PROJECT PREVIEW MEETING (PPM) APPLICATION

APPLICANT:

NAME: Austin Allen DATE: 10/13/26

ORGANIZATION: Arbor Land Design PHONE: 864-230-6232

EMAIL: AMAeALDLLC.NET

ADDRESS: 49 Greenland Drive Greenville, SC 29615

AUTHORIZED REPRESENTATIVE: Austin Allen

PROPERTY INFORMATION:

OWNER NAME: Zhijia Cheng

PROPERTY ADDRESS: 1314 N. Parker Road Greenville, SC 29609

TAX MAP NUMBER(S): 0453000102801

CURRENT ZONING DESIGNATION: R-10 TOTAL ACREAGE: 10.6

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

PROJECT INFORMATION:

DATE OF PRE-SUBMITTAL MEETING: 10/15

NATURE OF PROJECT: 24, SF-D Lots In An Open Space Development

NUMBER OF LOTS PROPOSED: 24 PROPOSED DENSITY: 2.26

GENERAL LOT SIZE: 55'x120' PROPOSED PHASES: 1

OPEN SPACE ACREAGE: 3.225 OPEN SPACE PERCENTAGE: 30.4

WATER PROVIDER: Greenville Water SEWER PROVIDER: Metro

ANTICIPATED VARIANCE REQUESTS? N/A

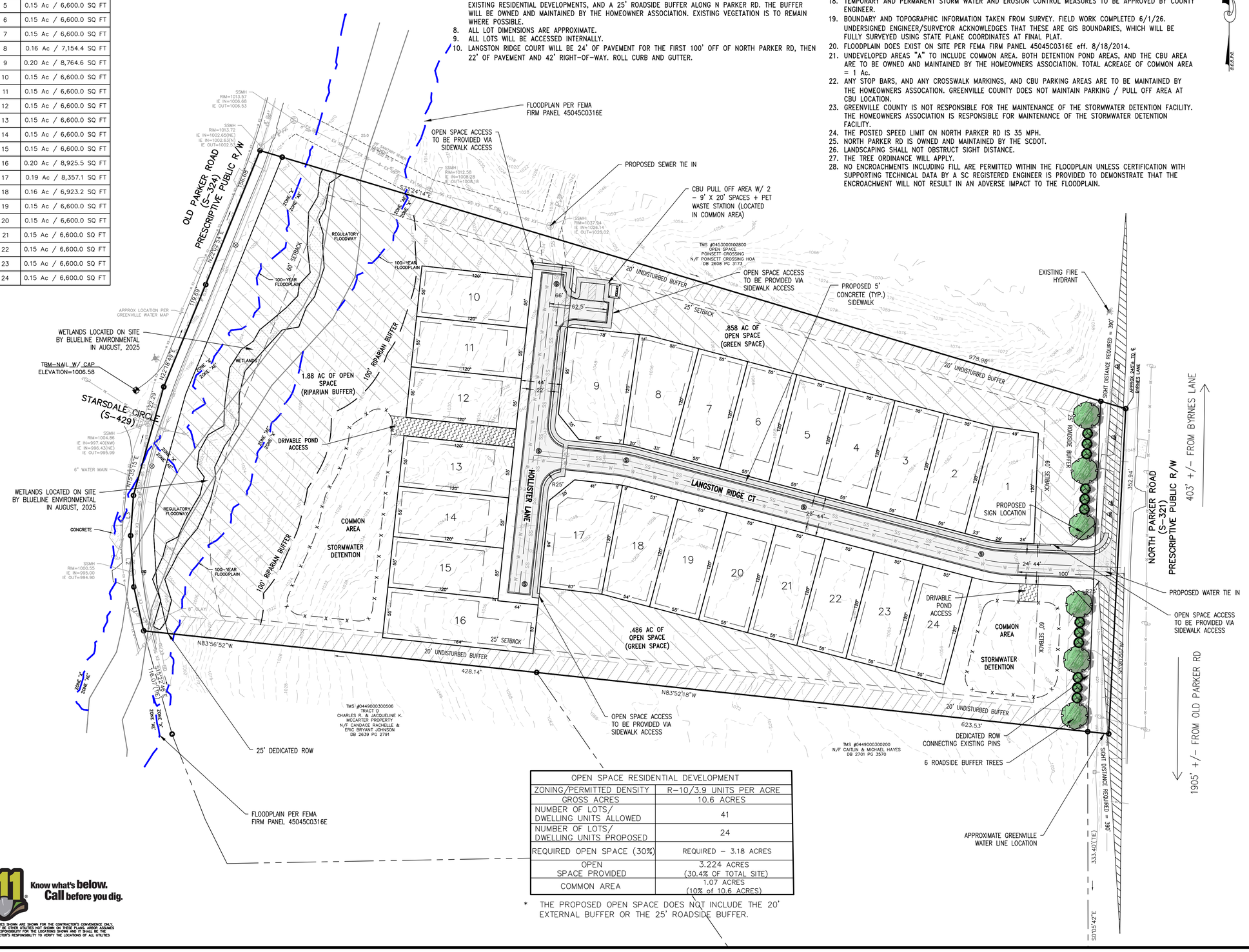
APPLICANT SIGNATURE: Austin Allen DATE: 10/13/26

OWNER SIGNATURE: [signature] DATE: 10/13/2026

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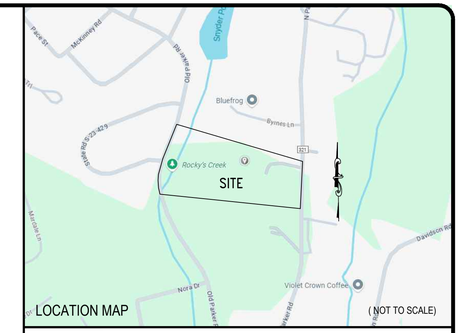
PROPOSED ROAD LENGTHS	
LANGSTON RIDGE COURT	650 LF
HOLLISTER LANE	347 LF

NOTES:
1. THE SUBDIVISION INCLUDES COUNTY TAX MAP NUMBER 0453000102801.
2. THE PROPERTY IS ZONED R-10.
3. THE PARCEL IS 10.6 AC±. THE PROPOSED OPEN SPACE DEVELOPMENT HAS A PROPOSED DENSITY OF 2.26u/Ac.
4. CLUSTER BOX UNIT PROVIDED FOR ALL LOTS.
5. THERE IS A 60' BUILDING SETBACK FROM BOTH NORTH PARKER RD AND OLD PARKER RD. THERE WILL BE A 25' SETBACK FROM EXTERNAL PROPERTY BOUNDARIES.
6. THERE WILL BE A DRAINAGE AND UTILITY EASEMENT ON SITE. (5' ON ALL INTERIOR, SIDE, AND REAR LOT LINES. 10' ON ALL EXTERIOR LOT LINES.)
7. THERE WILL BE A 20' UNDISTURBED BUFFER ALONG THE EXTERNAL PROPERTY BOUNDARIES ADJACENT TO EXISTING RESIDENTIAL DEVELOPMENTS, AND A 25' ROADSIDE BUFFER ALONG N PARKER RD. THE BUFFER WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. EXISTING VEGETATION IS TO REMAIN WHERE POSSIBLE.
8. ALL LOT DIMENSIONS ARE APPROXIMATE.
9. ALL LOTS WILL BE ACCESSED INTERNALLY.
10. LANGSTON RIDGE COURT WILL BE 24' OF PAVEMENT FOR THE FIRST 100' OFF OF NORTH PARKER RD, THEN 22' OF PAVEMENT AND 42' RIGHT-OF-WAY. ROLL CURB AND GUTTER.
11. ALL PUBLIC ROAD RADIUS ARE MINIMUM 155'.
12. ROAD NAMES HAVE BEEN APPROVED BY E-911.
13. POTABLE WATER BY GREENVILLE WATER SYSTEM. (6" CICL)
14. SANITARY SEWER PROVIDED BY METROCONNECTS. (8" LINE)
15. FIRE PROTECTION BY DUNCAN CHAPEL FIRE DISTRICT.
16. STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL BE 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. PERMANENT STORMWATER WATER MANAGEMENT FACILITIES TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION IN ACCORDANCE WITH LAWS AND RULES.
17. THE FINAL PLAT WILL INDICATE FINAL DRAINAGE AND UTILITY EASEMENTS.
18. TEMPORARY AND PERMANENT STORM WATER AND EROSION CONTROL MEASURES TO BE APPROVED BY COUNTY ENGINEER.
19. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY. FIELD WORK COMPLETED 6/1/26. UNDERSIGNED ENGINEER/SURVEYOR ACKNOWLEDGES THAT THESE ARE GIS BOUNDARIES, WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.
20. FLOODPLAIN DOES EXIST ON SITE PER FEMA FIRM PANEL 45045C0316E eff. 8/18/2014.
21. UNDEVELOPED AREAS "A" TO INCLUDE COMMON AREA. BOTH DETENTION POND AREAS, AND THE CBU AREA ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TOTAL ACREAGE OF COMMON AREA = 1 Ac.
22. ANY STOP BARS, AND ANY CROSSWALK MARKINGS, AND CBU PARKING AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCATION. GREENVILLE COUNTY DOES NOT MAINTAIN PARKING / PULL OFF AREA AT CBU LOCATION.
23. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER DETENTION FACILITY. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER DETENTION FACILITY.
24. THE POSTED SPEED LIMIT ON NORTH PARKER RD IS 35 MPH.
25. NORTH PARKER RD IS OWNED AND MAINTAINED BY THE SCDOT.
26. LANDSCAPING SHALL NOT OBSTRUCT SIGHT DISTANCE.
27. THE TREE ORDINANCE WILL APPLY.
28. NO ENCROACHMENTS INCLUDING FILL ARE PERMITTED WITHIN THE FLOODPLAIN UNLESS CERTIFICATION WITH SUPPORTING TECHNICAL DATA BY A SC REGISTERED ENGINEER IS PROVIDED TO DEMONSTRATE THAT THE ENCROACHMENT WILL NOT RESULT IN AN ADVERSE IMPACT TO THE FLOODPLAIN.



OPEN SPACE RESIDENTIAL DEVELOPMENT	
ZONING/PERMITTED DENSITY	R-10/3.9 UNITS PER ACRE
GROSS ACRES	10.6 ACRES
NUMBER OF LOTS/ DWELLING UNITS ALLOWED	41
NUMBER OF LOTS/ DWELLING UNITS PROPOSED	24
REQUIRED OPEN SPACE (30%)	REQUIRED - 3.18 ACRES
OPEN SPACE PROVIDED	3.224 ACRES (30.4% OF TOTAL SITE)
COMMON AREA	1.07 ACRES (10% of 10.6 ACRES)

* THE PROPOSED OPEN SPACE DOES NOT INCLUDE THE 20' EXTERNAL BUFFER OR THE 25' ROADSIDE BUFFER.



LEGEND
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- LOTLINES
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- PROPOSED WATER
- PROPOSED SEWER
- POND ACCESS
- PERIMETER/ROADSIDE BUFFER
- OPEN SPACE
- RIPARIAN BUFFER
- WETLANDS
- FEMA FLOODPLAIN

ENGINEER INFORMATION:

ARBOR LAND DESIGN
49 GREENLAND DR
GREENVILLE, SC 29615

DEVELOPER INFORMATION:

NPR CAPITAL, LLC
7 S. LAURENS ST, SUITE 300
GREENVILLE, SC 29601

PROPERTY OWNER INFORMATION: 0453000102801

CHENG ZHIJIA
N PARKER RD
ACREAGE: 20.26 AC.

SOUTH CAROLINA ARBOR LAND DESIGN #6651 CERTIFICATE OF AUTHORIZATION

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10/07/26	SUBMITTED TO COUNTY FOR PRE SUBMITTAL MEETING	AMA
2	11/04/26	SUBMITTED TO COUNTY FOR PPM	AMA

LANGSTON RIDGE CONCEPTUAL PRELIMINARY PLAT

SCALE: 1"=50'

NPR CAPITAL, LLC	ARBOR LAND DESIGN
DEVELOPER	ENGINEER

NO. OF ACRES:	10.6	MILES OF NEW ROAD:	.19 (PUBLIC)	NO. OF LOTS:	24

ARBOR LAND DESIGN, LLC
Box 263 Greenville, S.C. 29602
Telephone: (864) 495-4446
Fax: (864) 233-6274
Email: postmaster@aldllc.net
LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - LAND SURVEYORS
RECREATIONAL PLANNERS - LAND PLANNERS

DRAWN:	DESIGN:	APPROVED:	DATE:
DPS	DPS	AMA	OCTOBER 7TH, 2026

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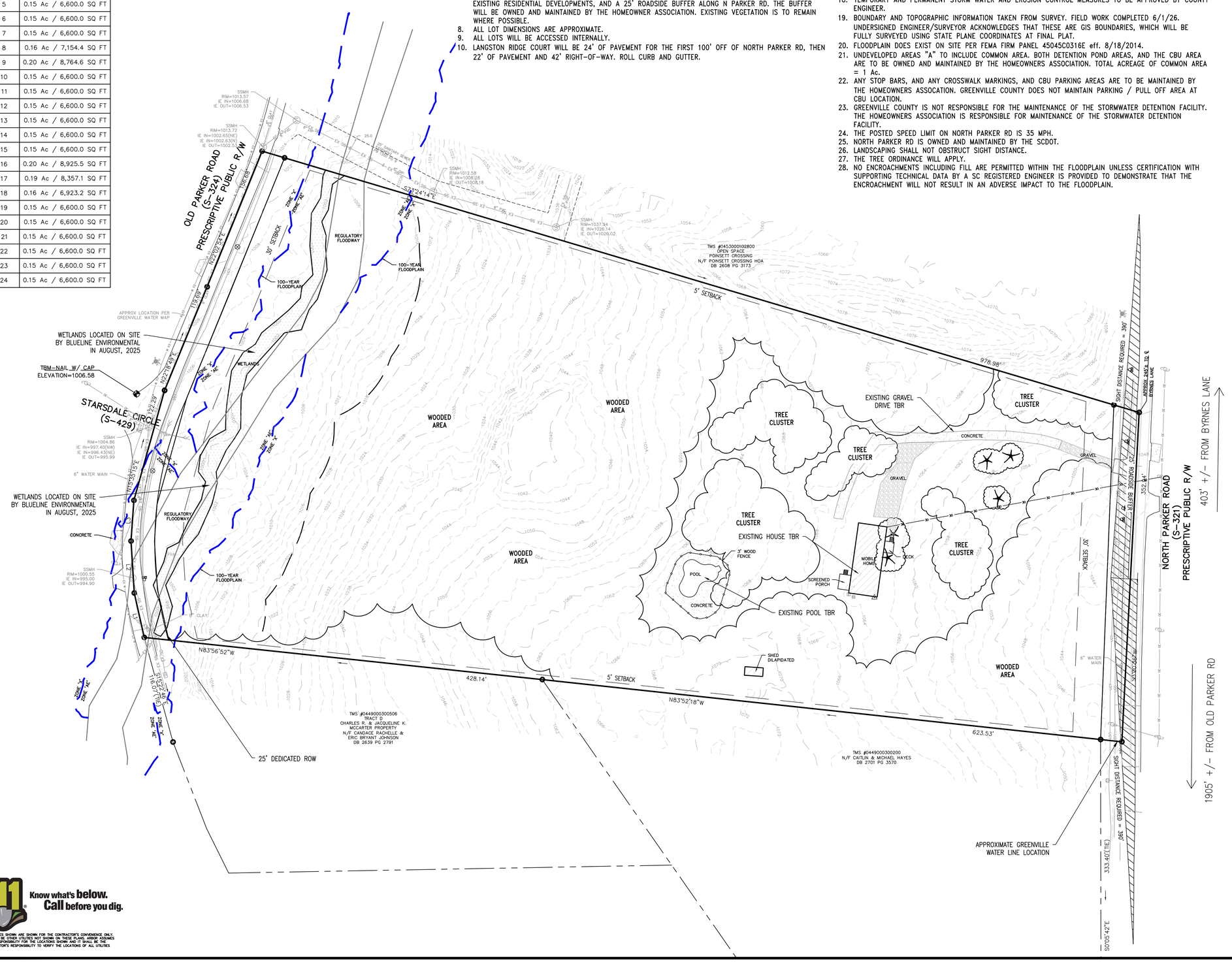
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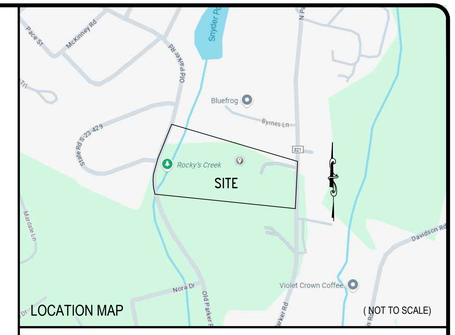
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LANGSTON RIDGE NATURAL RESOURCE INVENTORY

SCALE: 1"=50'

NPR CAPITAL, LLC — DEVELOPER
ARBOR LAND DESIGN — ENGINEER

NO. OF ACRES: 10.6
MILES OF NEW ROAD: .19 (PUBLIC)
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JOB NO.: 25173

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