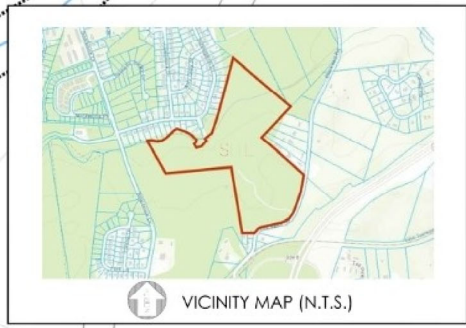


**LEGEND**

|      |                      |       |                       |     |               |
|------|----------------------|-------|-----------------------|-----|---------------|
| BL   | BUILDING LINE        | TC/BC | TOP/BOTTOM CURB       | CB  | CATCH-BASIN   |
| CT   | CRIMP TOP            | TA/BA | TOP/BOTTOM WALL       | DI  | DROP INLET    |
| DC   | DRAINAGE EASEMENT    | EW    | ELECTRIC METER        | FI  | FLOOR FINISH  |
| ED   | EDGE OF PAVEMENT     | AW    | AIR WATER METER       | EL  | ELEVATION     |
| FD   | IRON PIPE DET-0      | WV    | WINDWATER VALVE       | SC  | SCORE         |
| PS   | IRON PIPE DET-1      | CS    | CABLE TV              | MG  | GAS METER     |
| NACT | NATURAL & CUP        | CL    | CONCRETE LINE         | SCV | SCORE         |
| OT   | ORISE TOP            | FOC   | FIBER OPTIC CABLE     | DD  | DOUGLAS VALVE |
| OR   | ORISE                | OL    | OVERHEAD LINE         | LP  | LP LIGHT POLE |
| ORP  | ORISE POINT OF WAT   | OH    | OVERHEAD POWER        | TP  | TRIP POLE     |
| OS   | ORISE STRAY          | OTL   | OVERHEAD TELL         | TPP | TRIP POLE     |
| OSD  | ORISE SANITARY SEWER | OSD   | ORISE SANITARY SEWER  | GA  | GULF ANCHOR   |
| OSL  | ORISE SIDEWALK       | US    | UNDERGROUND POWER     |     |               |
| OSM  | ORISE SIDEWALK       | USM   | UNDERGROUND METER     |     |               |
| OSW  | ORISE SIDEWALK       | USW   | UNDERGROUND WATER     |     |               |
| OSX  | ORISE SIDEWALK       | USX   | UNDERGROUND TELEPHONE |     |               |
| OSY  | ORISE SIDEWALK       | USY   | UNDERGROUND TELEPHONE |     |               |
| OSZ  | ORISE SIDEWALK       | USZ   | UNDERGROUND TELEPHONE |     |               |



**SITE ANALYSIS**

| TAX MAP NUMBERS      | 5-13-00-005.00   |          |          |                      |  |
|----------------------|--|----------|----------|----------------------|--|
| PHYSICAL ADDRESS     | BLACKWELL RD, GREER SC   |          |          |                      |  |
| PROPOSED ZONING      | TN   |          |          |                      |  |
| BUILDING SETBACKS:   | <table border="1"> <tr> <th>EXTERNAL</th> <th>INTERNAL</th> </tr> <tr> <td>25 PERIMETER SETBACK</td> <td>20' FRONT SETBACK<br/>10' END UNIT / 15' REAR SETBACK</td> </tr> </table> | EXTERNAL | INTERNAL | 25 PERIMETER SETBACK | 20' FRONT SETBACK<br>10' END UNIT / 15' REAR SETBACK |
| EXTERNAL             | INTERNAL   |          |          |                      |  |
| 25 PERIMETER SETBACK | 20' FRONT SETBACK<br>10' END UNIT / 15' REAR SETBACK   |          |          |                      |  |
| TOTAL ACREAGE        | ±45.7 ACRES  |          |          |                      |  |
| PROPOSED DENSITY     | 1.82 LOTS PER ACRE = 83 LOTS   |          |          |                      |  |

# CivilSD

Site Development Engineering

935 Tanner Road  
Greenville, South Carolina 29607  
864.373.9662  
Jnet@CivilSD.com  
CivilSD.com

Civil engineering Land planning Landscape architecture

Client

Revisions  
No. Description Date



© Copyright 2025 CivilSD, LLC

This drawing and their reproduction are the property of the engineer and may not be reproduced, published, or used in whole or in part without the prior permission of the engineer.



Project Title

## Ashley Gardens Townhomes

Project Location

Blackwell Rd  
Greer, SC

Project No.

Date: 10/1/25  
Dwg: 20035 - Concept SK2.dwg



Scale 1" = 100'



Sheet Title

### Site Plan

Sheet Number

# CV-1