The City of Spartanburg Design Review Board

AGENDA
January 2, 2024, at 6:00 P.M.
Spartanburg County Council Chambers
366 N. Church Street – Spartanburg, SC 29303

(Please Note: Items as they appear on the Docket may or may not be considered in the order as they are presented. The Chairman will announce any changes after the roll call).

I. Call to Order.

II. Roll Call.

III. Freedom of Information Act Compliance – Public notification of the Design Review Board meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance

IV. Approval of Agenda.

V. Disposition of the Minutes of December 5, 2023, meeting.

VI. Old Business: None.

VII. New Business:

DRB-23-020-00009 – The Design Review Board (DRB) has received a request for Preliminary conceptual approval of the buildings form, massing, and placement on the site for the Oakland Avenue Townhomes Development located at 214 and 218 Oakland Avenue (Tax Map Sheet: 7-12-07-118.00 and 7-12-07-117.00). Owner/Applicant: Roy Smalls / Agent: Zedekiah Heydenburg, Site Design Inc.

VIII. Staff Announcements:

IX. Adjournment.

For more information, please call Martin L. Livingston, Jr., AICP, CPM, Community Development Director at (864) 580-5323 or by email at planning@cityofspartanburg.org.

Meeting Minutes of the Design Review Board (DRB)
Tuesday, December 5, 2023, at 5:30 PM
City Council Chambers

The Design Review Board (DRB) on Tuesday, December 5, 2023, at 5:30pm. The following Board Members were in attendance: **Lauren Rogers**, **Tori Wallace-Babcock, Lucy Lynch, Alexander Newman, and Lukas Hauser.** Representing the City of Spartanburg's Planning Department was **Martin Livingston, Community Development Director**; **Nan Zhou, Planner II; and Tia Keitt, Planner II**.

Roll Call:
Ms. Rogers: Lauren Rogers
Ms. Babcock: Tori Wallace-Babcock
Mr. Newman: Alexander Newman
Ms. Lynch: Lucy Lynch
Mr. Hauser: Lukas Hauser

Ms. Lynch: Per the Freedom of Information Act, public notice of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance. We have one item on the agenda for new business and no old business.

Approval of Agenda

On a motion by Ms. Rogers and second by Mr. Newman, the agenda was approved by a vote of 5 to 0.

Ms. Rogers: Motion to approve.
Mr. Newman: Second
Ms. Lynch: All in favor of approving the amended agenda say aye?
Attendees: Aye.

Ms. Lynch: Okay so the amended agenda is approved. Minutes from October 3rd meeting?

Approval of Meeting Minutes for November 7, 2023

On a motion by Ms. Rogers and second by Mr. Hauser, the minutes was approved by a vote of 5 to 0.

Ms. Rogers: Motion to approve minutes from November 7, meeting.
Ms. Rogers: Second
Ms. Lynch: All in favor of approving the minutes of the November meeting?
Attendees: Aye.

Old Business: None.

New Business:

DRB-23-020-00008 – The Design Review Board (DRB) has received a request for Full and Final Approval for the proposed Spartanburg County Public Library – Headquarters Expansion and Planetarium located in the DT Zone (Civic District) at 151 S. Church Street (Tax Map Sheet: 7-12-21-074.00). Owner: Spartanburg County Library / Applicant: Adam Flynn and Sarah Stevens, McMillan Pazdan Smith.

GENERAL PROJECT OVERVIEW

The proposed civic building expansion project is on a 4.99 acre parcel at the corner of Broad Street and South Church Street.

AUTHORITY

This project is zoned Civic. Formal design review and approval by the Design Review Board is required.

Because of the unique characteristics of the Civic/Landmark Building, it shall be subject to Design Review in accordance with Section 2.4. As part of this review process, the applicant may request modifications from the applicable district standards. However, all such modifications shall otherwise conform to the general principles for Civic/Landmark buildings below:

- If indicated on the Downtown Master Plan, they must comply with the recommendations therein.
- They should be sited to terminate a street vista whenever possible and must incorporate appropriate prominent features, designs, and entrances to celebrate a visual termination.
- They should incorporate detailing and materials that are authentic to the intended style.
- A pedestrian plaza, courtyard, or similar landscaped area may be substituted for a required building frontage and minimum setback line.
- Building entrances for civic buildings may be raised above the street elevation and accessed via a monumental stair.
- They should respect the character of the fronting streets through the provision of a pedestrian-friendly orientation including clear entrances from the street and permeable street walls with adequate windows (no blank walls).

Preliminary Review was issued on August 1, 2023 with the following conditions:

- Resolution of the streetscape along Broad Street
- Presentation of design suggestions to mitigate the blank wall condition along Broad Street

DETERMINATION OF COMPLETENESS

- Application complete

EXCEPTIONS

- 3.3.2.a Front Building Setback – Maximum setback of 6 ft – *Setbacks range from 7 ft 9 in to 35 ft*
    - *Approval Granted Previously*

- 6.4.4.a Minimize Blank Walls – Expanses of blank walls may not exceed 20 feet in length – *Proposed blank wall along Broad Street is 28 ft*
    - *Conditional Approval Granted Previously Subject to Design Alternatives – See Commentary*
- 6.4.4.c Transparency Zone – Glazing (transparent windows or doors) must extend at least 60% of the total façade width – *Proposed glazing along Broad Street is less than 60% (primarily due to the 28 ft blank wall)*
    - *Approval Previously Granted*
- 8.1 Streetscape – Minimum 12 ft zone with trees in wells / preferred 16 ft zone
    - *Modification Requested*

CODE REVIEW

A. Use Standards: The proposed use is permitted by right.

B. District Standards:

- **3.3.1 Lot Configuration:** *Compliant*
- **3.3.2 Primary Building Standards: M*aximum setback of 6 ft is proposed to be exceeded***
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Not applicable*
- **3.3.6 Building Frontage:** *Shopfront - permitted*

C. General Standards:

- **4.1 Civic/Landmark Buildings:**
    - If indicated on the Downtown Master Plan, they must comply with the recommendations therein. **– *Compliant***
    - They should be sited to terminate a street vista whenever possible and must incorporate appropriate prominent features, designs, and entrances to celebrate a visual termination. **– *Compliant***
    - They should incorporate detailing and materials that are authentic to the intended style. **– *Compliant***
    - A pedestrian plaza, courtyard, or similar landscaped area may be substituted for a required building frontage and minimum setback line. **– *Compliant***
    - Building entrances for civic buildings may be raised above the street elevation and accessed via a monumental stair. **– *Compliant***
    - They should respect the character of the fronting streets through the provision of a pedestrian-friendly orientation including clear entrances from the street and permeable street walls with adequate windows (no blank walls). **– *Conditional Exception Granted***

D. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space. ***Compliant***

- **5.1.2 Corner Lots:** Buildings located at street intersections must place the main building, or part of the building, at the corner. ***Compliant***
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. ***Compliant***

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** Compliance presumed
- **5.2.2 Solid Waste Storage Areas:** Compliance presumed
- **5.2.3 Mechanical and Utility Equipment:** Compliant

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity**: Exception Conditionally Granted
- **6.1.1 General Design Principles - Downtown Should be Urban**: Compliant
- **6.1.5 General Design Principles - Put People First**: Streetscapes should be composed of wide sidewalks for walking, seating, public art, and landscaping. ***Exception required - see additional comments***
- **6.2 Required Building Design Standards:**
  - **6.2.1 Architectural Style:** *Compliant*
  - **6.2.2 Compatibility:** *Compliant*
  - **6.2.3 Proportions:** *Compliant*
  - **6.2.4 Wall Materials:** *Compliant*
  - **6.2.5 Façade Treatment:** *Compliant*
  - **6.2.6 Building Entrances:** *Compliant*
- **6.4 Specific Building Design Standards for Mixed-Use and Commercial Buildings in D-T5**
  - **6.4.1 Roof and Eaves:** *Compliant*
  - **6.4.2 Canopies/Awnings:** *Compliant*
  - **6.4.3 Encroachments:** *Compliant*
  - **6.4.4 Ground Level Detailing**
    - **a. Minimize Blank Walls:** Expanses of blank walls may not exceed 20 feet in length. (A "blank wall" is a facade that does not contain transparent windows or doors.) **- *Exception required - see additional comments***
    - **c. Transparency Zone:** Glazing must extend from the corner of the front facade for a depth equal to 60% of the length of the building ***Exception granted***
  - **6.4.5 Materials**: *Compliant*

G. Parking:

- **Not Applicable**

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:** 16 ft streetscape zone with a minimum 16 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center). ***Exception required - see additional comments***

I. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Blank Wall Condition along Broad Street:** The proposed 25-foot-wide blank wall along Broad Street contains a stairwell for emergency egress. At their previous meeting, the DRB expressed concern for the proposed condition and requested that the design team consider a treatment to mitigate this condition that could consider the following treatments, or others as appropriate:
    - Windows in the stairwell (presumably fire-rated) – an irregular pattern combined with LED backlighting could make for a very interesting public art element
    - Signage structure on which banners advertising library or community events can be hung
    - A vegetative element such as a green screen (vines trained to grow up the wall) or some foundation plantings
    - A public art component (e.g., applied sculpture, lighting, mural, video wall)

  The proposed treatment appears to depict a modular brick pattern that breaks the smoothness of the wall but still utilizes the same brick type and color. We have been told by the applicant that lighting would also be included but as of this writing were awaiting the details. In our view, this is a bit too subtle a treatment, at least what we've seen thus far, relative to other blank wall conditions that have been approved by the DRB.

  We recommend that the DRB provide further guidance to the applicant and request that they come back at a later date to review the final design proposal.

- **Substandard Streetscape along Broad Street and Church Street:** The Broad Street area is rapidly changing and there is a need to improve the streetscape conditions to accommodate the future activities along that corridor. The DT-6 calls for a 16-foot-wide streetscape zone and a 12-foot-wide streetscape zone in DT-5, consistent with the other frontages along Broad Street. Given how many people we expect to be walking along Broad Street, specifically to approach the Library expansion, we do believe that the ideally configuration warrants the DT-6 standard streetscape, However, we do recognize the existing conditions and believe that the 12 foot streetscape section is the bare minimum condition with a goal of trying to retrofit as close to the 16 foot-wide streetscape as possible.

  The proposed streetscape condition remains substandard and actually takes a step backward by removing some of the existing trees that provide a buffer between the

sidewalk and the roadway. In addition, the proposed hardscape seems to duplicate pathways and inserts retaining walls in the streetscape that unnecessarily segments the overall dimension to create two substandard pathways.

We recommend that this area be reconsidered to consolidate the public sidewalk and private ramp area along Broad Street. Because this is a public infrastructure partnership with the City, we recommend the DRB defer finalization of this requirement to the City staff to achieve a minimum of a consistent 12 foot streetscape. If an exception is still required, staff would bring it back to the DRB.

RECOMMENDATION

We recommend final approval of the building and Church Street site elements conditioned on a future approval by the DRB of the final proposed treatment of the Broad Street blank wall condition. We further recommend that approval of the Broad Street site elements be deferred to the staff for final resolution.

Applicant:
Todd Stevens, Spartanburg County Public Library
Adam Flynn, McMillan Pazdan Smith
Sarah Stevens, McMillan Pazdan Smith
David McCutcheon, McCutcheon Engineering

Public Comments: None.

Discussion:
The primary concern for the Design Review Board was the blank wall. Several recommendations were made about lighting for the blank wall which did not appear on the plans and possible other possible lighting, windows, and banner designs that could be a feature of the wall. The street landscaping and sidewalk was a tough issue to address. There did not appear to be a lot of options to address the sidewalk and landscaping on Broad Street.

A motion was made by Ms. Wallace-Babcock, seconded Mr. Newman for Full and Final Approval with an exception for the sidewalk and landscaping by a vote of 5-0. The blank wall would return to the DRB for review and approval.

Staff Announcements:
DRB Meeting location beginning January 2024 will be in the Spartanburg County Council Chambers. The alternative meeting location if there are conflicts with Council Chambers will be at the Dr. T.K. Gregg Recreation Center.

Adjourn meeting at 6:39 PM

_____
Lucy Lynch, Chairperson

City of SPARTANBURG south carolina

Planning Department

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

Design Review Board Application

Pre-Application Meeting highly recommended.

Name of Development: Oakland Avenue Townhomes

Street Address: 214 Oakland Avenue

Zoning District: DT-5 **Overlay:** _____ **Tax Map Number:** 7-12-07-118.00 & -117.00

Owner: Roy Smalls **Phone:** 704-352-5608

Address: 2131 Woodruff Rd. Suite 2100 Email: roysmallsjr@yahoo.com

City: Greenville State: SC Zip: 29607

Applicant: Roy Smalls Phone: _____

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Agent: Zedekiah Heydenburg Phone: 919-561-7104

Address: 1074 Asheville Hwy. Unit B Email: zheydenburg@sitedesign-inc.com

City: Spartanburg State: SC Zip: 29303

Action Requested:

- [x] Preliminary conceptual approval of the building's from, massing, and placement on the site (see attached submittal checklist).
- [ ] Full and Final Approval (see attached submittal checklist).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant / Owner Signature: _____ Date: 11-29-23

Staff Use Only / Received by: _____

Date Received: _____ **Time:** _____ **Permit Number:** _____

PRELIMINARY REVIEW - REQUIRED DOCUMENTS	☑
Completed Design Review Board (DRB) Application Form	X
Packaged PDF Documents (All documents to be submitted as a packaged PDF in 11X17 or 18X24 formats with consistent page sizes and scaled drawings with common increments)	X
1. Existing Conditions Analysis	
a. **Context Plan/Map** (Identifying Site Context and Zoning District of Proposed Site)	x
b. **Aerial Image of Site/Context** (Google Earth, ArcGIS or similar)	x
c. **Comprehensive Site Photos** (showing adjacent buildings and area context)	
2. Site Plan (Schematic Level)	
a. **Layout of all structures** (showing north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled)	X
b. **Footprints of adjacent structures** (if applicable)	x
c. **Site elements** (including sidewalks, paths, and landscape areas)	x
d. **Parking and loading areas**	x
e. **Conceptual site grading** (indicating any expected retaining walls and stormwater management/site drainage features)	X
f. **Site Sections** (as appropriate, to illustrate unique grade configurations)	x
3. Elevations and Floor Plans for all buildings (Schematic Level)	
a. **Proposed Finished Floor Elevation(s)**	x
b. **Building Elevations** (in color, with proposed material call-outs)	x
c. **Floor Plans**	x
d. **Roof Plan**	x
e. **Expected locations of mechanical equipment** (ground and roof mounted)	x
f. **Material Selections and Colors** (image and manufacturer product name/number)	
4. Perspective Illustrations (Minimum of 2)	
a. **Proposed view on project side of street** (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk abutting the property)	
b. **Proposed view on opposite side of street** (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk across the street from the property)	
c. **A bird's eye view of the block bounded by the surrounding streets** (as applicable)	
d. **Additional renderings/views** (recommended)	
5. Modification of Standards and/or Special Exceptions (if necessary)	
a. **Description of Requested Modifications/Special Exceptions** including a statement of the unique design considerations that contribute to this request and the proposed design solutions	N/A
b. **Additional drawings** that depict the applicant's proposed design, configuration, or material modifications	N/A

PRELIMINARY REVIEW SCHEDULE:

- Initial Package Submitted to City – 3 weeks prior to DRB meeting
- Review by Design Manager – 2 weeks prior to DRB Meeting
- Final Submission of Preliminary Design Package – 1 week prior to DRB Meeting
- Note: An additional meeting may be necessary for the DRB to consider any requested Modification of Standards or Special Exceptions.

FULL and FINAL REVIEW - REQUIRED DOCUMENTS	☑
Completed Design Review Board (DRB) Application Form	
Packaged PDF Documents (All documents to be submitted as a packaged PDF in 11X17 or 18X24 formats with consistent page sizes and scaled drawings with common increments)	
1. Existing Conditions Analysis	
a. **Context Plan/Map** (Identifying Site Context and Zoning District of Proposed Site)	
b. **Aerial Image of Site/Context** (Google Earth, ArcGIS or similar)	
c. **Comprehensive Site Photos** (showing adjacent buildings and area context)	
2. Site Plan (Construction Drawing Level)	
a. **Layout of all structures** (showing north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled)	
b. **Footprints of adjacent structures** (if applicable)	
c. **Hardscape elements** (including sidewalks, paths, and other paved surfaces)	
d. **Landscape Plan** (showing all required tree preservation, tree planting, screening, and foundation plantings)	
e. **Site Lighting Plan (with locations and type of all proposed fixtures)**	
f. **Parking and Loading Areas**	
g. **Site Grading** (indicating any retaining walls and stormwater management/site drainage features)	
h. **Site Utilities and Solid Waste Management Plan**	
i. **Preliminary Plat (as appropriate)**	
3. Elevations and Floor Plans for all buildings (Design Development or Construction Drawing Level)	
a. **Building Elevations** (in color, with proposed material call-outs)	
b. **Floor Plans**	
c. **Roof Plan**	
d. **Locations of mechanical equipment** (ground and roof mounted)	
e. **Material selections** (image and manufacturer product name/number)	
f. **Building Lighting Plan (with locations and type of all proposed fixtures)**	
g. **Location of Signage**	
h. **Existing Grade and Proposed Grade** (with finished floor elevations and building height, measured from the highest curb elevation adjacent to the site)	
i. **Wall Sections** that depict the various construction systems and materials specific to the proposed area of the building (i.e., not simply a "typical" wall section)	
j. **Material Selections and Colors** (image and manufacturer product name/number AND material sample/color board) for all exterior materials, finishes, windows, awnings/canopies, and fixtures	
4. Perspective Illustrations (Minimum of 2)	
a. **Proposed view on project side of street** (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk abutting the property)	
b. **Proposed view on opposite side of street** (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk across the street from the property)	
c. **A bird's eye view of the block bounded by the surrounding streets** (as applicable)	
d. **Additional renderings/views** (recommended)	

FINAL REVIEW SCHEDULE:

- Initial Package Submitted to City – 3 weeks prior to DRB meeting
- Review by Design Manager – 1 week

Memo

SUBJECT
DRB-214 Oakland Avenue

TO
Members of the Spartanburg Design Review Board

DATE
12/21/2023

OUR REF
7-12-07-118.00 & 117.00

DEPARTMENT
Community Development

PROJECT NUMBER
10-210098.00

COPIES TO
City Staff

NAME
Craig Lewis, Urban Design Consultant
craig.lewis@arcadis.com

GENERAL PROJECT OVERVIEW

The proposed 10-unit townhome project sits on 0.52 acres across two lots at the corner of Oakland Avenue and East Saint John Street. The southern parcel along East Saint John is an existing parking lot and is nearly completely impervious. There is a 20" water oak tree on the 218 Oakland Avenue parcel located in the front setback area. The proposed units are intended to be for-sale, necessitating a subdivision plat (presumably as a condominium project) prior to final approval.

AUTHORITY

This project is split zoned with the northern parcel (218 Oakland) zoned D-T4 and the parcel along East Saint John Street (214 Oakland) zoned D-T5. Without a rezoning to consolidate the zoning across the entire site, each parcel will have to express compliance individually. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

- Application complete

EXCEPTIONS

- 3.3.2 Front Yard Setback: The maximum front setback along East Saint John is precluded by an existing electrical easement
  - *Approval Recommended*
- 5.1.1 Lot Frontage; 5.1.3 Pedestrian Entries from Frontage Line; 5.1.5 Adjacent Lots; 6.2.6 Building Entrances: Units do not front a street
  - *Approval Recommended with unit redesign to provide a front door onto an interior court with pavers*
- 5.1.2 Infill Setbacks: The proposed building are not consistent with the surrounding buildings
  - *Approval Recommended subject to confirmation of the proposed elevation*
- 6.3.1 Flat roofs in D-T4
  - *Approval Recommended*
- 6.4.4 Garage Access: Units 3-6 have front loaded garages
  - *Approval Recommended with unit redesign to provide a front door onto an interior court with pavers*

CODE REVIEW

Exceptions or deviations required are noted in *blue italics*

A. Use Standards: The proposed use (dwelling-multi-family) is permitted by right in both districts.

B. District Standards:

- **3.3.1 Lot Configuration:** *Not applicable*
- **3.3.2 Primary Building Standards:** Lots 1 & 2 are subject to D-T4 standards and the remaining are subject to D-T5. – *Setbacks are not depicted on the submitted drawings but when scaled, they appear to be compliant except lots 7-10 exceed the maximum front setback due to an existing electrical easement*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Compliant for Lots 1-2 and 7-10*
- **3.3.6 Building Frontage:** *Stoop - permitted*

C. General Standards:

- Not applicable

D. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space. - *Lots 3-6 front the interior court/alley*
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. *Non-compliant for Lots 3-6*
- **5.1.4 Setbacks:** Front and side setbacks must be consistent with surrounding buildings. *Non-compliant for Lots 1-2*
- **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. *Non-compliant for Lots 3-6*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Compliance presumed*
- **5.2.2 Solid Waste Storage Areas:** *Sutera location shown on plan - compliant*
- **5.2.3 Mechanical and Utility Equipment:** *Compliance to be confirmed with final approval*

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity**: *Not applicable*
- **6**.1**.2 General Design Principles - Housing**: *Not applicable*
- **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment**: *Not applicable*
- **6.1.1 General Design Principles - Downtown Should be Urban**: *Compliant*
- **6.1.5 General Design Principles - Put People First**: Streetscapes should be composed of wide sidewalks for walking, seating, public art, and landscaping. *Compliance required – current drawings do not show the correct streetscape improvements along both street frontages*
- **6.2 Required Building Design Standards:**
  - **6.2.1 Architectural Style:** *Compliant*
  - **6.2.2 Compatibility:** *Compliant*
  - **6.2.3 Proportions:** *Compliant*
  - **6.2.4 Wall Materials:** *Please confirm*
  - **6.2.5 Façade Treatment:** *Compliant*
  - **6.2.6 Building Entrances:** *Non-compliant for Lots 3-6*
- **6.4 Specific Building Design Standards for all D-T4 and Residential Structures**
  - **6.3.1 Roof and Eaves:** *Flat roofs in D-T4 required Discretionary Approval by the DRB*
  - **6.3.2 Façade Design:** *Compliance presumed but needs to be confirmed with measurements*
  - **6.3.3 Building Entrances:** *Model depicts intended compliance. Please confirm compliance with the 2 foot finished floor elevation (FFE) over existing grade for Lots 1-2 and 7-10 with dimensions on the elevation drawings*

- **6.4.4 Garages**
  - **a. Garage Setbacks:** *Garages on Lots 3-6 are not recessed a minimum of 5 ft*
  - **b. Garage Width:** *Garages on Lots 3-6 may not exceed 50% of the façade width*
- **6.3.5 Materials**: *Compliant*

G. Parking:

- **Parking Area Access:** *Parking is provided via a rear court/alley*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
  - D-T4: 11 ft zone with 6 foot planting strip; trees every 50 ft; and a 5 ft sidewalk – *Correct drawings to show compliance with standards*
  - D-T5: 12 ft/14 ft without tree wells; 8 ft sidewalk; trees in wells – *Correct drawings to show compliance with standards*

I. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Internal Units without Street Frontage/Courtyard Fronting Homes:** The current plans show Lots 3-6 to be internal and have no street frontage. Garage access is from the alley/court but the front doors are around the back side of the buildings facing some unattractive elements of the adjacent buildings and providing poorly accessible guest access. We believe that an appropriate design solution would be to adjust the plans for those 4 units to provide a front door and a garage from the interior court. The plans have already been adjusted to replace a typical asphalt alley with pavers to create a courtyard aesthetic. There are several good built examples using this detail and we believe that it would dramatically improve the marketability of the units and the livability of the residents. Based on our correspondence with the design team, it is our expectation that they will also adjust the unit design accordingly. Presuming this adjustment, we support this configuration.

  An example of an interior court on a paver court with units with front loading garages is depicted below.

- **North facing elevation of Lot 2:** Because the unit is set forward of its neighbor to the north, the side elevation will be more exposed. Based on the submitted models, we believe that the number and placement of the windows is sufficient to avoid any blank wall condition that would be highly visible to anyone heading south on Oakland Avenue.

- **Existing 20 inch Water Oak Street in the front yard of Lot 2:** There is a large canopy tree in the front yard of Lot 2 that appears to have a healthy canopy. A tree of this size is of great benefit to the entire neighborhood and its preservation is strongly encouraged. Given the minimal setback, it is likely that there would not be sufficient root zone remaining for it to remain healthy, however, we believe that it is worth the retention of an arborist to consider options to save it. It would add immediate financial value to the new units and continue to provide shade and rainwater benefits to the entire neighborhood.

RECOMMENDATION

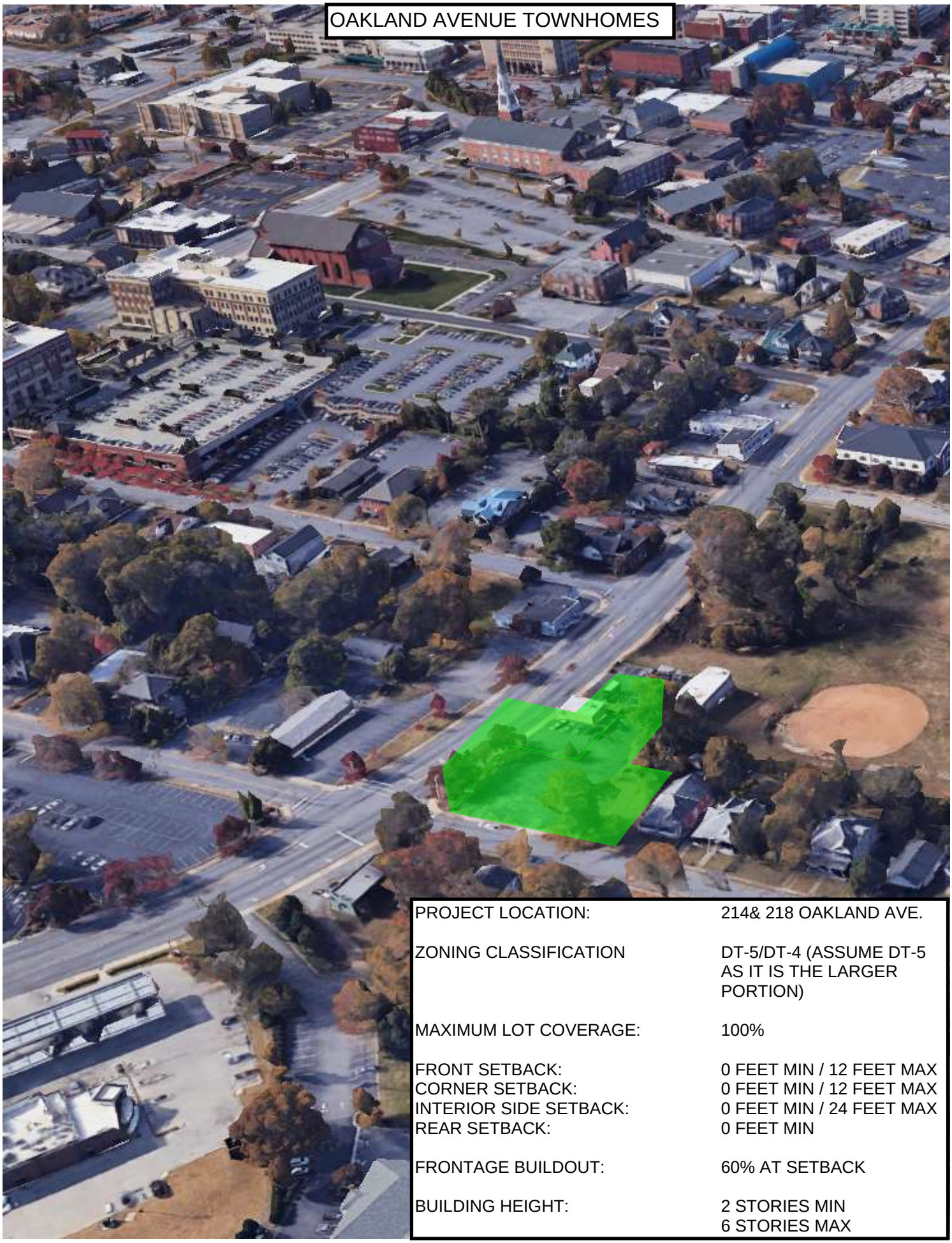
We recommend preliminary approval conditioned on the modifications noted above.

Craig Lewis, FAICP, LEED AP, CNU-A
Phone: 704-609-9841
craig.lewis@arcadis.com

OAKLAND AVENUE TOWNHOMES

PROJECT LOCATION:	214& 218 OAKLAND AVE.
ZONING CLASSIFICATION	DT-5/DT-4 (ASSUME DT-5 AS IT IS THE LARGER PORTION)
MAXIMUM LOT COVERAGE:	100%
FRONT SETBACK:	0 FEET MIN / 12 FEET MAX
CORNER SETBACK:	0 FEET MIN / 12 FEET MAX
INTERIOR SIDE SETBACK:	0 FEET MIN / 24 FEET MAX
REAR SETBACK:	0 FEET MIN
FRONTAGE BUILDOUT:	60% AT SETBACK
BUILDING HEIGHT:	2 STORIES MIN 6 STORIES MAX

OAKLAND AVENUE TOWNHOMES



PROJECT LOCATION:	214& 218 OAKLAND AVE.
ZONING CLASSIFICATION	DT-5/DT-4 (ASSUME DT-5 AS IT IS THE LARGER PORTION)
MAXIMUM LOT COVERAGE:	100%
FRONT SETBACK:	0 FEET MIN / 12 FEET MAX
CORNER SETBACK:	0 FEET MIN / 12 FEET MAX
INTERIOR SIDE SETBACK:	0 FEET MIN / 24 FEET MAX
REAR SETBACK:	0 FEET MIN
FRONTAGE BUILDOUT:	60% AT SETBACK
BUILDING HEIGHT:	2 STORIES MIN 6 STORIES MAX

Oakland Ave.

E. St. John St.

E. St. John St.
INSURANCE GROUP
864-707-1005
AUTO • HOME • LIFE

E. St. John St.
Oakland Ave.

Oakland Ave.

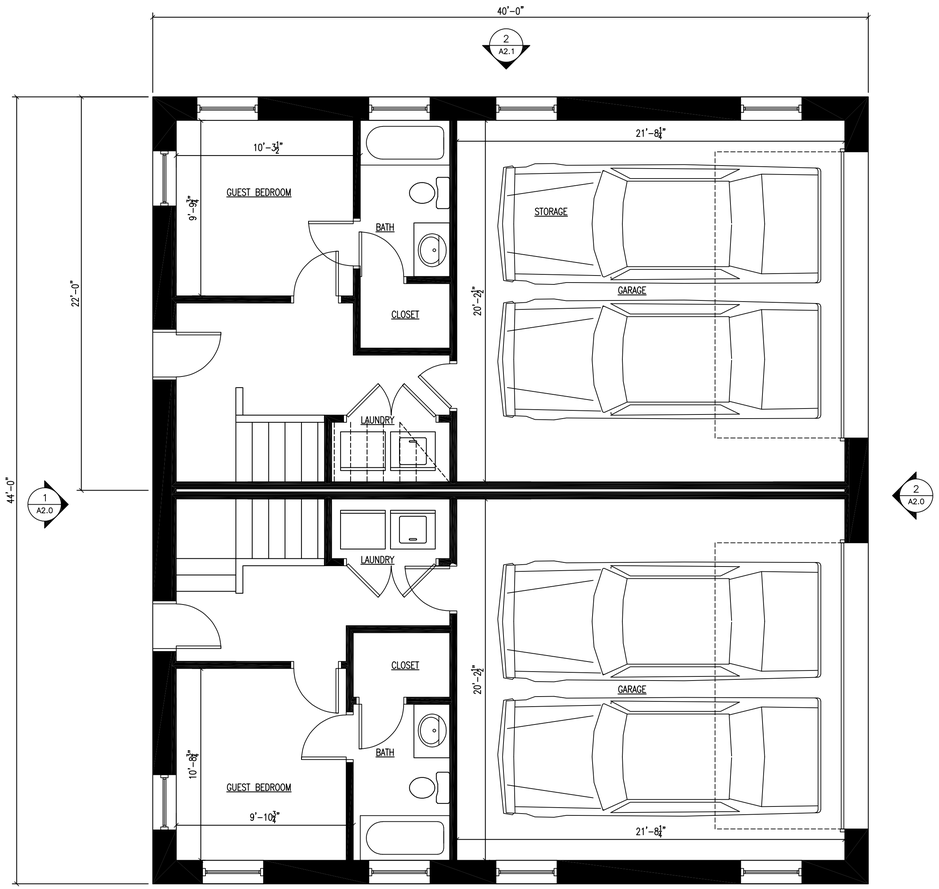
Oakland Ave.

E. St. John St.

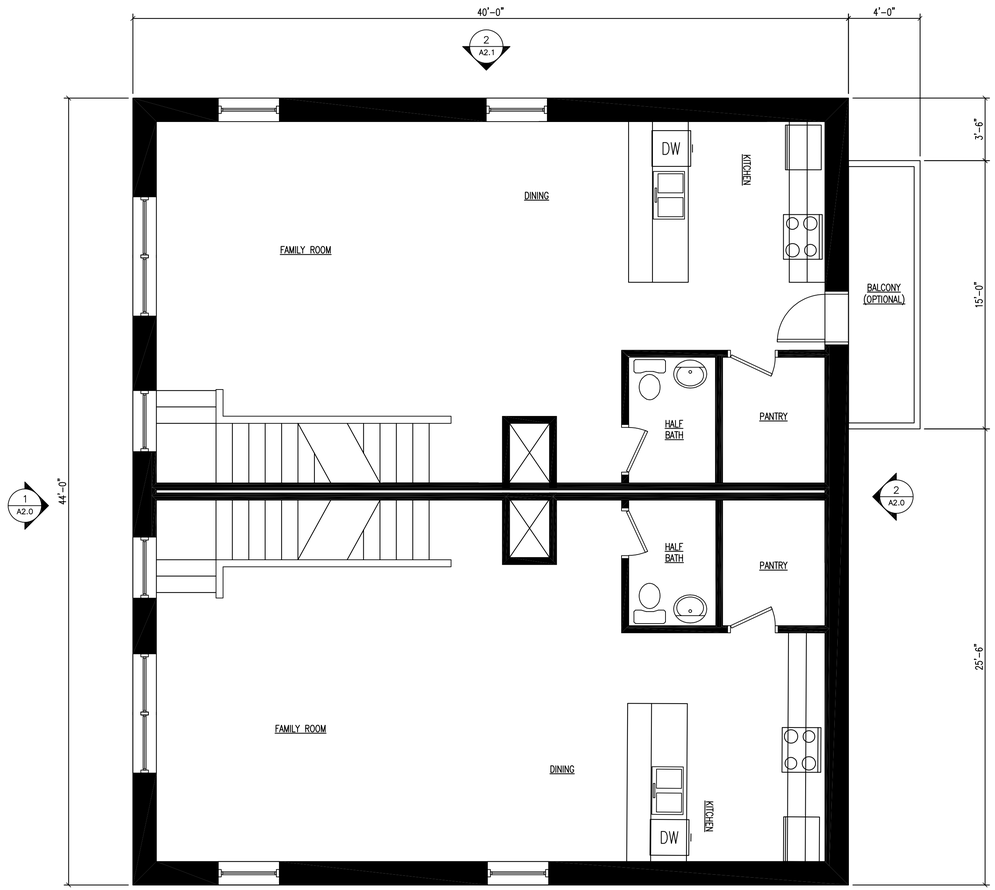
ST. JOHN STREET

OAKLAND AVE

ECO-PRIORA PERMEABLE PAVER SYSTEM (OR EQUIVALENT):



1 GROUND FLOOR
1/4" = 1'-0"



2 FIRST FLOOR
1/4" = 1'-0"

REVISIONS

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ISAIAH DUNLAP, ARCHITECT
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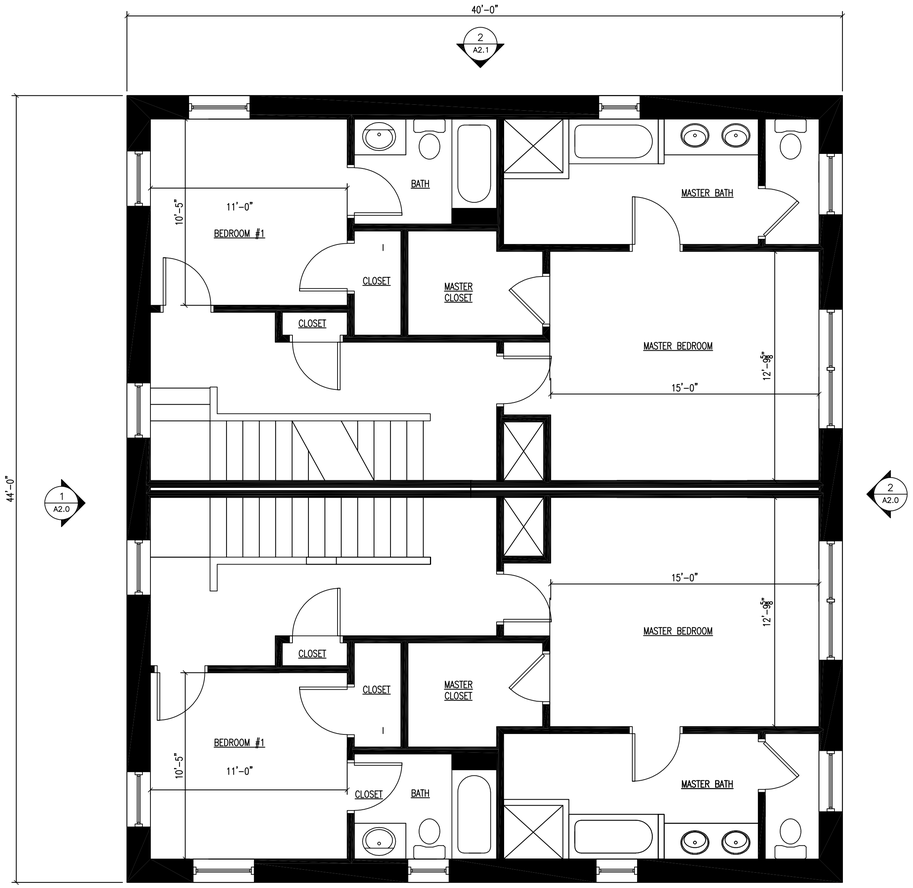
PO BOX 9681, GREENVILLE, S.C. 29604
EMAIL: IDUNLAP@IDESIGNEDGE.COM
WEBSITE: WWW.IDESIGNEDGE.COM
DIRECT: 803.730.5864

DUPLEX TOWNHOMES
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

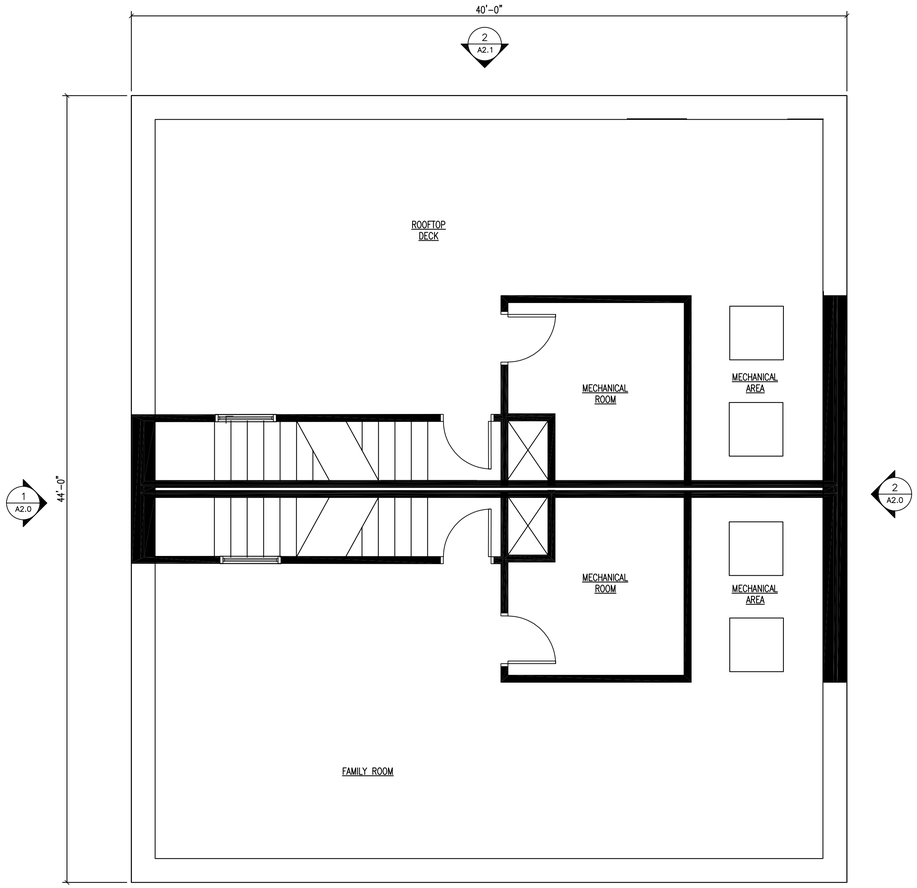
SHEET NO.
A1.0

JOB NO.

DATE: 11.10.23



1 SECOND FLOOR
1/4" = 1'-0"



2 ROOFTOP PLAN
1/4" = 1'-0"

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DUPLEX TOWNHOMES
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

SHEET NO.
A1.1

JOB NO.

DATE: 11.10.23

1 STREET ELEVATION
1/4" = 1'-0"

2 INTERIOR DRIVE ELEVATION
1/4" = 1'-0"

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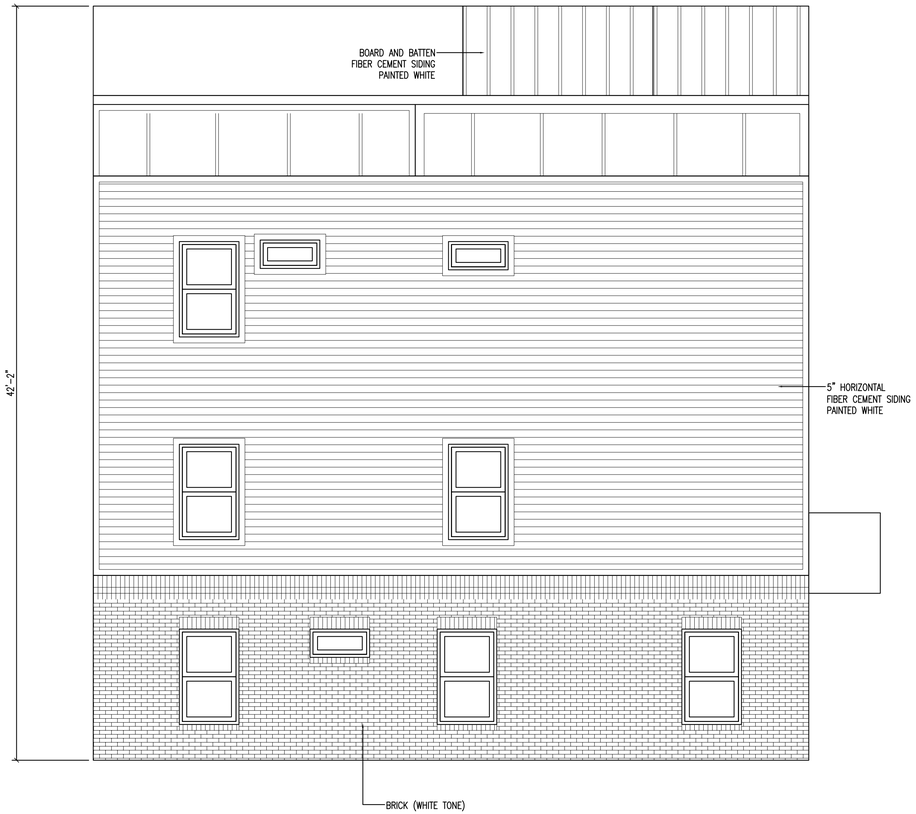
DUPLEX TOWNHOMES
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

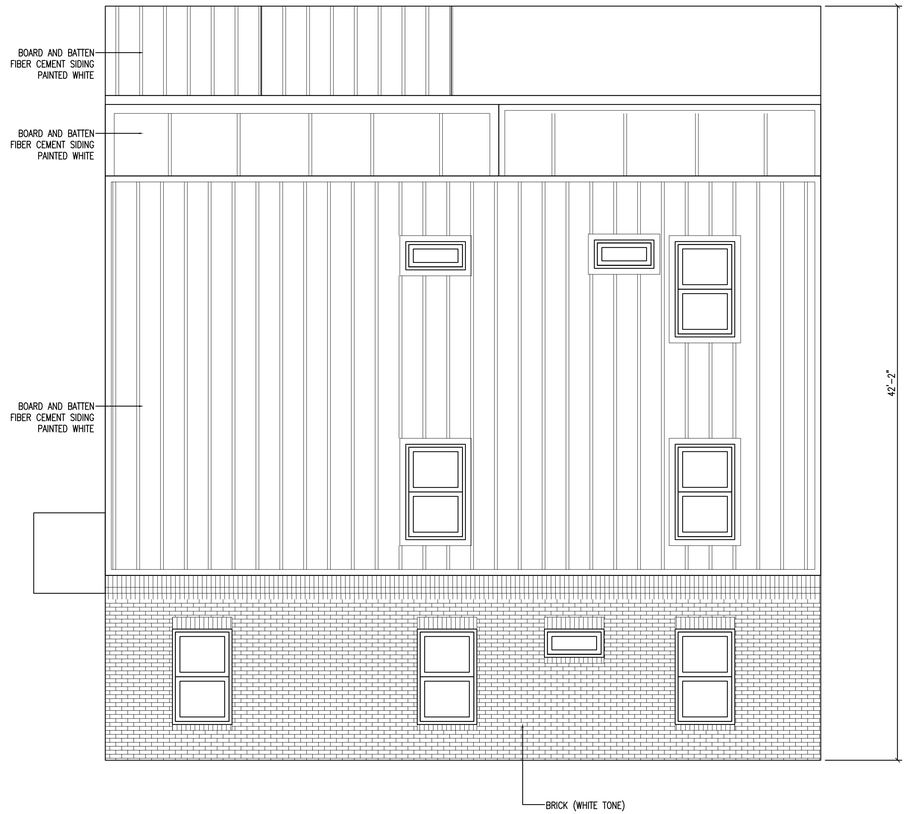
SHEET NO.
A2.0

JOB NO.

DATE: 11.10.23



1 SIDE ELEVATION
1/4" = 1'-0"



2 SIDE ELEVATION
1/4" = 1'-0"

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DUPLEX TOWNHOMES
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

SHEET NO.
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JOB NO.

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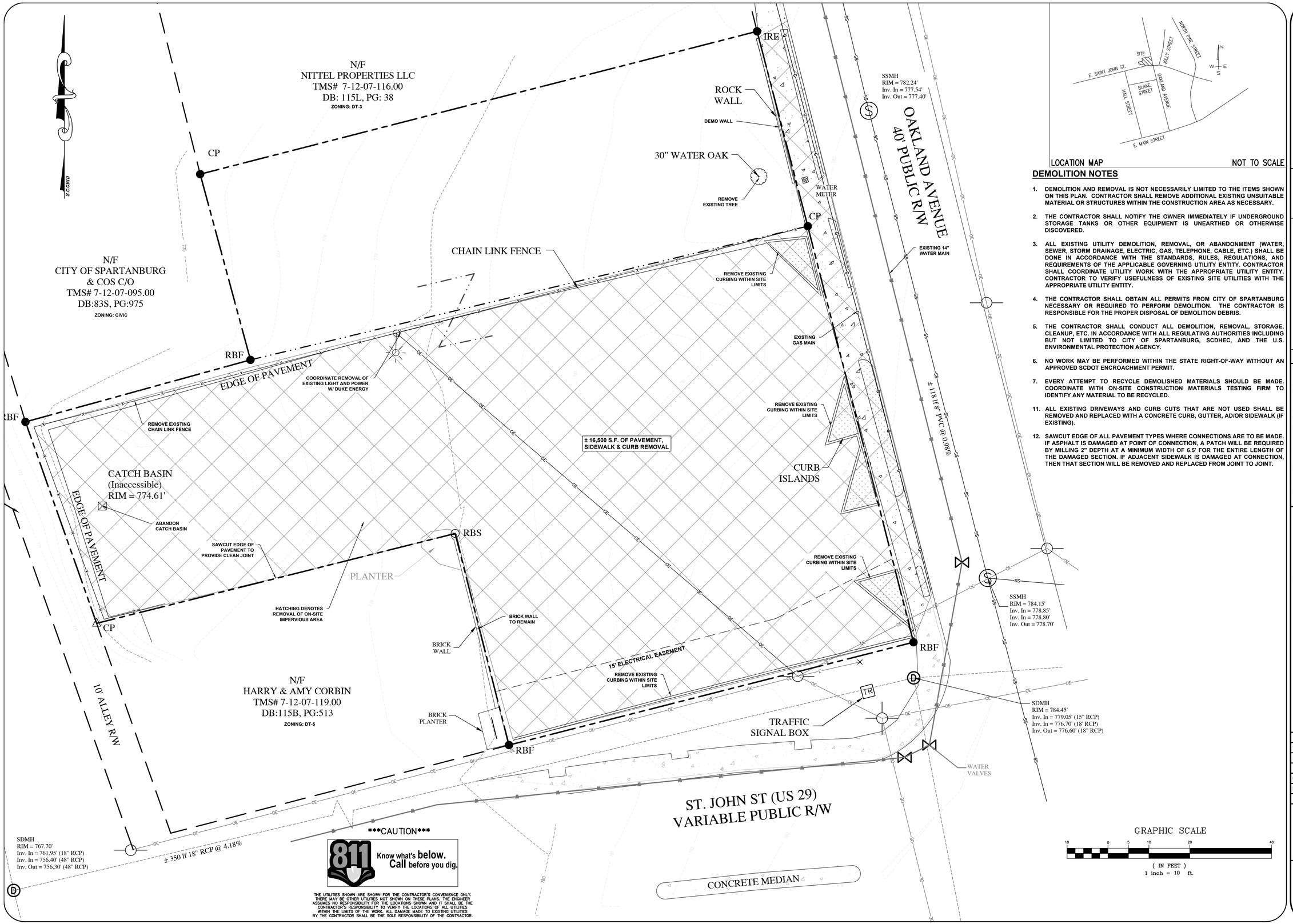

LOCATION MAP NOT TO SCALE

DEMOLITION NOTES

1. DEMOLITION AND REMOVAL IS NOT NECESSARILY LIMITED TO THE ITEMS SHOWN ON THIS PLAN. CONTRACTOR SHALL REMOVE ADDITIONAL EXISTING UNSUITABLE MATERIAL OR STRUCTURES WITHIN THE CONSTRUCTION AREA AS NECESSARY.
2. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF UNDERGROUND STORAGE TANKS OR OTHER EQUIPMENT IS UNEARTHED OR OTHERWISE DISCOVERED.
3. ALL EXISTING UTILITY DEMOLITION, REMOVAL, OR ABANDONMENT (WATER, SEWER, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE, ETC.) SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS, RULES, REGULATIONS, AND REQUIREMENTS OF THE APPLICABLE GOVERNING UTILITY ENTITY. CONTRACTOR SHALL COORDINATE UTILITY WORK WITH THE APPROPRIATE UTILITY ENTITY. CONTRACTOR TO VERIFY USEFULNESS OF EXISTING SITE UTILITIES WITH THE APPROPRIATE UTILITY ENTITY.
4. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FROM CITY OF SPARTANBURG NECESSARY OR REQUIRED TO PERFORM DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF DEMOLITION DEBRIS.
5. THE CONTRACTOR SHALL CONDUCT ALL DEMOLITION, REMOVAL, STORAGE, CLEANUP, ETC. IN ACCORDANCE WITH ALL REGULATING AUTHORITIES INCLUDING BUT NOT LIMITED TO CITY OF SPARTANBURG, SCDHEC, AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY.
6. NO WORK MAY BE PERFORMED WITHIN THE STATE RIGHT-OF-WAY WITHOUT AN APPROVED SCDOT ENCROACHMENT PERMIT.
7. EVERY ATTEMPT TO RECYCLE DEMOLISHED MATERIALS SHOULD BE MADE. COORDINATE WITH ON-SITE CONSTRUCTION MATERIALS TESTING FIRM TO IDENTIFY ANY MATERIAL TO BE RECYCLED.
11. ALL EXISTING DRIVEWAYS AND CURB CUTS THAT ARE NOT USED SHALL BE REMOVED AND REPLACED WITH A CONCRETE CURB, GUTTER, AD/OR SIDEWALK (IF EXISTING).
12. SAWCUT EDGE OF ALL PAVEMENT TYPES WHERE CONNECTIONS ARE TO BE MADE. IF ASPHALT IS DAMAGED AT POINT OF CONNECTION, A PATCH WILL BE REQUIRED BY MILLING 2" DEPTH AT A MINIMUM WIDTH OF 6.5' FOR THE ENTIRE LENGTH OF THE DAMAGED SECTION. IF ADJACENT SIDEWALK IS DAMAGED AT CONNECTION, THEN THAT SECTION WILL BE REMOVED AND REPLACED FROM JOINT TO JOINT.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
www.sitedesign-inc.com
1074 ASHEVILLE HWY UNIT B
SPARTANBURG, SC 29303
PH: (864)585-0618

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SITE DESIGN INC. No. C00122 NORTH CAROLINA CERTIFICATE OF AUTHORIZATION

S.C. REG NO 23536

OAKLAND AVENUE TOWNHOMES

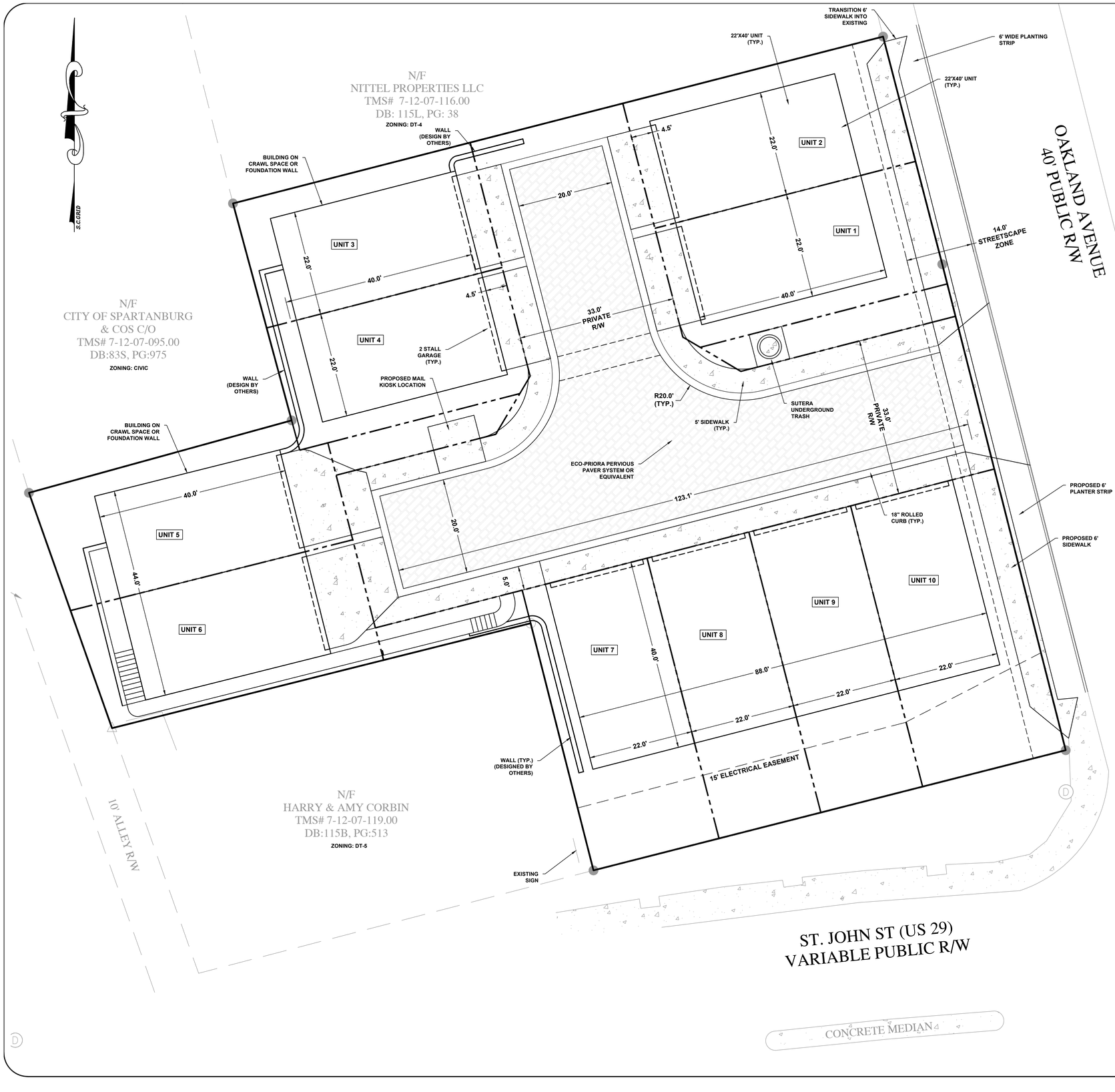
CITY OF SPARTANBURG
SOUTH CAROLINA

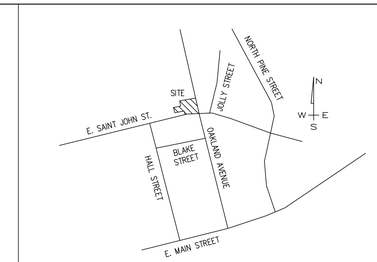
HORZ. SCALE:	1" = 10'
VERT. SCALE:	N/A
DESIGNED BY:	ZMH
DRAWN BY:	ZMH
CHECKED BY:	CSW
DATE:	11/28/2023
S230343_SHEETS.DWG	

EXISTING CONDITIONS AND DEMOLITION

SHEET 1 OF 5

C100





LOCATION MAP NOT TO SCALE

SITE DATA:

TM#: 7-12-07-118.00
TM#: 7-12-07-117.00

PROPOSED ZONE: DT-5/DT-4

OAKLAND AVE: LOCAL
E. SAINT JOHN ST: SCDOT ROAD

TOTAL SITE = 0.52 AC
OPEN SPACE = 0.079 AC (15.2%)

TOTAL NUMBER OF UNITS: 10

SETBACKS - (MINIMUM REQUIREMENTS)
FRONT - 0'
REAR - 0'
SIDES - N/A

CAUTION

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

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LEGEND

BL	BUILDING LINE	TEL	TELEPHONE PEDESTAL	GT	GREASE TRAP MANHOLE
CL	CENTERLINE	CATV	CABLE TV PEDESTAL	TC/BC	TOP/BOTTOM CURB
CMP	CORRUGATED METAL PIPE	EM	ELECTRIC METER	TW/BW	TOP/BOTTOM WALL
CT	CRIMP TOP	CB	CATCH BASIN	VCP	VITRIFIED CLAY PIPE
DE	DRAINAGE EASEMENT	DI	DROP INLET	WM	WATER METER
EP	EDGE OF PAVEMENT		ELEC TRANS	WV	WATER VALVE
FFE	FINISHED FLOOR ELEVATION	x 90.0	ELEVATION	PIV	POST INDICATOR VALVE
FG	FINISHED GRADE		FIRE HYDRANT		STORMWATER FLOW
IE	INVERT ELEVATION	GM	GAS METER		TRAFFIC FLOW
IPO	IRON PIN OLD	GV	GAS VALVE		
IPS	IRON PIN SET	LP	LIGHT POLE		
N&C	NAIL & CAP	PP	POWER POLE		
OT	OPEN TOP	GP	GUY ANCHOR		
RB	REBAR	SDMH	SD MANHOLE		
RCP	REINFORCED CONC PIPE	SSMH	SS MANHOLE		
R/W	RIGHT OF WAY	TMH	TELEPHONE MANHOLE		
SD	STORM DRAIN	CO	CLEAN OUT		
SS	SANITARY SEWER				
SSE	SS EASEMENT				

LINETYPES

CTV	CABLE TV	SS	SANITARY SEWER – EXIST.
x	CHAIN LINK FENCE (PROPOSED)	SS	SANITARY SEWER – NEW
x	CHAIN LINK FENCE (EXISTING)	SF	SILT FENCE
680	CONTOURS – EXIST. GRADE	SD	STORM SEWER – EXIST.
678	CONTOURS – FINISHED GRADE		STORM SEWER – NEW
FOC	FIBER OPTIC	UGP	UNDERGROUND POWER
FM	FORCE MAIN	UGT	UNDERGROUND TEL
GAS	GAS LINE	W	WATER LINE – EXIST.
OHP	OVERHEAD POWER	W	WATER – NEW
OHT	OVERHEAD TELEPHONE		WOOD FENCE
RD	ROOF DRAIN – NEW	NPDES	LIMITS OF DISTURBANCE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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SITE DESIGN INC. No. C00122 NOTARY PUBLIC CERTIFICATE OF AUTHORIZATION

S.C. REG NO 23536

OAKLAND AVENUE TOWNHOMES

CITY OF SPARTANBURG SOUTH CAROLINA

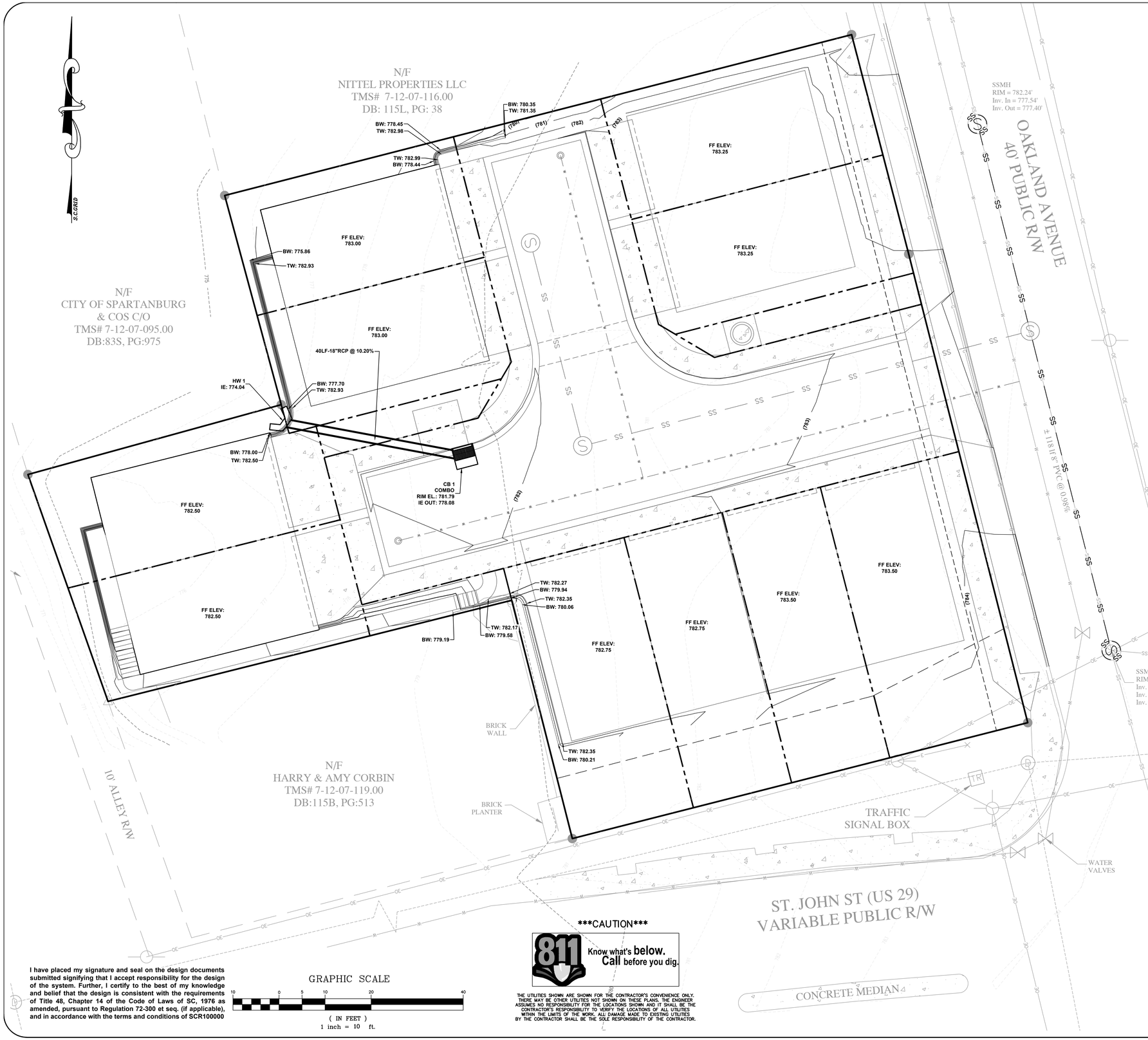
HORZ. SCALE:	1" = 10'
VERT. SCALE:	N/A
DESIGNED BY:	ZMH
DRAWN BY:	ZMH
CHECKED BY:	CSW
DATE:	11/28/2023

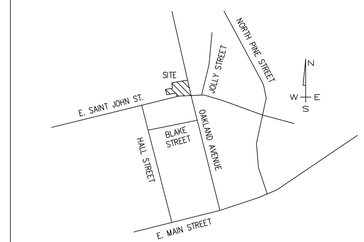
S230343_SHEETS.DWG

SITE PLAN

SHEET 2 OF 5

C200





LOCATION MAP NOT TO SCALE

GRADING NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR A REVIEW SHOULD ANY DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS.
3. PROOFROLLING AND COMPACTION TESTS SHALL BE ACCOMPLISHED IN THE FIELD TO TEST FILLED AREAS. INITIAL COMPACTION TESTS WILL BE CONDUCTED AT OWNER'S EXPENSE. RETESTING REQUIRED BECAUSE OF POOR COMPACTION SHALL BE CONDUCTED AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL SUPPLY RESULTS TO THE ENGINEER BEFORE ANY PRELIMINARY AND/OR FINAL APPROVALS.
4. THE GRADING CONTRACTOR SHALL PROOFROLL THE CONSTRUCTION AREA WITH HEAVY RUBBER-TIRED EQUIPMENT. ALL SOFT SPOTS SHALL BE STABILIZED BY FURTHER COMPACTIVE EFFORT OR UNDERCUT AND BACKFILLED WITH COMPACTED STRUCTURAL FILL MATERIAL.
5. EARTHWORK SHALL BE TO THE GRADES AND LINES SHOWN. EXISTING AND PROPOSED CONTOUR INTERVALS ARE AT 1'.
6. ALL NEW ELEVATIONS SHOWN ARE FINISH ELEVATIONS. THE GRADING CONTRACTOR SHALL DEDUCT THE APPROPRIATE AMOUNT TO ESTABLISH SUBGRADE ELEVATION.
7. WALL ELEVATIONS WHERE NOTED ARE TOP OF WALL AND FINISH GRADE AT BOTTOM OF WALL. SEE RETAINING WALL PLANS FOR DETAILED CONSTRUCTION INFORMATION.
8. CONTRACTOR SHALL REMOVE TOPSOIL AS NECESSARY (MINIMUM OF 4") TO PROVIDE ADEQUATE SUBGRADE FOR ROADWAYS.
9. ALL EXCAVATION SHALL BE "UNCLASSIFIED EXCAVATION". ALL NEW FILL AND UTILITY TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698). IN ADDITION, THE UPPER 18" OF ALL FILL MATERIALS BENEATH FLOOR SLABS AND PAVEMENTS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY (ASTM D-698).
10. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
11. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III, UNLESS OTHERWISE NOTED, AND SHALL CONFORM TO SCDOT SPECIFICATIONS. ALL JOINTS SHALL BE TONGUE AND GROOVE WITH MASTIC MATERIAL.
12. CATCH BASINS SHALL BE PRECAST R.EINFORCED CONCRETE DRAINAGE BOX WITH SOLID WALL PER SCDOT STANDARD DRAWING 719-17A OR APPROVED EQUAL.
13. ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAYS, INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
14. STANDING GRASS MUST BE EVIDENT IN AREAS THAT WERE SEEDED.
15. AN AS-BUILT CERTIFICATION OF THE STORMWATER MANAGEMENT SYSTEM WILL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE SITE. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR THE DELAYS RESULTING FROM NON-COMPLIANCE WITH THE DESIGN DRAWINGS.
16. CONTRACTOR TO CONFIRM ALL ELEVATIONS AND ADA COMPLIANCE PRIOR TO INSTALLING CURB, SIDEWALK, OR PAVEMENT AND BRING ANY DISCREPANCIES TO THE ENGINEER'S ATTENTION.

LEGEND

BL	BUILDING LINE	TEL	TELEPHONE PEDESTAL
CL	CENTERLINE	CATV	CABLE TV PEDESTAL
CMP	CORRUGATED METAL PIPE	EM	ELECTRIC METER
CT	CRIMP TOP	CB	CATCH BASIN
DE	DRAINAGE EASEMENT	DI	DROP INLET
EP	EDGE OF PAVEMENT		ELEC TRANS
FFE	FINISHED FLOOR ELEVATION	x 90.0	ELEVATION
FG	FINISHED GRADE		FIRE HYDRANT
IE	INVERT ELEVATION	GM	GAS METER
IPO	IRON PIN OLD—O	GV	GAS VALVE
IPS	IRON PIN SET—●	LP	LIGHT POLE
N&C	NAIL & CAP	PP	POWER POLE
OT	OPEN TOP	GP	GUY ANCHOR
RB	REBAR	SDMH	SD MANHOLE
RCP	REINFORCED CONC PIPE	SSMH	SS MANHOLE
R/W	RIGHT OF WAY	TMH	TELEPHONE MANHOLE
SD	STORM DRAIN	CO	CLEAN OUT
SS	SANITARY SEWER		
SSE	SS EASEMENT		

GT	GREASE TRAP MANHOLE		
TC/BC	TOP/BOTTOM CURB		
TW/BW	TOP/BOTTOM WALL		
VCP	VITRIFIED CLAY PIPE		
WM	WATER METER		
WV	WATER VALVE		
PIV	POST INDICATOR VALVE		
⟹	STORMWATER FLOW		
➡	TRAFFIC FLOW		

LINETYPES

—CTV—	CABLE TV	—SS—	SANITARY SEWER – EXIST.
—X—	CHAIN LINK FENCE (PROPOSED)	—SS—	SANITARY SEWER – NEW
—X—	CHAIN LINK FENCE (EXISTING)	—SF—	SILT FENCE
—680—	CONTOURS – EXIST. GRADE	—SD—	STORM SEWER – EXIST.
—(678)—	CONTOURS – FINISHED GRADE		STORM SEWER – NEW
—FOC—	FIBER OPTIC	—UGP—	UNDERGROUND POWER
—FM—	FORCE MAIN	—UGT—	UNDERGROUND TEL
—GAS—	GAS LINE	—W—	WATER LINE – EXIST.
—OHP—	OVERHEAD POWER	—W—	WATER – NEW
—OHT—	OVERHEAD TELEPHONE	—O—	WOOD FENCE
—RD—	ROOF DRAIN – NEW	—NPDES—	LIMITS OF DISTURBANCE

NOTES:

1. SLOPES WITHIN ADA PARKING AREAS CANNOT EXCEED 2% IN ANY DIRECTION. ALL ADA PARKING AREAS ARE TO BE CONSTRUCTED WITH CONCRETE.
2. SIDEWALK CROSS SLOPES ARE NOT TO EXCEED 2%.
3. ANY SIDEWALK EXCEEDING 5% RUNNING SLOPE IS CONSIDERED A RAMP. ANY RAMP RISING GREATER THAN 6" MUST HAVE AN ADA APPROVED HANDRAIL ON BOTH SIDES. RAMPS MUST NOT EXCEED 8% RUNNING SLOPE.
4. ANY EXCESS SOIL HAULED OFF-SITE MUST BE TO AN APPROVED PERMITTED SITE.
5. SPOT ELEVATIONS SHOWN DENOTE BOTTOM OF CURB, TOP OF ASPHALT, OR GROUND SURFACE ELEVATION UNLESS OTHERWISE NOTED.
6. TC = TOP OF CURB / BC = BOTTOM OF CURB.
7. TW = TOP OF WALL / BW = BOTTOM OF WALL.
8. BUILDING ROOF DRAINAGE WILL TIE TO UNDERGROUND STORMWATER DRAINAGE SYSTEM. COORDINATE WITH MEP PLANS.

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

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

CAUTION

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S.C. REG NO 23536

OAKLAND AVENUE TOWNHOMES

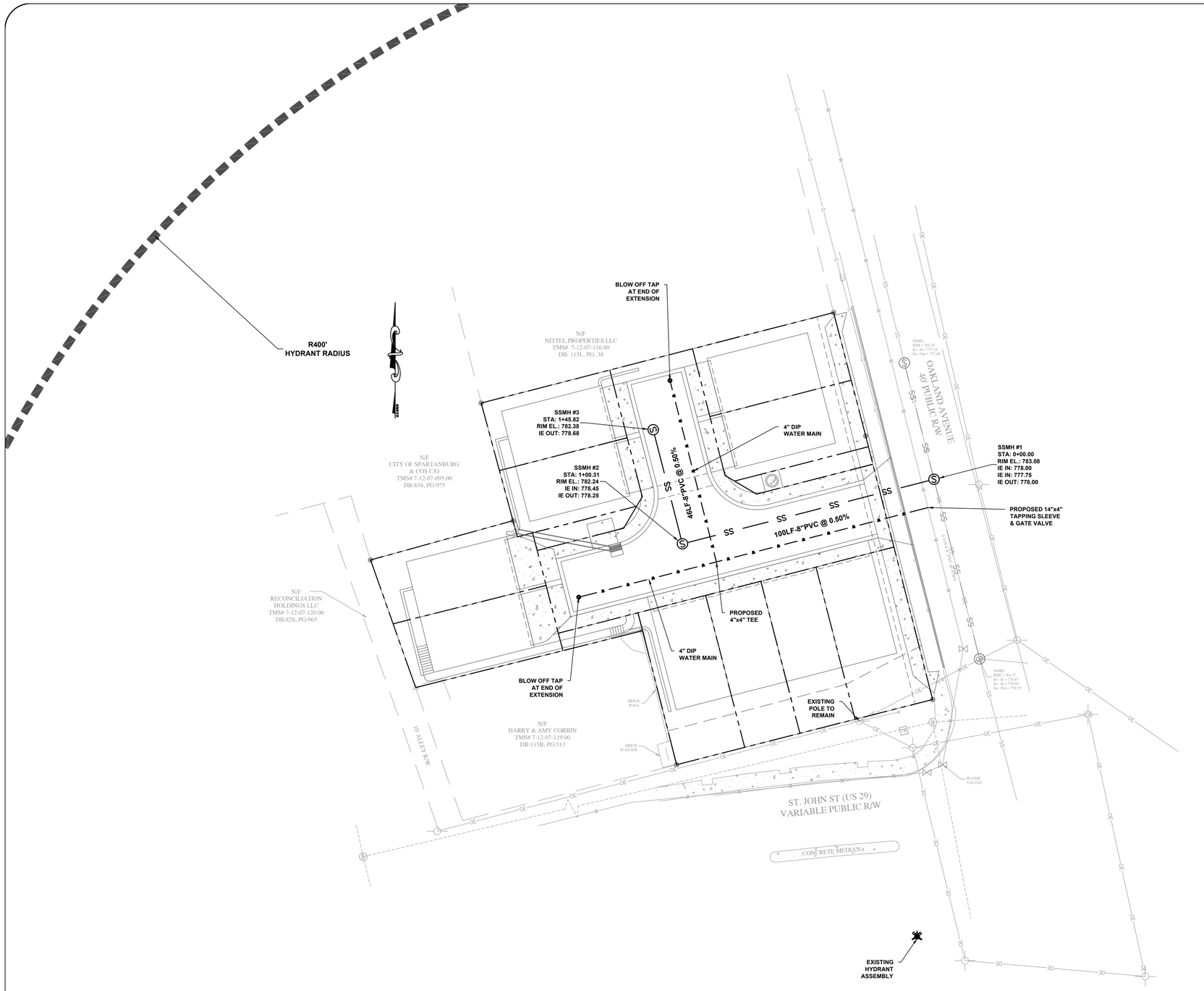
CITY OF SPARTANBURG SOUTH CAROLINA

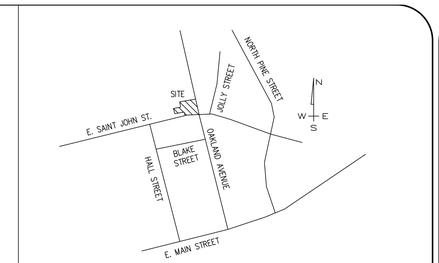
HORZ. SCALE:	1" = 10'
VERT. SCALE:	3
DESIGNED BY:	ZMH
DRAWN BY:	ZMH
CHECKED BY:	CSW
DATE:	11/28/2023
S230343_SHEETS.DWG	

GRADING PLAN

SHEET 10 OF 5

C400





LOCATION MAP NOT TO SCALE

UTILITY NOTES:

1. ALL UTILITIES LOCATED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL COORDINATE LOCATION OF UNDERGROUND UTILITIES WITH THE UTILITY LOCATING SERVICE, BY CALLING 811 THREE (3) DAYS PRIOR TO CONSTRUCTION, AND UTILITY PROVIDERS.
2. CONTRACTOR SHALL NOTIFY THE ENGINEER FOR A REVIEW SHOULD ANY DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS.
3. NEW UTILITY TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D-698). IN ADDITION, THE UPPER 18" OF ALL FILL MATERIALS BENEATH FLOOR SLABS AND PAVEMENTS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY (ASTM D-698).
4. CONTRACTOR SHALL CONSTRUCT DOMESTIC WATER SERVICE TO BUILDINGS SHOWN ON DRAWING. EXACT LINE SIZE, TYPE AND LOCATION TO BE COORDINATED WITH MEP PLANS AND THE GOVERNING UTILITY AUTHORITY. TAPS TO BE INSTALLED TO THE SPECIFICATIONS OF THE GOVERNING UTILITY AUTHORITY.
5. CONTRACTOR SHALL CONSTRUCT SANITARY SEWER SERVICE TO BUILDINGS. EXACT SIZE, TYPE AND LOCATION TO BE COORDINATED WITH MEP PLANS AND THE GOVERNING UTILITY AUTHORITY. SERVICE TO BE INSTALLED TO THE SPECIFICATIONS OF THE GOVERNING UTILITY AUTHORITY. INSTALL CLEAN OUTS AT 75' INTERVALS (MAX) AND AT ALL DEFLECTIONS.
6. CONTRACTOR SHALL COORDINATE ALL OTHER UTILITY CONNECTIONS WITH LOCAL PROVIDERS. CONTRACTOR SHALL INSTALL ALL UTILITIES TO THE SPECIFICATIONS AND REQUIREMENTS OF THE ACCEPTING UTILITY AUTHORITY.
7. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY UTILITY SCREENING TO MEET THE REQUIREMENTS OF THE CITY OF SPARTANBURG.
9. OWN/ER/DEVELOPER TO CONTACT SPARTANBURG WATER NEW CONNECTIONS AT 864-583-7361 TO SETUP SMALL METER CONNECTION.
10. OWNER/DEVELOPER TO CONTACT SPARTANBURG WATER NEW CONNECTIONS AT 864-583-7361 TO COORDINATE CONNECTION OF SEWER LATERAL

LEGEND

BL	BUILDING LINE	TEL	TELEPHONE PEDESTAL	GT	GREASE TRAP MANHOLE
CL	CENTERLINE	CATV	CABLE TV PEDESTAL	TC/BC	TOP/BOTTOM CURB
CMP	CORRUGATED METAL PIPE	EM	ELECTRIC METER	TW/BW	TOP/BOTTOM WALL
CT	CRIMP TOP	CB	CATCH BASIN	VCP	VITRIFIED CLAY PIPE
DE	DRAINAGE EASEMENT	DI	DROP INLET	WM	WATER METER
EP	EDGE OF PAVEMENT		ELEC TRANS	WV	WATER VALVE
FFE	FINISHED FLOOR ELEVATION	x90.0	ELEVATION		POST INDICATOR VALVE
FG	FINISHED GRADE		FIRE HYDRANT		STORMWATER FLOW
IE	INVERT ELEVATION		GAS METER		TRAFFIC FLOW
IPO	IRON PIN OLD	GV	GAS VALVE		
IPS	IRON PIN SET	LP	LIGHT POLE		
N&C	NAIL & CAP	PP	POWER POLE		
OT	OPEN TOP	GP	GUY ANCHOR		
RB	REBAR	SDMH	SD MANHOLE		
RCP	REINFORCED CONC PIPE	SSMH	SS MANHOLE		
R/W	RIGHT OF WAY	TMH	TELEPHONE MANHOLE		
SD	STORM DRAIN	CO	CLEAN OUT		
SS	SANITARY SEWER				
SSE	SS EASEMENT				

LINETYPES

CTV	CABLE TV	SS	SANITARY SEWER – EXIST.
X	CHAIN LINK FENCE (PROPOSED)	SS	SANITARY SEWER – NEW
X	CHAIN LINK FENCE (EXISTING)	SF	SILT FENCE
680	CONTOURS – EXIST. GRADE	SD	STORM SEWER – EXIST.
(678)	CONTOURS – FINISHED GRADE		STORM SEWER – NEW
FOC	FIBER OPTIC	UGP	UNDERGROUND POWER
FM	FORCE MAIN	UGT	UNDERGROUND TEL
GAS	GAS LINE	W	WATER LINE – EXIST.
OHP	OVERHEAD POWER	W	WATER – NEW
OHT	OVERHEAD TELEPHONE		WOOD FENCE
RD	ROOF DRAIN – NEW	NPDES	LIMITS OF DISTURBANCE

CAUTION

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
www.sitedesign-inc.com
1074 ASHEVILLE HWY UNIT B
SPARTANBURG, SC 29303
PH: (864)585-0616

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SITE DESIGN INC. No. C00122 CERTIFICATE OF AUTHORIZATION

S.C. REG NO 2336

OAKLAND AVENUE TOWNHOMES

CITY OF SPARTANBURG SOUTH CAROLINA

HORZ. SCALE:	1" = 40'
VERT. SCALE:	N/A
DESIGNED BY:	ZMH
DRAWN BY:	ZMH
CHECKED BY:	CSW
DATE:	11/28/2023
S230343_SHEETS.DWG	

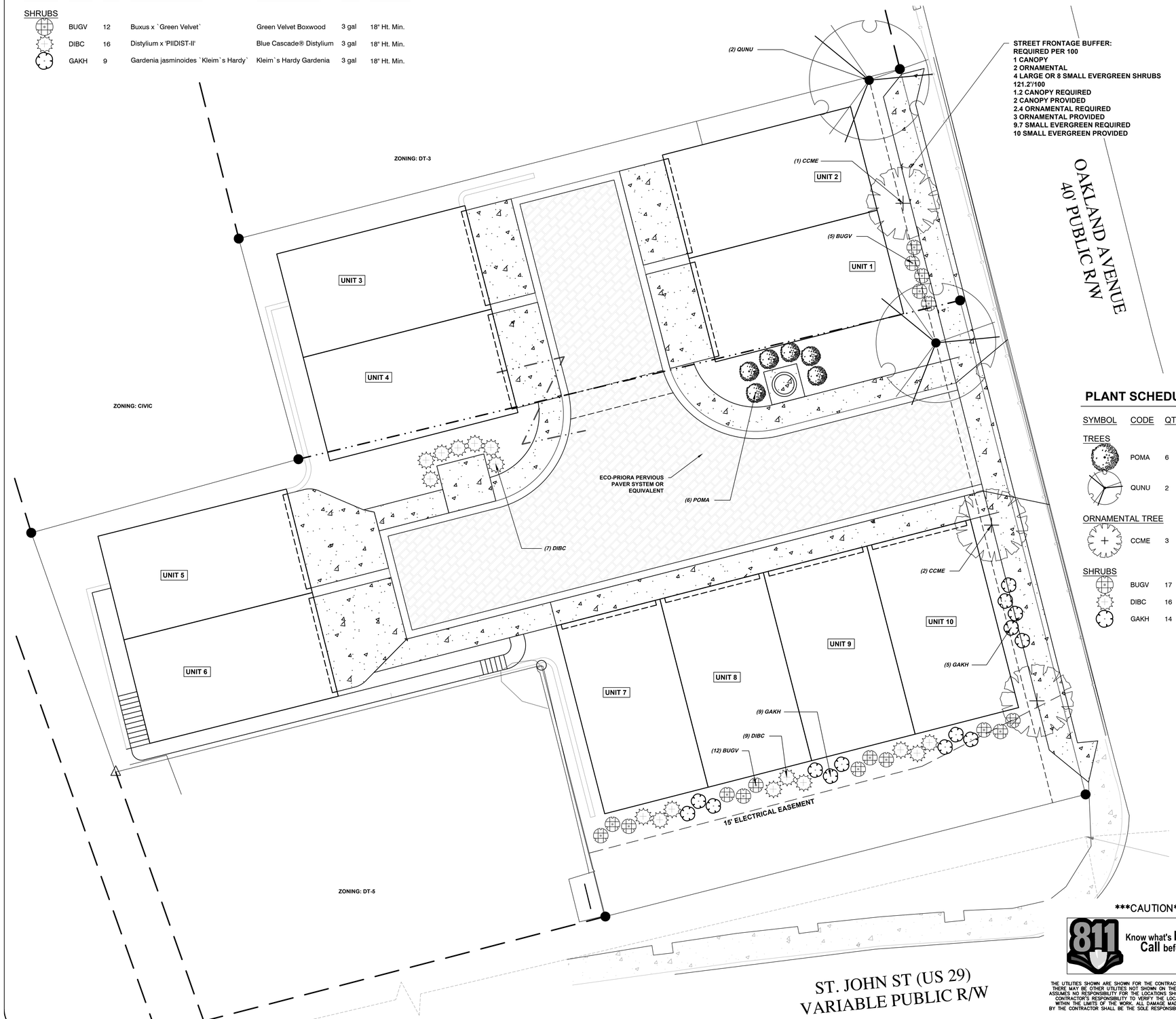
UTILITY PLAN

SHEET 4 OF 5

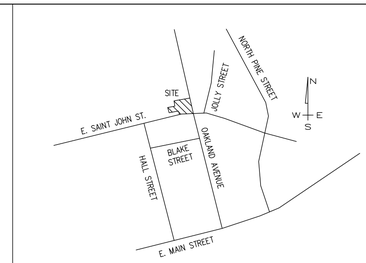
C500

PLANT SCHEDULE SUPPLEMENTAL PLANTINGS

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS						
	BUGV	12	Buxus x `Green Velvet`	Green Velvet Boxwood	3 gal	18" Ht. Min.
	DIBC	16	Distylium x 'PIIDIST-II'	Blue Cascade® Distylium	3 gal	18" Ht. Min.
	GAKH	9	Gardenia jasminoides `Kleim`s Hardy`	Kleim`s Hardy Gardenia	3 gal	18" Ht. Min.



STREET FRONTAGE BUFFER:
REQUIRED PER 100
1 CANOPY
2 ORNAMENTAL
4 LARGE OR 8 SMALL EVERGREEN SHRUBS
121.2'/100
1.2 CANOPY REQUIRED
2 CANOPY PROVIDED
2.4 ORNAMENTAL REQUIRED
3 ORNAMENTAL PROVIDED
9.7 SMALL EVERGREEN REQUIRED
10 SMALL EVERGREEN PROVIDED



LOCATION MAP NOT TO SCALE

LANDSCAPE NOTES:
1.PLANT SCHEDULE, GENERAL NOTES, DETAILS ON PAGE L200
2.NO BUFFER REQUIRED

SITE DATA:

TM#: 7-12-07-118.00
TM#: 7-12-07-117.00

PROPOSED ZONE: D-T5

OAKLAND AVE: LOCAL
E. SAINT JOHN ST: SCDOT ROAD

TOTAL SITE = 0.52 AC
OPEN SPACE = 0.079 AC (15.2%)

TOTAL NUMBER OF UNITS: 10

SETBACKS - (MINIMUM REQUIREMENTS)
FRONT - 0'
REAR - 0'
SIDES - N/A

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES						
	POMA	6	Podocarpus macrophyllus 'Maki'	Maki Yew Podocarpus	4` Ht.	
	QUNU	2	Quercus nuttallii	Nuttall Oak	2 1/2" cal, 14` ht	6` Clear Trunk
ORNAMENTAL TREE						
	CCME	3	Cercis canadensis `Merlot`	Merlot Redbud	2" Cal. 10` Ht. Min.	5' Clr Trunk
SHRUBS						
	BUGV	17	Buxus x `Green Velvet`	Green Velvet Boxwood	3 gal	18" Ht. Min.
	DIBC	16	Distylium x 'PIIDIST-II'	Blue Cascade® Distylium	3 gal	18" Ht. Min.
	GAKH	14	Gardenia jasminoides `Kleim`s Hardy`	Kleim`s Hardy Gardenia	3 gal	18" Ht. Min.

LEGEND

BL BUILDING LINE	TEL TELEPHONE PEDESTAL	ST GREASE TRAP MANHOLE
CL CENTERLINE	CATV CABLE TV PEDESTAL	TC/BC TOP/BOTTOM CURB
CMP CORRUGATED METAL PIPE	EM ELECTRIC METER	TW/BW TOP/BOTTOM WALL
CT CRIMP TOP	CB CATCH BASIN	VCP VITRIFIED CLAY PIPE
DE DRAINAGE EASEMENT	DI DROP INLET	WM WATER METER
EP EDGE OF PAVEMENT	ELEC TRANS	WV WATER VALVE
FFE FINISHED FLOOR ELEVATION	x90.0 ELEVATION	PI POST INDICATOR VALVE
FG FINISHED GRADE	FIRE HYDRANT	STORMWATER FLOW
IE INVERT ELEVATION	GM GAS METER	TRAFFIC FLOW
IPO IRON PIN OLD	GV GAS VALVE	
IPS IRON PIN SET	LP LIGHT POLE	
N&C NAIL & CAP	PP POWER POLE	
OT OPEN TOP	GP GUY ANCHOR	
RB REBAR	SDMH SD MANHOLE	
RCP REINFORCED CONC PIPE	SSMH SS MANHOLE	
R/W RIGHT OF WAY	TMH TELEPHONE MANHOLE	
SD STORM DRAIN	CO CLEAN OUT	
SS SANITARY SEWER		
SSE SS EASEMENT		

LINETYPES

CTV CABLE TV	SS SANITARY SEWER – EXIST.
X CHAIN LINK FENCE (PROPOSED)	SS SANITARY SEWER – NEW
X CHAIN LINK FENCE (EXISTING)	SF SILT FENCE
680 CONTOURS – EXIST. GRADE	SD STORM SEWER – EXIST.
(679) CONTOURS – FINISHED GRADE	STORM SEWER – NEW
FOC FIBER OPTIC	UGP UNDERGROUND POWER
FM FORCE MAIN	UGT UNDERGROUND TEL
GAS GAS LINE	W WATER LINE – EXIST.
OHP OVERHEAD POWER	W WATER – NEW
OHT OVERHEAD TELEPHONE	WOOD FENCE
RD ROOF DRAIN – NEW	NPDES LIMITS OF DISTURBANCE

GRAPHIC SCALE

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(IN FEET)
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SITE DESIGN INC. No. C00122 CERTIFICATE OF AUTHORIZATION NORTH CAROLINA

SOUTH CAROLINA LANDSCAPE ARCHITECT No. 552 REGISTERED

S.C. REG NO 552

OAKLAND AVENUE TOWNHOMES

CITY OF SPARTANBURG SOUTH CAROLINA

HORZ. SCALE:	1" = 10'
VERT. SCALE:	N/A
DESIGNED BY:	JAW
DRAWN BY:	JAW
CHECKED BY:	AGB
DATE:	11/28/2023
S230343_LANDSCAPE.DWG	

LANDSCAPE PLAN

SHEET 5 OF 5

L100