

SITE DATA

TAX MAP NO.: 0593030100101, 0583020100601, & P/O 0583020100600

TOTAL AREA: ±25.64 ACRES

ZONING: R-M20 (GROUP DEVELOPMENT)

TOTAL UNITS: 210 SFR UNITS (20' X 90' TYP.)

PROPOSED ROADWAY: ±4,025 LF (22' PAVED, 40' R/W)
±333 LF (24' PAVED, 40' R/W)
±4,358 LF TOTAL

SETBACKS
ANTIOCH CHURCH ROAD: 30'
FORK SHOALS ROAD: 30'
PERIMETER SETBACK: 25'

SITE LEGEND

	ASPHALT PAVEMENT SECTION
	DEVELOPABLE OPEN SPACE
	UNDEVELOPABLE OPEN SPACE
	COMMON AREA
	PROPERTY LINE/R.O.W.
	PROPOSED BUILDING SETBACK LINE
	PROPOSED LOT LINE
	PROPOSED E.O.P./CURB LINE
	EXISTING E.O.P.
	PROPOSED C/L ROAD

PARKING TABLE:
PARKING REQUIRED: 441 SPACES (2 SPACES/UNIT + 10% GUEST)
PARKING PROVIDED*: 446 SPACES (4 ADA SPACES)
*TWO SPACES PER UNIT ARE TO BE PROVIDED BY GARAGE & DRIVEWAY

LANDSCAPING TABLE:
TREES REQUIRED: 2 TREE (1 TREE/15 SPACES)
TREES PROVIDED: 4 TREES (2" RED MAPLE)

SHRUBS REQUIRED: 6 SHRUBS (1 SHRUB/5 SPACES)
SHRUBS PROVIDED: 8 SHRUBS (12" AZALEA)

SIGNAGE NOTE:
SIGNAGE SHALL MEET SECTION 10:1.G OF THE GREENVILLE COUNTY ZONING ORDINANCE.

- GENERAL NOTES:
- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
 - 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.
 - A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN 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."
 - ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 40' (MIN.) PRIVATE R.O.W.
 - PUBLIC WATER IS AVAILABLE ALONG ANTIOCH CHURCH ROAD PROVIDED BY GREENVILLE WATER SYSTEM.
 - GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.
 - ENGINEER ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES, WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.

PRELIMINARY APPROVAL GREENVILLE COUNTY PLANNING COMMISSION

05/29/2019

Date

Authorized Representative of the
Greenville County Planning Commission

DENSITY TABLE

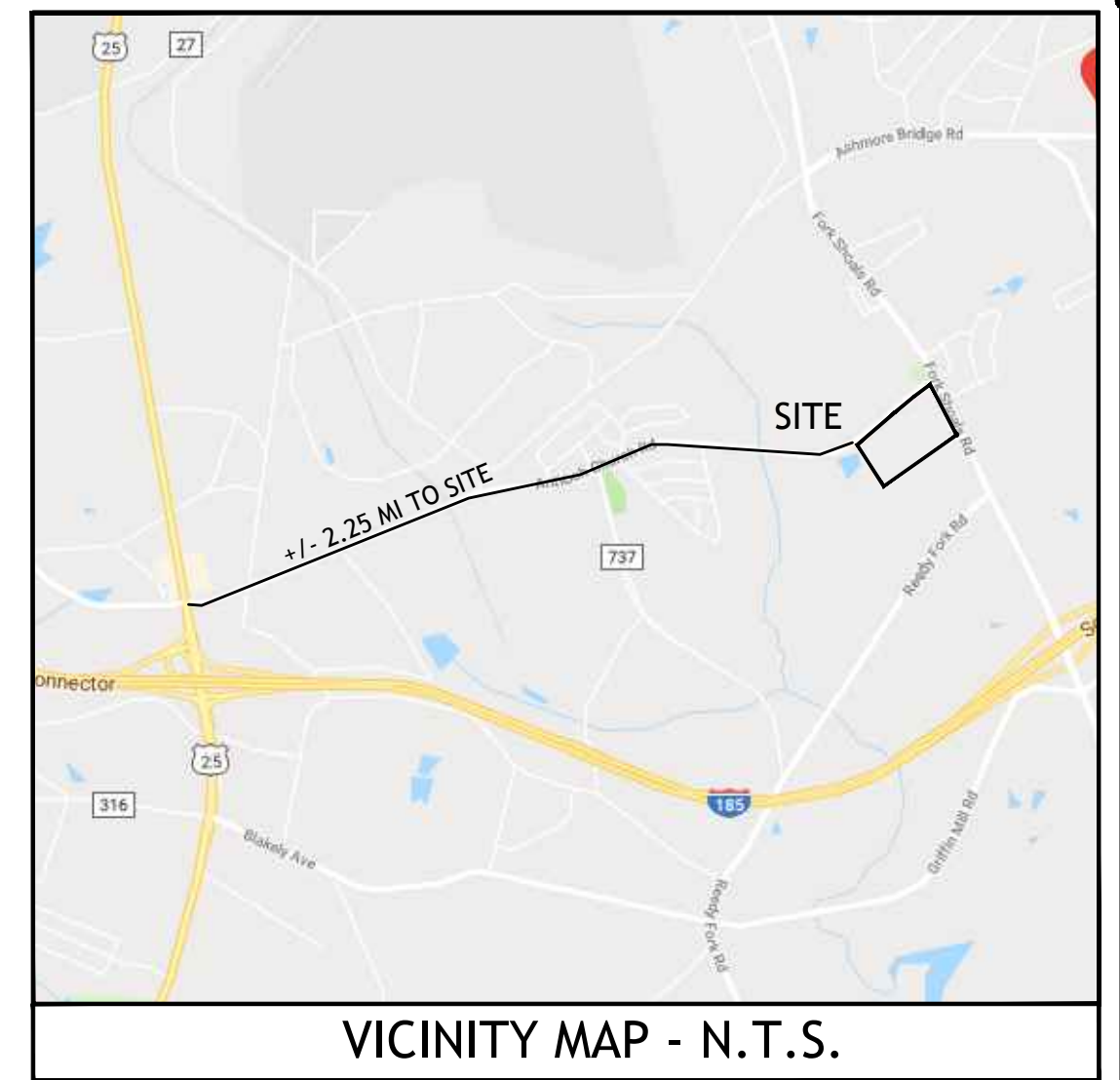
GROSS ACRES:	±25.64 AC
ZONING/PERMITTED DENSITY:	R-M20
	20 UNITS/AC
	512
NO. OF LOTS/UNITS ALLOWED:	210
NO. OF LOTS/UNITS PROVIDED:	210
OPTION _____:	OPTION 1(15%)
REQUIRED OPEN SPACE:	3.85 AC
REQUIRED DEVELOPABLE LAND (50%):	1.93 AC
PROVIDED DEVELOPABLE OPEN SPACE:	9.43 AC TOTAL
TRACT A:	1.08 AC
TRACT B:	2.26 AC
TRACT C:	0.88 AC
TRACT D:	0.72 AC
TRACT E:	2.68 AC
TRACT F:	1.81 AC
PROVIDED UNDEVELOPABLE OPEN SPACE:	1.39 AC TOTAL
TRACT G:	1.39 AC

*OPEN SPACE TRACTS "A-G" TO BE OWNED & MAINTAINED BY HOA. COMMON AREAS "A-B" WILL BE USED FOR STORMWATER DETENTION POND AND WILL BE OWNED & MAINTAINED BY HOA. COMMON AREA "C" WILL BE RESERVED FOR AMENITY CENTER, POOL, AND/OR CLUBHOUSE AND WILL BE OWNED & MAINTAINED BY HOA.

STREET LIGHTING:
STREET LIGHTS ARE TO BE SUPPLIED BY DUKE ENERGY. NUMBER OF STREET LIGHTS AND LOCATION TO BE DESIGNED BY A DUKE ENERGY ENGINEER AND PROVIDED DURING CONSTRUCTION. STREET LIGHTS ARE TO BE FULL-CUT-OFF WITH THE "TRADITIONAL" STYLE LAMP AND POLE STYLE "A". SEE THE EXAMPLE ABOVE. LIGHTING FIXTURES SHOULD BE APPROX. 12' HIGH.



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At their regularly scheduled meeting on May 22, 2019, the Greenville County Planning Commission granted conditional approval of your preliminary plan with the Specific Requirements for Tanglewood Townes. This Preliminary Approval is valid until May 22, 2021. The approval conditions are as follows:

☐ Install traffic improvements warranted per the SCDOT TIS and submit a revised plan to Subdivision Administration showing the required traffic improvements as approved by SCDOT.

☐ Traffic improvements required as a result of the SCDOT TIS must be installed once 40 lots have been recorded.

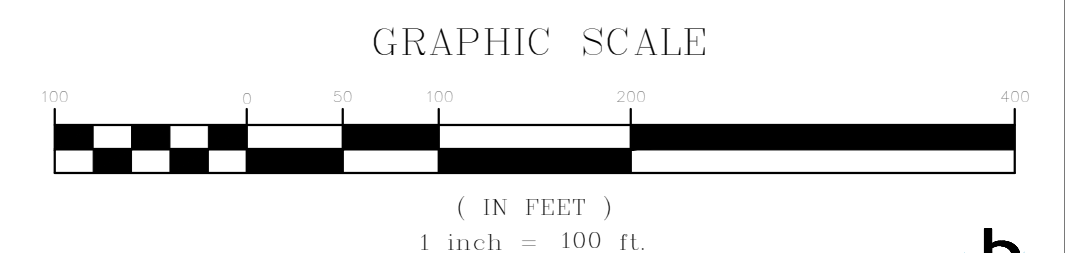
#PP-2019-029

PRELIMINARY

TANGLEWOOD TOWNES

Owner	Engineer
Old Stagecoach, LLC Randy Brewer 3620 Pelham Road, PMB #15 Greenville, SC 29615 864-313-7900	Bluewater Civil Design, LLC Paul J. Harrison, P.E. 718 Lowndes Hill Road Greenville, SC 29607 864-735-5068

Total Acreage:	25.64 Ac.	Existing Zoning:	R-M20
Number of Units:	210 Units	New Roadway:	±4,358 LF



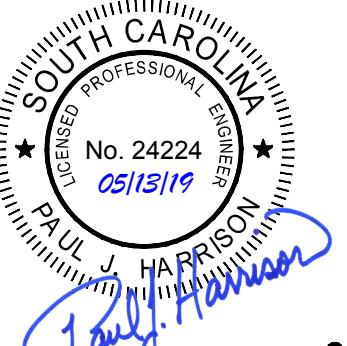
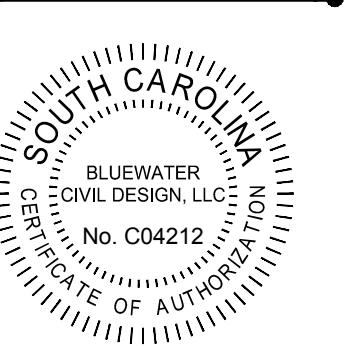
Project Number: 2019-020
DWG Name: Tanglewood Townes PP.dwg
Drawing Scale: 1" = 100'
Date of Project: 03/2019
Engineer of Record:

Paul J. Harrison, P.E.
South Carolina P.E. #24224
North Carolina P.E. #13371

bluewater civil design, llc
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

TANGLEWOOD TOWNES
(SFR Townhome Subdivision)
Antioch Church Road & Fork Shoals Road
Greenville, SC



PLAN REVISION	DATE	ISSUE	COMMENT
A	03/06/2019	Issued Preliminary Plat	
B	03/07/2019	Revised per Greenville County Comments	
C	03/20/2019	Revised per Greenville County SAC Comments	
D	04/03/2019	Revised per Greenville County SAC Comments	
E	05/10/2019	Revised per Greenville County SAC Comments	

Preliminary Plat

PP-1