

SITE LEGEND	
	PROPERTY BOUNDARY
	EXISTING DOT RIGHT-OF-WAY
	LOT LINES
	DRAINAGE/UTILITY EASEMENTS
	EXISTING/PROPOSED WATERLINE
	EXISTING/PROPOSED SEWER
	SETBACK
	MAIL KIOSK
	FIRE HYDRANT

HATCHING LEGEND	
	DEVELOPABLE OPEN SPACE (REQUIRED)
	UNDEVELOPABLE OPEN SPACE (REQUIRED)
	COMMON AREA (NOT REQUIRED)
	PROPOSED PUBLIC ROADS

GREENVILLE COUNTY OPEN SPACE TABLE		
ZONING: R-15	OPEN SPACE OPTION: 1	
ACREAGE OF TOTAL SITE:	45.03 ACRES	
REQD OPEN SPACE PER GCZO TABLE 7.2:	15 %	6.75 ACRES
TOTAL OPEN SPACE PROVIDED:		6.8 ACRES
DEVELOPABLE OPEN SPACE - TRACT A		3.4 ACRES
UNDEVELOPABLE OPEN SPACE - TRACT B (UNDISTURBED BUFFER)		1.9 ACRES
UNDEVELOPABLE OPEN SPACE - TRACT C (EX. POND)		1.5 ACRES
TOTAL DEVELOPABLE OPEN SPACE PROVIDED:	3.4 ACRES	
TOTAL UNDEVELOPABLE OPEN SPACE PROVIDED:	3.4 ACRES	
TOTAL COMMON AREA (NOT REQUIRED):	7.1 ACRES	

PROPERTY OWNER
TAX MAP #: 0574010102718
OWNER NAME: DEAN PHILIP R (JTWROS)
OWNER NAME 2: DEAN RHONDA DR
235 BANNERBROOK DR
SIMPSONVILLE, SC 29680

PROPERTY OWNER
TAX MAP #: 0574010102716
OWNER NAME: DEAN PHILIP R (JTWROS)
OWNER NAME 2: DEAN RHONDA DR
235 BANNERBROOK DR
SIMPSONVILLE, SC 29680



LOCATION MAP (N.T.S.)

LOT Table		LOT Table		LOT Table	
LOT #	Area	LOT #	Area	LOT #	Area
1	15180	21	6875	41	7058
2	9306	22	7125	42	8068
3	7188	23	6875	43	8358
4	7263	24	9032	44	7370
5	9031	25	8421	45	6875
6	13091	26	12079	46	6875
7	11598	27	11581	47	6875
8	10956	28	17489	48	6875
9	8229	29	11410	49	7196
10	8081	30	9230	50	7838
11	7175	31	8448	51	81156
12	12278	32	9991	52	7512
13	10920	33	7999	53	6875
14	9849	34	6875	54	6875
15	7500	35	6878	55	6875
16	7500	36	7343	56	6875
17	7500	37	6877	57	6875
18	6875	38	6875	58	8438
19	6875	39	6875	59	8647
20	6875	40	9474	60	8368

LOT Table		LOT Table		LOT Table	
LOT #	Area	LOT #	Area	LOT #	Area
61	8322	81	10281	101	9749
62	6874	82	8226	102	7856
63	7605	83	6875	103	6875
64	11592	84	9680	104	7797
65	8047	85	7337	105	8355
66	8482	86	8547	106	7500
67	9163	87	9637	107	7500
68	6889	88	9857	108	7500
69	6875	89	12173	109	7744
70	6875	90	10489	110	10376
71	6875	91	8566	111	11651
72	6920	92	6875	112	11064
73	10965	93	6875		
74	6875	94	8283		
75	6875	95	6875		
76	6875	96	6875		
77	6875	97	9474		
78	9200	98	9335		
79	6875	99	7529		
80	6875	100	8687		

GREENVILLE COUNTY DENSITY TABLE: GROSS ACRES: 45.03 ACRES ZONING: R-15 REQUIRED OPEN SPACE: 6.75 AC OPEN SPACE PROVIDED: 6.8 AC TOTAL # OF NEW LOTS: 112 ACTUAL SITE DENSITY: 2.5 LOTS/ACRE	SETBACKS FRONT: 0 SIDE: 0 REAR: 0 EXTERIOR: 25' McCALL RD: 30'
MISCELLANEOUS PRELIMINARY PLAT NOTES: 1. UNDERSIGNED SURVEYOR/ENGINEER ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES, WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT. 2. LOCATION OF GAS AND OTHER UTILITIES ARE UNKNOWN AT THIS TIME.	
NEW PUBLIC ROAD NOTES: 1. ALL NEW ROAD RIGHT-OF-WAYS WILL BE 46' WIDE. (UNLESS OTHERWISE NOTED) 2. ALL NEW ROADS WILL BE 24' WIDE ASPHALT WITH CURB AND GUTTER. (UNLESS OTHERWISE NOTED) 3. ALL CUL-DE-SAC RIGHT-OF-WAYS WILL BE 50'. 4. ALL STANDARD CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 35'. 5. ALL TEAR-DROP CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 40'.	
GREENVILLE COUNTY GENERAL NOTES: 1. A FENCED DETENTION POND CANNOT BE COUNTED TOWARD MEETING THE OPEN SPACE REQUIREMENT FOR A CLUSTER DEVELOPMENT. 2. IF LOTS AND ROADS ARE ELEVATED USING FILL, FILL SLOPES MAY NOT EXTEND INTO "OPEN SPACE" AREAS. OPEN SPACE IS TO REMAIN UNDISTURBED. 3. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED. 4. A STORMWATER MANAGEMENT PLAN 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. 5. THIS DEVELOPMENT WILL MEET THE GREENVILLE COUNTY ZONING ORDINANCE MINIMUM PARKING REQUIREMENTS.	



CROWN POINTE

ZONED: R-15
(CLUSTER DEVELOPMENT: OPTION 1)

TAX MAP#S: 0574010102716, 0574010102718

DEVELOPER CROWN LAND DEVELOPMENT, LLC ATTN: NICK FRANCHINA 4113 E NORTH ST GREENVILLE, SC 29615 864-322-8282	ENGINEER GRAY ENGINEERING RODNEY E. GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027
NO. OF ACRES: 45.03 ACRES	MILES OF NEW ROAD .099 MILES (PUBLIC)
NO. OF LOTS: 112	DATE: DECEMBER 1, 2020
 SCALE: 1" = 100'	

NO.	DATE	BY	REVISION
A	12/17/20	BMK	GREENVILLE COUNTY PRELIMINARY PLAT SUBMITTAL
B	12/15/20	BMK	REVISED PER GUILLE COMMENTS
C	1/4/21	CJR	REVISED INTERCONNECTIVITY POINT

132 PILGRIM ROAD GREENVILLE, SC 29607
TEL: 864.297.3027 FAX: 864.1725.8747
WWW.GRAYENGINEERING.COM

PRELIMINARY PLAT

CROWN POINTE SUBDIVISION

MCALL ROAD & N. MOORE ROAD
GREENVILLE COUNTY, SC

PROJECT MANAGER: REG

DRAWN BY: CJR

PROJECT DATE: 5/22/20

SCALE: 1"=100'

JOB NO.: 2020032

PLOT DATE: 1/5/21

SHEET
CV-1