PLANNING COMMISSION MEETING

TUESDAY, OCTOBER 24, 2023 | 6 PM

The Planning Commission will meet at 6:00 p.m.
at the Mauldin City Hall at 5 East Butler Road
in the Council Chambers.

Any person with comments about a specific item on the agenda may e-mail their comments to the Mauldin Business & Development Services Director, David Dyrhaug, at DDyrhaug@MauldinCitySC.com. Comments about specific agenda items received prior to 4:00 p.m. on the day of the meeting will be shared during the Public Comment section of that agenda item.

PLANNING COMMISSION AGENDA
OCTOBER 24, 2023

1. **Call to Order** — Chairman, Jonathan Paulsen
2. **Roll Call** — Staff, David Dyrhaug
3. **Pledge of Allegiance**
4. **Opening Remarks** — Chairman, Jonathan Paulsen
5. **Reading and Approval of Minutes**
   a. Planning Commission Meeting: July 25, 2023
6. **Old Business**
   None
7. **New Business**
   a. Docket: PC-2023-06-RZ
   ±113 acres at Fork Shoals Rd & Union Church Rd
   CHESTNUT RESERVE SUBDIVISION
   Preliminary Plat Review
8. **Other Business**
   a. Rules of Procedure
   b. Election of Officers
   c. December Meeting Date
   d. Update on Comprehensive Plan
9. **Adjourn**

MAULDIN PLANNING COMMISSION
MINUTES
July 25, 2023 6:00 P.M.

MEMBERS PRESENT: Jonathan Paulsen, Randy Eskridge, Lyon Bixler, Raj Reddy

MEMBERS ABSENT: Kevin Greene, Chauncelynn Locklear

CITY STAFF PRESENT: David Dyrhaug

CALL TO ORDER/OPENING REMARKS

Mr. Paulsen called the meeting to order at 6:00 P.M. Mr. Dyrhaug held roll call.

READING OF MINUTES

Mr. Eskridge moved to accept the May 23, 2023, Planning Commission minutes.

Mr. Bixler seconded the motion.

The motion to accept the May 23, 2023, Planning Commission minutes passed by unanimous vote, 4-0.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: **PC-2023-04-RZ**
Location: Approximately 6 acres at Fork Shoals Road and Ashmore Bridge Road
Request: Rezone from R-M to C-2

Mr. Dyrhaug introduced a petition to expand the commercial zoning at the intersection of Fork Shoals Road and Ashmore Bridge Road by approximately 6 acres. This expansion will make way for the development of a grocery store yet to be disclosed.

Mr. Paulsen opened the floor for public comments.

No public comments were offered.

Hearing no comments, Mr. Paulsen closed the floor for public comments.

Mr. Dyrhaug presented the staff report and recommendation in favor of the rezoning.

Mr. Paulsen asked for a motion.

Mr. Eskridge made a motion to recommend approval of the rezoning.

Mr. Bixler seconded the motion.

The motion to recommend approval of this rezoning passed by a vote of 4-0.

Docket #: **PC-2023-05-PD**
Location: Approximately 1.8 acres at 900 W. Butler Road
Request: Final Development Plan Approval for Oasis Animal Hospital

Mr. Dyrhaug introduced a request to approve the final development plan for the Oasis Animal Hospital proposed at 900 W. Butler Road.

Mr. Atticus Mabry introduced himself as the applicant and made himself available for questions.

Mr. Paulsen opened the floor for public comments.

No public comments were offered.

Hearing no comments, Mr. Paulsen closed the floor for public comments.

Mr. Dyrhaug presented the staff report and recommendation of conditional approval for this final development plan on the condition that the full civil engineering and landscape plans shall meet the standards in the codes and ordinances for the City of Mauldin.

Mr. Paulsen asked for a motion.

Mr. Bixler made a motion to conditionally approve the final development plan on the condition that the full civil engineering and landscape plans shall meet the standards in the codes and ordinances for the City of Mauldin.

Mr. Reddy seconded the motion.

The motion to conditionally approve the final development plan passed by a vote of 4-0.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Mr. Eskridge moved to adjourn the meeting.

Mr. Reddy seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 4-0.

The Planning Commission meeting adjourned at 6:15 p.m.

SITE DATA

TAX MAP NO.:	0583020100702, 0583020100705, 0583020100800, P/O 0583020101003 0583020100802, 0583020100902, 0583020100903, 0583010100400
SITE AREA:	±113.00 AC
DEED BOOK/PAGE:	2642/3647, 2639/3318, 2610/3794, 2626/3227, 1247/39, 2429/3951, 2630/935
ZONING:	R-10 & C-2
SETBACKS	
EXTERIOR:	25'
FRONT:	20'
REAR:	5'
SIDE:	5'
PROPOSED ROADWAY:	±10,050 LF (46' PUBLIC ROW) ±754 LF (42' PUBLIC ROW) ±10,804 LF TOTAL
PROPOSED LOTS:	154 LOTS (42' X 135' TYP.) 193 LOTS (52' X 135' TYP.) 347 LOTS TOTAL
PARKING REQUIRED:	2 SPACES/LOT = 694 SPACES
PARKING PROVIDED:	702 SPACES 2 SPACES/LOT 8 ADDITIONAL SPACES

*TREE PRESERVATION TABLE:
TRACT A - 2.10 AC.
TRACT B - 15.06 AC.
TRACT C - 2.01 AC.
TRACT D - 0.82 AC.

*THE TREE PRESERVATION AREAS DENOTE WHERE TREES AND VEGETATION WILL NOT BE DISTURBED PER SECTION 6:2.11 OF THE MAULDIN ZONING ORDINANCE.

A MINIMUM OF 15 TREE CREDITS PER ACRE IS REQUIRED PER SECTION 6:2.4 OF THE MAULDIN ZONING ORDINANCE.

DENSITY TABLE

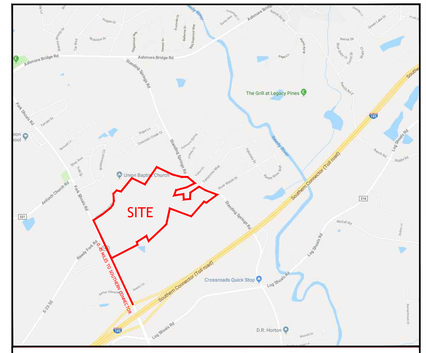
TOTAL ACRES:	±113.00 AC
ZONING:	R-10 (CLUSTER OPTION #1) & C-2
PERMITTED DENSITY:	4.4 LOTS/AC (497 LOTS)
NO. OF LOTS PROVIDED:	347 (3.07 LOTS/AC)
MIN. O.S. REQUIRED:	±16.95 AC (15%)
MIN. O.S. PROVIDED:	±16.95 AC (15%)
EXACT ACREAGE OF OPEN SPACE TO BE FINALIZED DURING DESIGN/PERMITTING PROCESS	
PROPOSED DEVELOPABLE O.S. PROVIDED:	±24.54 AC
PROPOSED O.S. PROVIDED:	±33.94 AC (30%)
TRACT A:	±29.22 AC
TRACT B:	±0.61 AC
TRACT C:	±1.33 AC
TRACT D:	±0.19 AC
TRACT E:	±0.11 AC
TRACT F:	±1.62 AC
TRACT G:	±0.86 AC
PROPOSED COMMON AREA:	±7.72 AC
TRACT H:	±0.30 AC
TRACT I:	±0.60 AC
TRACT J:	±1.98 AC
TRACT K:	±1.37 AC
TRACT L:	±3.47 AC

OPEN SPACE CALCULATIONS DO NOT INCLUDE COMMON AREA AND/OR STORM WATER PONDS. ALL OPEN SPACE AND COMMON AREA WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL AN HOA IS ESTABLISHED. COMMON AREA "H" WILL BE RESERVED FOR ONE OF THE MAIL CENTERS. COMMON AREAS "I", "J", & "K" WILL BE USED FOR STORM WATER MANAGEMENT. COMMON AREA "L" WILL BE USED FOR AN AMENITY CENTER & ADDITIONAL MAIL CENTER.

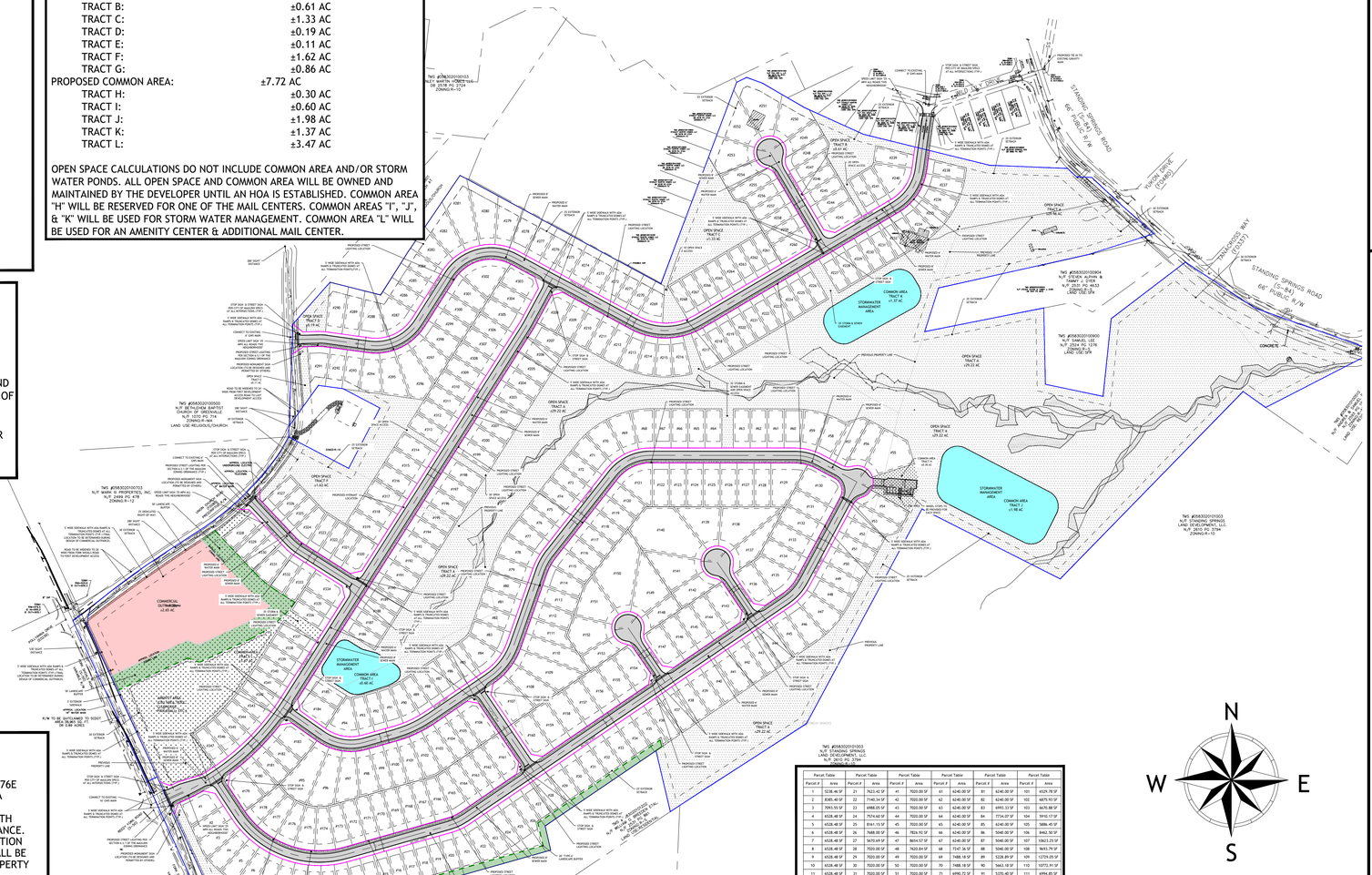
DEVELOPER	
COMPANY:	REEDY FORK HOLDINGS, LLC
ADDRESS:	5 CENTURY DRIVE, SUITE 210 GREENVILLE, SC 29607
PHONE:	864-901-4078
CONTACT:	FORD ELLIOTT
EMAIL:	FORD.ELLIOTT@SVN.COM

CIVIL ENGINEER	
COMPANY:	BLUEWATER CIVIL DESIGN, LLC
ADDRESS:	718 LOWNDES HILL ROAD GREENVILLE, SC 29607
PHONE:	864-326-4202
CONTACT:	PAUL HARRISON, P.E.
EMAIL:	PAUL@BLUEWATERCIVIL.COM

SURVEYOR	
COMPANY:	FANT, REICHERT, & FOGLEMAN, INC
ADDRESS:	25 WOODS LAKE ROAD, STE 705 GREENVILLE, SC 29607
PHONE:	864-271-8633
CONTACT:	PATRICK FOGLEMAN



VICINITY MAP - N.T.S.



Parcel Line Table		
Line#	Length	Direction
L1	33.20	N2° 58' 15"E
L2	171.71	N41° 38' 53"E
L3	159.86	S75° 47' 16"E
L4	163.17	N32° 29' 52"E
L5	28.64	S63° 12' 13"E
L6	105.09	S61° 41' 22"E
L7	261.99	N17° 42' 02"E
L8	234.02	S1° 08' 45"E
L9	181.14	S78° 07' 30"E
L10	240.26	N6° 00' 11"E
L11	286.42	N52° 46' 00"E
L12	253.69	S56° 29' 09"E
L13	395.28	S70° 18' 39"E
L14	84.33	N54° 33' 52"W

Parcel Line Table		
Line#	Length	Direction
L1	100.64	N25° 22' 29"W
L2	63.50	N24° 19' 31"W
L3	67.70	N53° 03' 25"E
L4	49.43	N14° 30' 22"E
L5	159.04	N24° 41' 04"W
L6	320.39	N24° 41' 04"W
L7	233.61	N24° 47' 19"W
L8	35.78	S74° 14' 53"W
L9	174.10	N24° 19' 31"W
L10	15.44	N53° 03' 25"E
L11	111.62	N57° 00' 32"E
L12	67.14	N29° 29' 57"E
L13	33.20	N2° 58' 15"E
L14	26.51	S73° 18' 21"W
L15	35.04	S64° 06' 46"W

Parcel Line Table		
Line#	Length	Direction
L15	137.59	S56° 53' 06"W
L16	77.44	N35° 44' 23"E
L17	169.11	N35° 51' 29"E
L18	199.46	N34° 19' 09"E
L19	44.97	N32° 29' 52"E
L20	135.03	N2° 56' 39"E
L21	86.82	N78° 45' 19"E
L22	76.49	S12° 51' 37"E
L23	67.14	S29° 29' 57"W
L24	111.62	S57° 00' 32"W

Curve Table					
Curve#	Length	Radius	Delta	Chord Direction	Chord Length
C1	277.60	2241.21	7.05	N53° 49' 41"E	277.43
C2	340.87	914.02	21.37	N46° 39' 27"E	338.90

Parcel Table															
Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
1	5238.46 SF	21	7633.43 SF	41	7020.00 SF	61	6240.00 SF	81	6240.00 SF	101	6529.78 SF				
2	8385.40 SF	22	7140.34 SF	42	7020.00 SF	62	6240.00 SF	82	6240.00 SF	102	6875.93 SF				
3	7093.55 SF	23	6988.09 SF	43	7020.00 SF	63	6240.00 SF	83	6993.33 SF	103	6670.88 SF				
4	6528.48 SF	24	7574.60 SF	44	7020.00 SF	64	6240.00 SF	84	7734.09 SF	104	5910.17 SF				
5	6528.48 SF	25	8161.15 SF	45	7020.00 SF	65	6240.00 SF	85	6240.00 SF	105	5886.45 SF				
6	6528.48 SF	26	7688.00 SF	46	7826.92 SF	66	6240.00 SF	86	5040.00 SF	106	8462.50 SF				
7	6528.48 SF	27	5670.69 SF	47	8054.57 SF	67	6240.00 SF	87	5040.00 SF	107	13623.25 SF				
8	6528.48 SF	28	7020.00 SF	48	7620.84 SF	68	7547.36 SF	88	5040.00 SF	108	9693.79 SF				
9	6528.48 SF	29	7020.00 SF	49	7020.00 SF	69	7488.18 SF	89	5228.89 SF	109	12729.05 SF				
10	6528.48 SF	30	7020.00 SF	50	7020.00 SF	70	7488.18 SF	90	5663.18 SF	110	10772.91 SF				
11	6528.48 SF	31	7020.00 SF	51	7020.00 SF	71	6990.72 SF	91	5370.40 SF	111	6994.85 SF				
12	6528.48 SF	32	7020.00 SF	52	7020.00 SF	72	6240.00 SF	92	5040.00 SF	112	6240.00 SF				
13	5790.12 SF	33	7020.00 SF	53	7963.34 SF	73	6240.00 SF	93	5297.89 SF	113	6240.00 SF				
14	5670.00 SF	34	7020.00 SF	54	7660.64 SF	74	6240.00 SF	94	7656.12 SF	114	6886.42 SF				
15	5670.00 SF	35	7020.00 SF	55	5426.48 SF	75	6240.00 SF	95	13510.78 SF	115	6772.09 SF				
16	5670.00 SF	36	7020.00 SF	56	7708.36 SF	76	6240.00 SF	96	11242.52 SF	116	6240.00 SF				
17	5670.00 SF	37	7020.00 SF	57	7923.60 SF	77	6737.25 SF	97	8905.94 SF	117	6240.00 SF				
18	5670.00 SF	38	7020.00 SF	58	6896.31 SF	78	7239.42 SF	98	7496.36 SF	118	6240.00 SF				
19	5670.00 SF	39	7020.00 SF	59	7457.94 SF	79	6297.31 SF	99	5882.73 SF	119	6240.00 SF				
20	5670.00 SF	40	7020.00 SF	60	6660.31 SF	80	6240.00 SF	100	5897.00 SF	120	6264.40 SF				
Parcel Table															
Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
121	9296.96 SF	141	12507.91 SF	161	8462.50 SF	181	5864.56 SF	201	6623.28 SF	221	5040.00 SF				
122	7020.00 SF	142	7804.64 SF	162	5977.39 SF	182	5864.56 SF	202	6623.28 SF	222	5040.00 SF				
123	7020.00 SF	143	8759.54 SF	163	5977.39 SF	183	8162.52 SF	203	6623.28 SF	223	5040.00 SF				
124	7020.00 SF	144	7548.89 SF	164	5977.39 SF	184	7831.29 SF	204	6623.28 SF	224	5040.00 SF				
125	7020.00 SF	145	7368.89 SF	165	5601.18 SF	185	5040.00 SF	205	6623.28 SF	225	5040.00 SF				
126	7020.00 SF	146	7368.89 SF	166	6323.99 SF	186	5040.00 SF	206	6623.28 SF	226	5040.00 SF				
127	7020.00 SF	147	8686.80 SF	167	5976.26 SF	187	5040.00 SF	207	6623.28 SF	227	5040.00 SF				
128	7020.00 SF	148	6540.17 SF	168	5976.26 SF	188	5040.00 SF	208	6623.28 SF	228	5040.00 SF				
129	10645.34 SF	149	13527.42 SF	169	5976.26 SF	189	5040.00 SF	209	6623.28 SF	229	5040.00 SF				
130	10844.54 SF	150	21629.17 SF	170	5976.26 SF	190	5040.00 SF	210	6957.97 SF	230	5040.00 SF				
131	7755.55 SF	151	11159.23 SF	171	5976.26 SF	191	5040.00 SF	211	7727.50 SF	231	5040.00 SF				
132	7755.55 SF	152	11000.64 SF	172	5976.26 SF	192	5040.00 SF	212	6240.00 SF	232	5040.00 SF				
133	7755.55 SF	153	6558.80 SF	173	6257.89 SF	193	6240.00 SF	213	6240.00 SF	233	5040.00 SF				
134	7755.55 SF	154	8686.80 SF	174	6655.45 SF	194	6240.00 SF	214	6240.00 SF	234	5040.00 SF				
135	9212.71 SF	155	8334.68 SF	175	6666.46 SF	195	6240.00 SF	215	6456.14 SF	235	5040.00 SF				
136	8729.54 SF	156	8334.68 SF	176	6666.46 SF	196	6240.00 SF	216	6091.48 SF	236	6019.98 SF				
137	10825.76 SF	157	8334.68 SF	177	6666.46 SF	197	6240.00 SF	217	6091.48 SF	237	6417.98 SF				
138	15492.25 SF	158	8334.68 SF	178	6477.39 SF	198	6240.00 SF	218	6091.48 SF	238	6417.98 SF				
139	11913.08 SF	159	8334.68 SF	179	8233.49 SF	199	6623.28 SF	219	6091.48 SF	239	6417.98 SF				
140	25092.45 SF	160	8732.50 SF	180	5864.56 SF	200	6623.28 SF	220	5382.00 SF	240	5210.85 SF				
Parcel Table															
Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
241	5538.37 SF	261	5124.00 SF	281	12234.34 SF	301	6297.40 SF	321	6240.00 SF	341	5047.49 SF				
242	7544.84 SF	262	7617.50 SF	282	14113.66 SF	302	6877.10 SF	322	7727.50 SF	342	5275.45 SF				
243	5040.00 SF	263	5040.00 SF	283	9501.53 SF	303	10712.03 SF	323	5619.83 SF	343	5275.45 SF				
244	5040.00 SF	264	5040.00 SF	284	7707.39 SF	304	7125.37 SF	324	6515.06 SF	344	5275.45 SF				
245	7617.50 SF	265	5040.00 SF	285	6364.89 SF	305	6138.38 SF	325	5619.83 SF	345	5275.45 SF				
246	5124.00 SF	266	5040.00 SF	286	6240.00 SF	306	6754.04 SF	326	5619.83 SF	346	5275.45 SF				
247	5124.00 SF	267	5040.00 SF	287	6240.00 SF	307	6512.88 SF	327	5905.12 SF	347	5275.45 SF				
248	5124.00 SF	268	5040.00 SF	288	8967.92 SF	308	6512.88 SF	328	5638.60 SF						
249	5264.12 SF	269	5040.00 SF	289	8391.81 SF	309	6512.88 SF	329	5378.66 SF						
250	6111.22 SF	270	5053.58 SF	290	7648.76 SF	310	6512.88 SF	330	5378.66 SF						
251	6065.27 SF	271	7548.35 SF	291	8116.57 SF	311	6512.88 SF	331	6408.89 SF						
252	10237.16 SF	272	6240.00 SF	292	7381.33 SF	312	6512.88 SF	332	5763.55 SF						
253	16276.45 SF	273	6240.00 SF	293	6240.00 SF	313	6512.88 SF	333	5399.59 SF						
254	11924.53 SF	274	6240.00 SF	294	6240.00 SF	314	6512.88 SF	334	7487.50 SF						
255	10787.89 SF	275	6240.00 SF	295	7125.36 SF	315	6512.88 SF	335	5040.00 SF						
256	6094.49 SF	276	6240.00 SF	296	8949.03 SF	316	6512.88 SF	336	5040.00 SF						
257	6111.22 SF	277	6240.00 SF	297	11031.07 SF	317	6512.88 SF	337	5040.00 SF						
258	5264.12 SF	278	6240.00 SF	298	8926.45 SF	318	6240.00 SF	338	5040.00 SF						
259	5124.00 SF	279	7117.02 SF	299	7029.86 SF	319	6240.00 SF	339	5040.00 SF						
260	5124.00 SF	280	8654.43 SF	300	6297.40 SF	320	6240.00 SF	340	5040.00 SF						

GENERAL NOTES:

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. ACCORDING TO FEMA PANEL 45045C0477E & 45045C0476E EFF. DATE 08/18/2014, THIS SITE DOES NOT EXIST IN A FLOODPLAIN ZONE AE AREA.
3. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 6:2 OF THE CITY OF MAULDIN ZONING ORDINANCE.
4. A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL 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."
5. THE CITY OF MAULDIN IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.
6. ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A MIN. R.O.W. RANGING FROM 42' TO 46' AND ARE INTENDED TO BE PUBLIC STREETS. ALL NEW ROADS WILL BE DEEDED TO THE CITY OF MAULDIN FOR OWNERSHIP AND MAINTENANCE.
7. ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.
8. ALL WORK WITHIN THE PUBLIC ROW SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT(S).
9. PUBLIC WATER IS AVAILABLE ALONG UNION CHURCH ROAD PROVIDED BY GREENVILLE WATER SYSTEM.
10. SANITARY SEWER WILL BE OWNED, OPERATED, & MAINTAINED BY METRO SEWER.
11. STREET LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 6:3 OF THE MAULDIN ZONING ORDINANCE.
12. PUBLIC SANITATION SERVICES TO BE PROVIDED BY THE CITY OF MAULDIN.
13. SINGLE-FAMILY ATTACHED DEVELOPMENT TO MEET SECTION 10:7 OF CITY OF MAULDIN ZONING ORDINANCE.
14. ELECTRIC SERVICE TO BE PROVIDED BY DUKE ENERGY.
15. IF NATURAL GAS IS SELECTED AS AN ENERGY SOURCE, SERVICE TO BE PROVIDED BY PIEDMONT NATURAL GAS.
16. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
17. 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.
18. UNDERSIGNED ENGINEER/SURVEYOR ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES, WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.
19. MAXIMUM GRADE IF NEW STREETS SHALL NOT EXCEED A 10 PERCENT SLOPE. ROAD PROFILES TO BE PROVIDED DURING DESIGN.

Know what's below. Call before you dig.

N W E S

SITE LEGEND

- ASPHALT PAVEMENT SECTION
- 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
- W — PROPOSED WATER MAIN
- SS — PROPOSED SANITARY SEWER

PRELIMINARY (PP-2023-151)

Chestnut Reserve

Developer	Engineer
Reedy Fork Holdings, LLC Ford Elliott 5 Century Drive, Ste 210 Greenville, SC 29607 864-901-4078	Bluewater Civil Design, LLC Paul J. Harrison, P.E. 718 Lowndes Hill Road Greenville, SC 29607 864-326-4202

Total Acreage:	±113.00 AC	Existing Zoning:	R-10 & C-2
Number of Lots:	347 Lots	New Public Road:	±10,804 LF

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

Project Number: 2023-044
DWG Name: Chestnut Reserve PP-1.dwg
Drawing Scale: AS NOTED
Date of Project: 09/2023
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

CHESTNUT RESERVE
(SFR Subdivision - Preliminary)
Union Church Road & Standing Springs Road
Mauldin, SC

SOUTH CAROLINA BLUEWATER CIVIL DESIGN, LLC No. C04212 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 24224 10/11/2023 PAUL J. HARRISON

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	09/25/2023	Issued Preliminary Plat
B	10/11/2023	Revised per City of Mauldin Comments

Preliminary Plat

OVR

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