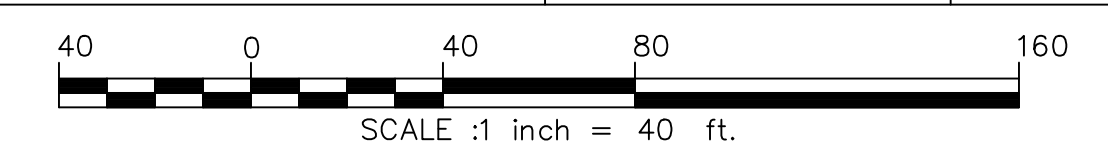


DATE: 11.16.17  
DRAWN BY: P.A.S.  
CHECKED BY: P.A.S.  
JOB #: 34-723  
SHEET #: 1 OF 1



PHASE 1  
PLANT AND MATERIALS SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
WO	10	QUERCUS PHELLOS	WILLOW OAK	2-2.5"	
NO	3	QUERCUS NUTALLI	NUTALL OAK	2-2.5"	
MA	7	MAGNOLIA GRADIFLORA 'BRACKENS BEAUTY'	BRACKENS BEAUTY MAGNOLIA	8'	
CE	6	JUNIPERUS VIRGINIANIA	CEDAR	8'	
NS	12	ILEX NELLIE R. STEVENS	NELLIE STEVENS HOLLY	8'	TUSCARORA
CM	14	LAGERSTROMEA INDICA	GRAPE MYRTLE	8'	
SHRUBS					
TO	36	OSMANTHUS FRAGRANS	FRAGRANT TEA OLIVE	3 GAL.	
LI	6	LIGUSTRUM JAPONICA	LIGUSTRUM	3 GAL.	
VP	19	JAPONICA 'VARIEGATUM'	VARIEGATED PRIVET	3 GAL.	
SR	19	ROSA MULTI FLORA	SUNROSA ROSE	3 GAL.	RED
JN	9	JUNIPERUS 'SARGENTII'	SARGENT JUNIPER	3 GAL.	
HH	7	ILEX 'HELLERI'	HELLERI HOLLY	3 GAL.	
AB	14	ABELIA 'FRANCIS MASON'S'	FRANCIS MASON'S ABELIA	3 GAL.	RED
KR	30	ROSA MULTI FLORA	KNOCK OUT ROSE	3 GAL.	
MS	3	MISCANTHUS GRAZIELLA	MAIDENHAIR GRASS	3 GAL.	
6		UP-LIGHTS			



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# HARBISON GROVE

3 UNIT COMPLEX CONTAINS  
(1) - 2 BEDROOM / 2.5 BATH UNITS  
(2) - 3 BEDROOM / 2.5 BATH / UNITS

EACH INDIVIDUAL UNIT IS  
19'-8" WIDE X 40'-0" DEEP

## SQUARE FOOTAGE TOTALS

MAIN LEVEL HEATED.....642 SF  
UPPER LEVEL HEATED.....786 SF  
TOTAL HEATED.....1428 SF

FRONT PORCH.....65 SF  
REAR PORCH.....54 SF  
WATER HEATER CLOSET.....31 SF  
TOTAL UNHEATED.....150 SF

TOTAL FOOTPRINT.....792 SF

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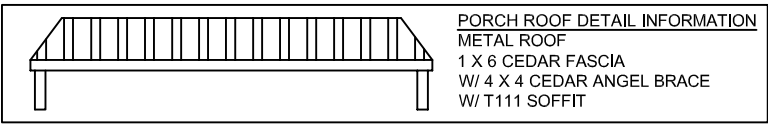
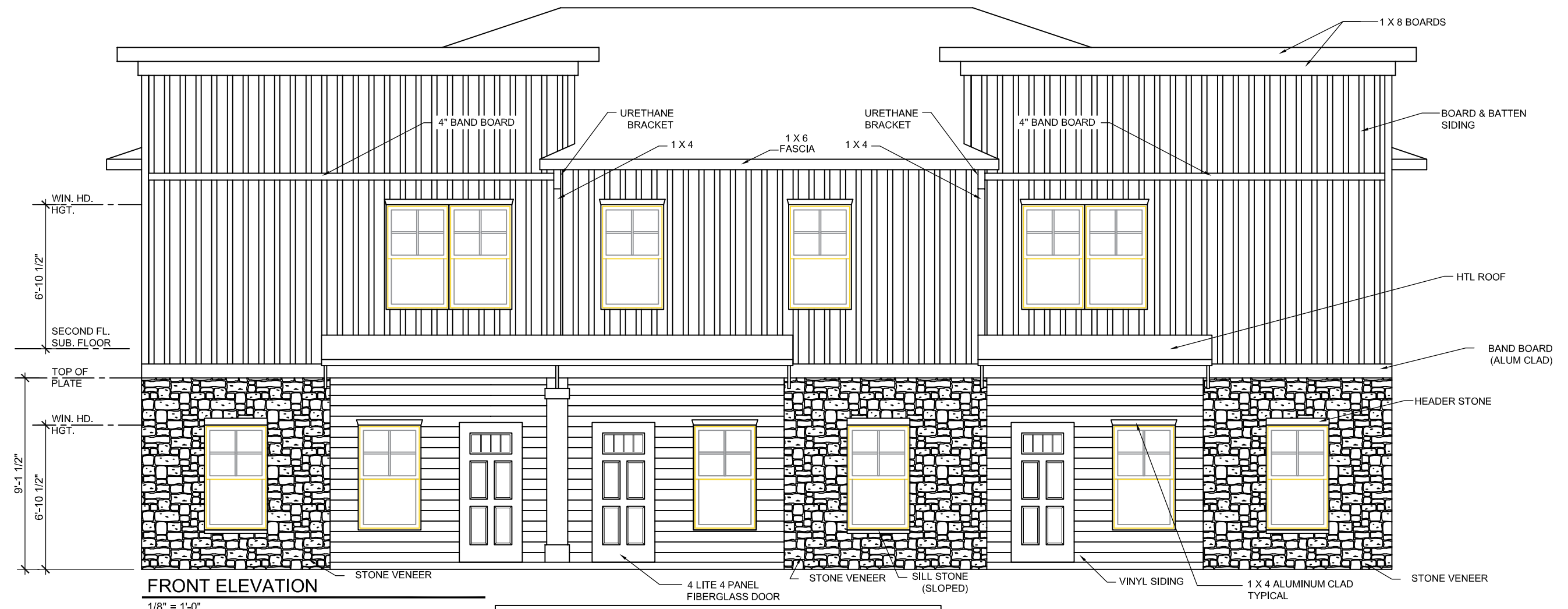
MAIN LEVEL HEATED.....115.3 LF  
UPPER LEVEL HEATED.....119.4 LF

Plans to be Built according to the latest adopted edition of the  
International Residential Building Code Standard for  
Single Family Residential Dwellings

## FOUNDATION TYPE

**MONO SLAB**

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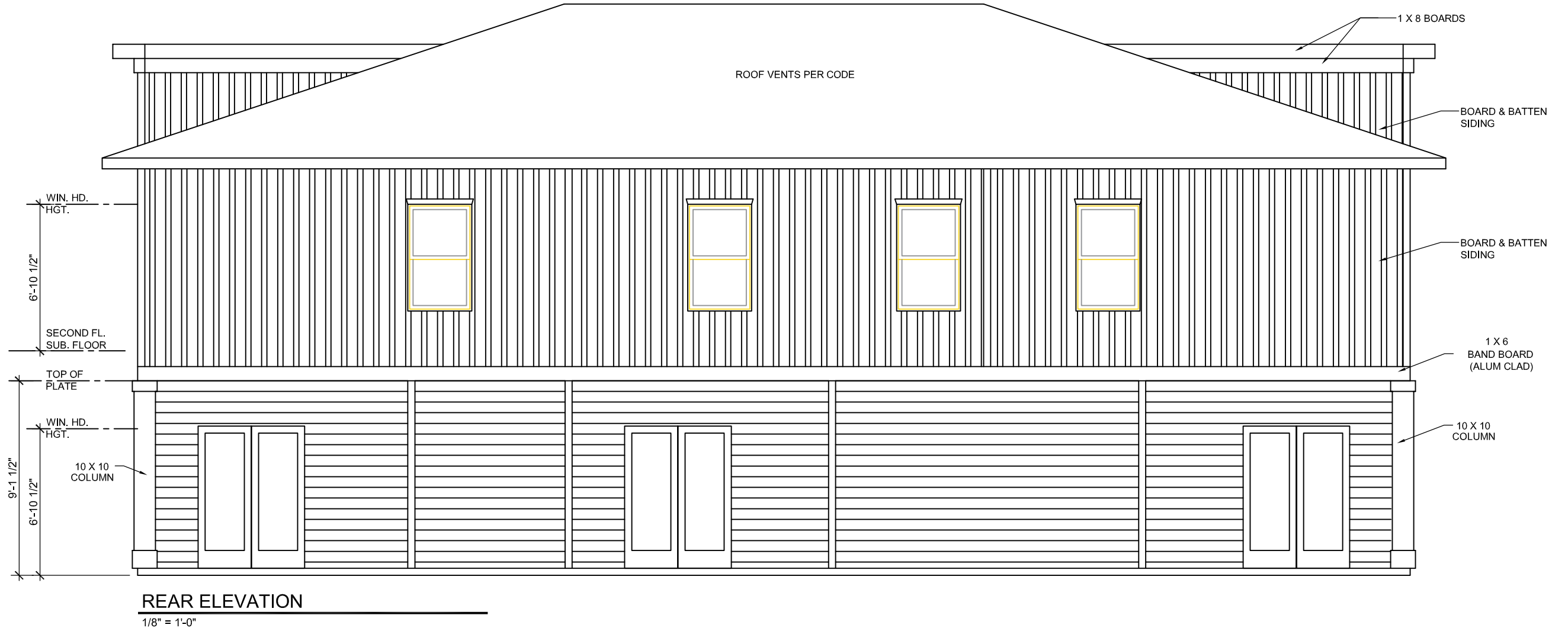

3 UNIT COMPLEX  
REAR ELEVATION

PLAN APPROVAL  
HOMEOWNER  
SALES  
CONSTRUCTION

HARBISON GROVE

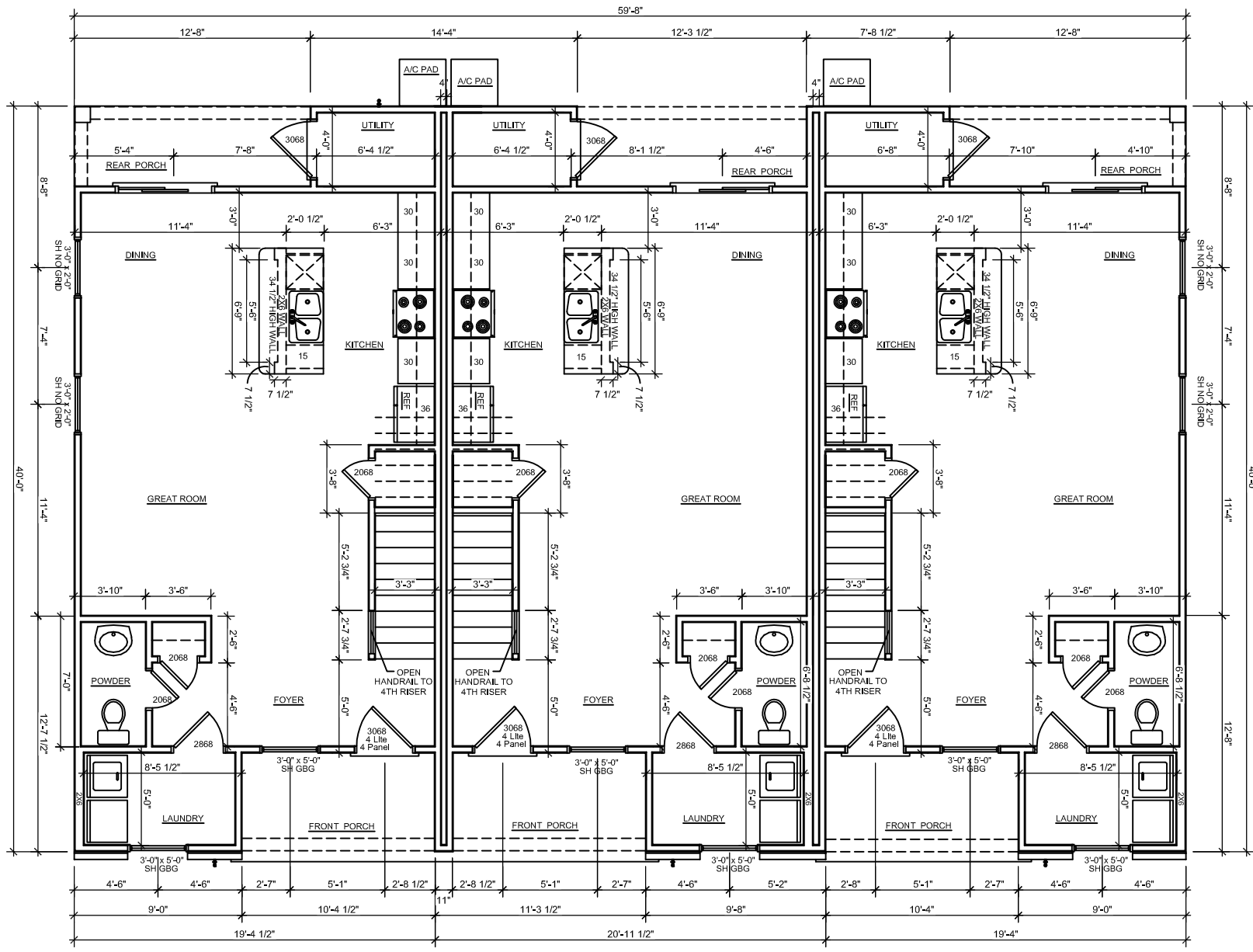
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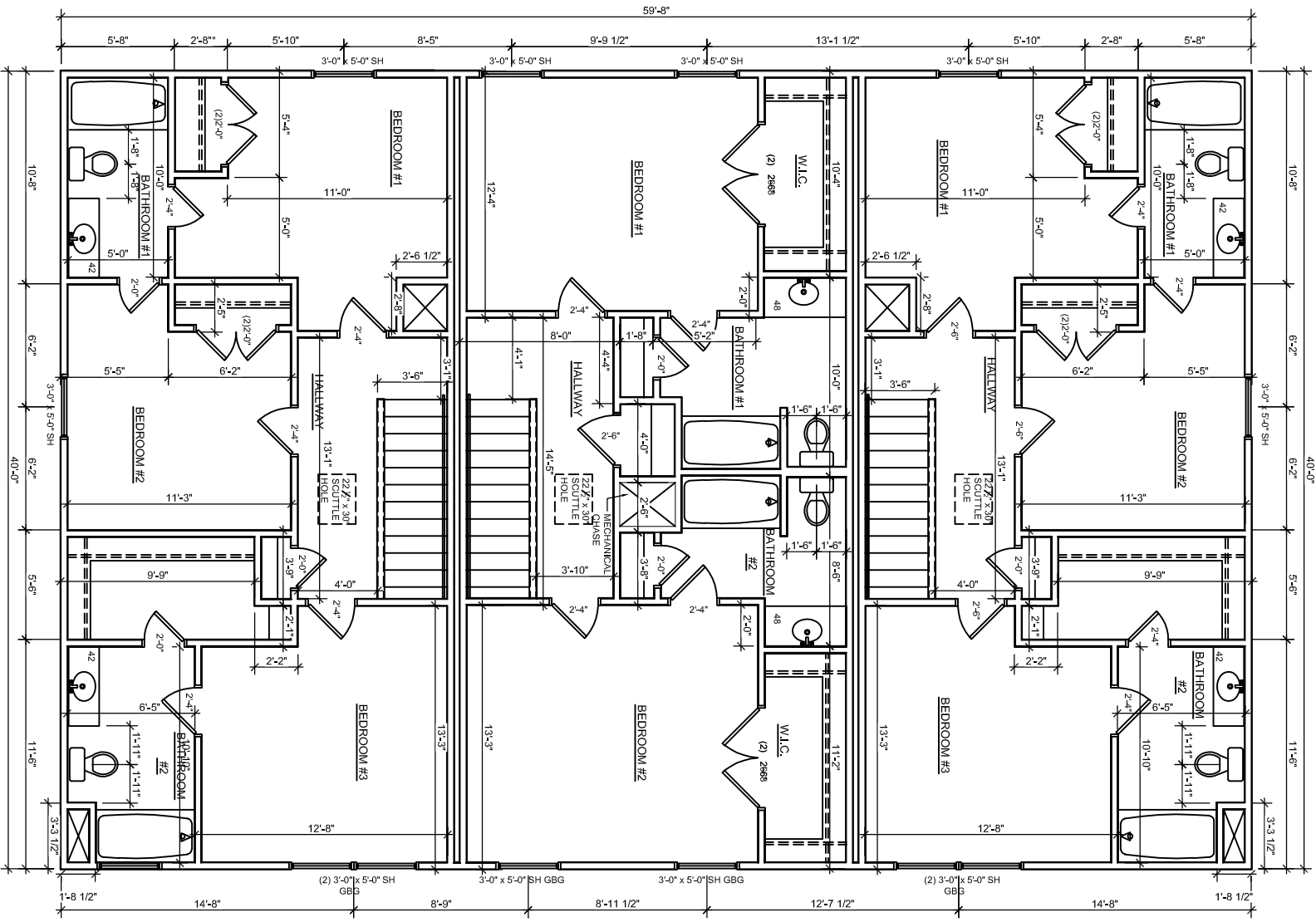
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HYBRID HOMES  
A smarter healthier way to live.











SHEET #

DATE	DESCRIPTION

LEVEL 2 FLOOR PLAN

PLAN APPROVAL

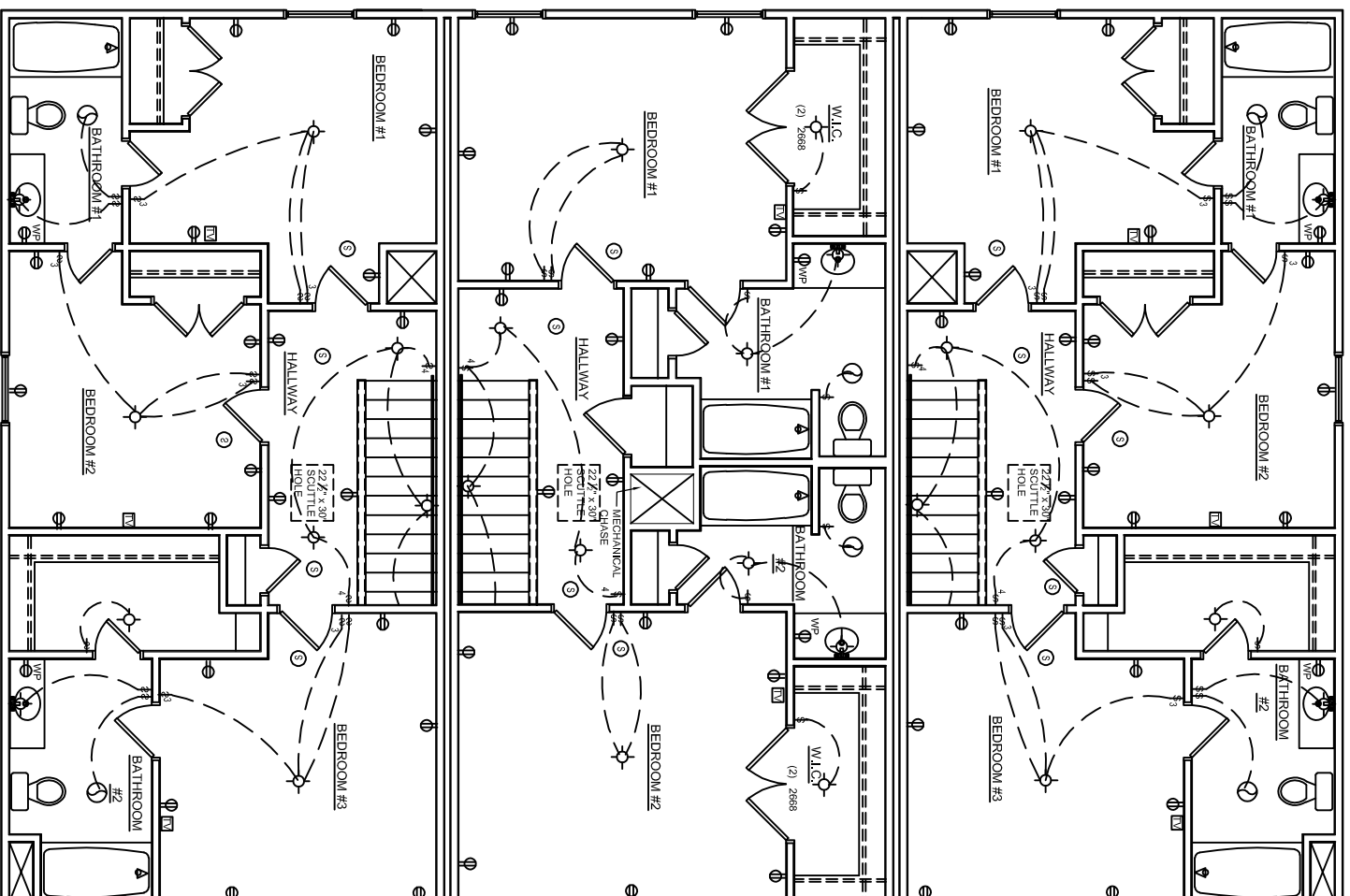
HOMEOWNER \_\_\_\_\_ SALES \_\_\_\_\_

CONSTRUCTION \_\_\_\_\_

HARBISON GROVE

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SHEET #


LEVEL 2 FLOOR PLAN

PLAN APPROVAL  
 HOMEOWNER \_\_\_\_\_ SALES \_\_\_\_\_  
 CONSTRUCTION \_\_\_\_\_

HARBISON GROVE

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# HARBISON GROVE

## 4 UNIT COMPLEX CONTAINS

(2) - 2 BEDROOM / 2.5 BATH UNITS

(2) - 3 BEDROOM / 2.5 BATH / UNITS

EACH INDIVIDUAL UNIT IS

19'-8" WIDE X 40'-0" DEEP

### **SQUARE FOOTAGE TOTALS**

MAIN LEVEL HEATED.....	642 SF
UPPER LEVEL HEATED.....	786 SF
TOTAL HEATED.....	1428 SF
FRONT PORCH.....	65 SF
REAR PORCH.....	54 SF
WATER HEATER CLOSET.....	31 SF
TOTAL UNHEATED.....	150 SF
TOTAL FOOTPRINT.....	792 SF

MAIN LEVEL HEATED.....	115.3 LF
UPPER LEVEL HEATED.....	119.4 LF

Plans to be Built according to the latest adopted edition of the  
International Residential Building Code Standard for  
Single Family Residential Dwellings

### **FOUNDATION TYPE**

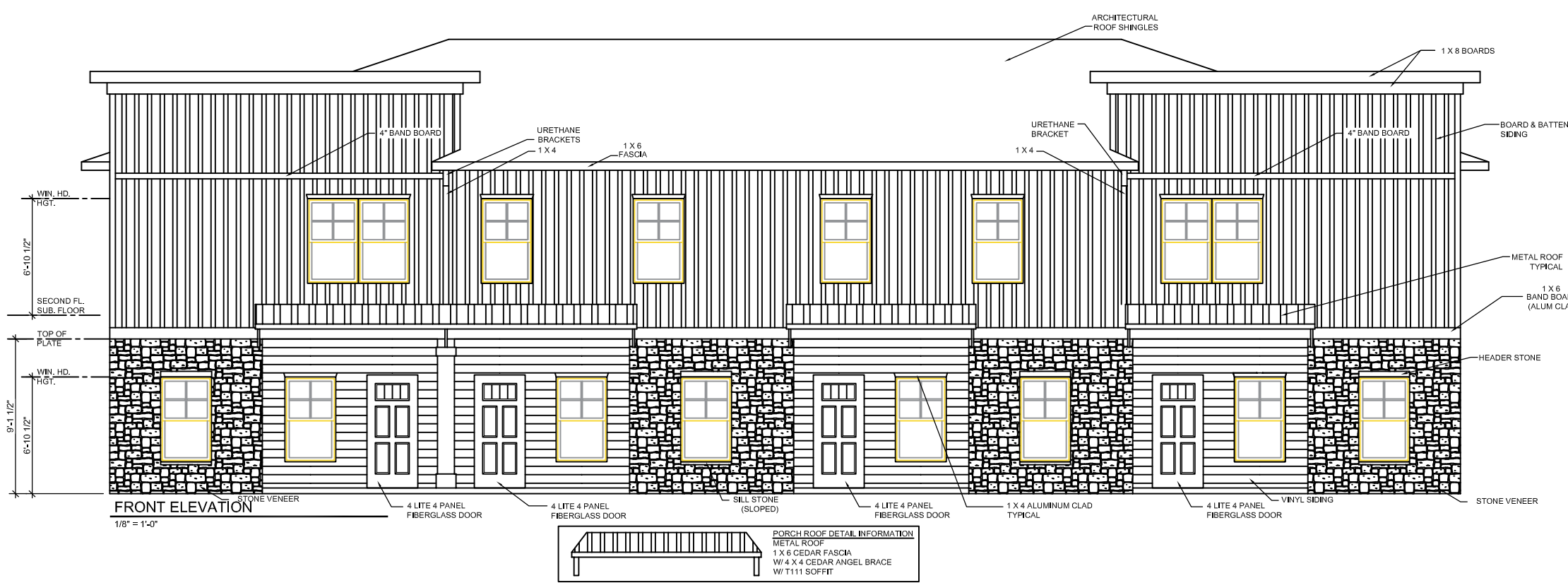
**MONO SLAB**


4 UNIT COMPLEX  
FRONT ELEVATION

PLAN APPROVAL  
HOMEOWNER  
SALES  
CONSTRUCTION

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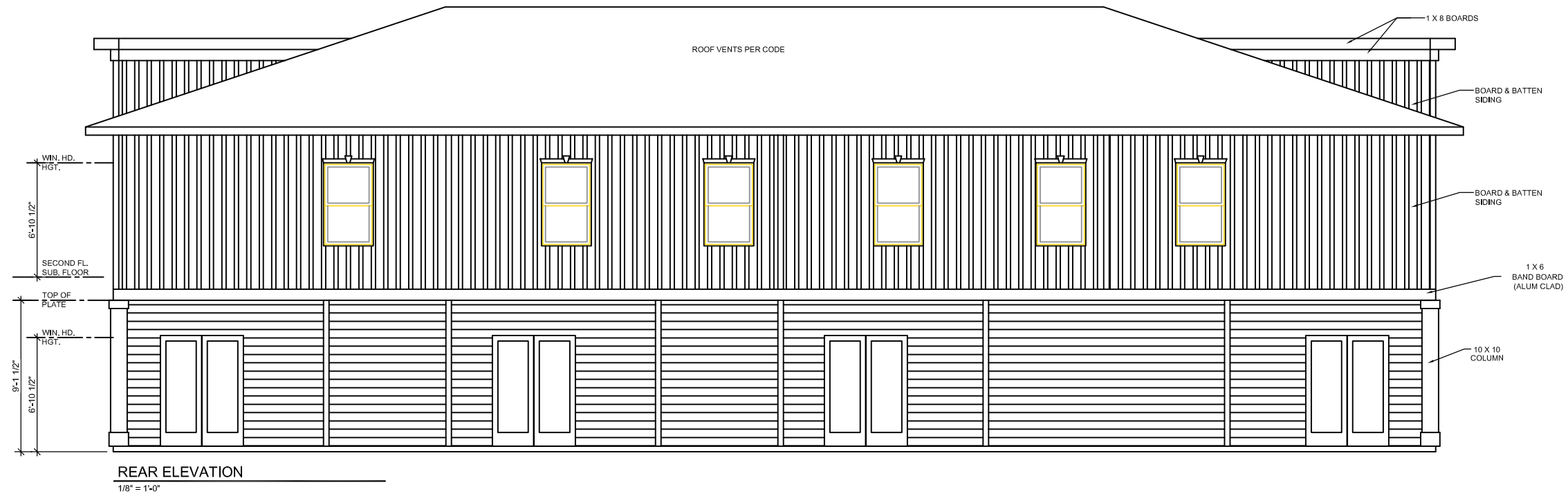
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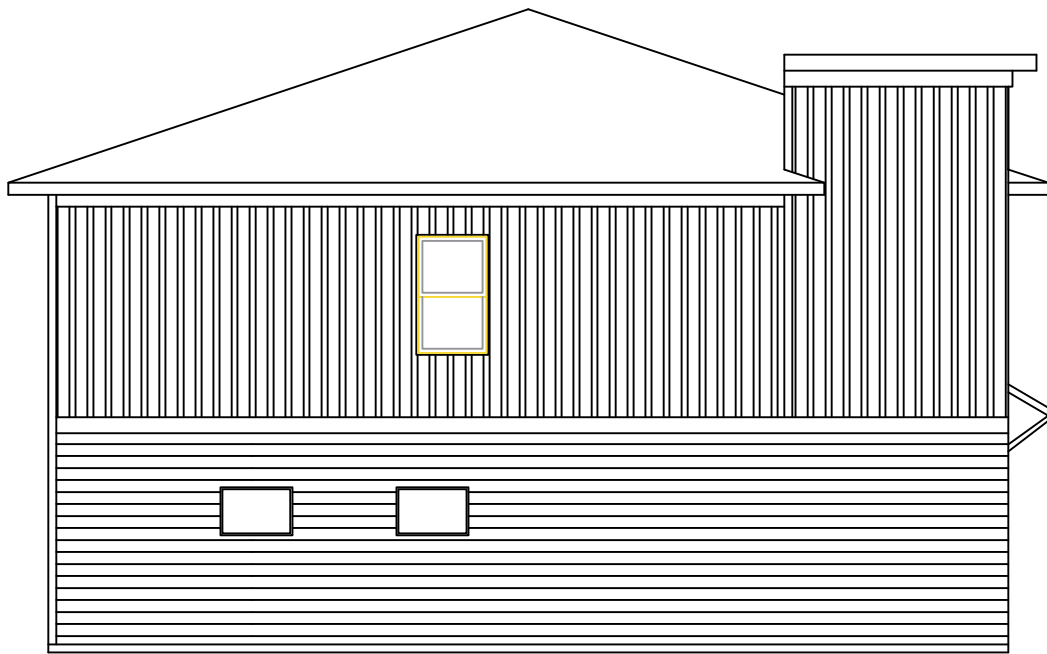
4 UNIT COMPLEX  
REAR ELEVATION

PLAN APPROVAL  
HOMEOWNER \_\_\_\_\_  
SALES \_\_\_\_\_  
CONSTRUCTION \_\_\_\_\_

HARBISON GROVE

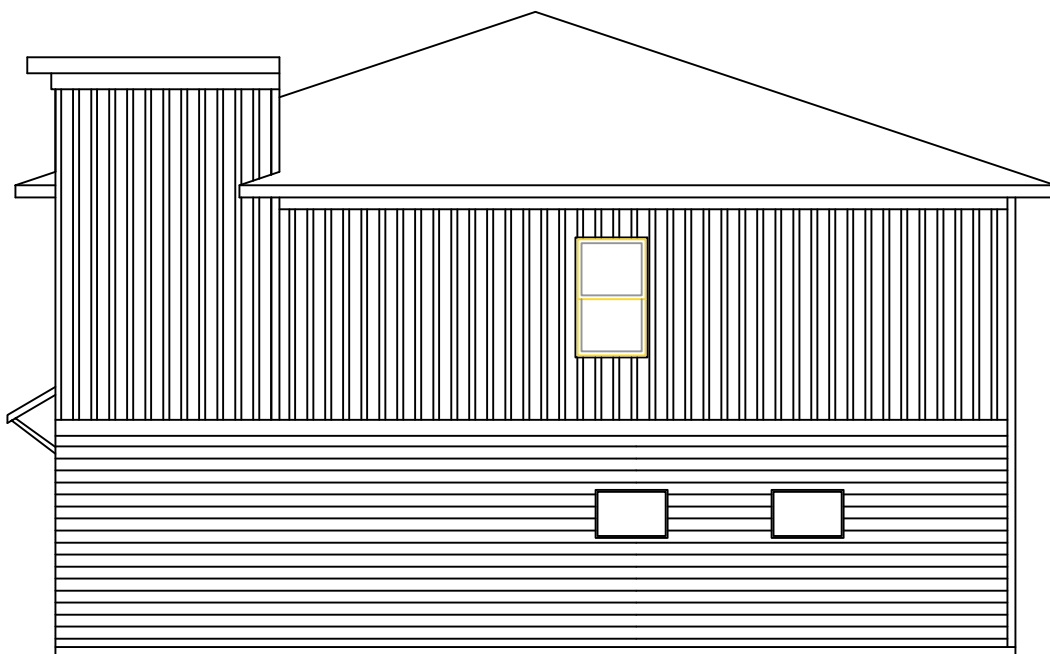
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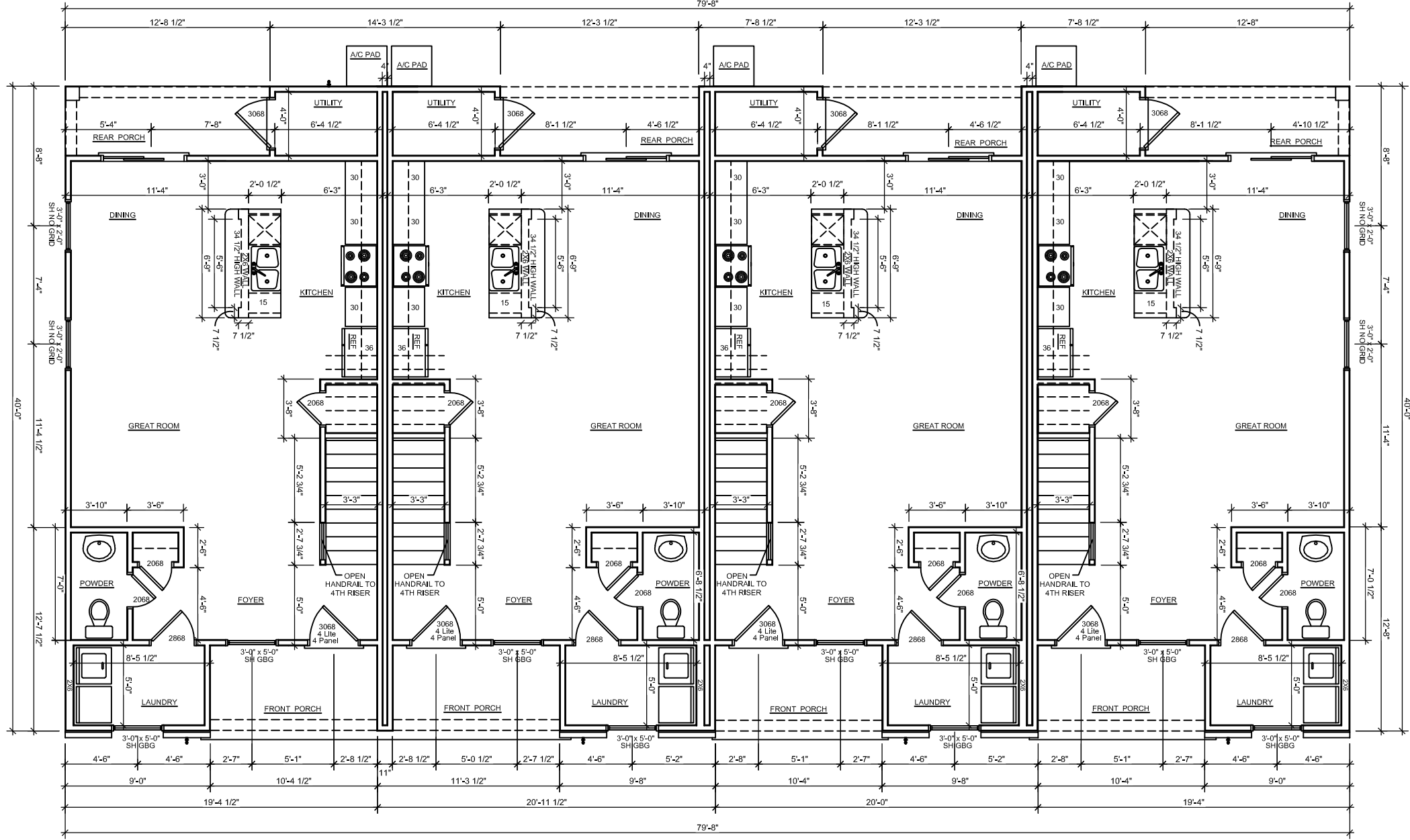
### LEFT SIDE ELEVATION

1/8" = 1'-0"



### RIGHT SIDE ELEVATION

1/8" = 1'-0"



FIRST FLOOR PLAN

PLAN APPROVAL

HOMEOwner \_\_\_\_\_

SALES \_\_\_\_\_

CONSTRUCTION \_\_\_\_\_

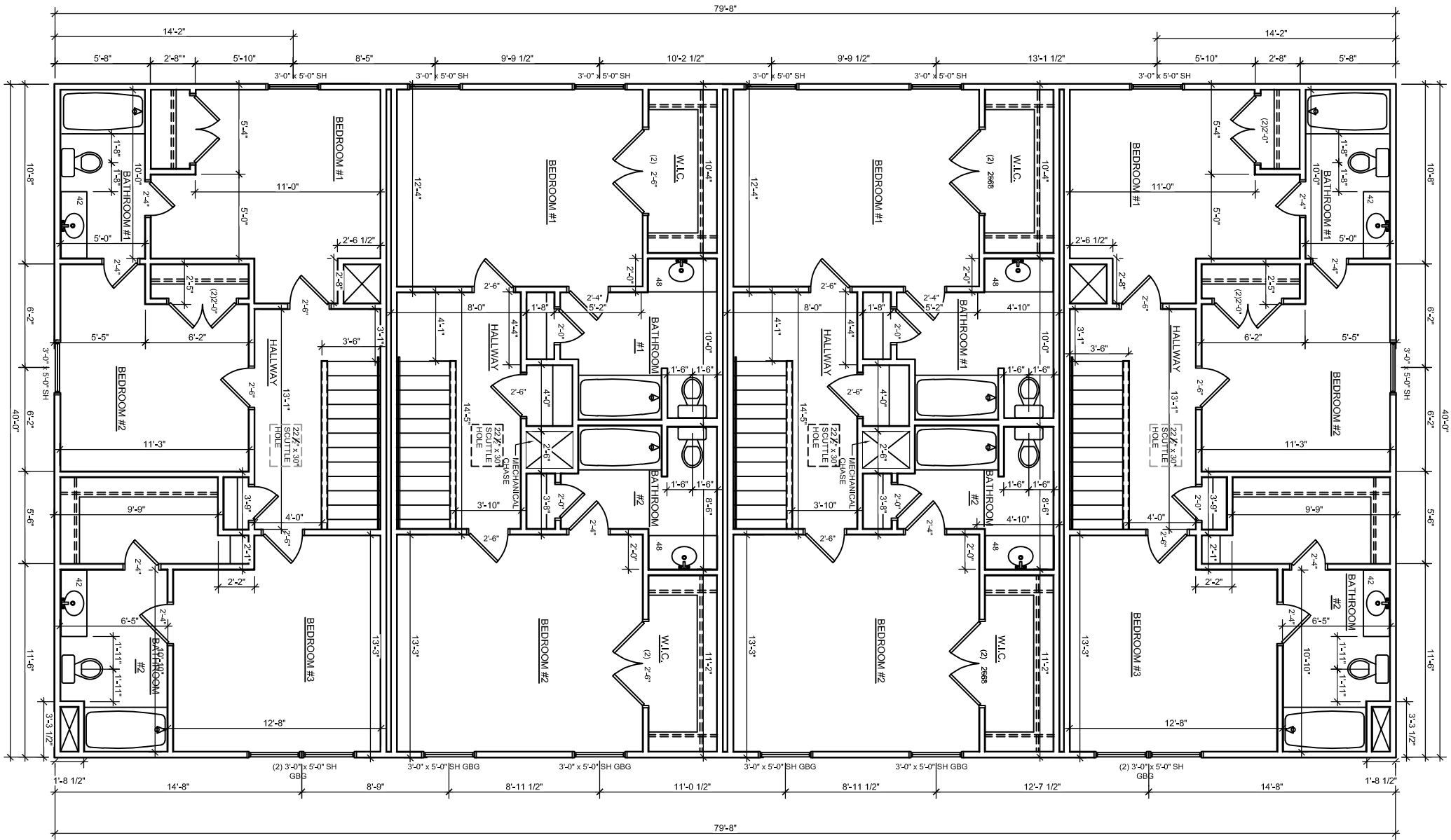
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SHEET #


LEVEL 2 FLOOR PLAN

PLAN APPROVAL

HOMEOWNER \_\_\_\_\_

SALES \_\_\_\_\_

CONSTRUCTION \_\_\_\_\_

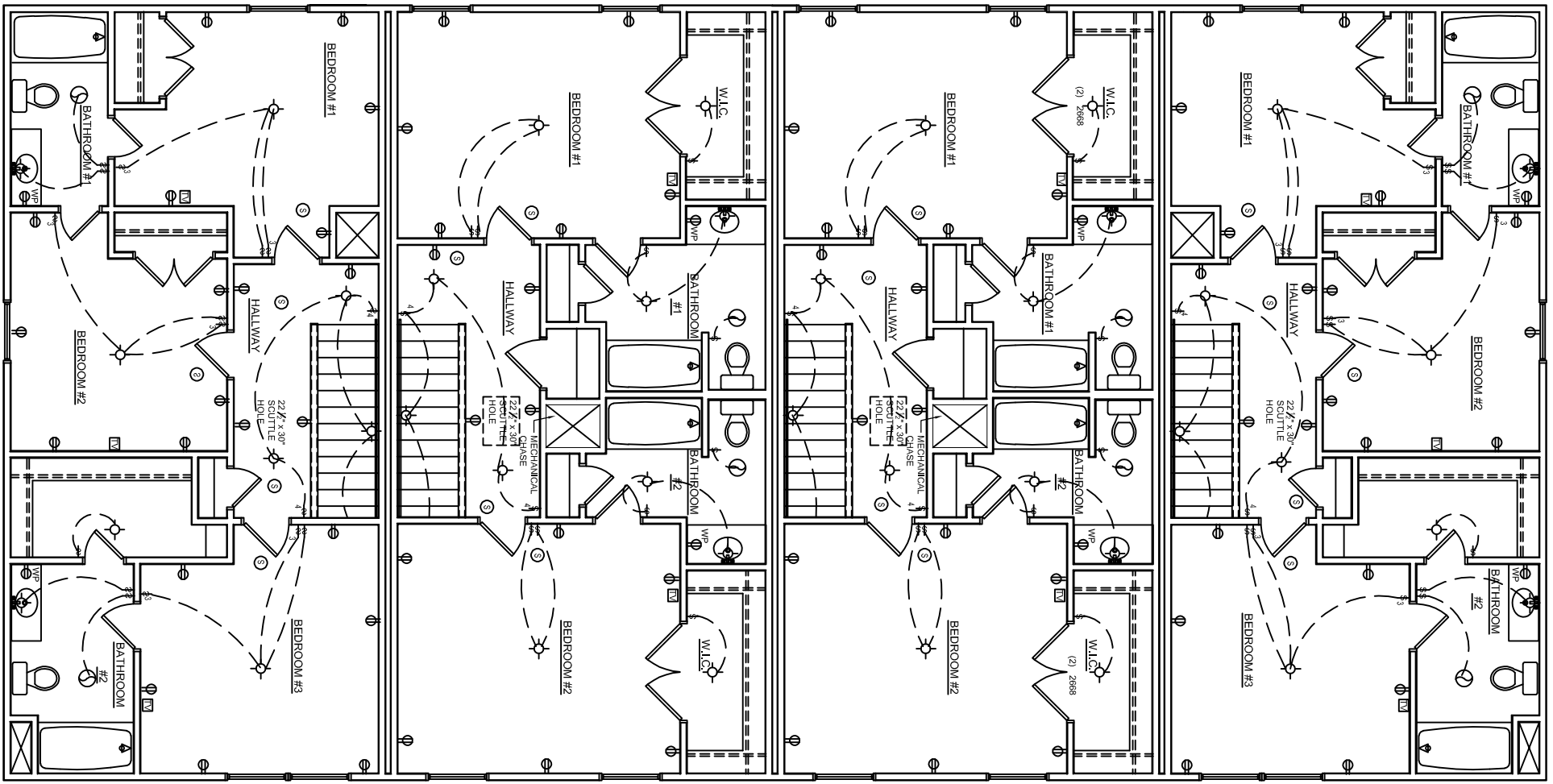
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SHEET #

DATE	REVISION

LEVEL 2 ELECTRICAL PLAN

PLAN APPROVAL  
 HOMEOWNER \_\_\_\_\_ SALES \_\_\_\_\_  
 CONSTRUCTION \_\_\_\_\_

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# HARBISON GROVE

5 UNIT COMPLEX CONTAINS  
(3) - 2 BEDROOM / 2.5 BATH UNITS  
(2) - 3 BEDROOM / 2.5 BATH / UNITS

EACH INDIVIDUAL UNIT IS  
19'-8" WIDE X 40'-0" DEEP

## SQUARE FOOTAGE TOTALS

MAIN LEVEL HEATED.....642 SF  
UPPER LEVEL HEATED.....786 SF  
TOTAL HEATED.....1428 SF

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REAR PORCH.....54 SF  
WATER HEATER CLOSET.....31 SF  
TOTAL UNHEATED.....150 SF

TOTAL FOOTPRINT.....792 SF

---

MAIN LEVEL HEATED.....115.3 LF  
UPPER LEVEL HEATED.....119.4 LF

Plans to be Built according to the latest adopted edition of the  
International Residential Building Code Standard for  
Single Family Residential Dwellings

## FOUNDATION TYPE

**MONO SLAB**

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**REAR ELEVATION**  
1/8" = 1'-0"

5 UNIT COMPLEX  
FRONT ELEVATION

PLAN APPROVAL  
HOMEOWNER  
SALES  
CONSTRUCTION

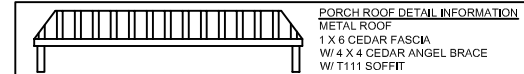
HARBISON GROVE

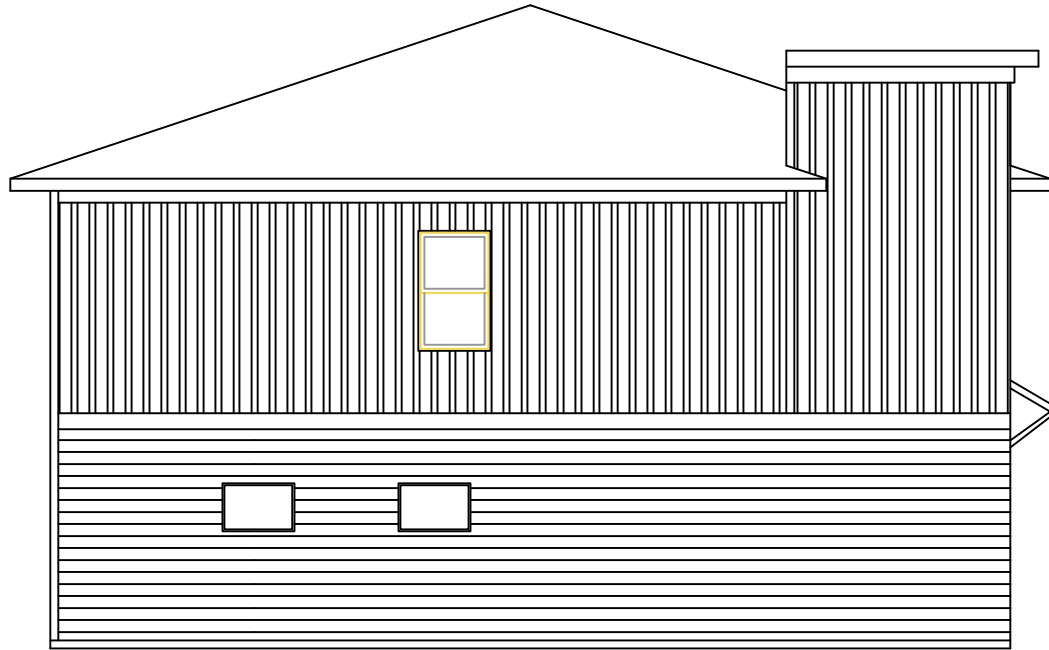
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FRONT ELEVATION

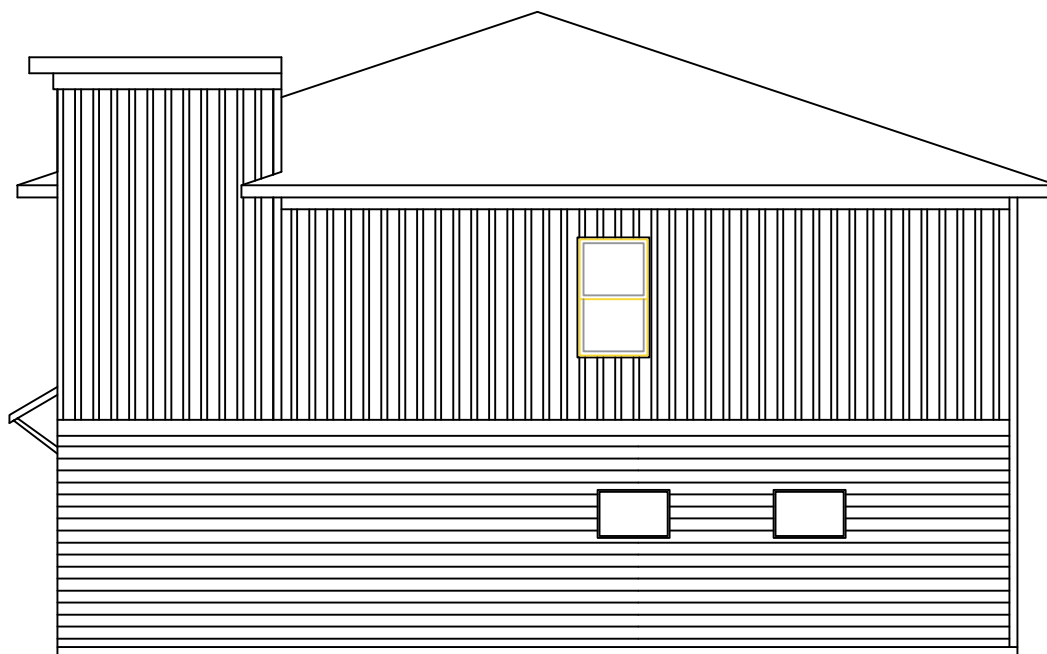
1/8" = 1'-0"





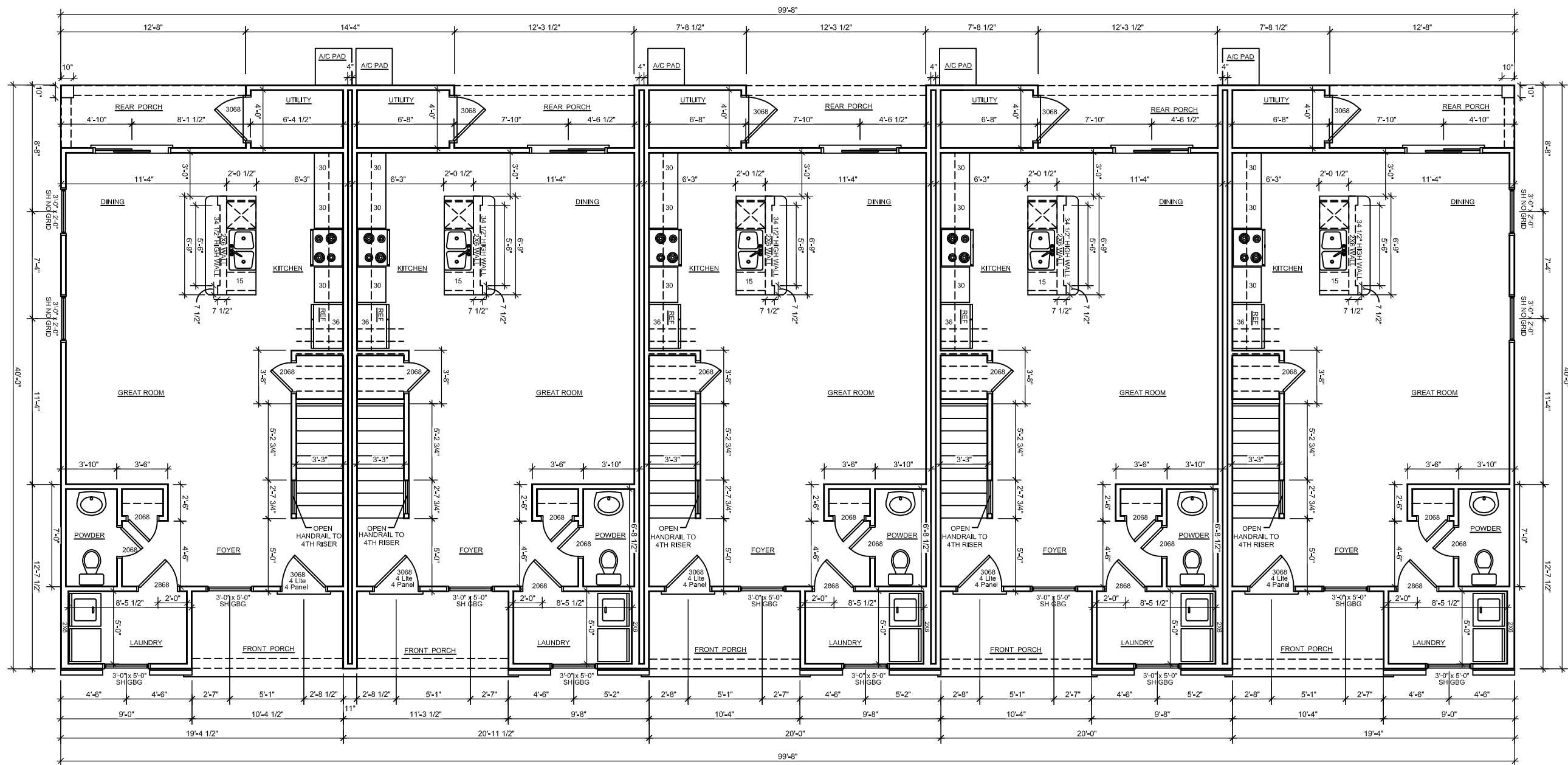
**LEFT SIDE ELEVATION**

1/8" = 1'-0"

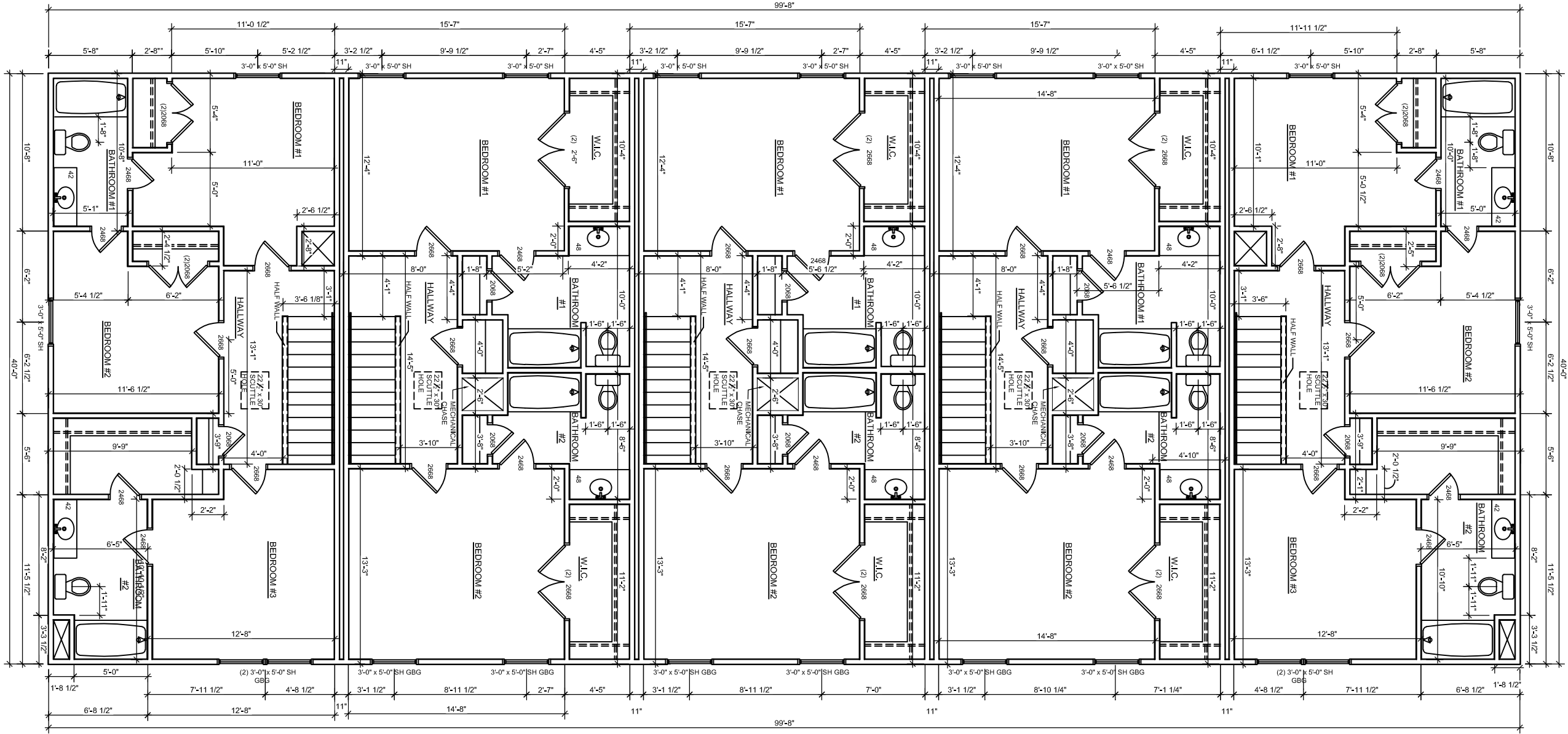


**RIGHT SIDE ELEVATION**

1/8" = 1'-0"



99'-8"



SHEET #

DATE	BY

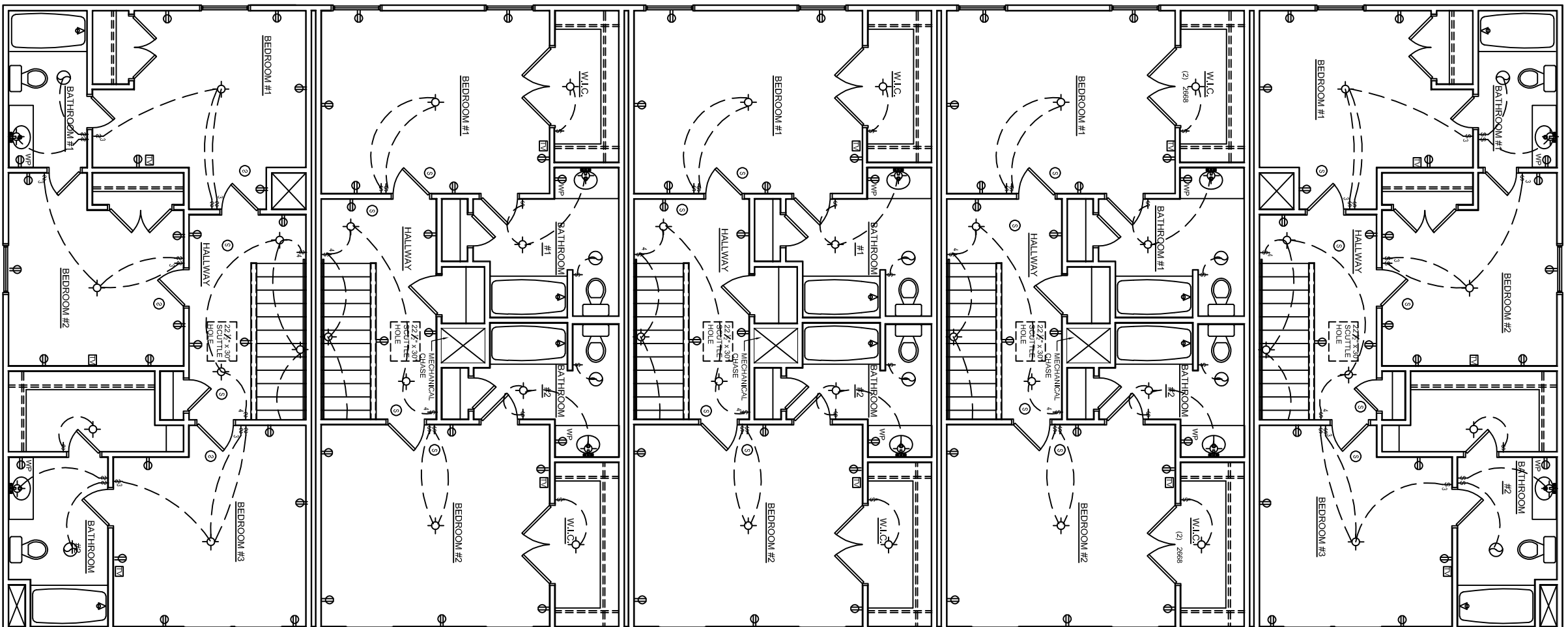
LEVEL 2 FLOOR PLAN

PLAN APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
 HOMEOWNER \_\_\_\_\_ CONSTRUCTION \_\_\_\_\_

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SHEET #

DATE	BY

LEVEL 2 ELECTRICAL PLAN

PLAN APPROVAL

HOMEOWNER \_\_\_\_\_ SALES \_\_\_\_\_

CONSTRUCTION \_\_\_\_\_

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