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Greenville County

PROJECT PREVIEW MEETING (PPM) APPLICATION

APPLICANT:

NAME: Chris Young DATE: 10/23/2026

ORGANIZATION: STYO Development, LLC PHONE: 843-367-6755

EMAIL: cyoung@styo.com

ADDRESS: 2001 Helm Ave, N Charleston, SC 29405

AUTHORIZED REPRESENTATIVE: Chris Young

PROPERTY INFORMATION:

OWNER NAME: Jack Kay Jr

PROPERTY ADDRESS: 119 Kay Drive, Simpsonville SC 29680

TAX MAP NUMBER(S): 0542020103203, 0542020103200, & 0542020103202

CURRENT ZONING DESIGNATION: R-15 TOTAL ACREAGE: 15.34

IS THE PROJECT LOCATED WITHIN AN AREA PLAN BOUNDARY? YES ☐ NO ☒

PROJECT INFORMATION:

DATE OF PRE-SUBMITTAL MEETING: 11/19/2026

NATURE OF PROJECT: (36) lot single family residential open space development.

NUMBER OF LOTS PROPOSED: 36 PROPOSED DENSITY: ±2.35 units/acre

GENERAL LOT SIZE: 7,830 sf (58'x135' typ.) PROPOSED PHASES: 1

OPEN SPACE ACREAGE: ±4.60 ac OPEN SPACE PERCENTAGE: 30%

WATER PROVIDER: Greenville Water System SEWER PROVIDER: Metro Connects

ANTICIPATED VARIANCE REQUESTS? N/A

APPLICANT SIGNATURE: Signed by: Chris Young BFD33282161E417... DATE: 10/26/2026

OWNER SIGNATURE: DATE: 10-26-26

SITE DATA

TAX MAP NO.:	0542020103203, 0542020103200, & 0542020103202
SITE AREA:	±15.34 AC
ZONING:	*R-15
SETBACKS:	
KAY DRIVE:	60'
EXTERNAL:	25'
BUFFERS:	
EXTERIOR:	20'
PROPOSED ROADWAY:	±1,113 LF (44' PUBLIC ROW) ±231 LF (42' PUBLIC ROW)
PROPOSED LOTS:	36 SFR LOTS (58' X 135' TYP.)
AVERAGE LOT SIZE:	9,458.71 SF
PROPOSED DENSITY:	±2.35 LOTS/AC
DENSITY ALLOWED:	±2.60 LOTS/AC
OPEN SPACE REQUIRED:	±4.60 AC (30%)
OPEN SPACE PROPOSED:	±4.60 AC (30%)

ROAD LENGTH TABLE

JACK FARM DRIVE:	±1,113 LF (44' PUBLIC ROW)
CLINKSCALES COURT:	±231 LF (42' PUBLIC ROW)
	±1,344 TOTAL LF

SITE LEGEND

- ASPHALT PAVEMENT SECTION
- 20' LANDSCAPE BUFFER
- COMMON AREA / OPEN SPACE
- SIDEWALK
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- FLOODPLAIN
- PROPOSED R/W
- PROPOSED E.O.P.
- PROPOSED C/L ROAD
- SIGHT DISTANCE LINES
- DW DW PROPOSED WATER MAIN
- SS PROPOSED SANITARY SEWER

CIVIL ENGINEER
COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWNDES HILL ROAD GREENVILLE, SC 29607
PHONE: 864-735-5068
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

DEVELOPER
COMPANY: STYO DEVELOPMENT, LLC
ADDRESS: 2001 HELM AVE. N CHARLESTON, SC 29405
PHONE: 843-261-3925
CONTACT: CHRIS YOUNG
EMAIL: CYOUNG@STYO.COM

PROPERTY OWNER
NAME: JACK EDWIN KAY JR
ADDRESS: 119 KAY DRIVE SIMPSONVILLE, SC 29681
TM# 0542020103203

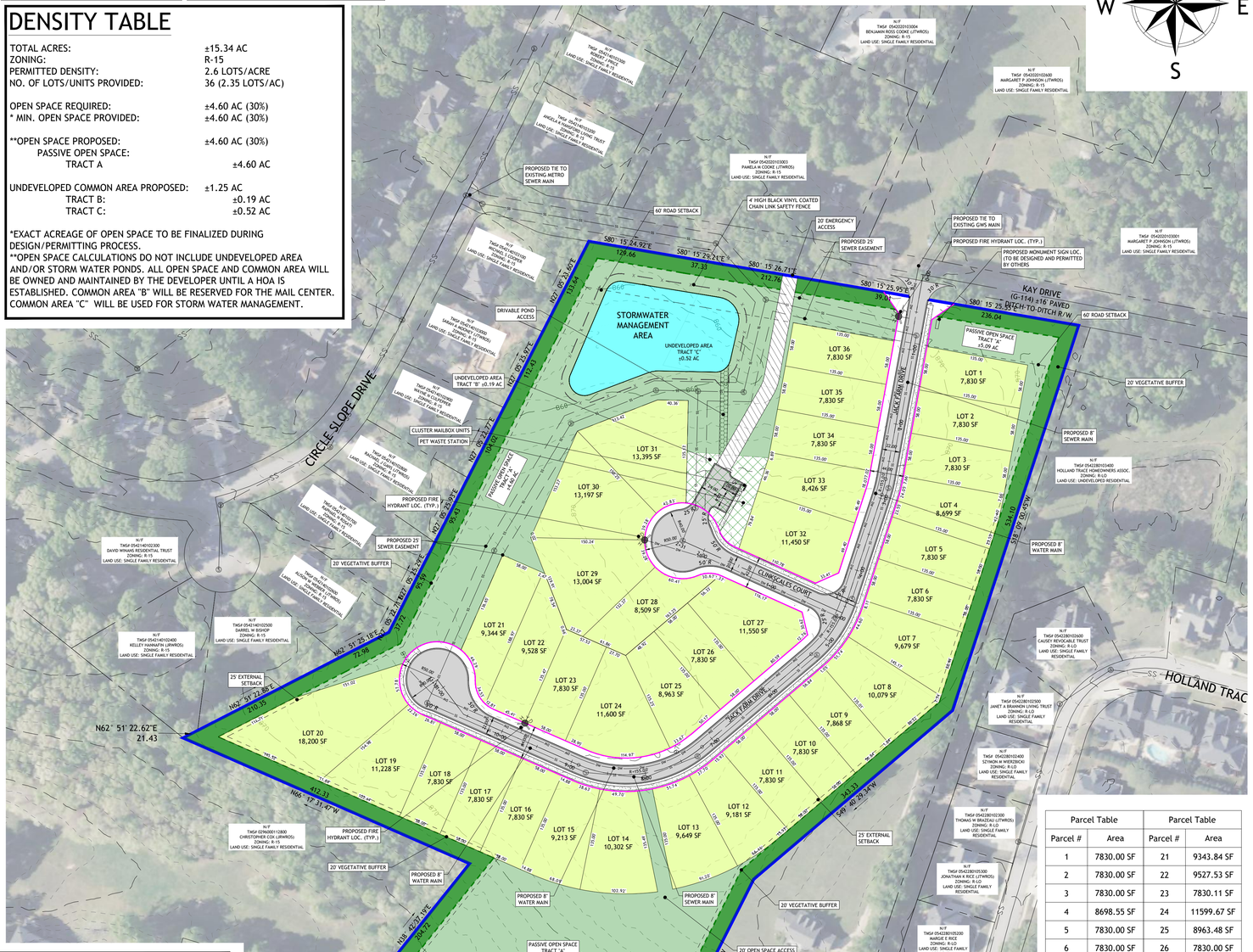
PROPERTY OWNER
NAME: TIMOTHY R KAY
ADDRESS: 127 KAY DRIVE SIMPSONVILLE, SC 29681
TM# 054220103202

PROPERTY OWNER
NAME: JACK EDWIN KAY JR
ADDRESS: 119 KAY DRIVE SIMPSONVILLE, SC 29681
TM# 0542020103200

DENSITY TABLE

TOTAL ACRES:	±15.34 AC
ZONING:	R-15
PERMITTED DENSITY:	2.6 LOTS/ACRE
NO. OF LOTS/UNITS PROVIDED:	36 (2.35 LOTS/AC)
OPEN SPACE REQUIRED:	±4.60 AC (30%)
* MIN. OPEN SPACE PROVIDED:	±4.60 AC (30%)
**OPEN SPACE PROPOSED:	±4.60 AC (30%)
PASSIVE OPEN SPACE:	
TRACT A	±4.60 AC
UNDEVELOPED COMMON AREA PROPOSED:	±1.25 AC
TRACT B:	±0.19 AC
TRACT C:	±0.52 AC

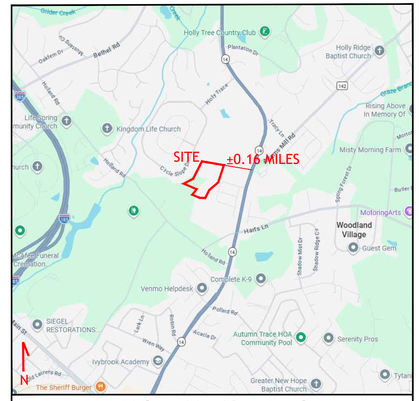
*EXACT ACREAGE OF OPEN SPACE TO BE FINALIZED DURING DESIGN/PERMITTING PROCESS.
**OPEN SPACE CALCULATIONS DO NOT INCLUDE UNDEVELOPED AREA AND/OR STORM WATER PONDS. ALL OPEN SPACE AND COMMON AREA WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL A HOA IS ESTABLISHED. COMMON AREA "B" WILL BE RESERVED FOR THE MAIL CENTER. COMMON AREA "C" WILL BE USED FOR STORM WATER MANAGEMENT.



Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area
1	7830.00 SF	21	9343.84 SF
2	7830.00 SF	22	9527.53 SF
3	7830.00 SF	23	7830.11 SF
4	8698.55 SF	24	11599.67 SF
5	7830.00 SF	25	8963.48 SF
6	7830.00 SF	26	7830.00 SF
7	9679.10 SF	27	11550.38 SF
8	10078.99 SF	28	8509.27 SF
9	7867.91 SF	29	13003.92 SF
10	7830.00 SF	30	13197.03 SF
11	7830.00 SF	31	13394.84 SF
12	9181.37 SF	32	11450.13 SF
13	9648.65 SF	33	8426.19 SF
14	10302.17 SF	34	7830.00 SF
15	9212.83 SF	35	7830.00 SF
16	7830.00 SF	36	7830.00 SF
17	7830.00 SF		
18	7830.00 SF		
19	11227.95 SF		
20	18199.80 SF		

GENERAL NOTES

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. PUBLIC WATER IS AVAILABLE ALONG KAY DRIVE PROVIDED BY GREENVILLE WATER SYSTEM.
3. SANITARY SEWER IS AVAILABLE AND WILL BE PROVIDED BY METROCONNECTS.
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
5. 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
6. A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN" SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
7. GREENVILLE COUNTY SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORM WATER MANAGEMENT/QUALITY PONDS OR DEVICES.
8. NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 44' or 42' MIN. PUBLIC R.O.W.
9. SIGHT TRIANGLES SHALL ALLOW FOR UNOBSTRUCTED LINES OF SIGHT. THE PLANTINGS OF TREES, OTHER PLANTINGS, OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY (30) INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE PROPERTY IS PROHIBITED.
10. ALL WORK WITHIN THE PUBLIC ROW SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT(S).
11. ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.
12. ACCORDING TO FEMA PANEL 45045C0419E EFF. DATE 08/18/2014, THIS SITE DOES NOT EXIST IN A FLOODPLAIN ZONE AE AREA. NO NEW LOTS ARE TO BE BUILT IN THE FLOOD PLAIN.
13. UNDERSIGNED ENGINEER/SURVEYOR ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.
14. GREENVILLE COUNTY SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF THE PARKING AREAS AT THE CBU LOCATION.
15. ALL STOP BARS/CROSSWALK MARKINGS SHALL BE MAINTAINED BY THE HOA.
16. COMMON OPEN SPACE CANNOT BE SUBDIVIDED OR USED FOR ANY OTHER PURPOSE.



VICINITY MAP - N.T.S.

KAYWOOD RESERVE

Developer	Engineer
STYO Development, LLC	Bluewater Civil Design, LLC
Chris Young	Paul J. Harrison, P.E.
2001 Helm Ave	718 Lowndes Hill Road
N Charleston, SC 29405	Greenville, SC 29607
843-367-6755	864-735-5068

Total Acreage: ±15.34 AC
Existing Zoning: R-15
Number of Lots: 36 Lots
New Public Road: ±1,344 LF

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

South Carolina 811 Call 811 Before You Dig

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Project Number: 2026-149
DWG Name: Kaywood Reserve PP-1.dwg
Drawing Scale: AS NOTED
Date of Project: 10/2026
Engineer of Record:
Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371

blueWATER civil design
bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com
Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

KAYWOOD RESERVE
(SFR Subdivision - Preliminary)
Kay Drive & Circle Slope Drive
Greenville County, SC

CONCEPTUAL/FOR REVIEW ONLY
NOT FOR CONSTRUCTION
CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA NORTH CAROLINA

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	10/29/2026	Issued For Review

Preliminary Site Plan

SP-1