AGENDA
GREER PLANNING COMMISSION
City Hall, 301 E. Poinsett Street, Greer, SC 29651
October 15, 2018 @ 6:30 PM
Public Hearing and Business Meeting

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of the City of Greer Planning Division, should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 or City Administrator (864) 848-5387 as soon as possible, but no later than 48 hours before the scheduled event.

I. ADVISORY MEETING

A. Minutes

II. PUBLIC HEARING

A. Public Hearing Slides

III. BUSINESS MEETING

A. Business Meeting Slides

IV. EXECUTIVE SESSION

V. ADJOURN

Category Number: I.
Item Number: A.

AGENDA
GREER PLANNING COMMISSION
10/15/2018

Minutes

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Minutes	10/9/2018	Cover Memo

City of Greer
Planning Commission Minutes
August 20, 2018

Members Present: Mark Hopper, Chairman
Judy Jones, Vice Chairman
John Holland
William Lavender
Brian Martin
Suzanne Traenkle

Member(s) Absent:

Staff Present: Kelli McCormick, Planning Manager
Brandy Blake, Development Coordinator

I. Call to Order

Mr. Hopper called the meeting to order. He welcomed newly appointed Planning Commissioner Walden Jones.

He then read the opening remarks to begin the meeting.

II. Public Forum

Mr. Hopper read a brief statement about the public forum portion of the meeting. There was no one to speak for public forum.

III. Minutes of the Planning Commission Meeting

ACTION – Mr. Holland made a motion to approve the minutes from the August 20, 2018 Planning Commission Meeting as submitted. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. Mr. Martin abstained from the vote.

IV. Public Hearing

Mr. Hopper read a brief statement about conducting the public hearing section of the meeting.

A. AN 2018-09 & 10

Mr. Hopper opened the public hearing for AN 2018-09 & 10 then Ms. McCormick gave the basic information and history for this request.

Ms. McCormick advised the Commission that this project had been previously heard by the Commission and since, had major changes to the request. She gave the details of those changes.

There was no one present to speak for or against this request as such, Mr. Hopper closed the public hearing.

B. TXT 2018-03

Mr. Hopper opened the public hearing for TXT 2018-03.

Ms. McCormick gave the basic information for this request.

There was no one present to speak for or against this request as such, Mr. Hopper closed the public hearing.

V. Old Business

There was no old business.

VI. New Business

A. AN 2018-09 & 10

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for AN 2018-09 & 10.

Ms. McCormick presented the staff analysis and recommendation for the request.

Jonathan Nett, CivilSD Engineering, gave a brief overview of the request. He stated that they took the suggestions from the previous Planning Commission meeting and redesigned the project.

He stated that this development would still have a pedestrian connection to the southern development, Sudduth Farms.

Mr. Martin stated he was concerned about how the area of property in the Duke Energy easement would be designated to separate it from the lots and how it would be maintained. Mr. Nett stated the area would be maintained by HOA and the details would be stated in the covenants and restrictions for the development and that the lot lines would not go into that easement to differentiate between the lots and the easement.

Ms. McCormick advised that lot 10 would need to be amended based on that information.

Mr. Nett requested that the buffer to the south adjacent to Sudduth Farms and this development have a 12.5ft buffer, as previously discussed in the Planning Commission Meeting in June 2018.

Mr. Martin asked if Duke would allow the easement to be used for a walking trail or some kind of amenity. Mr. Nett advised that Duke would want to see the proposed use but yes, they would allow it.

Mr. Martin stated that he wanted screening along the property to the northwest as previously discussed at the June Planning Commission Meeting.

ACTION – Mr. Martin made a motion to approve AN 2018-09 & 10 with the following conditions: the developer screen along the eastern property line adjacent to the existing residential properties consisting of a combination of fence, berm, or greenery, to reach at least 6ft tall within the 25ft buffer area; along the southeast property line at least a 12.5ft buffer to be in coordination with the adjoining property to equal a minimum of 25ft buffer area or greater between the two developments. Mr. Holland seconded the motion. The motion carried with a vote of 7 to 0.

B. TXT 2018-03

Mr. Hopper opened the business meeting for TXT 2018-03 and stated that Staff is the applicant for this request.

Ms. McCormick presented the staff analysis and recommendation for the request.

ACTION – Mr. Lavender made a motion to approve TXT 2018-03. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0.

C. SUB 2018-24

Mr. Hopper opened the business meeting for SUB 2018-24 Brushy Creek Townes Final Development Plan Review.

Ms. McCormick presented the staff analysis and recommendation for the request. She also gave the history for this site. She stated that a final development plan for this project had been previously approved by the Planning Commission but due to discrepancies in the record the applicant was bringing this request back to the Commission to clear up any issues.

Chris Przirembel, Gray Engineering, was present to answer any questions from the Commission.

ACTION – Mr. Martin made a motion to approve SUB 2018-24. Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0.

D. SUB 2018-17

Mr. Hopper opened the business meeting for SUB 2018-17 Millers Point Final Development Plan.

Ms. McCormick presented the staff analysis and recommendation for the request.

Paul Harrison, Bluewater Civil Design, gave a brief overview of the project and the changes that have been made since the zoning request.

ACTION – Mr. Lavender made a motion to approve SUB 2018-17. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0.

E. SUB 2018-02

Mr. Hopper opened the business meeting for SUB 2018-02 Branchwood Final Development Plan.

Ms. McCormick presented the staff analysis and recommendation for the request.

Paul Harrison, Bluewater Civil Design, gave a brief overview of the project. He stated that they have provided most of the requests that were given by the Planning Commission and City Council during the annexation and zoning request.

ACTION – Mr. Lavender made a motion to approve SUB 2018-02. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 1 with Mr. Martin voting in opposition.

VII. Other Business

Planning and Zoning Report

Ms. McCormick advised the Commission that she has received her certification for training Board members from MASC and she would be contacting the members that needed credit hours to schedule that training.

VIII. Executive Session

There was no executive session**.**

IX. Adjourn

There being no other business to discuss, Mr. Lavender made a motion to adjourn. Mr. Holland seconded the motion. The meeting adjourned at 7:09pm.

Category Number: II.
Item Number: A.

AGENDA
GREER PLANNING COMMISSION
10/15/2018

Public Hearing Slides

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Public Hearing Slides	10/9/2018	Cover Memo

Planning Commission
City of Greer

October 15, 2018

Public Hearing

Greer
City of Greer, SC

DOCKET NUMBER:	AN 2018-15
APPLICANT:	Mark III Properties
ADDRESS:	Ansel School Road
PARCEL ID NUMBER:	0537040101700
EXISTING ZONING:	Unzoned Greenville County
REQUEST:	Annex and zone to R-10, Residential District

Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-15

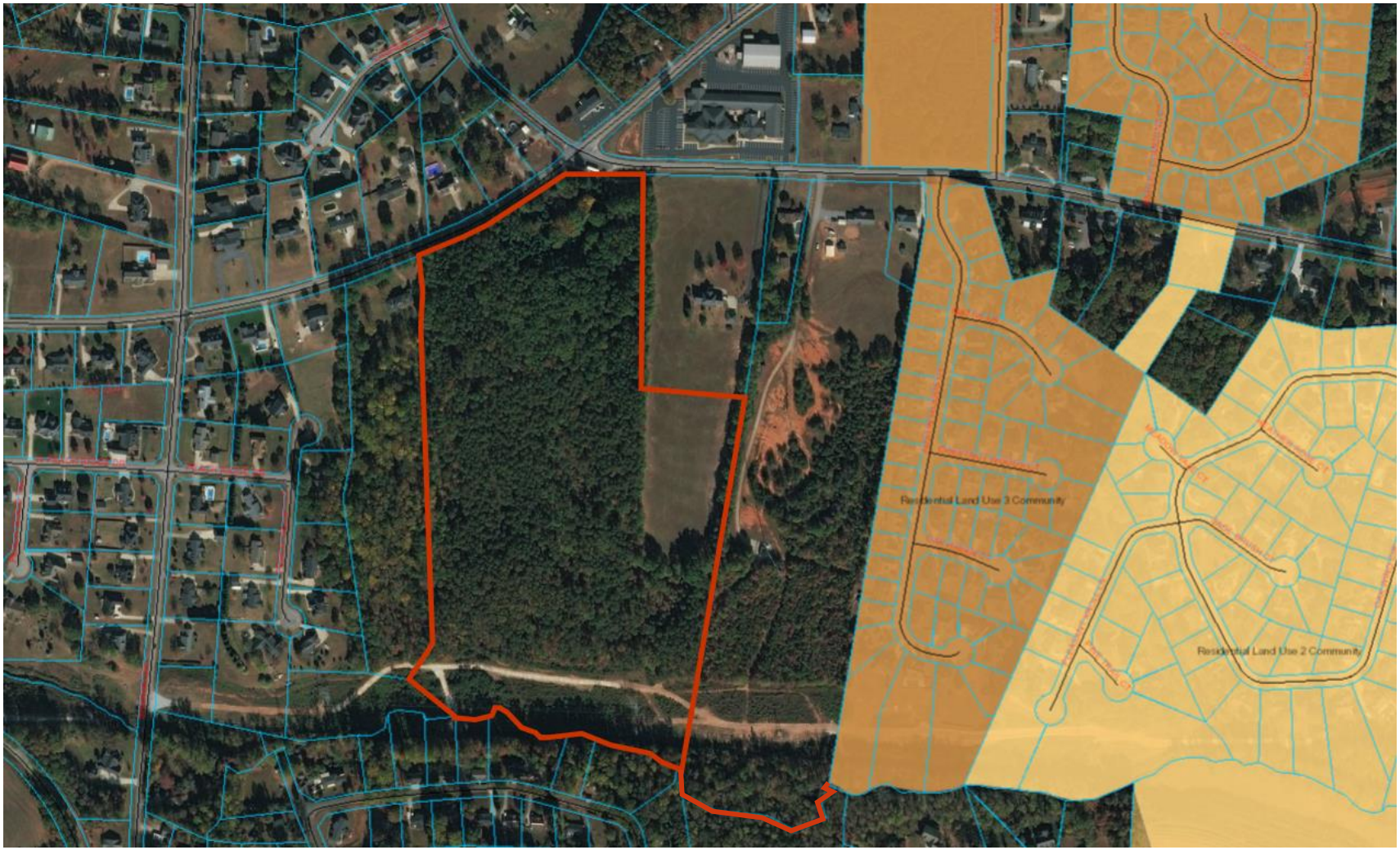
Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-15

Zoning & Floodplain

Greer
City of Greer, SC

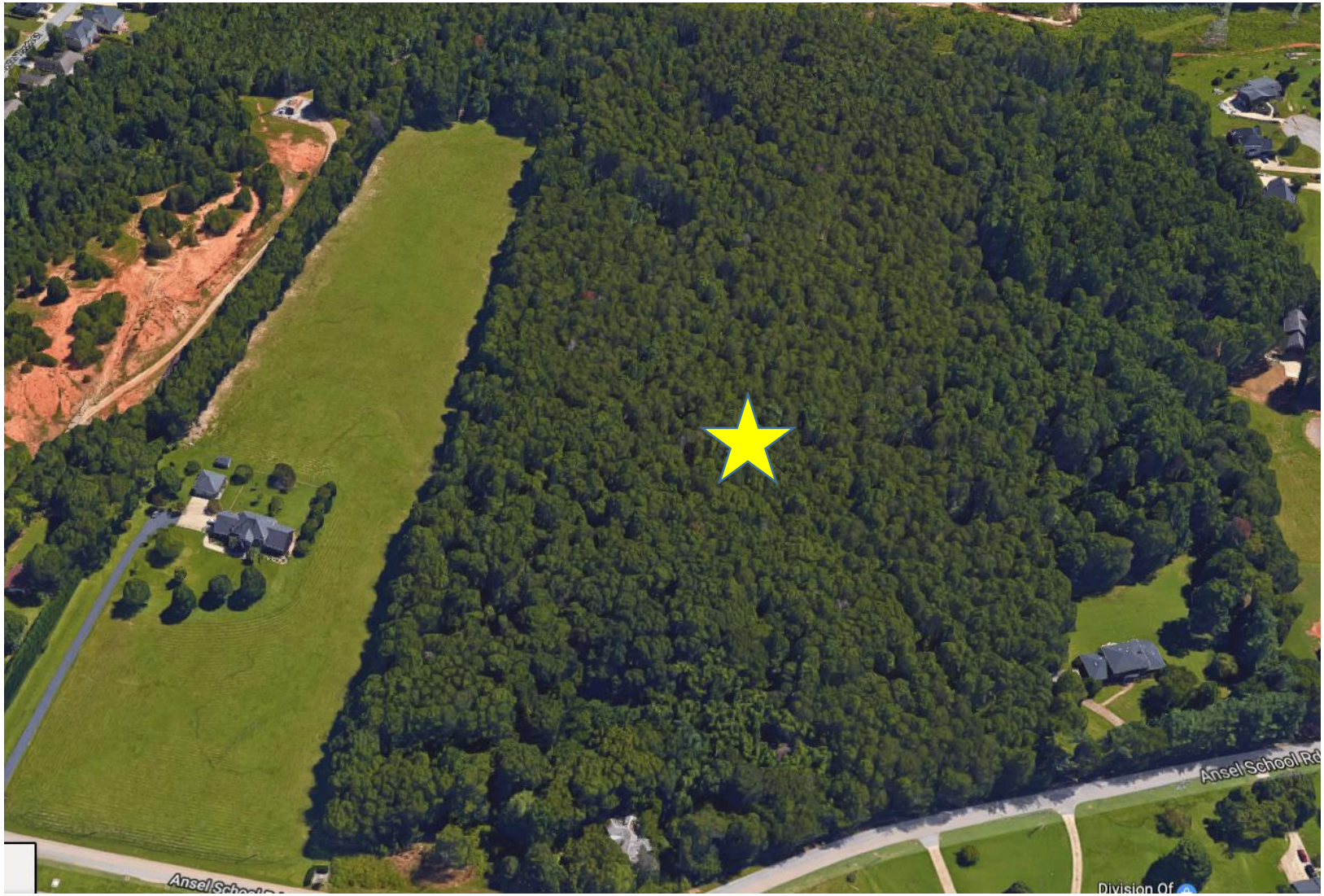
DOCKET NUMBER: AN 2018-15



Future Land Use Map

Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-15



Greer
City of Greer, SC

DOCKET NUMBER:	AN 2018-16
APPLICANT:	William McAbee
ADDRESS:	214 Center Street
PARCEL ID NUMBER:	9-03-05-014.00
EXISTING ZONING:	Unzoned (Spartanburg County)
REQUEST:	Annex and zone to R-7.5

Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-16

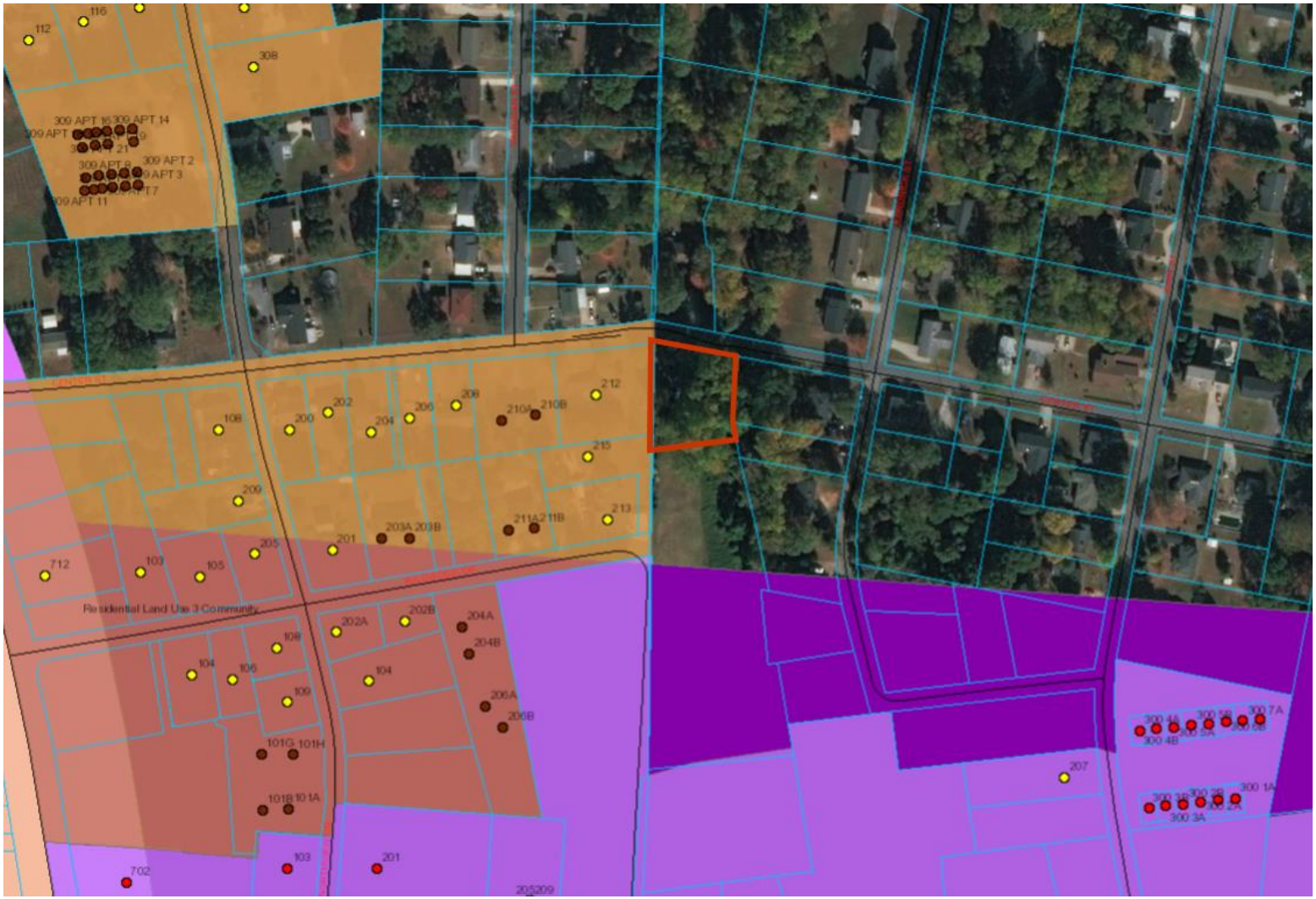
Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-16

Greer
City of Greer, SC

Zoning & Floodplain

DOCKET NUMBER: AN 2018-16



Future Land Use Map

Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-16

Greer
City of Greer, SC

Category Number: III.
Item Number: A.

AGENDA
GREER PLANNING COMMISSION
10/15/2018

Business Meeting Slides

ATTACHMENTS:

Description	Upload Date	Type
Business Meeting Slides	10/9/2018	Cover Memo
Staff Report for AN 2018-15	10/9/2018	Cover Memo
Staff Report for AN 2018-16	10/9/2018	Cover Memo
Sudduth Farms Final Development Plan	10/9/2018	Cover Memo

Planning Commission
City of Greer

October 15, 2018

New Business

Greer
City of Greer, SC

DOCKET NUMBER:	AN 2018-15
APPLICANT:	Mark III Properties
ADDRESS:	Ansel School Road
PARCEL ID NUMBER:	0537040101700
EXISTING ZONING:	Unzoned Greenville County
REQUEST:	Annex and zone to R-10, Residential District

Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-15

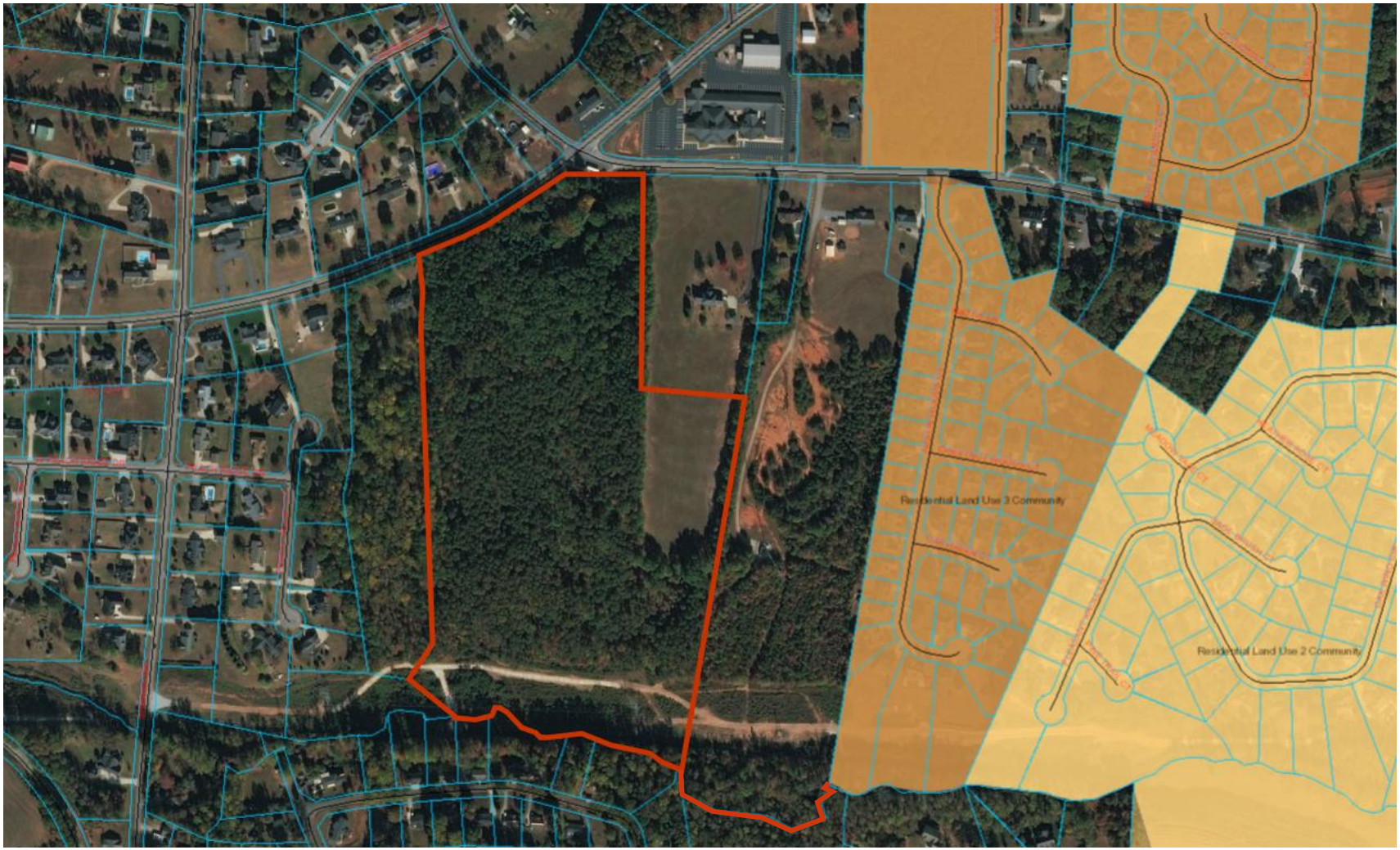
Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-15

Zoning & Floodplain

Greer
City of Greer, SC

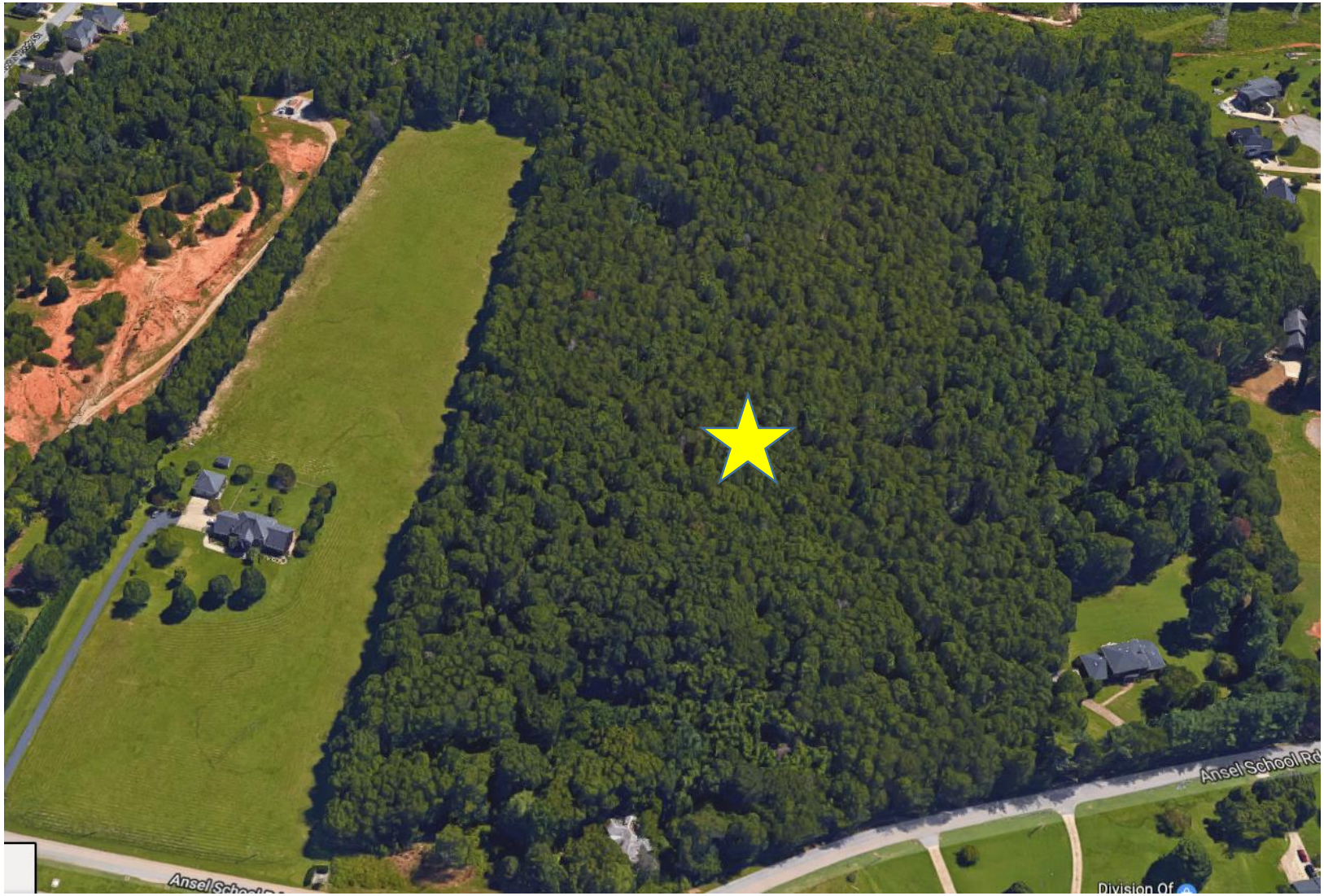
DOCKET NUMBER: AN 2018-15



Future Land Use Map

Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-15



Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-15

AN 2018-15 is an annexation and zoning request for property located on Ansel School Road. The request is to zone the property from Unzoned (Greenville County), to R-10, Single-Family Residential, for the development of 108 single-family units. The development will be known as Katherine's Garden. It began as a county project and through the acquisition of a strip of property, this development is now contiguous to the City of Greer. It is important to note that this development began in the County and has received preliminary plat approval from Greenville County. As such, this subdivision is waiting for final plat review in the City of Greer. This zoning and annexation request will be as it currently exists.

Surrounding land uses and zoning include:

North: Unzoned (Greenville County)
East: Unzoned (Greenville County)
South: Unzoned (Greenville County)
West: Unzoned (Greenville County)

The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel as a Residential Land Use 3 Community, with density appropriate at 4.6 units an acre and greater. As such, looking at the request for R-10, Single-Family Residential, is appropriate at this location as the density proposed is 3.2 units per acre. Therefore, this is a compatible land use with the Comprehensive Plan. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request.

STAFF RECOMMENDATION: Approval

Greer
City of Greer, SC

DOCKET NUMBER:	AN 2018-16
APPLICANT:	William McAbee
ADDRESS:	214 Center Street
PARCEL ID NUMBER:	9-03-05-014.00
EXISTING ZONING:	Unzoned (Spartanburg County)
REQUEST:	Annex and zone to R-7.5

Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-16

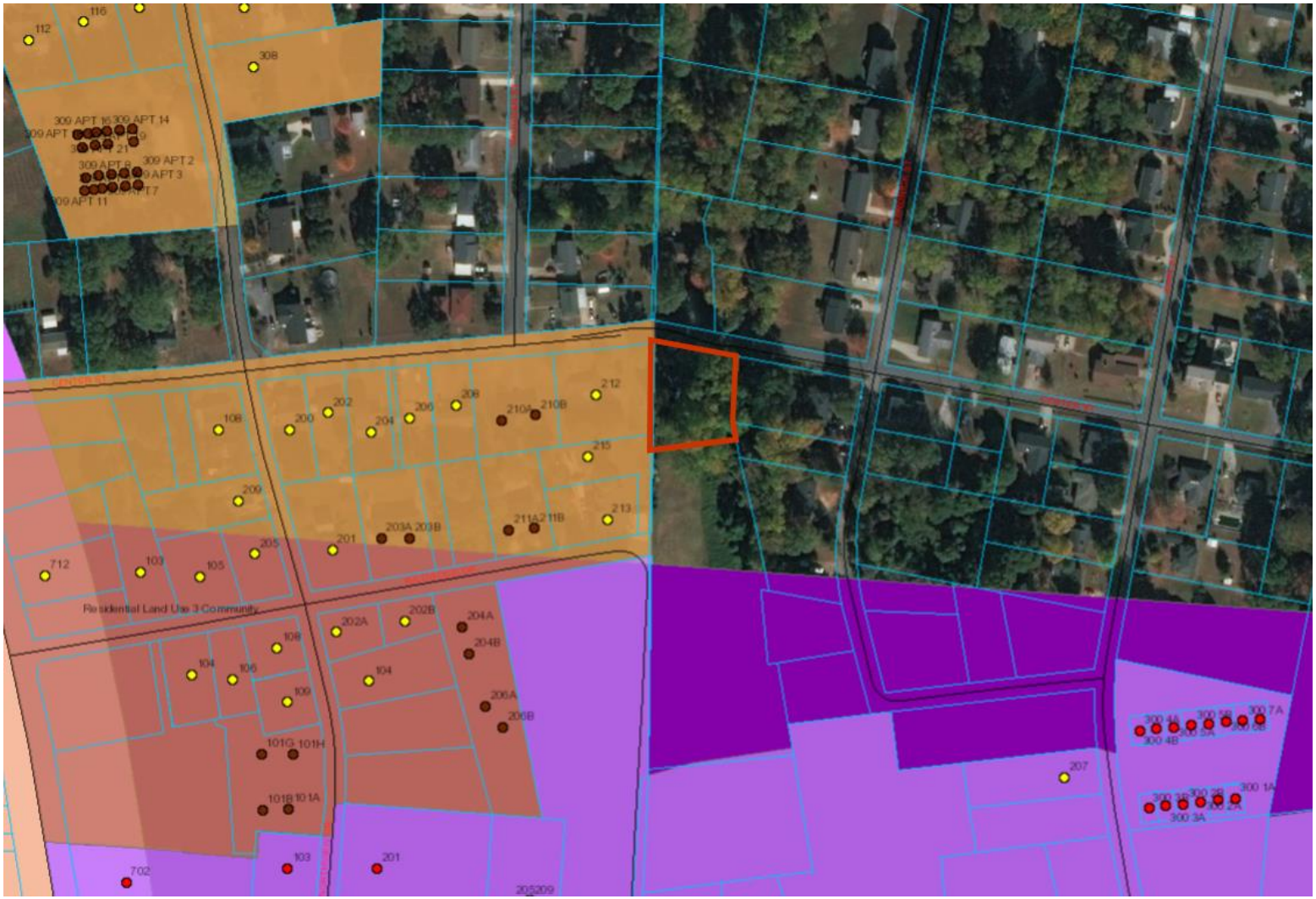
Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-16

Greer
City of Greer, SC

Zoning & Floodplain

DOCKET NUMBER: AN 2018-16



Future Land Use Map

Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-16

Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-16

AN 2018-16 is an annexation and zoning request for property located at 214 Center Street. The property is currently undeveloped. The request is to zone the property from Unzoned (Spartanburg County), to R-7.5, Single-Family Residential, for future development.

Surrounding land uses and zoning include:

North: Unzoned (Spartanburg County)
East: Unzoned (Spartanburg County)
South: Unzoned (Spartanburg County)
West: R-M1, Multifamily Residential (City of Greer)

The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel as a Residential Land Use 3 Community, with density appropriate at 4.6 units an acre and greater. As such, looking at the request for R-7.5, Single-Family Residential, is appropriate at this location. Therefore, this is a compatible land use with the Comprehensive Plan. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request.

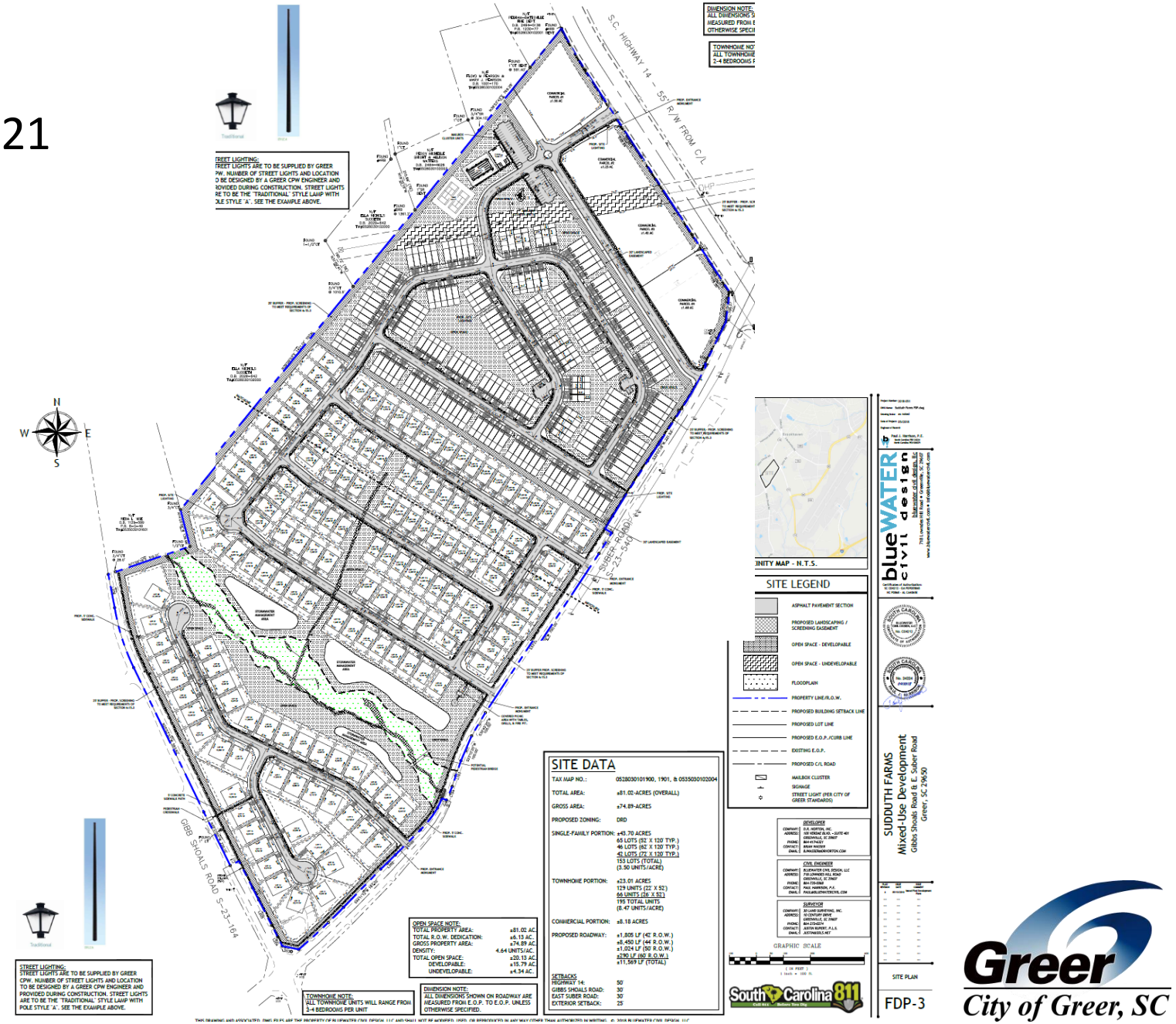
STAFF RECOMMENDATION: Approval

Greer
City of Greer, SC

DOCKET NUMBER:	SUB 2018-21 (Sudduth Farms)
APPLICANT:	D.R. Horton, INC.
ADDRESS:	Highway 14 & Gibbs Shoals Road
PARCEL ID NUMBER:	0528030101901, 0528030101900, 0535030102004
EXISTING ZONING:	DRD, Design Review District
REQUEST:	Final Development Plan Review

Greer
City of Greer, SC

DOCKET NUMBER: SUB 2018-21



ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, OCTOBER 15, 2018

DOCKET:	**AN 2018-15**
APPLICANT:	Mark III Properties
PROPERTY LOCATION:	Ansel School Road
TAX MAP NUMBER:	0537040101700
EXISTING ZONING:	Unzoned (Greenville County)
REQUEST:	R-10, Single-Family Residential
SIZE:	33.78 acres
COMPREHENSIVE PLAN:	Adjacent to Residential Land Use 3 Community

ANALYSIS: **AN 2018-09/10**

AN 2018-15 is an annexation and zoning request for property located on Ansel School Road. The request is to zone the property from Unzoned (Greenville County), to R-10, Single-Family Residential, for the development of 108 single-family units. The development will be known as Katherine's Garden. It began as a county project and through the acquisition of a strip of property, this development is now contiguous to the City of Greer. It is important to note that this development began in the County and has received preliminary plat approval from Greenville County. As such, this subdivision is waiting for final plat review in the City of Greer. This zoning and annexation request will be as it currently exists. Surrounding land uses and zoning include:

North: Unzoned (Greenville County)
East|: Unzoned (Greenville County)
South: Unzoned (Greenville County)
West: Unzoned (Greenville County)

The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel as a Residential Land Use 3 Community, with density appropriate at 4.6 units an acre and greater. As such, looking at the request for R-10, Single-Family Residential, is appropriate at this location as the density proposed is 3.2 units per acre. Therefore, this is a compatible land use with the Comprehensive Plan. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request.

STAFF RECOMMENDATION: Approval

ACTION:

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, OCTOBER 15, 2018

DOCKET:	**AN 2018-16**
APPLICANT:	William McAbee
PROPERTY LOCATION:	214 Center Street
TAX MAP NUMBER:	9-03-05-014.00
EXISTING ZONING:	Unzoned (Spartanburg County)
REQUEST:	R-7.5, Single-Family Residential
SIZE:	0.44 acres
COMPREHENSIVE PLAN:	Adjacent to Residential Land Use 3 Community

ANALYSIS: **AN 2018-16**

AN 2018-16 is an annexation and zoning request for property located at 214 Center Street. The property is currently undeveloped. The request is to zone the property from Unzoned (Spartanburg County), to R-7.5, Single-Family Residential, for future development.
Surrounding land uses and zoning include:

North:	Unzoned (Spartanburg County)
East:	Unzoned (Spartanburg County)
South:	Unzoned (Spartanburg County)
West:	R-M1, Multifamily Residential (City of Greer)

The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel as a Residential Land Use 3 Community, with density appropriate at 4.6 units an acre and greater. As such, looking at the request for R-7.5, Single-Family Residential, is appropriate at this location. Therefore, this is a compatible land use with the Comprehensive Plan. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request.

STAFF RECOMMENDATION: Approval

ACTION:

FINAL DEVELOPMENT PLANS FOR:

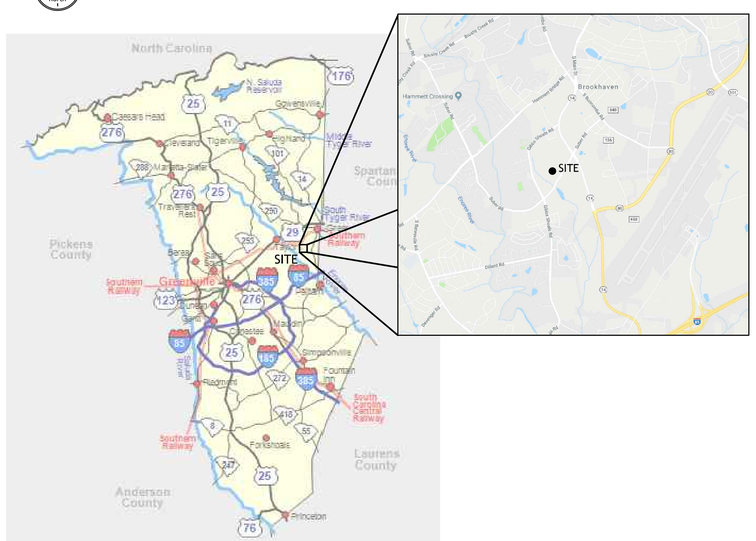
SUDDUTH FARMS

"MIXED-USE DEVELOPMENT"

GIBBS SHOALS ROAD - CITY OF GREER, SC

LOCATION MAP

N.T.S.



CONTACT INFORMATION

PLANNING & ZONING

COMPANY: City of Greer
ADDRESS: 301 E. Poinsett Street
Greer, SC 29651
PHONE: 864-968-7027
CONTACT: Kelli McCormick
kmccormick@cityofgreer.org

WATER & SANITARY SEWER

COMPANY: Greer CPW
ADDRESS: 301 McCall Street
Greer, SC 29652
PHONE: 864-968-3235
CONTACT: Kevin Reardon
kevin.reardon@greercpw.com

STORMWATER

COMPANY: City of Greer
ADDRESS: 301 E. Poinsett Street
Greer, SC 29651
PHONE: 864-801-2026
CONTACT: Brandon Wagner
bwagner@cityofgreer.org

ENGINEERING

COMPANY: City of Greer
ADDRESS: 301 E. Poinsett Street
Greer, SC 29651
PHONE: 864-848-2181
CONTACT: Steve Grant
sgrant@cityofgreer.org

SHEET INDEX

DESCRIPTION	DWG. NO.
TITLE SHEET	FDP-0
EXISTING CONDITIONS PLAN	FDP-1 - FDP-2
SITE PLAN	FDP-3 - FDP-4
GRADING & DRAINAGE PLAN	FDP-5 - FDP-6
UTILITY PLAN	FDP-7 - FDP-8

OWNER/DEVELOPER

COMPANY: D.R. HORTON, INC.
ADDRESS: 100 VERDAE BLVD. – SUITE 401
GREENVILLE, SC 29607
PHONE: 864-417-6321
CONTACT: BRIAN WASSER
EMAIL: BJWASSER@DRHORTON.COM

CIVIL ENGINEER

COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWNDES HILL ROAD
GREENVILLE, SC 29607
PHONE: 864-735-5068
CONTACT: PAUL J. HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR

COMPANY: 3D LAND SURVEYING
ADDRESS: 10 CENTURY DRIVE
GREENVILLE, SC 29607
PHONE: 864-272-0274
CONTACT: DAVID MODNEY, PLS
EMAIL: DAVID@3DLS.NET

"I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of *Title 48, Chapter 14 of the Code of Laws of SC, 1976* as amended, pursuant to *Regulation 72-300* et seq. (if applicable), and in accordance with the terms and conditions of *SCR100000*."

Paul J. Harrison 09/10/18

PAUL J. HARRISON - SCPE# 24224 DATE

Know what's **below.**
Call before you dig.

Project Number: 2018-051
DWG Name: Sudduth Farms FDP.dwg
Drawing Scale: as noted
Date of Project: 05/2018
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

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

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 24224 PAUL JAMES HARRISON 09/10/18

SUDDUTH FARMS
Mixed-Use Development
Gibbs Shoals Road & E. Suber Road
Greer, SC 29650

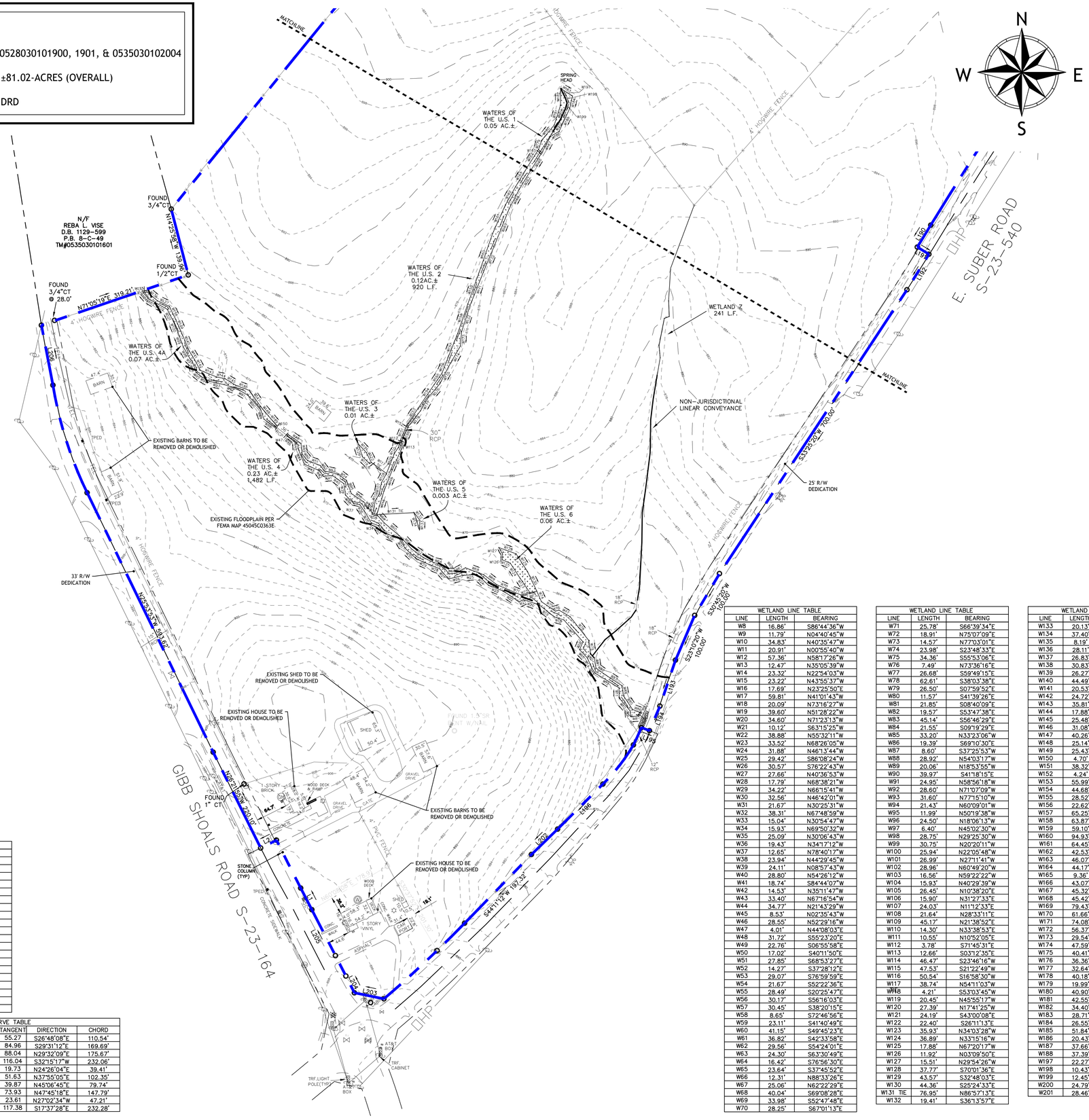
PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	09/10/2018	Issued Final Development Plans

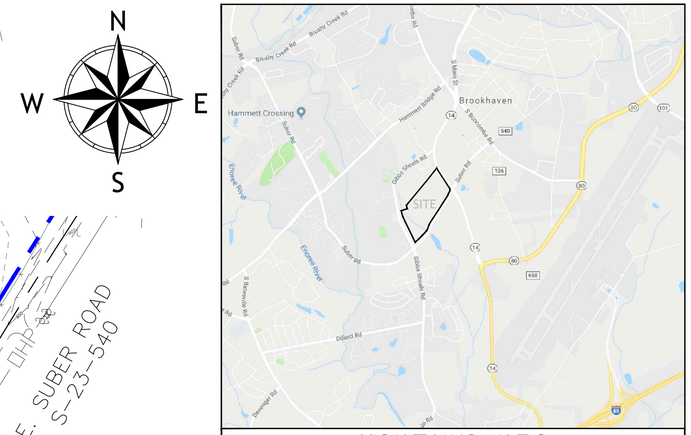
FINAL DEVELOPMENT PLAN

FDP-0

SITE DATA

TAX MAP NO.:	0528030101900, 1901, & 0535030102004
TOTAL AREA:	±81.02-ACRES (OVERALL)
EXISTING ZONING:	DRD





VICINITY MAP - N.T.S.

EXISTING LEGEND

	EXISTING IRON PIN
	ADJACENT PROPERTY LINE
	PROPERTY LINE/R.O.W.
	EDGE OF PAVEMENT
	POWER POLE
OHP	OVERHEAD ELECTRIC
SD	EXISTING STORM DRAINAGE
S	EXISTING SEWER MANHOLE
840	EXISTING CONTOURS

PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
L1	49.96'	N27°13'08"W
L2	36.29'	S63°36'50"W
L3	277.93'	S56°58'49"W
L4	125.00'	S33°01'11"E
L5	277.83'	N56°58'49"E
L6	125.00'	S32°58'31"E
L7	170.75'	S25°57'00"W
L189	5.00'	S64°03'00"E
L190	52.99'	S31°23'16"W
L191	28.00'	S58°36'44"E
L192	86.08'	S31°43'02"W
L193	100.00'	S18°40'20"W
L194	54.92'	S23°03'03"W
L195	18.00'	S68°27'15"E
L196	131.23'	S45°09'14"W
L202	75.04'	S45°52'21"W
L203	62.11'	N78°20'30"W
L204	38.61'	N26°51'59"W
L205	106.20'	N27°13'08"W
L206	125.58'	N10°51'54"W

PROPERTY CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	110.54'	7606.00'	0°49'58"	55.27	S26°48'08"E	110.54'
C2	169.77'	1664.24'	5°50'41"	84.96	S29°31'12"E	169.69'
C3	175.81'	1306.54'	7°42'35"	88.04	N29°32'09"E	175.67'
C4	232.07'	8157.04'	1°37'48"	116.04	S32°15'17"W	232.06'
C5	39.43'	391.00'	5°46'38"	19.73	N24°26'04"E	39.41'
C6	102.65'	387.23'	15°11'20"	51.63	N37°55'05"E	102.35'
C7	79.74'	2467.00'	1°51'07"	39.87	N45°06'45"E	79.74'
C8	147.81'	2467.00'	3°25'58"	73.93	N47°45'18"E	147.79'
C9	47.21'	7672.00'	0°21'09"	23.61	N27°02'34"W	47.21'
C10	233.10'	801.63'	16°39'38"	117.38	S17°37'28"E	232.28'

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
W8	16.86'	S86°44'36"W
W9	11.79'	N04°40'45"W
W10	34.83'	N40°35'47"W
W11	20.91'	N00°55'40"W
W12	57.36'	N58°17'26"W
W13	12.47'	N35°05'39"W
W14	23.32'	N22°54'03"W
W15	23.22'	N43°55'37"W
W16	17.69'	N23°25'50"E
W17	59.81'	N41°01'43"W
W18	20.09'	N73°16'27"W
W19	39.60'	N51°28'22"W
W20	34.60'	N71°23'15"W
W21	10.12'	S63°15'25"W
W22	38.88'	N55°32'11"W
W23	33.52'	N68°26'05"W
W24	31.88'	N46°13'44"W
W25	29.42'	S86°08'24"W
W26	30.57'	S76°22'43"W
W27	27.66'	N40°36'53"W
W28	17.79'	N68°38'21"W
W29	34.22'	N66°15'41"W
W30	32.56'	N46°42'01"W
W31	21.67'	N30°25'31"W
W32	38.31'	N67°48'59"W
W33	15.04'	N30°54'47"W
W34	15.93'	N69°50'32"W
W35	25.09'	N30°06'43"W
W36	19.43'	N34°17'12"W
W37	12.65'	N78°40'17"W
W38	23.94'	N44°29'45"W
W39	24.11'	N08°57'43"W
W40	28.80'	N54°26'12"W
W41	18.74'	S84°44'07"W
W42	14.53'	N35°11'47"W
W43	33.40'	N67°16'54"W
W44	34.77'	N21°43'29"W
W45	8.53'	N02°35'43"W
W46	28.55'	N52°29'16"W
W47	4.01'	N44°08'03"E
W48	31.72'	S55°33'20"E
W49	22.76'	S06°55'58"E
W50	17.02'	S40°11'50"E
W51	27.85'	S68°53'27"E
W52	14.27'	S37°28'12"E
W53	29.07'	S76°59'59"E
W54	21.67'	S52°22'36"E
W55	28.49'	S20°25'47"E
W56	30.17'	S56°16'03"E
W57	30.45'	S38°20'15"E
W58	8.65'	S72°46'56"E
W59	23.11'	S41°40'49"E
W60	41.15'	S49°45'23"E
W61	36.82'	S42°33'58"E
W62	29.56'	S54°24'01"E
W63	24.30'	S63°30'49"E
W64	16.42'	S76°56'50"E
W65	23.64'	S37°45'55"E
W66	12.31'	N88°33'26"E
W67	25.06'	N62°22'29"E
W68	40.04'	S69°08'28"E
W69	33.98'	S52°47'48"E
W70	28.25'	S67°01'13"E

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
W71	25.78'	S66°39'34"E
W72	18.91'	N75°07'09"E
W73	14.57'	N77°03'01"E
W74	23.98'	S23°48'33"E
W75	34.36'	S55°53'06"E
W76	7.49'	N73°36'16"E
W77	26.68'	S59°49'15"E
W78	62.61'	S38°03'38"E
W79	26.50'	S07°59'52"E
W80	11.57'	S41°39'26"E
W81	21.85'	S08°40'09"E
W82	19.57'	S53°47'38"E
W83	45.14'	S56°46'29"E
W84	21.55'	S09°19'29"E
W85	33.20'	N33°23'06"W
W86	19.39'	S69°10'30"E
W87	8.60'	S37°25'53"W
W88	28.92'	N54°03'17"W
W89	20.06'	N18°53'55"W
W90	39.97'	S41°18'15"E
W91	24.95'	N58°56'18"W
W92	28.60'	N71°07'09"W
W93	31.60'	N77°15'10"W
W94	21.43'	N60°09'01"W
W95	11.99'	N50°19'38"W
W96	24.50'	N18°06'13"W
W97	6.40'	N45°02'30"W
W98	28.75'	N29°25'30"W
W99	30.75'	N20°20'11"W
W100	25.94'	N22°05'48"W
W101	26.99'	N27°11'41"W
W102	28.96'	N60°49'20"W
W103	16.56'	N59°22'22"W
W104	15.93'	N40°29'39"W
W105	26.45'	N10°38'20"E
W106	15.90'	N31°27'13"E
W107	24.03'	N11°12'33"E
W108	21.64'	N28°33'11"E
W109	45.17'	N21°38'52"E
W110	14.30'	N33°38'53"E
W111	10.55'	N10°52'05"E
W112	3.78'	S71°45'31"E
W113	12.66'	S03°12'35"E
W114	46.47'	S23°46'16"W
W115	47.53'	S21°22'49"W
W116	50.54'	S16°58'30"W
W117	38.74'	N54°11'03"W
W118	4.21'	S53°03'45"W
W119	20.45'	N45°55'17"W
W120	27.39'	N17°41'25"W
W121	24.19'	S43°00'08"E
W122	22.40'	S26°11'13"E
W123	35.93'	N34°03'28"W
W124	36.89'	N33°15'16"W
W125	17.88'	N67°20'17"W
W126	11.92'	N03°09'50"E
W127	15.51'	N29°54'26"W
W128	37.77'	S70°01'36"E
W129	43.57'	S32°48'03"E
W130	44.36'	S25°24'33"E
W131 TIE	76.95'	N86°57'13"E
W132	19.41'	S36°13'57"E

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
W133	20.13'	S01°38'39"W
W134	37.40'	N16°55'55"W
W135	8.19'	N80°41'21"E
W136	28.11'	S49°32'41"E
W137	26.83'	S64°58'14"E
W138	30.83'	S26°18'25"E
W139	26.27'	S23°49'27"E
W140	44.49'	S22°55'49"E
W141	20.53'	S31°32'31"E
W142	24.72'	S28°13'46"E
W143	35.81'	S67°42'27"E
W144	17.88'	S78°32'59"E
W145	25.48'	S58°22'10"E
W146	31.08'	S69°05'13"E
W147	40.26'	S34°21'15"E
W148	25.14'	S40°01'46"E
W149	25.43'	S40°16'14"E
W150	4.70'	S28°35'37"W
W151	38.32'	N22°47'44"E
W152	4.24'	N58°37'30"W
W153	55.99'	N34°16'57"E
W154	44.68'	N34°06'01"E
W155	28.52'	N34°19'41"E
W156	22.62'	N21°24'30"E
W157	65.25'	N21°35'48"E
W158	63.87'	N19°01'45"E
W159	59.10'	N19°41'32"E
W160	94.93'	N19°13'03"E
W161	64.45'	N23°57'27"E
W162	42.53'	N29°09'02"E
W163	46.07'	N31°00'18"E
W164	44.17'	N32°27'16"E
W165	9.36'	S47°27'24"E
W166	43.07'	S32°05'50"W
W167	45.32'	S31°05'05"W
W168	45.42'	S27°34'22"W
W169	79.43'	S21°46'32"W
W170	61.66'	S22°37'36"W
W171	74.08'	S21°45'01"W
W172	56.37'	S17°49'39"W
W173	28.54'	S04°42'49"W
W174	47.59'	S29°59'59"W
W175	40.41'	S26°48'31"W
W176	36.36'	S40°15'27"W
W177	32.64'	S30°24'29"W
W178	40.18'	S38°13'25"W
W179	19.99'	N18°59'47"E
W180	40.90'	N39°10'27"E
W181	42.55'	N17°40'56"E
W182	34.40'	N00°31'20"E
W183	28.71'	S57°49'37"E
W184	26.55'	S12°27'39"W
W185	51.84'	S24°58'55"W
W186	20.43'	S58°59'32"W
W187	37.66'	S28°17'42"W
W188	37.39'	S23°26'47"W
W197	22.27'	S28°19'56"E
W198	10.43'	S18°26'59"E
W199	12.45'	S16°50'45"W
W200	24.79'	S24°28'27"W
W201	28.46'	S32°13'17"W

DEVELOPER

COMPANY: D.R. HORTON, INC.
ADDRESS: 100 VERDAE BLVD. - SUITE 401 GREENVILLE, SC 29607
PHONE: 864-417-6321
CONTACT: BRIAN WASSER
EMAIL: BJWASSER@DRHORTON.COM

CIVIL ENGINEER

COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWNDES HILL ROAD GREENVILLE, SC 29607
PHONE: 864-735-5068
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR

COMPANY: 3D LAND SURVEYING, INC.
ADDRESS: 10 CENTURY DRIVE GREENVILLE, SC 29607
PHONE: 864-272-0274
CONTACT: JUSTIN RUPERT, P.L.S.
EMAIL: JUSTIN@3DLS.NET

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

South Carolina 811 Call 811 Before You Dig

Project Number: 2018-051
DWG Name: Sudduth Farms FDP.dwg
Drawing Scale: as noted
Date of Project: 05/2018
Engineer of Record:

Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371

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www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

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

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 24224 09/10/18 PAUL J. HARRISON III

SUDDUTH FARMS
Mixed-Use Development
Gibbs Shoals Road & E. Suber Road
Greer, SC 29650

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	09/10/2018	Issued Final Development Plans

EXISTING CONDITIONS PLAN

FDP-1

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SITE DATA

TAX MAP NO.:	0528030101900, 1901, & 0535030102004
TOTAL AREA:	±81.02-ACRES (OVERALL)
EXISTING ZONING:	DRD

WETLAND LINE TABLE

LINE	LENGTH	BEARING
W8	16.86'	S86°44'36"W
W9	11.79'	N04°40'45"W
W10	34.83'	N40°35'47"W
W11	20.91'	N00°55'40"W
W12	57.36'	N58°17'26"W
W13	12.47'	N35°05'39"W
W14	23.32'	N22°54'03"W
W15	23.22'	N43°55'37"W
W16	17.69'	N23°25'50"E
W17	59.81'	N41°01'43"W
W18	20.09'	N73°16'27"W
W19	39.60'	N51°28'22"W
W20	34.60'	N71°23'13"W
W21	10.12'	S63°15'25"W
W22	38.88'	N55°32'11"W
W23	33.52'	N68°26'05"W
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W30	32.56'	N46°42'01"W
W31	21.67'	N30°25'31"W
W32	38.31'	N67°48'59"W
W33	15.04'	N30°54'47"W
W34	15.93'	N69°50'32"W
W35	25.09'	N30°06'43"W
W36	19.43'	N34°17'12"W
W37	12.65'	N78°40'17"W
W38	23.94'	N44°29'45"W
W39	24.11'	N08°57'43"W
W40	28.80'	N54°26'12"W
W41	18.74'	S84°44'07"W
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W43	33.40'	N67°16'54"W
W44	34.77'	N21°43'29"W
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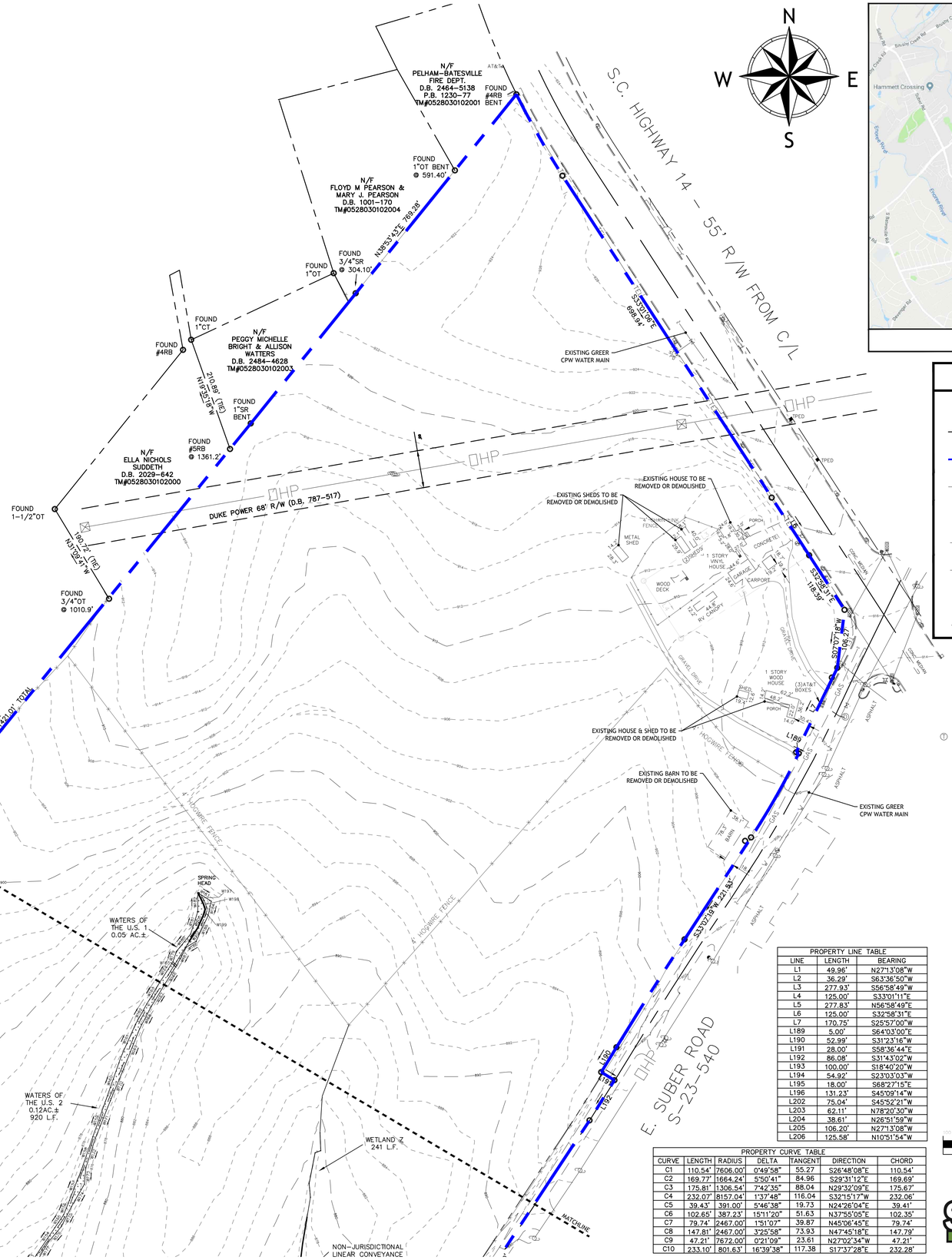
W48	31.72'	S55°23'20"E
W49	22.76'	S06°55'58"E
W50	17.02'	S40°11'50"E
W51	27.85'	S68°53'27"E
W52	14.27'	S37°28'12"E
W53	29.07'	S76°59'59"E
W54	21.67'	S52°22'36"E
W55	28.49'	S20°25'47"E
W56	30.17'	S56°16'03"E
W57	30.45'	S38°20'15"E
W58	8.65'	S72°46'56"E
W59	23.11'	S41°40'49"E
W60	41.15'	S49°45'23"E
W61	36.82'	S42°33'58"E
W62	29.56'	S54°24'01"E
W63	24.30'	S63°30'49"E
W64	16.42'	S76°56'30"E
W65	23.64'	S37°45'52"E
W66	12.31'	N88°33'26"E
W67	25.06'	N62°22'29"E
W68	40.04'	S69°08'28"E
W69	33.98'	S52°47'48"E
W70	28.25'	S67°01'13"E

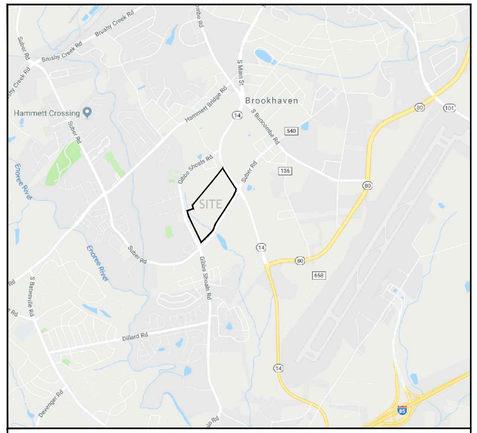
WETLAND LINE TABLE

LINE	LENGTH	BEARING
W71	25.78'	S66°39'34"E
W72	18.91'	N75°07'09"E
W73	14.57'	N77°03'01"E
W74	23.98'	S23°48'33"E
W75	34.36'	S55°53'06"E
W76	7.49'	N73°36'16"E
W77	26.68'	S59°49'15"E
W78	62.61'	S38°03'38"E
W79	26.50'	S07°59'52"E
W80	11.57'	S41°39'26"E
W81	21.85'	S08°40'09"E
W82	19.57'	S53°47'38"E
W83	45.14'	S56°46'29"E
W84	21.55'	S09°19'29"E
W85	33.20'	N33°23'06"W
W86	19.39'	S69°10'30"E
W87	8.60'	S37°25'53"W
W88	28.92'	N54°03'17"W
W89	20.06'	N18°53'55"W
W90	39.97'	S41°18'15"E
W91	24.95'	N58°56'18"W
W92	28.60'	N71°07'09"W
W93	31.60'	N77°15'10"W
W94	21.43'	N60°09'01"W
W95	11.99'	N50°19'38"W
W96	24.50'	N18°06'13"W
W97	6.40'	N45°02'30"W
W98	28.75'	N29°25'30"W
W99	30.75'	N20°20'11"W
W100	25.94'	N22°05'48"W
W101	26.99'	N27°11'41"W
W102	28.96'	N60°49'20"W
W103	16.56'	N59°22'22"W
W104	15.93'	N40°29'39"W
W105	26.45'	N10°38'20"E
W106	15.90'	N31°27'33"E
W107	24.03'	N11°12'33"E
W108	21.64'	N28°33'11"E
W109	45.17'	N21°38'52"E
W110	14.30'	N33°38'53"E
W111	10.55'	N10°52'05"E
W112	3.78'	S71°45'31"E
W113	12.66'	S03°12'35"E
W114	46.47'	S23°46'16"W
W115	47.53'	S21°22'49"W
W116	50.54'	S16°58'30"W
W117	38.74'	N54°11'03"W
W118	4.21'	S53°03'45"W
W119	20.45'	N45°55'17"W
W120	27.39'	N17°41'25"W
W121	24.19'	S43°00'08"E
W122	22.40'	S26°11'13"E
W123	35.93'	N34°03'28"W
W124	36.89'	N33°15'16"W
W125	17.88'	N67°20'17"W
W126	11.92'	N03°09'50"E
W127	15.51'	N29°54'26"W
W128	37.77'	S70°01'36"E
W129	43.57'	S32°48'03"E
W130	44.36'	S25°24'33"E
W131 TIE	76.95'	N86°57'13"E
W132	19.41'	S36°13'57"E

WETLAND LINE TABLE

LINE	LENGTH	BEARING
W133	20.13'	S01°38'39"W
W134	37.40'	N16°55'55"W
W135	8.19'	N80°41'21"E
W136	28.11'	S49°32'41"E
W137	26.83'	S64°58'14"E
W138	30.83'	S26°18'25"E
W139	26.27'	S23°49'27"E
W140	44.49'	S22°55'49"E
W141	20.53'	S31°32'31"E
W142	24.72'	S28°13'46"E
W143	35.81'	S67°42'27"E
W144	17.88'	S78°32'59"E
W145	25.48'	S58°22'10"E
W146	31.08'	S69°05'13"E
W147	40.26'	S34°21'15"E
W148	25.14'	S40°01'46"E
W149	25.43'	S40°16'14"E
W150	4.70'	S28°35'37"W
W151	38.32'	N22°47'44"E
W152	4.24'	N58°37'30"W
W153	55.99'	N34°16'57"E
W154	44.68'	N34°06'01"E
W155	28.52'	N34°19'01"E
W156	22.62'	N21°24'30"E
W157	65.25'	N21°35'48"E
W158	63.87'	N19°01'45"E
W159	59.10'	N19°41'32"E
W160	94.93'	N19°13'03"E
W161	64.45'	N23°57'27"E
W162	42.53'	N29°09'02"E
W163	46.07'	N31°00'18"E
W164	44.17'	N32°27'16"E
W165	9.36'	S47°27'24"E
W166	43.07'	S32°05'50"W
W167	45.32'	S31°05'05"W
W168	45.42'	S27°34'22"W
W169	79.43'	S21°46'32"W
W170	61.66'	S22°37'36"W
W171	74.08'	S21°45'01"W
W172	56.37'	S17°49'59"W
W173	29.54'	S04°42'49"W
W174	47.59'	S29°59'59"W
W175	40.41'	S26°48'31"W
W176	36.36'	S40°15'27"W
W177	32.64'	S30°24'29"W
W178	40.18'	S38°13'25"W
W179	19.99'	N18°59'47"E
W180	40.90'	N39°10'27"E
W181	42.55'	N17°40'56"E
W182	34.40'	N00°31'20"E
W183	28.71'	S57°49'37"E
W184	26.55'	S12°27'39"W
W185	51.84'	S24°58'55"W
W186	20.43'	S58°59'32"W
W187	37.66'	S28°17'42"W
W188	37.39'	S23°26'47"W
W197	22.27'	S26°19'56"E
W198	10.43'	S18°26'59"E
W199	12.45'	S16°50'45"W
W200	24.79'	S24°28'27"W
W201	28.46'	S32°13'17"W





VICINITY MAP - N.T.S.

EXISTING LEGEND

	EXISTING IRON PIN
	ADJACENT PROPERTY LINE
	PROPERTY LINE/R.O.W.
	EDGE OF PAVEMENT
	POWER POLE
OHP	OVERHEAD ELECTRIC
SD	EXISTING STORM DRAINAGE
S	EXISTING SEWER MANHOLE
840	EXISTING CONTOURS

PROPERTY LINE TABLE

LINE	LENGTH	BEARING
L1	49.96'	N27°13'08"W
L2	36.29'	S63°36'50"W
L3	277.93'	S56°58'49"W
L4	125.00'	S33°01'11"E
L5	277.83'	N56°58'49"E
L6	125.00'	S32°58'31"E
L7	170.75'	S25°57'00"W
L189	5.00'	S64°03'00"E
L190	52.99'	S31°23'16"W
L191	28.00'	S58°36'44"E
L192	86.08'	S31°43'02"W
L193	100.00'	S18°40'20"W
L194	54.92'	S23°03'03"W
L195	18.00'	S68°27'15"E
L196	131.23'	S45°09'14"W
L202	75.04'	S45°52'21"W
L203	62.11'	N78°20'30"W
L204	38.61'	N26°51'59"W
L205	106.20'	N27°13'08"W
L206	125.58'	N10°51'54"W

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	110.54'	7606.00'	0°49'58"	55.27	S26°48'08"E	110.54'
C2	169.77'	1664.24'	5°50'41"	84.96	S29°31'12"E	169.69'
C3	175.81'	1306.54'	7°42'35"	88.04	N29°32'09"E	175.67'
C4	232.07'	8157.04'	1°37'48"	116.04	S32°15'17"W	232.06'
C5	39.43'	391.00'	5°46'38"	19.73	N24°26'04"E	39.41'
C6	102.65'	387.23'	15°11'20"	51.63	N37°55'05"E	102.35'
C7	79.74'	2467.00'	1°51'07"	39.87	N45°06'45"E	79.74'
C8	147.81'	2467.00'	3°25'58"	73.93	N47°45'18"E	147.79'
C9	47.21'	7672.00'	0°21'09"	23.61	N27°02'34"W	47.21'
C10	233.10'	801.63'	16°39'38"	117.38	S17°37'28"E	232.28'

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

South Carolina 811 Call 811 Before You Dig

DEVELOPER

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Drawing Scale: as noted
Date of Project: 05/2018
Engineer of Record:

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North Carolina PE# 038371

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Certificates of Authorization:
SC C04212 - GA PE7005865
NC P0868 - AL CA4065E

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

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 24224 09/10/2018 PAUL J. HARRISON

SUDDUTH FARMS
Mixed-Use Development
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EXISTING CONDITIONS PLAN

FDP-2

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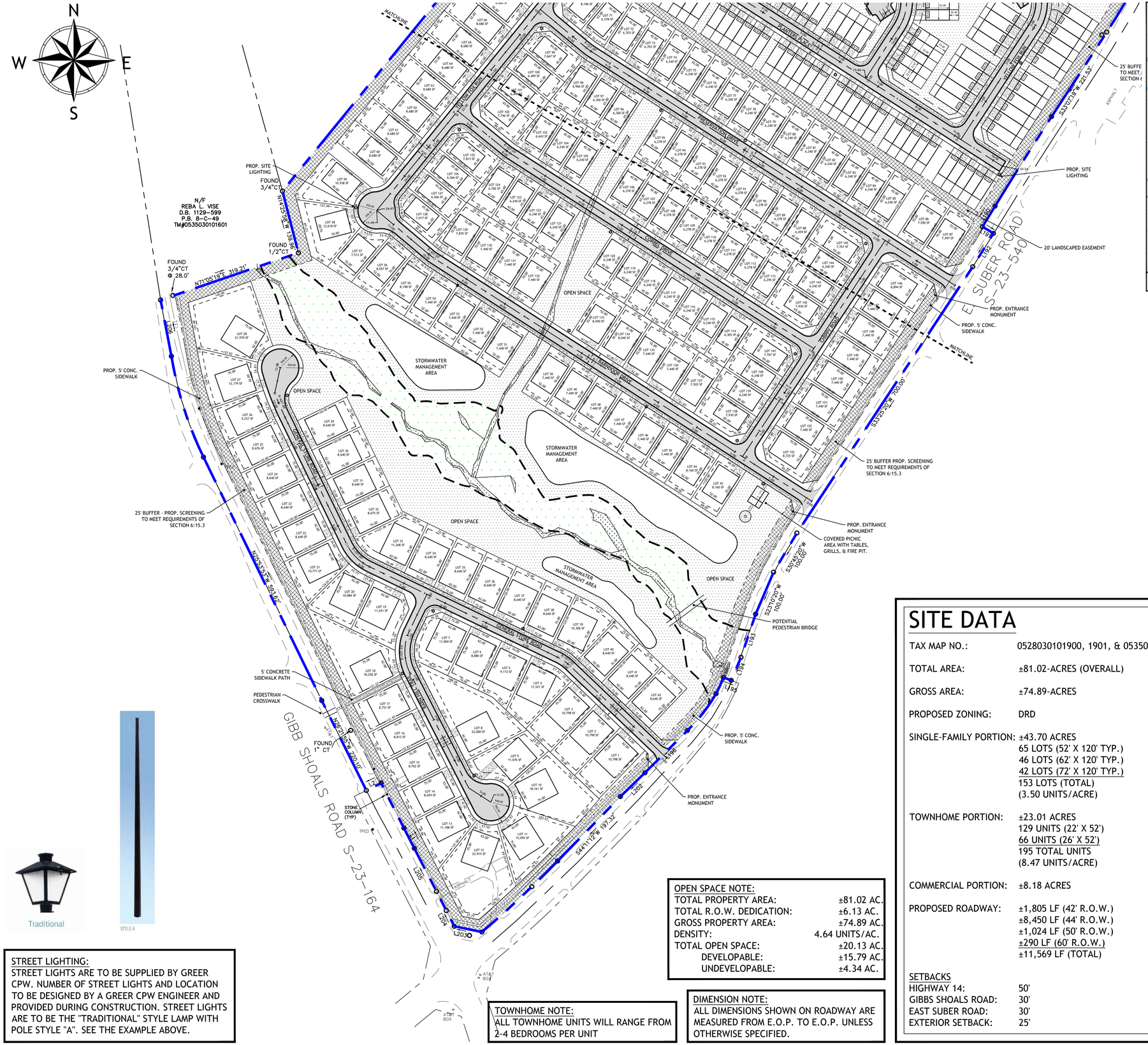

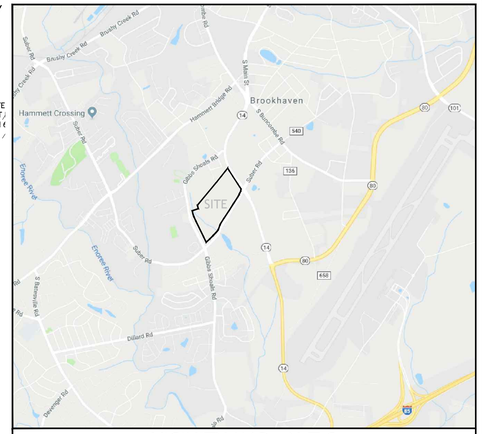

VICINITY MAP - N.T.S.

SITE LEGEND

- ASPHALT PAVEMENT SECTION
- PROPOSED LANDSCAPING / SCREENING EASEMENT
- OPEN SPACE - DEVELOPABLE
- OPEN SPACE - UNDEVELOPABLE
- FLOODPLAIN
- 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
- MAILBOX CLUSTER
- SIGNAGE
- STREET LIGHT (PER CITY OF GREER STANDARDS)

SITE DATA

TAX MAP NO.:	0528030101900, 1901, & 0535030102004
TOTAL AREA:	±81.02-ACRES (OVERALL)
GROSS AREA:	±74.89-ACRES
PROPOSED ZONING:	DRD
SINGLE-FAMILY PORTION:	±43.70 ACRES 65 LOTS (52' X 120' TYP.) 46 LOTS (62' X 120' TYP.) 42 LOTS (72' X 120' TYP.) 153 LOTS (TOTAL) (3.50 UNITS/ACRE)
TOWNHOME PORTION:	±23.01 ACRES 129 UNITS (22' X 52') 66 UNITS (26' X 52') 195 TOTAL UNITS (8.47 UNITS/ACRE)
COMMERCIAL PORTION:	±8.18 ACRES
PROPOSED ROADWAY:	±1,805 LF (42' R.O.W.) ±8,450 LF (44' R.O.W.) ±1,024 LF (50' R.O.W.) ±290 LF (60' R.O.W.) ±11,569 LF (TOTAL)

SETBACKS

HIGHWAY 14:	50'
GIBBS SHOALS ROAD:	30'
EAST SUBER ROAD:	30'
EXTERIOR SETBACK:	25'

OPEN SPACE NOTE:

TOTAL PROPERTY AREA:	±81.02 AC.
TOTAL R.O.W. DEDICATION:	±6.13 AC.
GROSS PROPERTY AREA:	±74.89 AC.
DENSITY:	4.64 UNITS/AC.
TOTAL OPEN SPACE:	±20.13 AC.
DEVELOPABLE:	±15.79 AC.
UNDEVELOPABLE:	±4.34 AC.

TOWNHOME NOTE:
ALL TOWNHOME UNITS WILL RANGE FROM 2-4 BEDROOMS PER UNIT

DIMENSION NOTE:
ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.

STREET LIGHTING:
STREET LIGHTS ARE TO BE SUPPLIED BY GREER CPW. NUMBER OF STREET LIGHTS AND LOCATION TO BE DESIGNED BY A GREER CPW ENGINEER AND PROVIDED DURING CONSTRUCTION. STREET LIGHTS ARE TO BE THE "TRADITIONAL" STYLE LAMP WITH POLE STYLE "A". SEE THE EXAMPLE ABOVE.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

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Drawing Scale: as noted
Date of Project: 05/2018
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South Carolina PE# 24224
North Carolina PE# 038371

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SITE PLAN

FDP-3

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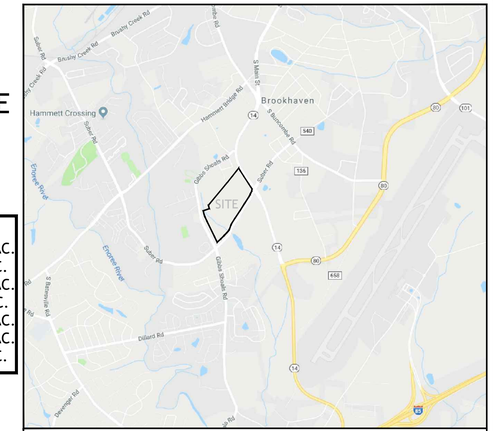

VICINITY MAP - N.T.S.

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GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

South Carolina 811 — Call 811 Before You Dig

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DWG Name: Sudduth Farms FDP.dwg
Drawing Scale: as noted
Date of Project: 05/2018
Engineer of Record:
Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371

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SUDDUTH FARMS
Mixed-Use Development
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Greer, SC 29650

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	09/10/2018	Issued Final Development Plans

SITE PLAN

FDP-4

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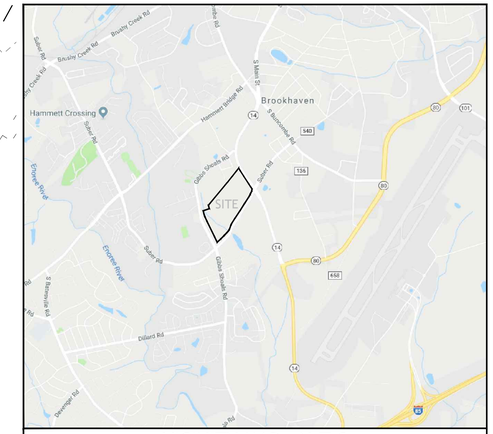

VICINITY MAP - N.T.S.

GRADING PLAN LEGEND

798 -AND- 800	PROPOSED CONTOURS
789 -AND- 790	EXISTING CONTOURS
x x	PROPOSED SAFETY FENCE
	PROPOSED STORM EASEMENT
SD	PROPOSED STORM DRAINAGE
SD	PROPOSED STORM STRUCTURES
SD	PROPOSED F.E.S.,O.S., & H.W.

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GRAPHIC SCALE

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N W E S

South Carolina 811 Call 811 Before You Dig

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GRADING & DRAINAGE PLAN

FDP-5

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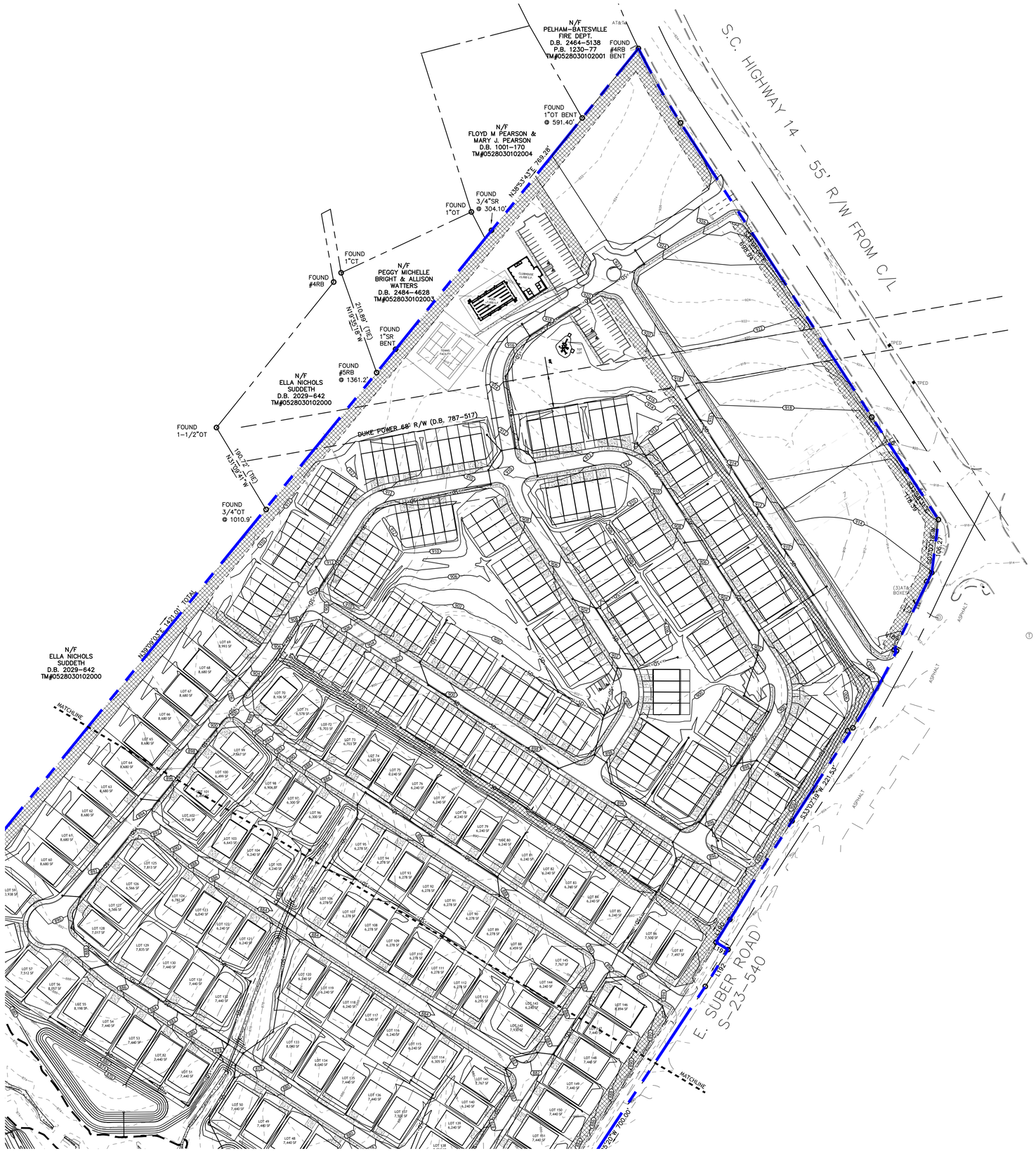

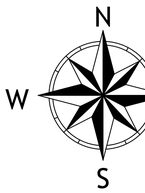

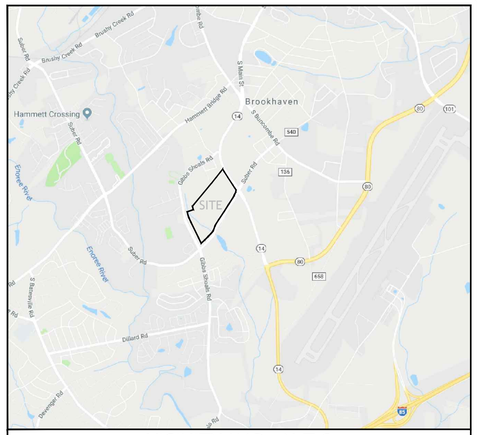

VICINITY MAP - N.T.S.

GRADING PLAN LEGEND

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GRAPHIC SCALE

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SOUTH CAROLINA — PROFESSIONAL ENGINEER — No. 24224 — PAUL J. HARRISON — 09/10/18

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GRADING & DRAINAGE PLAN

FDP-6

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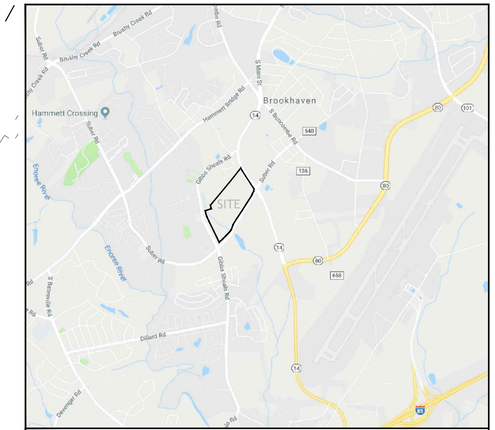

VICINITY MAP - N.T.S.

UTILITY PLAN LEGEND

— SS —	EXISTING SANITARY SEWER & SERVICES
Ⓢ	EXISTING MANHOLE
—— SS ——	PROPOSED SANITARY SEWER
Ⓢ	PROPOSED MANHOLE
DW	PROPOSED WATER MAIN W/ HYDRANTS, TEES, & VALVES
	PROPOSED WATER SERVICE

DEVELOPER

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N W E S

GRAPHIC SCALE

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UTILITY PLAN

FDP-7

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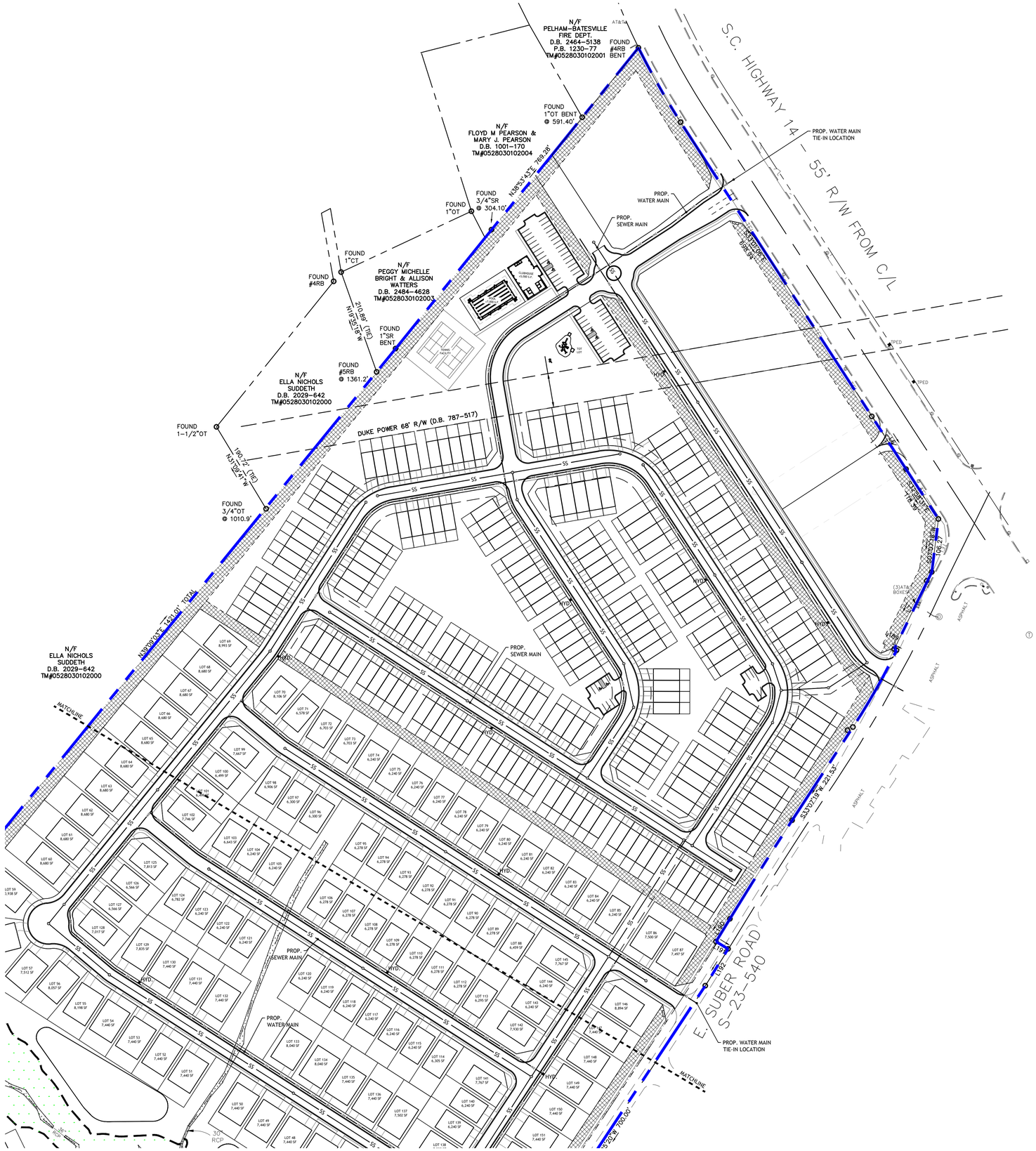

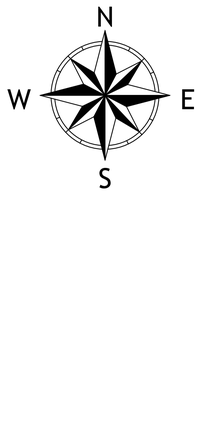

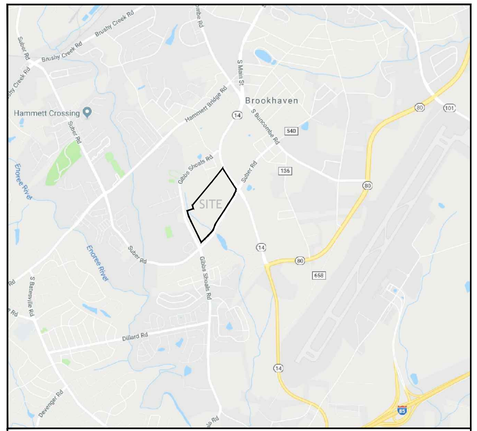

VICINITY MAP - N.T.S.

UTILITY PLAN LEGEND

— SS —	EXISTING SANITARY SEWER & SERVICES
Ⓢ	EXISTING MANHOLE
SS	PROPOSED SANITARY SEWER
Ⓢ	PROPOSED MANHOLE
DW	PROPOSED WATER MAIN W/ HYDRANTS, TEES, & VALVES
	PROPOSED WATER SERVICE

Project Number: 2018-051
DWG Name: Sudduth Farms FDP.dwg
Drawing Scale: as noted
Date of Project: 05/2018
Engineer of Record:
Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371

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Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

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

SOUTH CAROLINA
No. 24224
09/10/18
PAUL J. HARRISON
LICENSED PROFESSIONAL ENGINEER

SUDDUTH FARMS
Mixed-Use Development
Gibbs Shoals Road & E. Suber Road
Greer, SC 29650

DEVELOPER

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SURVEYOR

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PHONE:	864-272-0274
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EMAIL:	JUSTIN@3DLS.NET

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	09/10/2018	Issued Final Development Plans

UTILITY PLAN

FDP-8

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