



# *The City of Spartanburg Design Review Board*

## **AGENDA**

**December 3<sup>rd</sup>, 2024, at 5:30 P.M.**

**Dr. TK Gregg Community Center  
650 Howard 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 Chairperson will announce any changes after the roll call).

**I. Roll Call.**

- II.** 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.

**III. Approval of Agenda.**

**IV. Disposition of the Minutes of November 5<sup>th</sup>, 2024, meeting.**

**V. Old Business:**

1. DRB-24-020-00014 – The Design Review Board (DRB) has received a request for Full and Final Approval for the proposed building, 276 Magnolia Street located in the DT-5 Zone (Downtown Urban District) at 276 Magnolia St (Tax Map Sheet: 7-12-06-015.00). Owner: Pat Knie / Applicant: **Meghan Teague, Studio Teague, LLC.**
2. DRB-24-020-00016 – The Design Review Board (DRB) has received a request for Full and Final Approval for the proposed building, Shulikov Law Firm, located at 251 Magnolia St (Tax Map Sheet: 7-12-06-041.00) with a zoning designation of DT-5 Zone (Downtown Urban District). **Owner: Tatyana Shulikov / Agent: Amanda Metze.**

**VI. New Business:**

1. DRB-24-020-00018 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed building, Grain District Office Building, located at 245 W Main Street (Tax Map Sheet: 7-12-14-005.00) with a zoning designation of DT-5 Zone (Downtown Urban District). **Owner: Morgan & Henry JOF ESA LLC / Agent: Andrew McCall & William Gray,**
2. DRB-24-020-00015 – The Design Review Board (DRB) has received a request for Full and Final Approval for the Morgan Square Enhancement Plan. **Owner: City of Spartanburg / Applicant: MKSK. McMillan Pazdan Smith Architecture.**
3. DRB-24-020-00017 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed Building, Danbury Commons located at 203 Fremont Avenue (Tax Map Sheet: 7-12-01-080.00) with a zoning designation of DT-4 Zone (Downtown Urban District) **Owner: Dialysis Clinic Inc / Applicant: Field Goodlett, Connelly Development, LLC.**



## *The City of Spartanburg Design Review Board*

**VII. Staff Announcements:**

**VIII. Adjournment.**

*For more information, please contact the City of Spartanburg Planning Department at [planning@cityofspartanburg.org](mailto:planning@cityofspartanburg.org) or call (864) 596-2068.*



**ADDRESS/ TAX ID**

276 Magnolia Street/7-12-06-015.00

**DATE**

11.26.24

**COPIES TO**

City Departments  
Applicant

**TO**

Spartanburg Design Review Board

**PROJECT NUMBER**

DRB-24-020-00014

**STAFF**

Fredalyn M. Frasier, Planning Director  
Nan Zhou, AICP, Planner II  
Craig Lewis, FAICP – Technical Advisor

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**OWNER/APPLICANT**

Pat Knie/ Meghan Teague, Studios Teague, LLC.

**GENERAL PROJECT OVERVIEW**

The applicant is seeking to renovate an existing two-story commercial building as a ground-floor office and an upper story apartment. This is the Final Review for approval.

**AUTHORITY & APPLICABILITY**

This project is zoned DT-5. Formal design review and approval by the Design Review Board is required due to the new addition of the elevator core to the side and the riser room to the rear.

**DETERMINATION OF COMPLETENESS**

Application is complete.

**FINDINGS - EXCEPTIONS**

- None Requested.

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**CODE REVIEW**

- A.** Applicability Matrix: Because this is a minor expansion that is less than 25% of the total floor area, the project is required to comply with the following: Solid waste storage areas, Bicycle parking, Streetscaping, and Signage; and Site Landscaping to the greatest extent possible.
- B.** Use Standards: The proposed use is permitted by right.
- C.** District Standards:
  - 3.3.1 Lot Configuration: *Compliant*
  - 3.3.2 Primary Building Standards: *Compliant*
  - 3.3.4 Building Height: *Compliant*
  - 3.3.5 Permitted Parking Location: *Not applicable*
  - 3.3.6 Building Frontage: Shopfront – *permitted*
- D.** General Standards:
  - Not applicable

**E. Lot/Site Standards:**

- 5.1.1 Lot Frontage: All lots must front on a street, square, or common open space. *Compliant*
- 5.2.2 Solid Waste Storage Areas: All trash containment devices, including compactors and dumpsters, must be located and designed so as not to be visible from the view of nearby streets and properties. Screening, where required, must meet the requirements of Section 505.63. If the device is not visible from a public right-of-way or park, then it need not be screened. –*Compliant*

**F. Utilities and Trash Containment:**

- 5.2.1 Underground Utilities: *Compliant*
- 5.2.2 Solid Waste Storage Areas: *Not applicable*
- 5.2.3 Mechanical and Utility Equipment: *Compliant*

**G. Building Standards:**

- 6.1.2 General Design Principles - *Housing: Not applicable*
- 6.1.3 General Design Principles – Mixed-Use Infill and Redevelopment: *Compliant*
- 6.1.4 General Design Principles – Downtown Should be Urban: *Compliant*
- 6.1.5 General Design Principles - Put People First: *Compliant*
- 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 (option b)
  - 6.4.1 Roof and Eaves: *Compliant*
  - 6.4.2 Canopies/Awnings: *Compliant*
  - 6.4.3 Encroachments: *Compliant*
  - 6.4.4 Ground Level Detailing: *Compliant*
  - 6.4.5 Materials: *Compliant*

**H. Parking:**

- 7.2 Bicycle Parking: A minimum of 2 bicycle parking spaces shall be provided. *Bicycle parking is not shown on the submitted plans. Please provide.*

**I. Streetscape and Site Landscaping:**

- 8.1 Required Streetscape: 12 ft streetscape zone with a minimum 8 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center) – Not Applicable due to the placement of the building and the existing sidewalk.
- 8.2 Site Landscaping: 1 shade tree and eight shrubs per 10 parking spaces. No parking space shall be further than 60 from a canopy tree. *Please note compliance for Final Approval.*

**J. Signage: Not applicable.**

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

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NONE.

RECOMMENDATION

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The applicant has provided sufficient compliance detail for a Final Approval.

# DOWNTOWN OFFICE MIXED-USE

*renovating an existing office building at 276 Magnolia Street in downtown Spartanburg.*





# URBAN CONTEXT



Vicinity Map



# URBAN CONTEXT



Proximity Map



# URBAN CONTEXT



project site



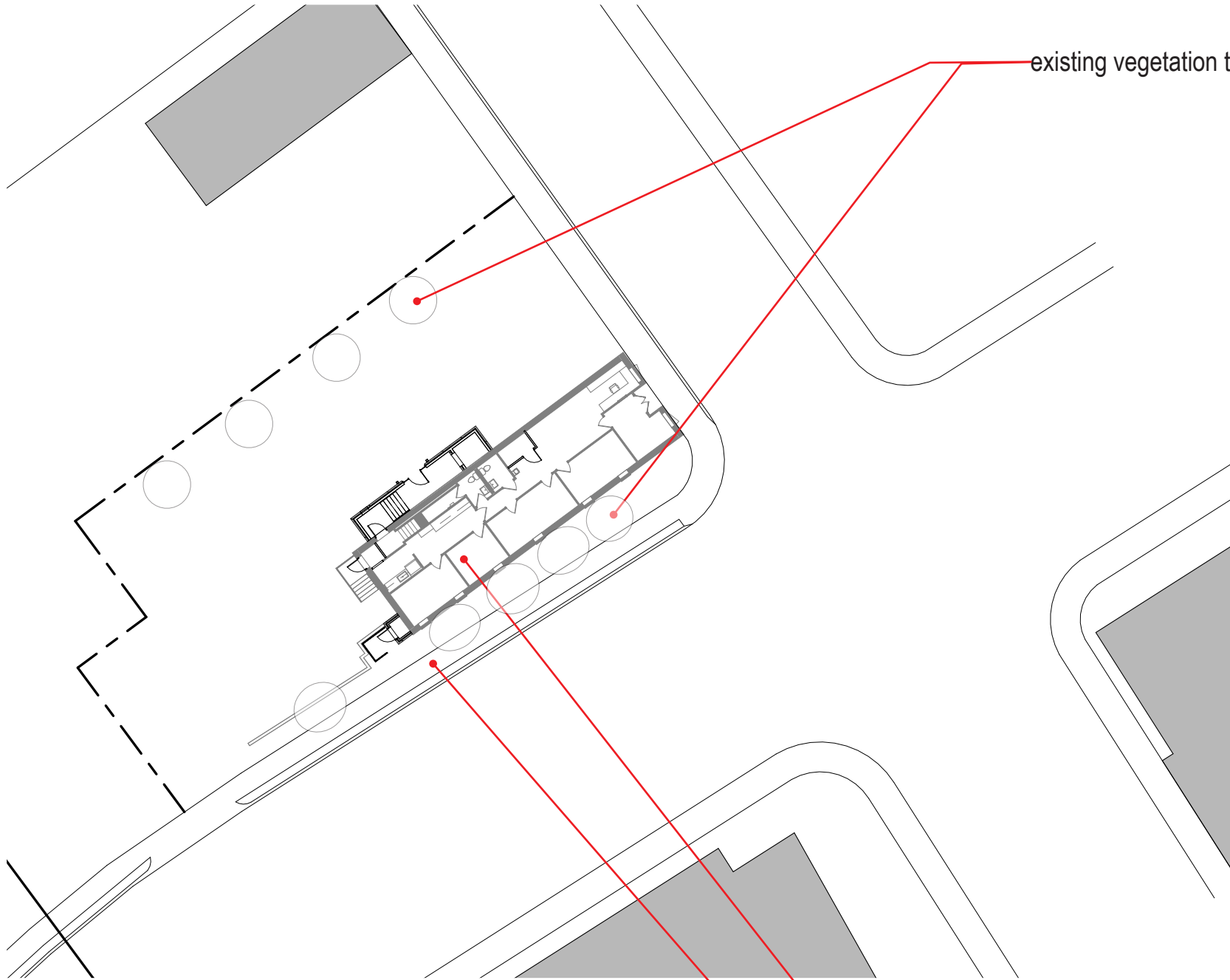
photographs from north side of Magnolia Street looking south



photographs from site looking north



# DOWNTOWN CODE COMPLIANCE



SITE + BUILDING FOOTPRINT @ 1/32" = 1'-0"

existing building footprint to remain;  
floor level even to sidewalk level

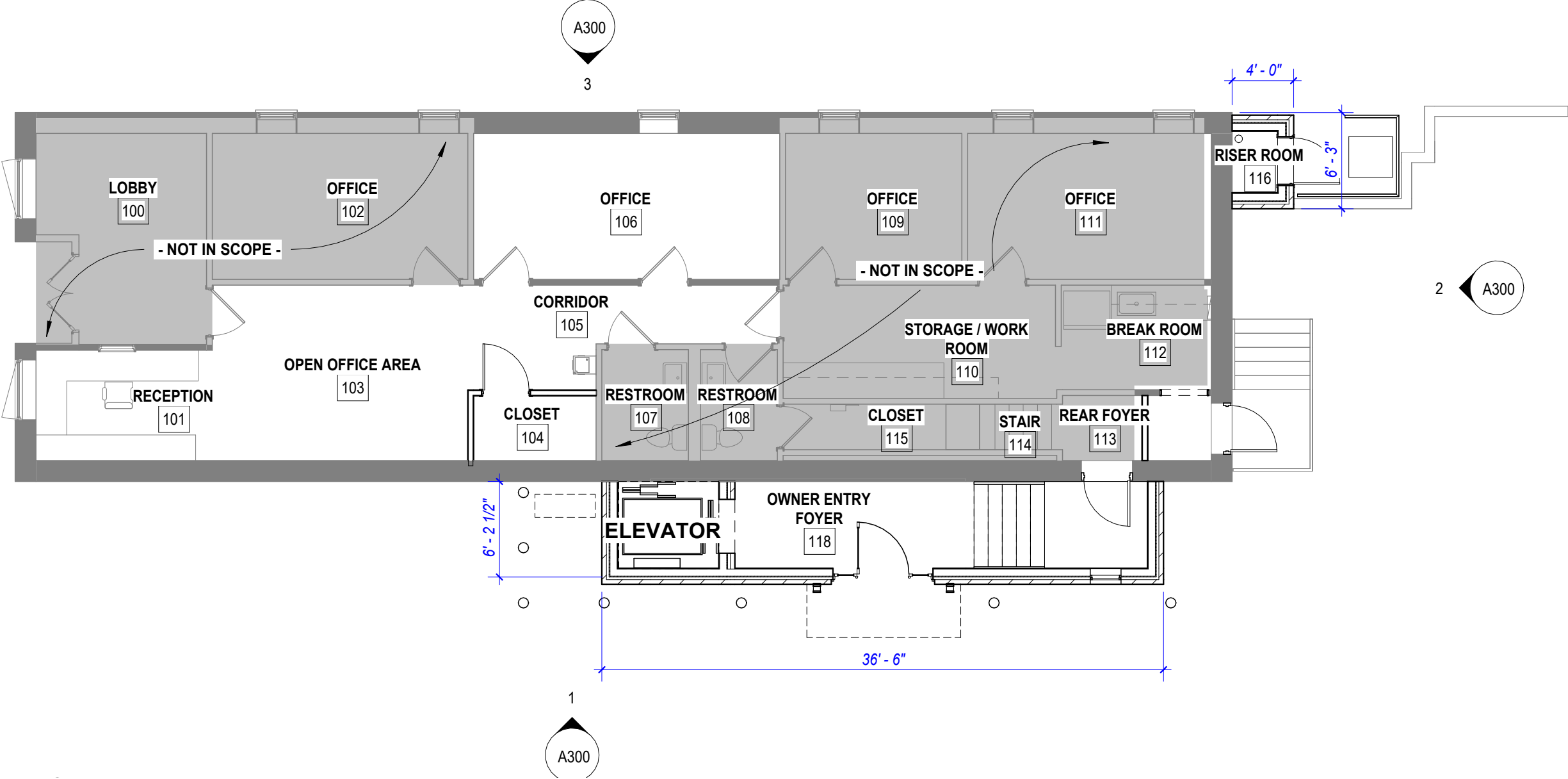
existing sidewalks

## Spartanburg Downtown Code Compliance for 276 Magnolia DT-5 - gateway corridors and blocks surrounding the downtown core

| Code Section | Section Title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Requirement BUSINESS / DWELLING | Compliance |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------|
| 3.1.4        | Use Standard by Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                 | ✓          |
| 3.3          | District Standards                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                 |            |
| 3.3.2        | Primary Building Standards                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0 - 24'                         | ✓          |
| 6.4          | Specific Building Design Standards                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                 |            |
| 6.4.1        | Roof and Eaves                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                 |            |
|              | a. flush eaves must be finished by profiled molding or gutters.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                 | ✓          |
|              | b. All rooftop equipment must be screened from view                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                 | ✓          |
| 6.4.3        | 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.)                                                                                                                                                                                                                                                                                                                                                                                           | NO CHANGE                       | ✓          |
|              | b. Ground-Level Glazing: Window glazing and doorways must be the predominant features in the street-level facade. Exterior burglar bars, fixed "riot shutters," or similar security devices must not be visible from the public right-of-way. All ground level windows must provide direct views to the building's interior extending a minimum of 6 feet behind the window.                                                                                                                                                                                  | NO CHANGE                       | ✓          |
|              | c. Transparency Zone: Glazing that is transparent under all lighting conditions must extend from a base of contrasting material (not exceeding four (4) feet in height above the adjacent grade) to at least the height of the door head. However, spandrel or colored glass may be used above the height of the door head. Glazing must extend from the corner of the front facade for a depth equal to: 1. Shopfront Frontage Transparency per Section 4.2: At least seventy (70) percent of the length of building along all street side building facades. | NO CHANGE                       | ✓          |
| 6.4.4        | Materials                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                 | ✓          |
|              | Commercial building walls must be brick, pre-cast concrete, cut stone (residential applications such as field stone and ledge stone are prohibited), cementitious fiber board, or wood clapboard. Regular or decorative concrete block and EIFS-type stucco may be used on building walls not visible from a public street or as an accent material only. All accessory buildings must be clad in materials similar in appearance to the principal structure.                                                                                                 |                                 |            |
| 8.1          | Required Streetscape                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NO CHANGE                       | ✓          |

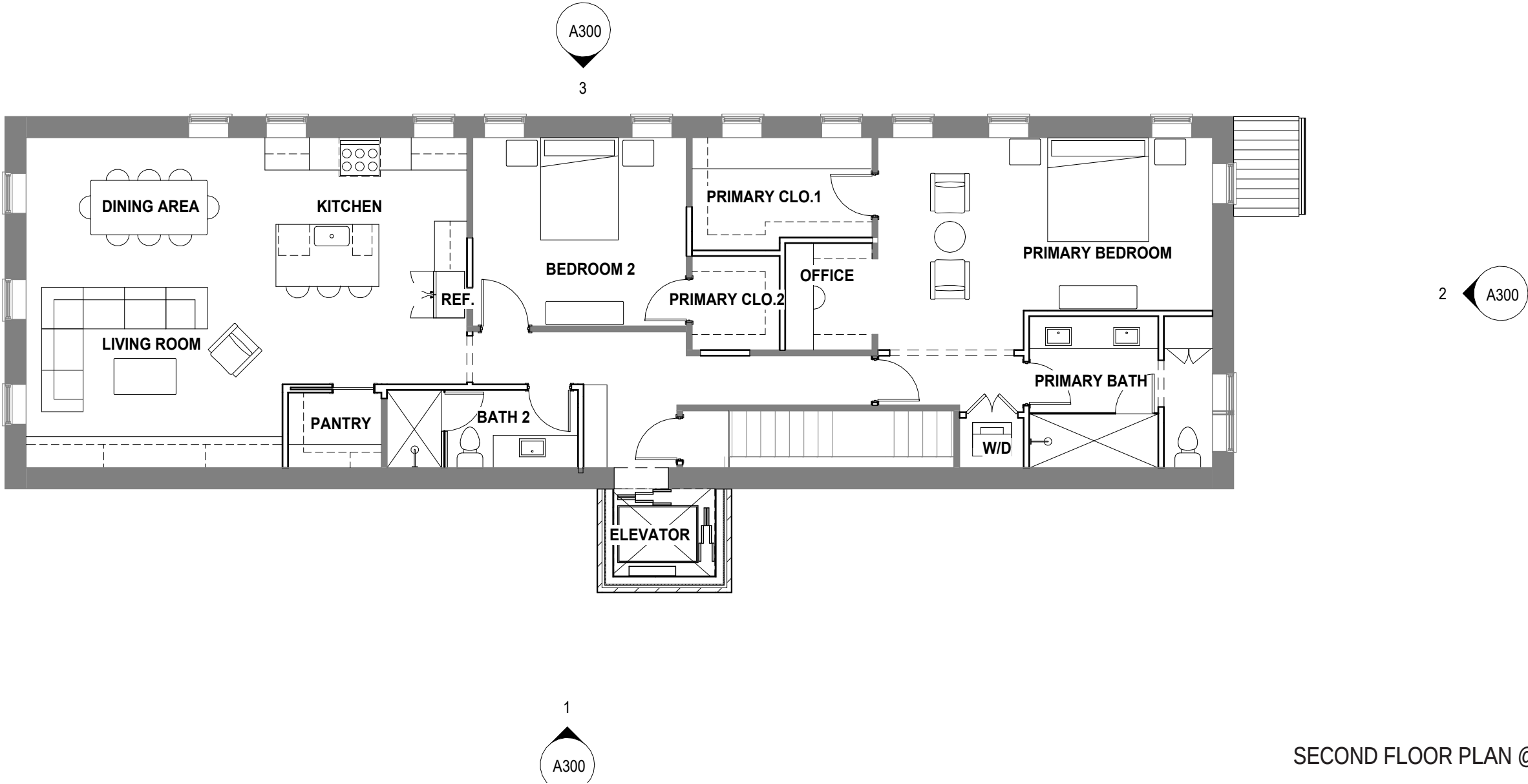


# BUILDING DESIGN



1ST FLOOR @ 1/8" = 1'-0"

# BUILDING DESIGN



SECOND FLOOR PLAN @ 1/8" = 1'-0"



# BUILDING DESIGN



EXISTING FRONT ELEVATION



NORTH ELEVATION @ 1/8" = 1'-0"

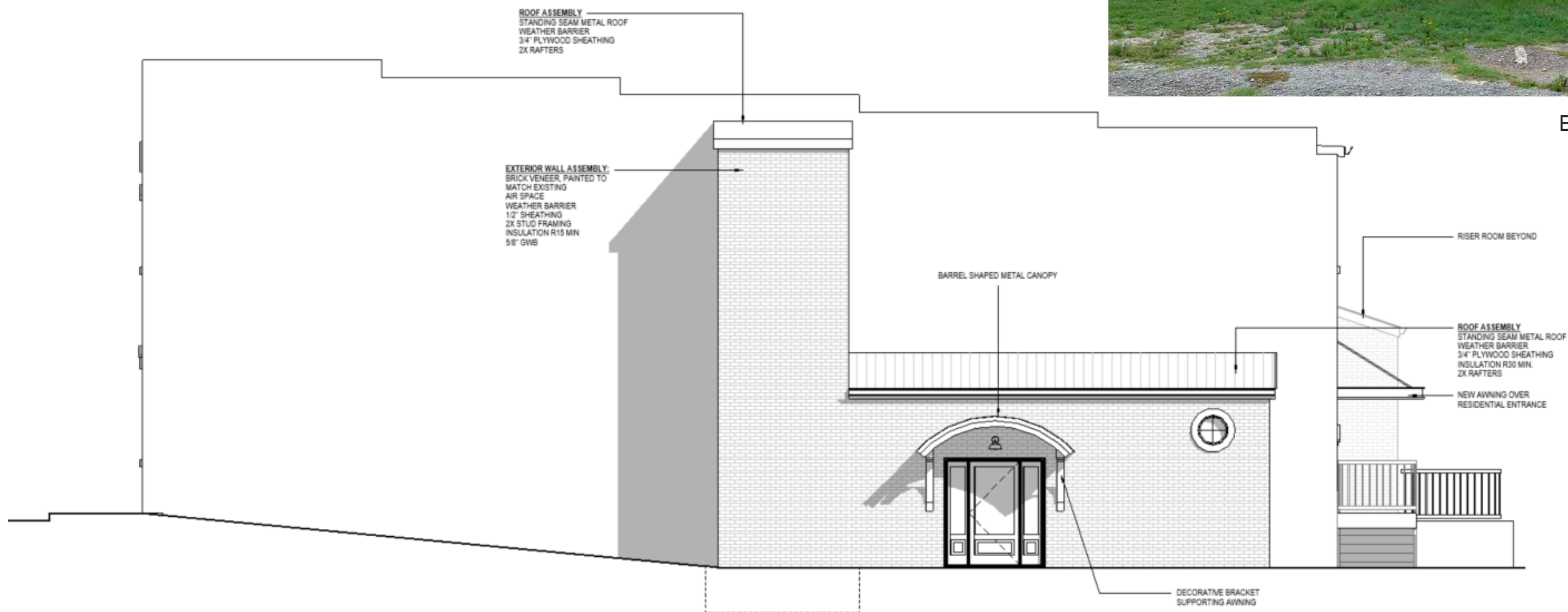


NORTH PERSPECTIVE  
VIEW FROM STREET

# BUILDING DESIGN



EXISTING EAST ELEVATION IMAGE



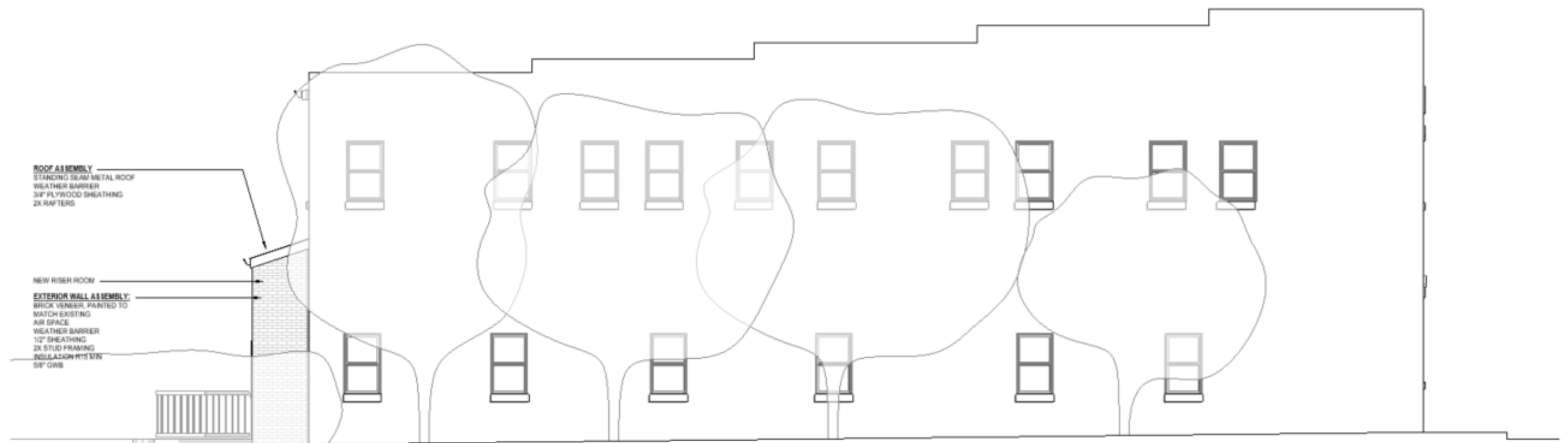
WEST ELEVATION @ 1/8" = 1'-0"



# BUILDING DESIGN



EXISTING EAST ELEVATION IMAGE



EAST ELEVATION @ 1/8" = 1'-0"

# BUILDING DESIGN



EXISTING REAR IMAGE



SOUTH ELEVATION @ 1/8" = 1'-0"





# Planning Department

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

**ADDRESS/ TAX ID**

251 Magnolia Street /711396744858

**DATE**

11/26/2024

**COPIES TO**

City  
Departments  
Applicant

**TO**

Spartanburg Design Review Board

**PROJECT NUMBER**

DRB-24-020-00016

**STAFF**

Fredalyn M. Frasier, Planning Director  
Nan Zhou, AICP, Planner II  
Craig Lewis, FAICP – Technical Advisor

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**OWNER/APPLICANT**

Owner: Tatyana Shulikov / Agent: Amanda Metze, Teaque Studios

**GENERAL PROJECT OVERVIEW**

The applicant is seeking to renovate and install new windows into a single-story mid-century modern building. Since Preliminary Review, the applicant has increased the window sizes, added a canopy, and removed the shrubs to widen the sidewalk zone. This application is for final approval.

**AUTHORITY & APPLICABILITY**

This project is zoned DT-6. Formal design review and approval by the Design Review Board is required due to the installation of new windows in the first layer (front of the building).

**DETERMINATION OF COMPLETENESS**

Application is complete.

**FINDINGS - EXCEPTIONS**

- None Requested.

**CODE REVIEW**

Exceptions or deviations required are noted in *blue italics*.

- Applicability Matrix:** Because this an exterior alteration in the first or second layer without an expansion, the project is required to comply with the following: Solid waste storage areas and Signage.
- Use Standards:** The proposed use is permitted by right.
- District Standards:**
  - **3.3.1 Lot Configuration:** *Compliant*
  - **3.3.2 Primary Building Standards:** *Compliant*
  - **3.3.4 Building Height:** *Compliant*
  - **3.3.5 Permitted Parking Location:** *Not applicable*
  - **3.3.6 Building Frontage:** *Shopfront – permitted*

D. General Standards:

- Not applicable

E. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space. *Compliant*
- **5.2.2 Solid Waste Storage Areas:** All trash containment devices, including compactors and dumpsters, must be located and designed so as not to be visible from the view of nearby streets and properties. Screening, where required, must meet the requirements of Section 505.63. If the device is not visible from a public right-of-way or park, then it need not be screened. – *The location of the trash containers has not been noted on the plans. We presume the use of standard roll-outs to the rear.*

F. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Compliant*
- **5.2.2 Solid Waste Storage Areas:** *Not applicable*
- **5.2.3 Mechanical and Utility Equipment:** *Compliant*

G. Building Standards:

- **6.1.2 General Design Principles - Housing:** Not applicable
- **6.1.3 General Design Principles – Mixed-Use Infill and Redevelopment:** *Compliant*
- **6.1.4 General Design Principles – Downtown Should be Urban:** *Compliant*
- **6.1.5 General Design Principles - Put People First:** *Compliant*
- **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 (option b)**
  - **6.4.1 Roof and Eaves:** *Compliant*
  - **6.4.2 Canopies/Awnings:** *Compliant*
  - **6.4.3 Encroachments:** *Compliant*
  - **6.4.4 Ground Level Detailing:** *64% transparent - Compliant*
  - **6.4.5 Materials:** *Compliant*

H. Parking:

- **7.2 Bicycle Parking:** A minimum of 2 bicycle parking spaces shall be provided. *Compliant*

I. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:** 12 ft streetscape zone with a minimum 8 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center) – *Shrubs have been removed and the hardscape has been extended to the building to expand the sidewalk width.*
- **8.2 Site Landscaping:** 1 shade tree and eight shrubs per 10 parking spaces. No parking space shall be further than 60 from a canopy tree. - *Not applicable.*



J. **Signage:** Not applicable.

#### **ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION**

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- **Brick Painting:** Painting of structures and color selection are not formal DRB review items. However, recommendations are occasionally presented. The Preliminary Review encouraged the applicant to consider cleaning and repointing the existing brick in lieu of painting.  
*The existing buff-colored brick and its unique, non-offset coursing is a common detail for mid-century modern buildings. The style itself is one that is intended to reflect the authenticity of the materials and to evoke a more horizontal feel to the façade. In addition, because brick is itself a porous material, painting it, according to the Brick Association, creates a barrier that can trap moisture inside. For most structures, painted brick requires more frequent maintenance and for some structures, painting it can cause mold and mildew growth on the interior and exterior.*
- The applicant indicated their preference to paint the building and agreed to provide the color sample of the paint noted in the renderings along with a sample of the window casing during the Full and Final review.

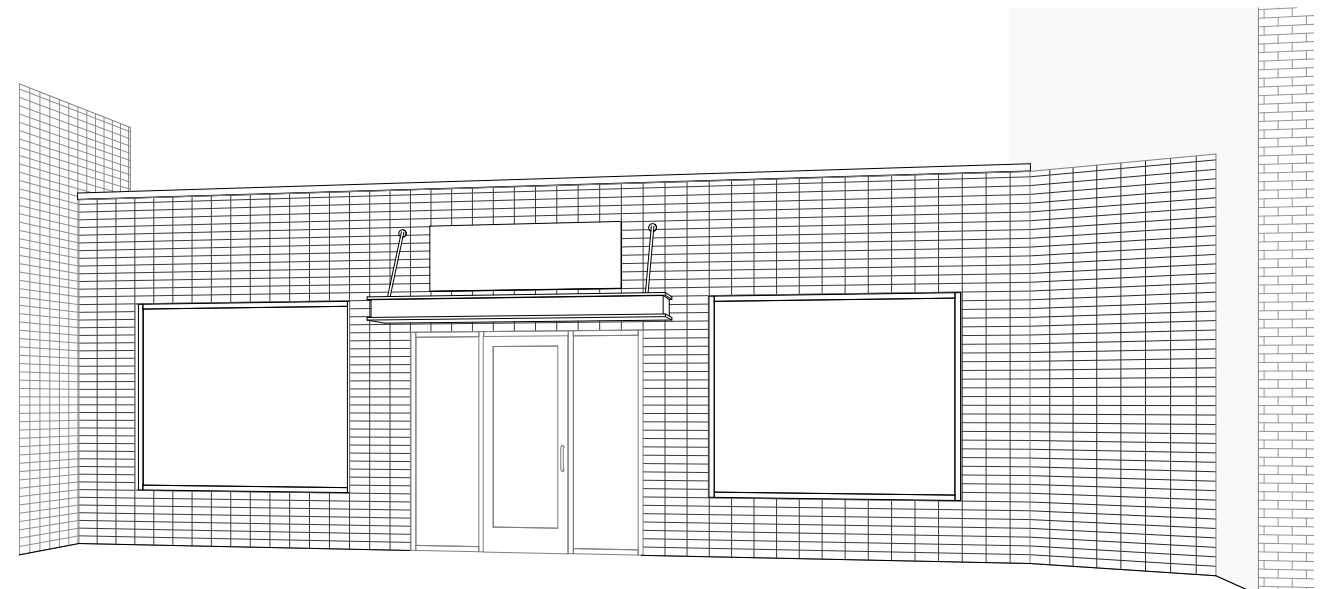
#### **RECOMMENDATION**

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The applicant has provided sufficient compliance detail for a Final Approval.

# DOWNTOWN OFFICE

RENOVATION OF AN EXISTING OFFICE BUILDING AT 251 MAGNOLIA STREET IN DOWNTOWN SPARTANBURG.





# URBAN CONTEXT



VICINITY MAP



# URBAN CONTEXT



project site



PHOTOGRAPHS FROM SOUTH SIDE OF MAGNOLIA ST LOOKING NORTH



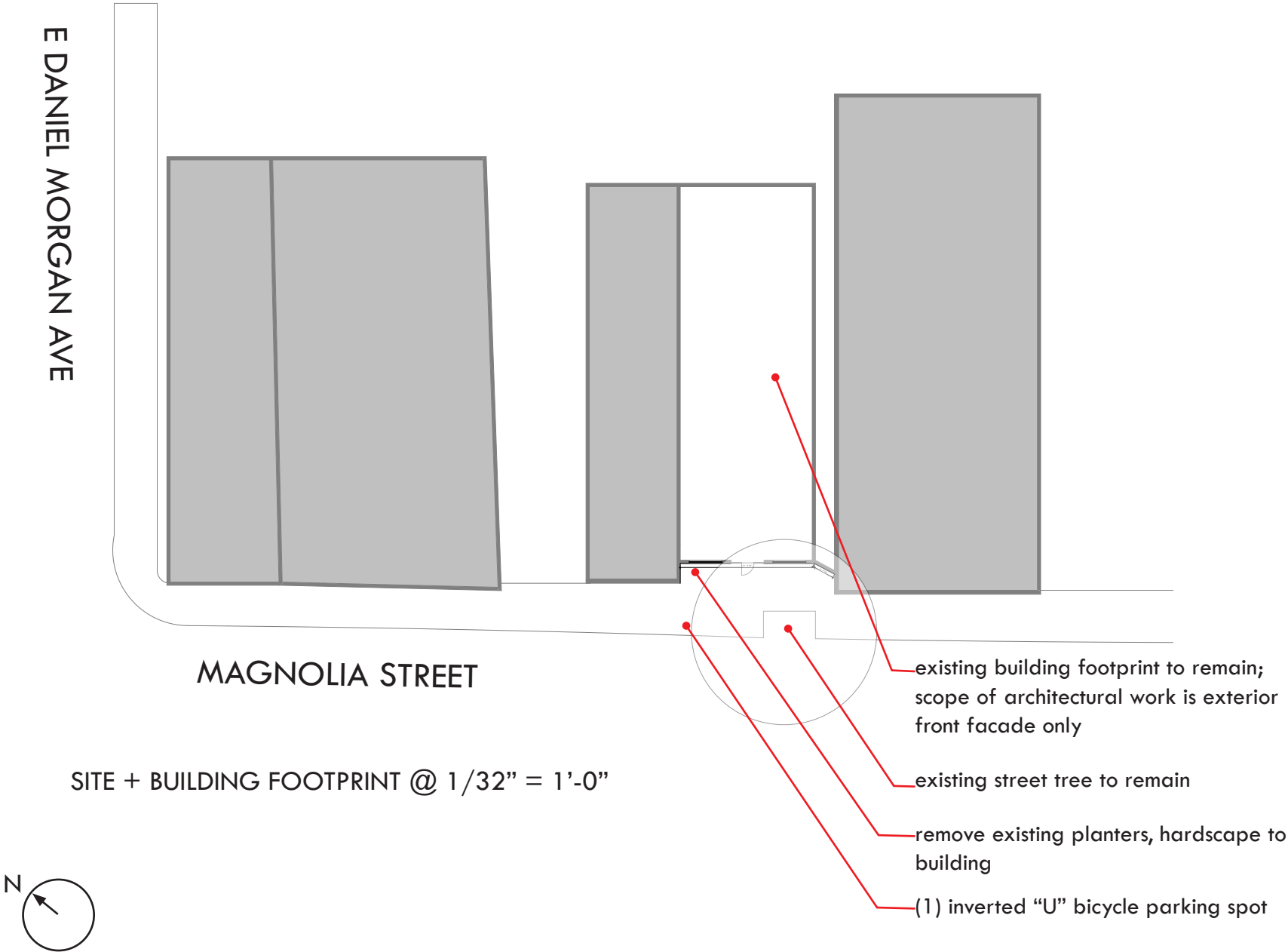
PHOTOGRAPHS FROM SITE LOOKING SOUTH ALONG MAGNOLIA ST



# DOWNTOWN CODE COMPLIANCE

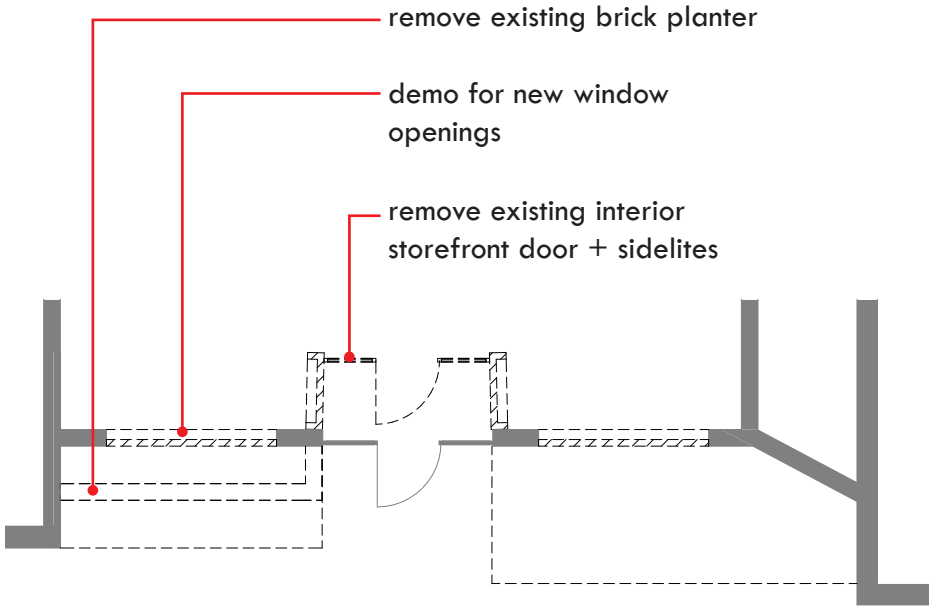
## Spartanburg Downtown Code Compliance for 276 Magnolia DT-5 - gateway corridors and blocks surrounding the downtown core

| Code Section | Section Title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Requirement         | Compliance |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------|
| 3.1.4        | Use Standard by Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | BUSINESS / DWELLING | ✓          |
| 3.3          | District Standards                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |            |
| 3.3.2        | Primary Building Standards                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | NO CHANGE           | ✓          |
| 6.4          | Specific Building Design Standards                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |            |
| 6.4.1        | Roof and Eaves                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | NO CHANGE           |            |
|              | a. flush eaves must be finished by profiled molding or gutters.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | NO CHANGE           | ✓          |
|              | b. All rooftop equipment must be screened from view                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | NO CHANGE           | ✓          |
| 6.4.3        | 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.)                                                                                                                                                                                                                                                                                                                                                                                           | WINDOWS ADDED       | ✓          |
|              | b. Ground-Level Glazing: Window glazing and doorways must be the predominant features in the street-level facade. Exterior burglar bars, fixed "riot shutters," or similar security devices must not be visible from the public right-of-way. All ground level windows must provide direct views to the building's interior extending a minimum of 6 feet behind the window.                                                                                                                                                                                  | WINDOWS ADDED       | ✓          |
|              | c. Transparency Zone: Glazing that is transparent under all lighting conditions must extend from a base of contrasting material (not exceeding four (4) feet in height above the adjacent grade) to at least the height of the door head. However, spandrel or colored glass may be used above the height of the door head. Glazing must extend from the corner of the front facade for a depth equal to: 1. Shopfront Frontage Transparency per Section 4.2: At least seventy (70) percent of the length of building along all street side building facades. |                     | ✓          |
| 6.4.4        | Materials                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |            |
|              | Commercial building walls must be brick, pre-cast concrete, cut stone (residential applications such as field stone and ledge stone are prohibited), cementitious fiber board, or wood clapboard. Regular or decorative concrete block and EIFS-type stucco may be used on building walls not visible from a public street or as an accent material only. All accessory buildings must be clad in materials similar in appearance to the principal structure.                                                                                                 | NO CHANGE           | ✓          |
| 8.1          | Required Streetscape                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     | ✓          |



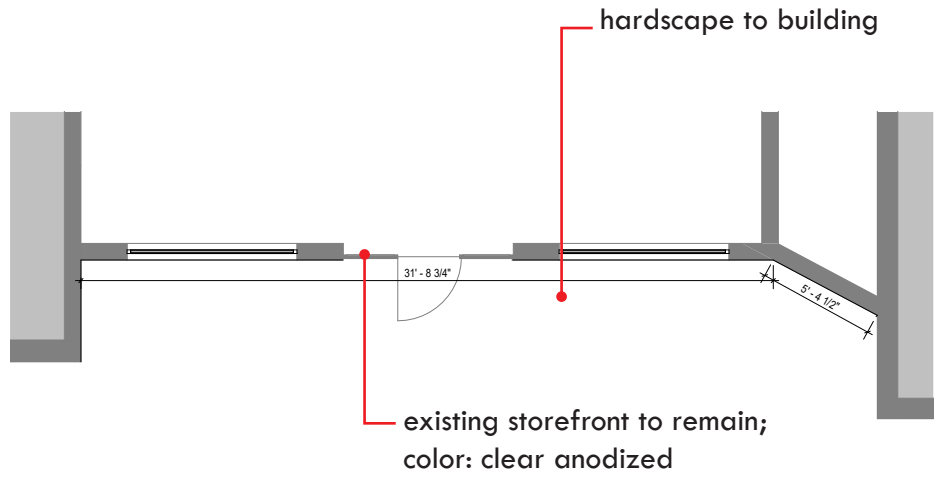


EXISTING FRONT ELEVATION

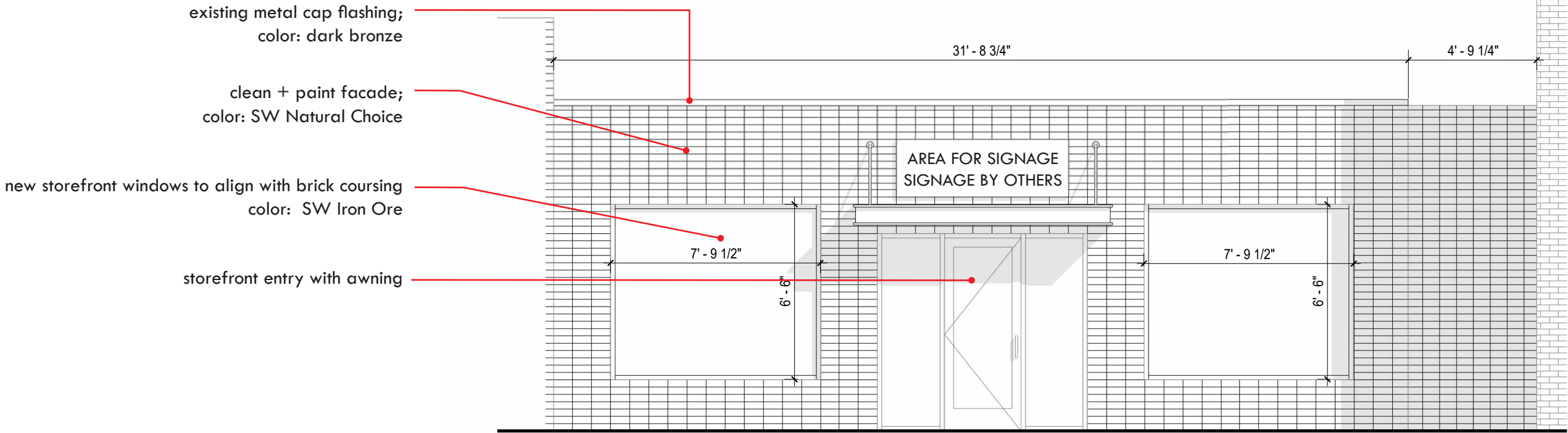


FRONT FACADE DEMO PLAN @ 1/8" = 1'-0"

# BUILDING DESIGN



FRONT FACADE PROPOSED PLAN @ 1/8" = 1'-0"



NORTH ELEVATION @ 1/4" = 1'-0"



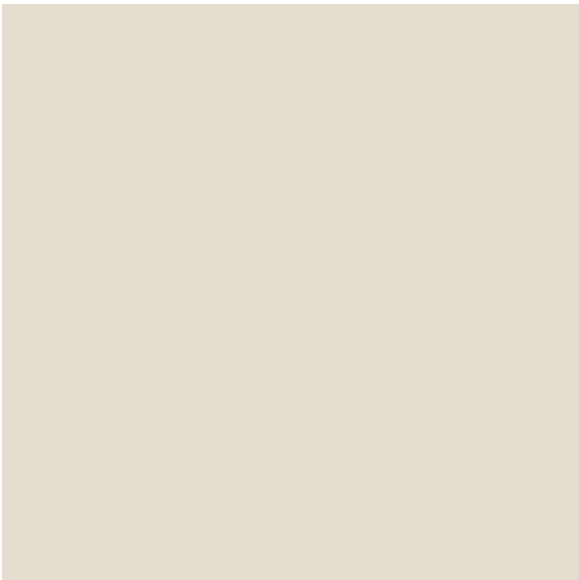
# MATERIAL PALETTE



Material palette example



Storefront, painted  
Sherwin Williams - Iron Ore



Brick, painted  
Sherwin Williams - Natural Choice



# ***BUILDING DESIGN***



PROPOSED FACADE CHANGES - RENDER





# Planning Department

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

**ADDRESS/ TAX ID**

245 W. Main Street/7-12-14-005.00

**DATE**

11/26/2024

**COPIES TO**

City  
Departments  
Applicant

**TO**

Spartanburg Design Review Board

**PROJECT NUMBER**

DRB-24-020-00018

**STAFF**

Fredalyn M. Frasier, Planning Director  
Nan Zhou, AICP, Planner II

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**OWNER/APPLICANT**

Owner: Morgan & Henry JOF ESA LLC / Agent: Andrew McCall & William Gray

**GENERAL PROJECT OVERVIEW**

The proposed 7 story, ~136,000 square foot office building is located at the corner of West Main Street and Batters Alley adjacent to the 10 story AC Hotel. Below-grade parking is proposed with access from Batter's Alley. It is a part of a larger development that includes the Fifth Third Park and a Parking Garage (both under construction). This is the first review for Preliminary Approval.

**AUTHORITY & APPLICABILITY**

This project is zoned D-T5 and is a full site redevelopment. Formal design review and approval by the Design Review Board is required.

**DETERMINATION OF COMPLETENESS**

Application is complete.

**FINDINGS - EXCEPTIONS**

- 3.3.4 Building Height: To permit a 7 story building (maximum height is 6 stories in DT-5) subject to the height bonuses in Section 3.5 (3.5.1 Green Building Height Bonus or 3.5.2 Mixed-use Building Height Bonus).
- 6.4.4.a Minimize Blank Walls & 4.4.4.c.2 Transparency Zone: To permit in excess of 20 feet of building that lacks transparent windows or doors not exceeding maximum four (4) feet in height above the sidewalk grade.
- 8.1 Minimum Streetscape Zone: To permit a sidewalk zone along West Main Street that is less than 12 feet in total width (shown as 10 ft 3 in between the retaining wall and the edge of curb) and sidewalk that is less than 8 feet in total width (6 ft 3 in). And, to permit a sidewalk zone along Batter's Alley that is 9 ft 4 in (total) and a 5 ft wide sidewalk.

## CODE REVIEW

---

Exceptions or deviations required are noted in *blue italics*.

**A. Use Standards:** The proposed use (office) is permitted by right in D-T5.

**B. District Standards:**

- **3.3.1 Lot Configuration:** Frontage Build-Out: 60% except in Side Yard Parking Overlay – *Compliant*
- **3.3.2 Primary Building Standards:** *Compliant*
- **3.3.4 Building Height:** *Exception required for 7 story building (1 additional story over maximum height in DT-5) subject to height bonuses in 3.5.*
- **3.3.5 Permitted Parking Location:** *Compliant*
- **3.3.6 Building Frontage:** Shopfront (?) – Permitted; Partial Arcade (?) at corner - Permitted

**C. General Standards:**

- *Compliant*

**D. Lot/Site Standards:**

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space - *Compliant*
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. - *Compliant*
- **5.1.4 Setbacks:** Front and side setbacks must be consistent with surrounding buildings. - *Compliant*
- **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. – *Not Applicable*

**E. Utilities and Trash Containment:**

- **5.2.1 Underground Utilities:** *Compliant*
- **5.2.2 Solid Waste Storage Areas:** *Compliance to be confirmed with final approval*
- **5.2.3 Mechanical and Utility Equipment:** *Compliance to be confirmed with final approval*

**F. Building Standards:**

- **6.1.1 General Design Principles - Connectivity:** *See note regarding the provision of interesting and active frontages.*
- **6.1.2 General Design Principles - Housing:** *Not applicable*
- **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment:** *Compliant*
- **6.1.1 General Design Principles - Downtown Should be Urban:** *Compliant*
- **6.1.5 General Design Principles - Put People First:** *See note regarding ground floor activity 6.1.5.B) and wide sidewalks (6.1.5.C)*
- **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. However, corner buildings are encouraged to have a corner entrance.*
- **6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings**
  - **6.4.1 Roof and Eaves:** *Compliant; Rooftop equipment screening to be confirmed with Final Approval*
  - **6.4.2 Canopies/Awnings:** *Not Applicable*



- **6.4.3 Encroachments:** *Exception required - The proposed arcade encroachment is not permitted.*
- **6.4.4 Ground Level Detailing:** 60% Glazing in Transparency. *Exception required - Because the ground floor windows are elevated more than 4 feet above the sidewalk, they do not qualify as transparent elements. The proposed retaining would be considered a blank wall.*
- **6.4.5 Materials:** *Compliant*

**G. Parking:**

- **7.1 Parking Area Access:** Parking must be accessed from a rear alley or a secondary frontage unless approved as a Discretionary Review. (D-T5 & D-T6) – *Compliant*
- **7.2 Bicycle Parking:** *Compliance to be confirmed with Final approval.*

**H. Streetscape and Site Landscaping:**

- **8.1 Required Streetscape:**
  - D-T5: 12 ft zone with 8 ft wide sidewalk: Compliant along Grove Street only. *Exception required – Proposed streetscape along West Main Street is less than 12 feet in total width (shown as 10 ft 3 in between the retaining wall and the edge of curb) and sidewalk that is less than 8 feet in total width (6 ft 3 in). The current design incorporates an elevated pathway along W. Main Street. The sidewalk zone along Batter's Alley is 9 ft 4 in (total) and a 5 ft wide sidewalk.*
- **8.2 Parking Area Landscaping:** *Not applicable*

**I. Signage:** *Staff level approval*

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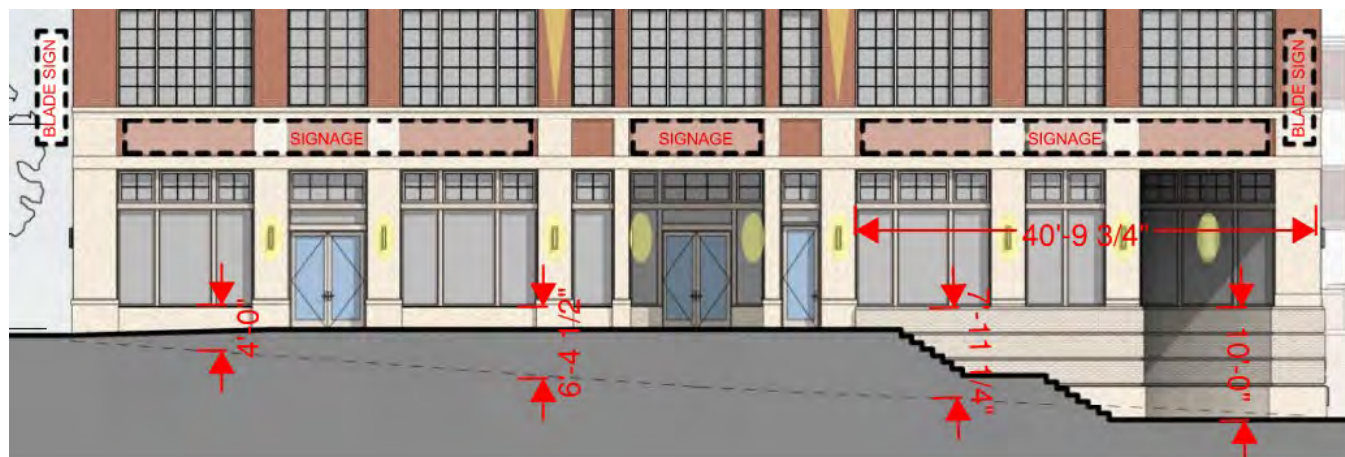
**ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION**

**Building Height:** The Design Review Board shall use the incentives noted in Section 3.5 as guidelines in their review but shall also have the discretion to ensure that the overall scale, massing, and frontage of the structure is compatible with other structures within adjacent blocks. Height exceptions are permitted subject to compliance with one of the height bonus options LEED Certification, Mixed-Use, or through a rezoning to DT-6. In this instance, a restaurant is proposed for the office building.

**Arcade Treatment:** The proposed “arcade” creates a unique right-of-way condition for Batter’s Alley. The arcade will require a permanent pedestrian easement (or similar document) for the applicant to provide City and the general public unrestricted access.

**Blank Wall and Building Transparency:** Because the building is set to the zero grade along the side street (Grove Street) and not along the Main Street, the Main Street frontage has resulted with a series of stairs and retaining walls. A variation will be required as the building is set up above the curb and the bottom of the windows are more than 4 feet above the sidewalk grade, the retaining wall areas are not contributing to the transparency requirement and essentially create a “blank wall” across most of the frontage.

- Precedent exists for a variation given site topography.



**Streetscape:** The proposed streetscape along Groce does meet the standards for DT-4 with a minimum 14 foot width streetscape and 8 foot clear sidewalk. However, the proposed public sidewalk conditions along W. Main Street and Batter’s Alley do not meet the minimum requirement.

The minimum streetscape dimensions require 12 feet in total width with a minimum sidewalk that is 8 feet in total width. As proposed, the design incorporates an elevated pathway. However, the W. Main Street streetscape as measured from ground level is only approximately 10 feet 3 inches between the retaining wall and the edge of curb) and sidewalk appears to be only 6 feet 3 inches. Batter’s Alley is proposed to be 9 feet 4 inches with a 5-foot-wide sidewalk.

- Further exploration of design concepts that enhance the pedestrian amenities, specifically along W. Main Street, and eliminate the sidewalk pinch created by the tree wells and parking spaces is recommended. The City’s goal is to enhance the pedestrian environment and movement, recognizing the redevelopment in the immediate area will provide sufficient parking.

## RECOMMENDATION

A Preliminary Approval by the DRB will require the following exceptions:

- **3.3.4 Building Height:** To permit a 7 story building (maximum height is 6 stories in DT-5) .
- **6.4.4.a Minimize Blank Walls & 4.4.4.c.2 Transparency Zone:** To permit in excess of 20 feet of building that lacks transparent windows or doors not exceeding maximum four (4) feet in height above the sidewalk grade.
- **8.1 Minimum Streetscape Zone:** To permit a sidewalk zone along West Main Street that is less than 12 feet in total width (shown as 10 ft 3 in between the retaining wall and the edge of curb) and sidewalk that is less than 8 feet in total width (6 ft 3 in). And, to permit a sidewalk zone along Batter’s Alley that is 9 ft 4 in (total) and a 5 ft wide sidewalk.
- **Public/Pedestrian Easement:** To ensure City and public unrestricted access along Batter’s Alley and the building arcade.



# Grain District Office Building

## Design Review Board Package



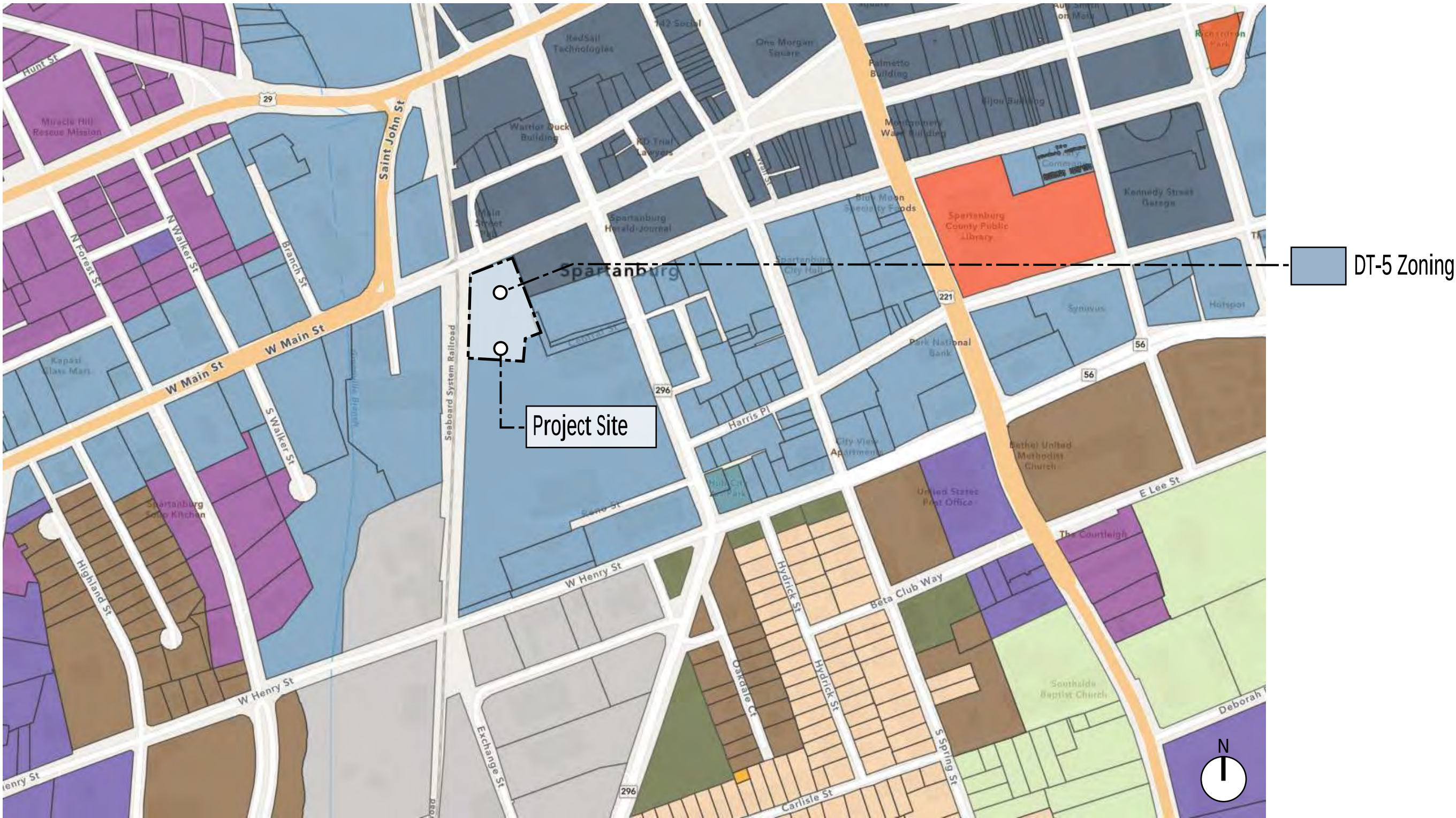


# Existing Context - Aerial Site Image





# Existing Context - Downtown Zoning Map





# Existing Context - Downtown Zoning Map



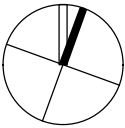
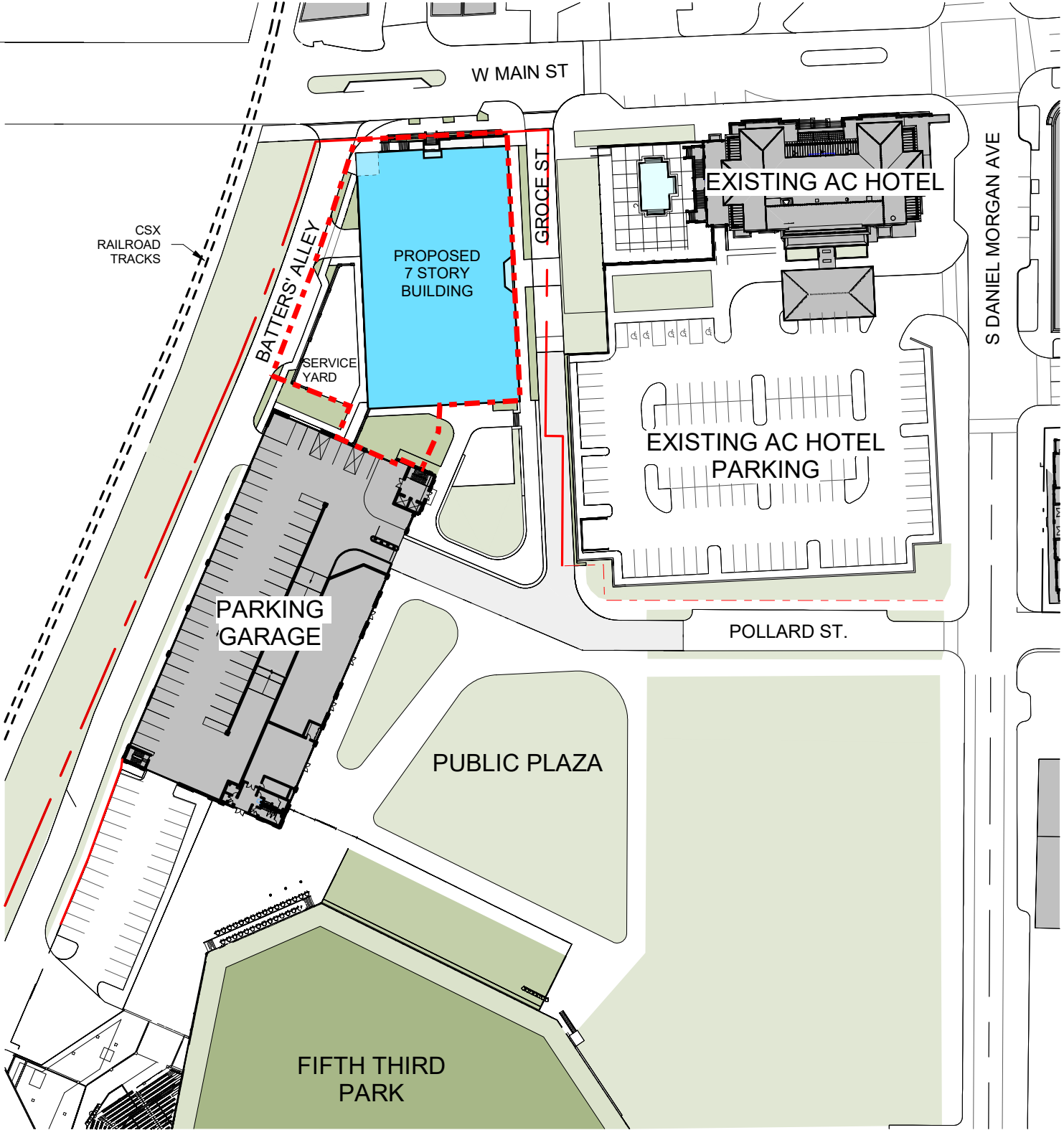


# Existing Context - Site Photos





# CONTEXTUAL SITE PLAN

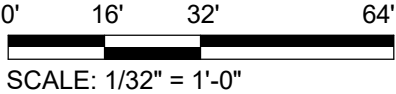
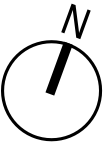
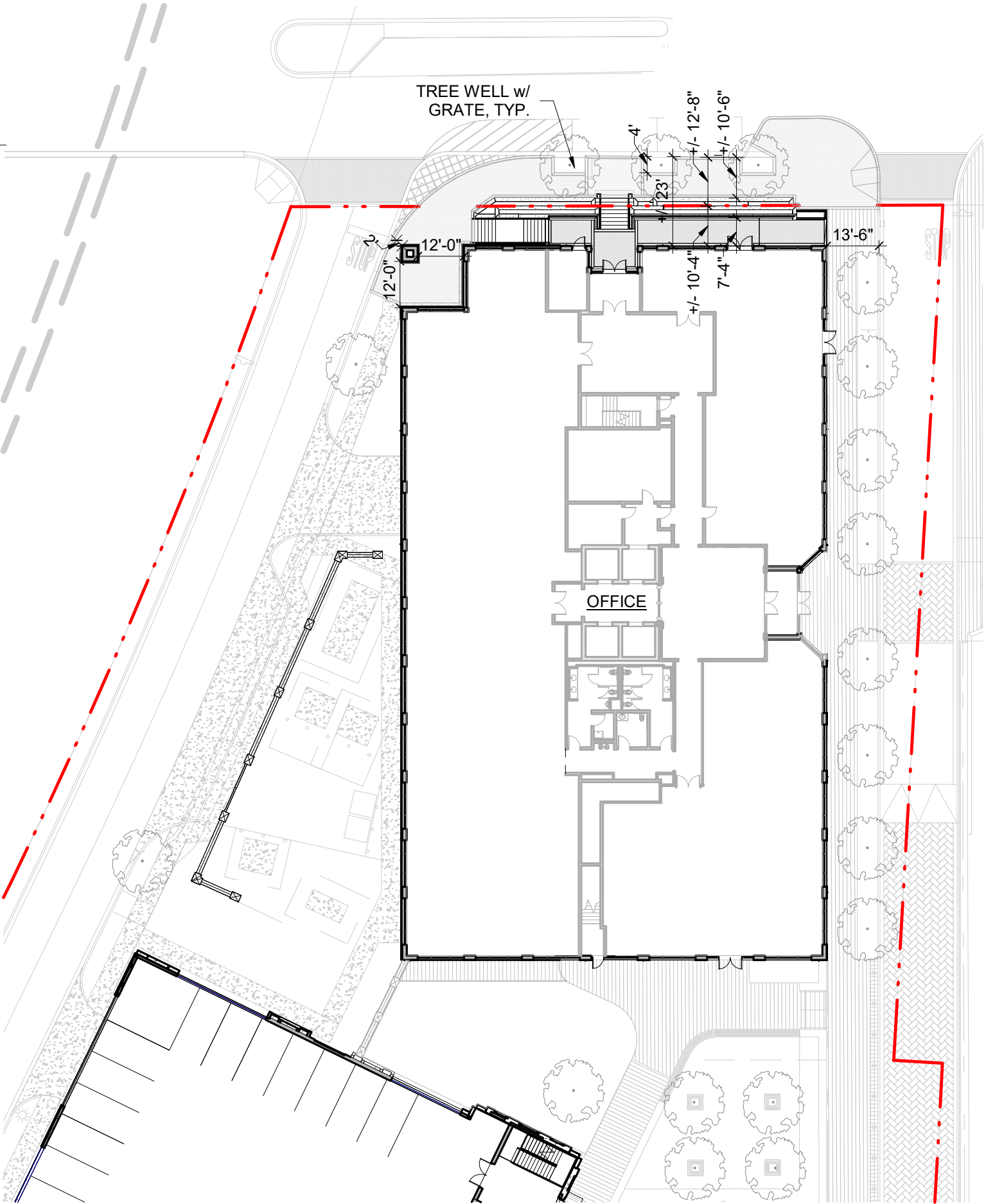


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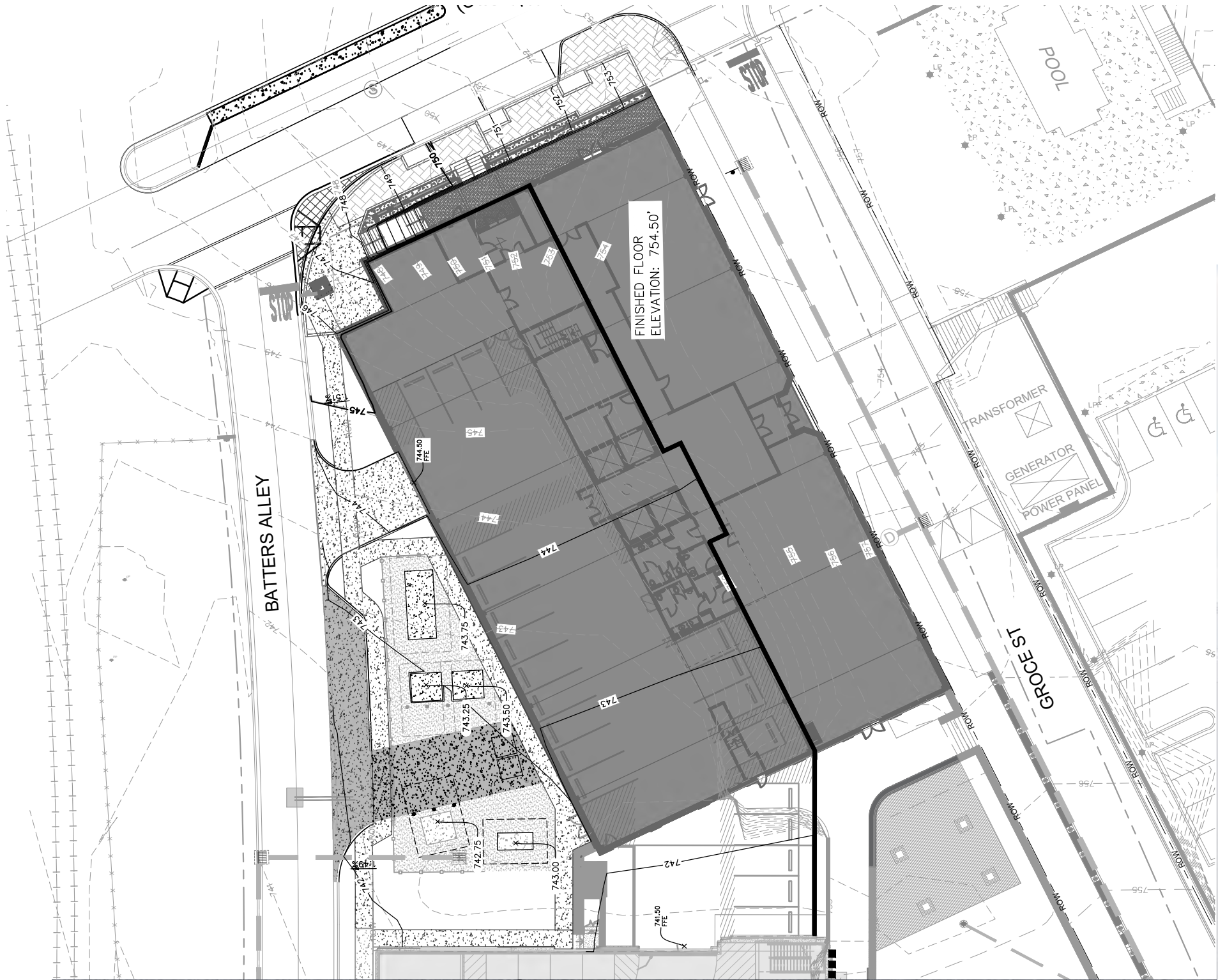
# OVERALL SITE PLAN



OVERALL SITE PLAN  
Grain District Office Building



# GRADING PLAN



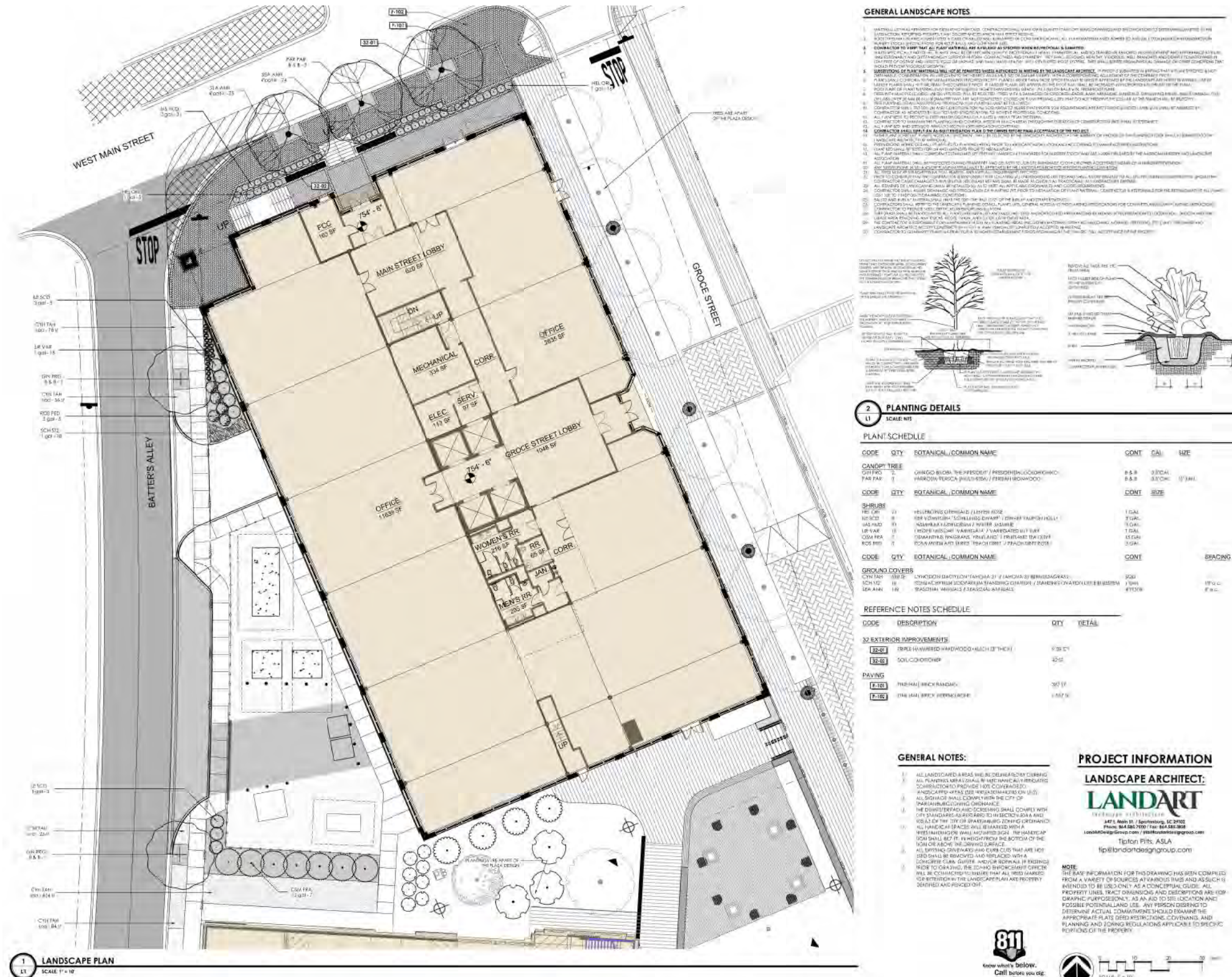




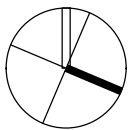
LANDSCAPE PLAN

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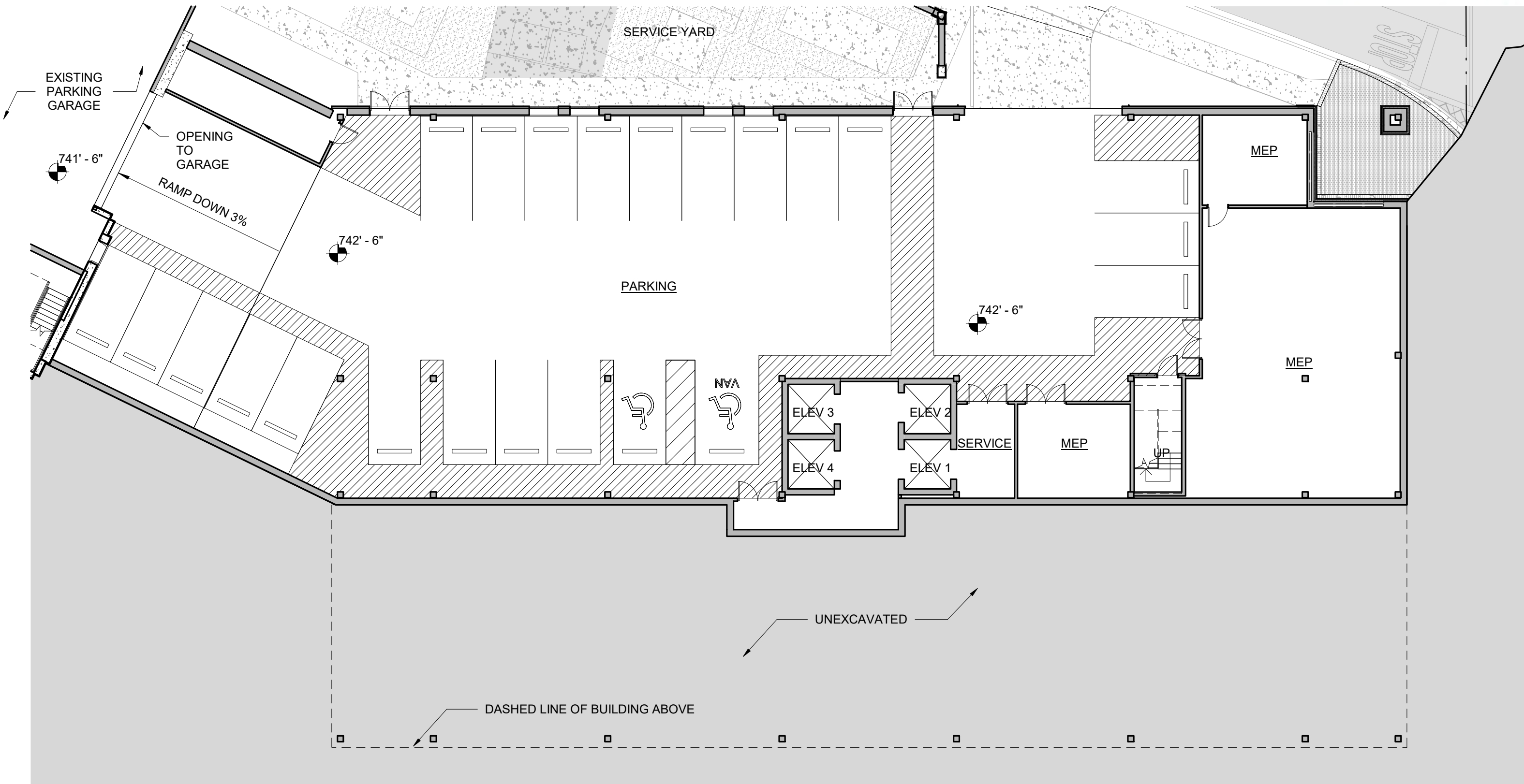
Grain District Office Building







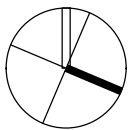
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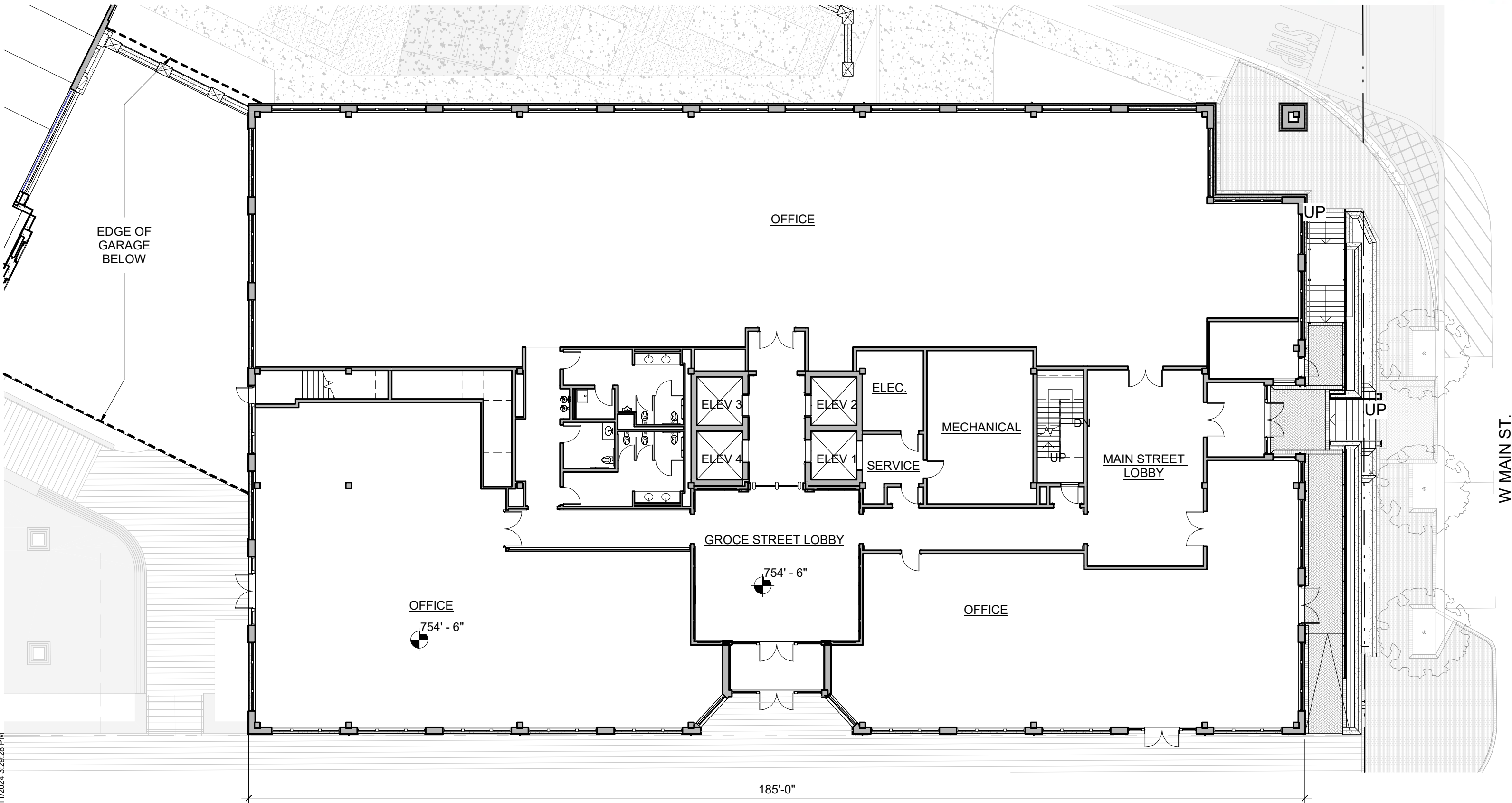
LEVEL 0 - PARKING GARAGE PLAN  
Grain District Office Building





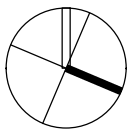


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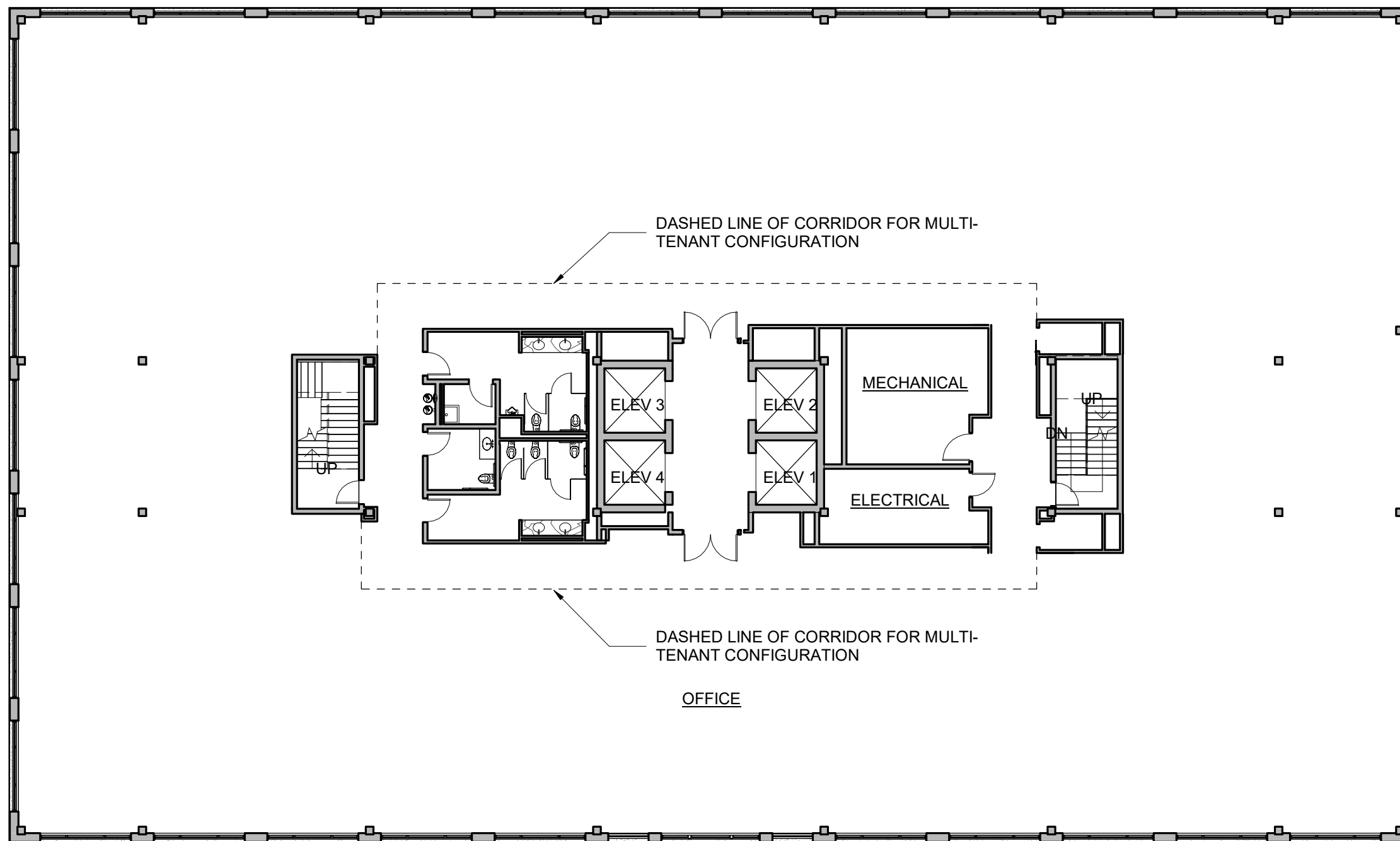


LEVEL 1 - FLOOR PLAN  
Grain District Office Building

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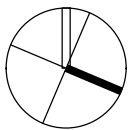
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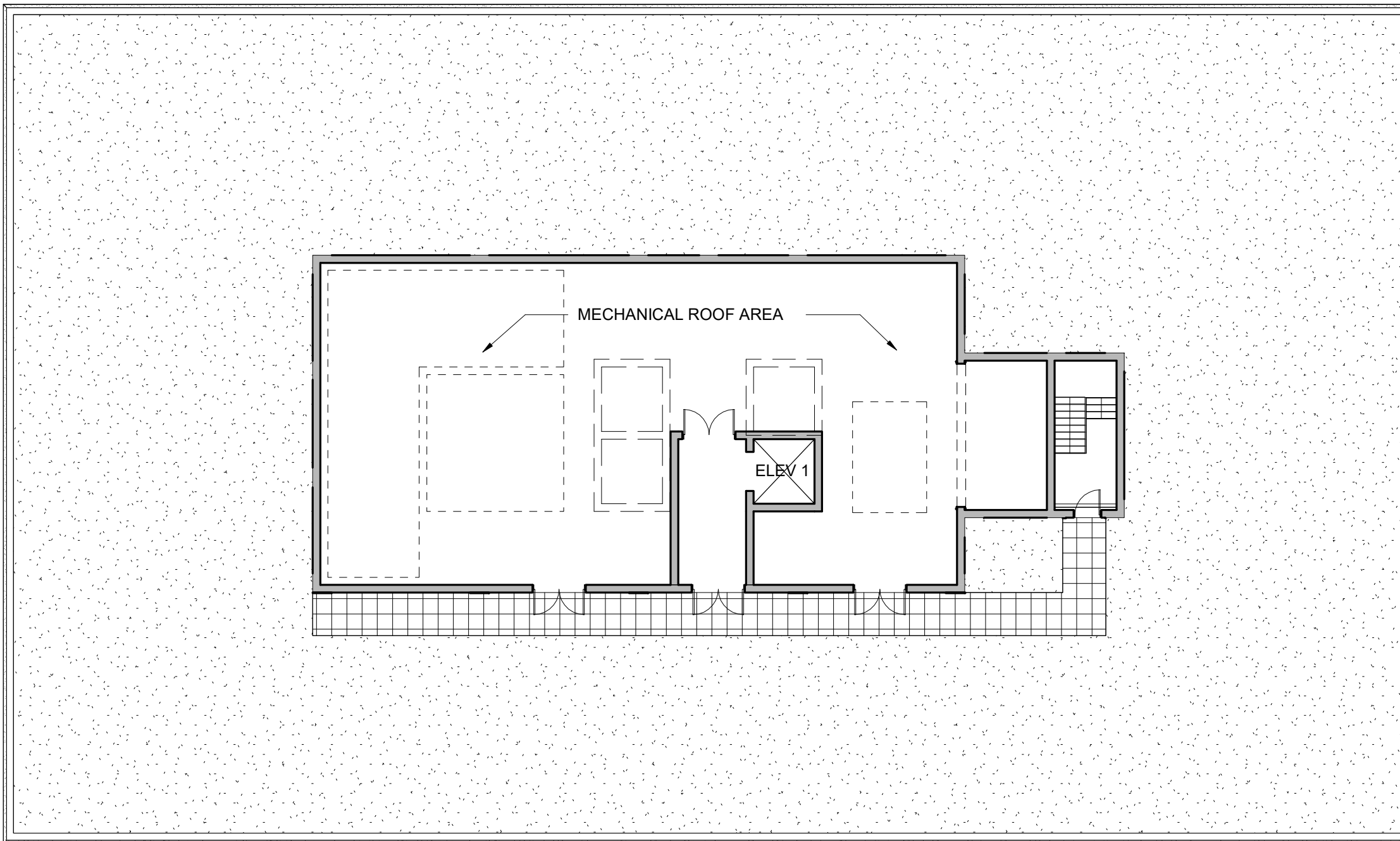
LEVELS 2-7 - TYPICAL FLOOR PLAN  
Grain District Office Building







0' 8' 16' 32'  
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ROOF PLAN  
Grain District Office Building





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SCALE: 1/16" = 1'-0"





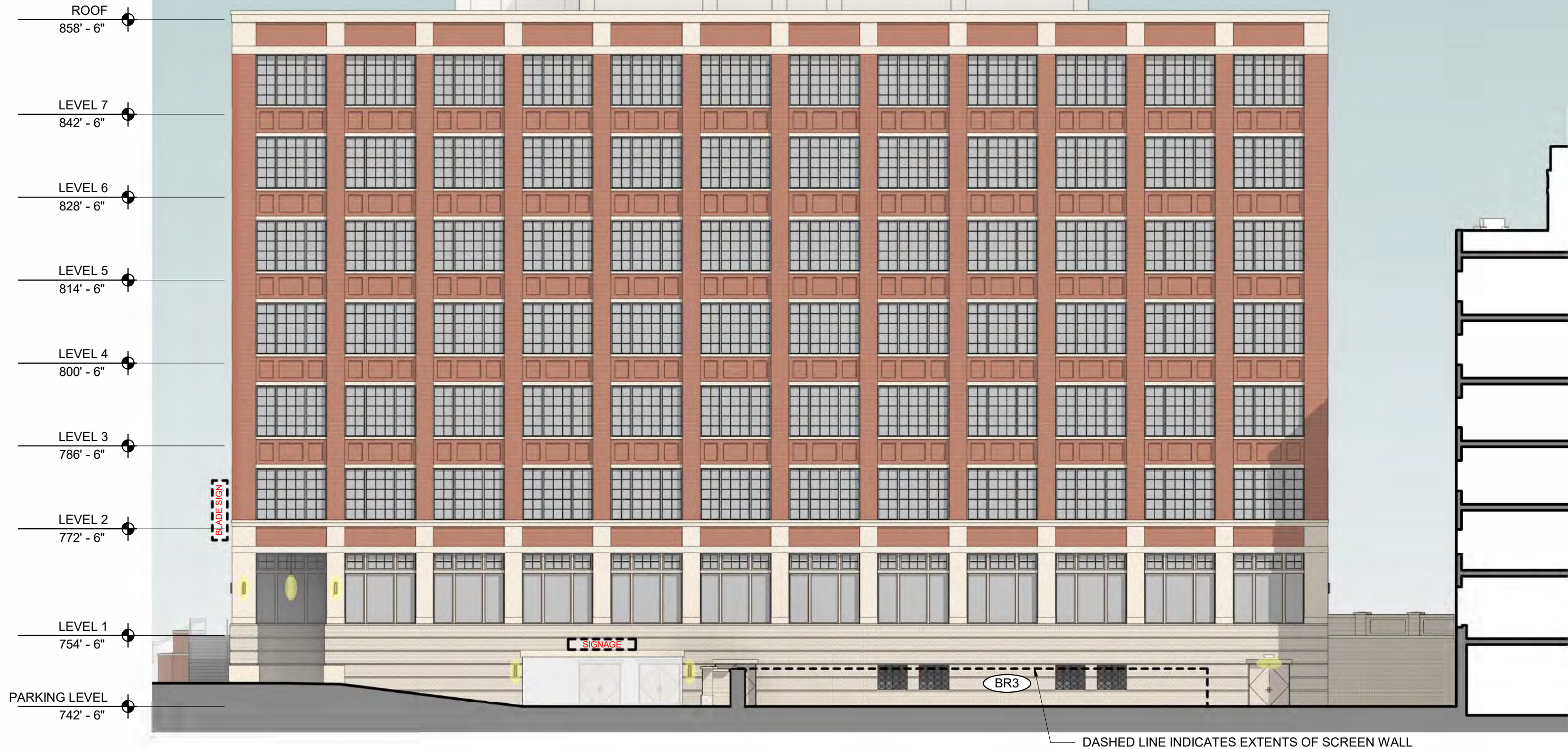


NORTH ELEVATION  
Grain District Office Building

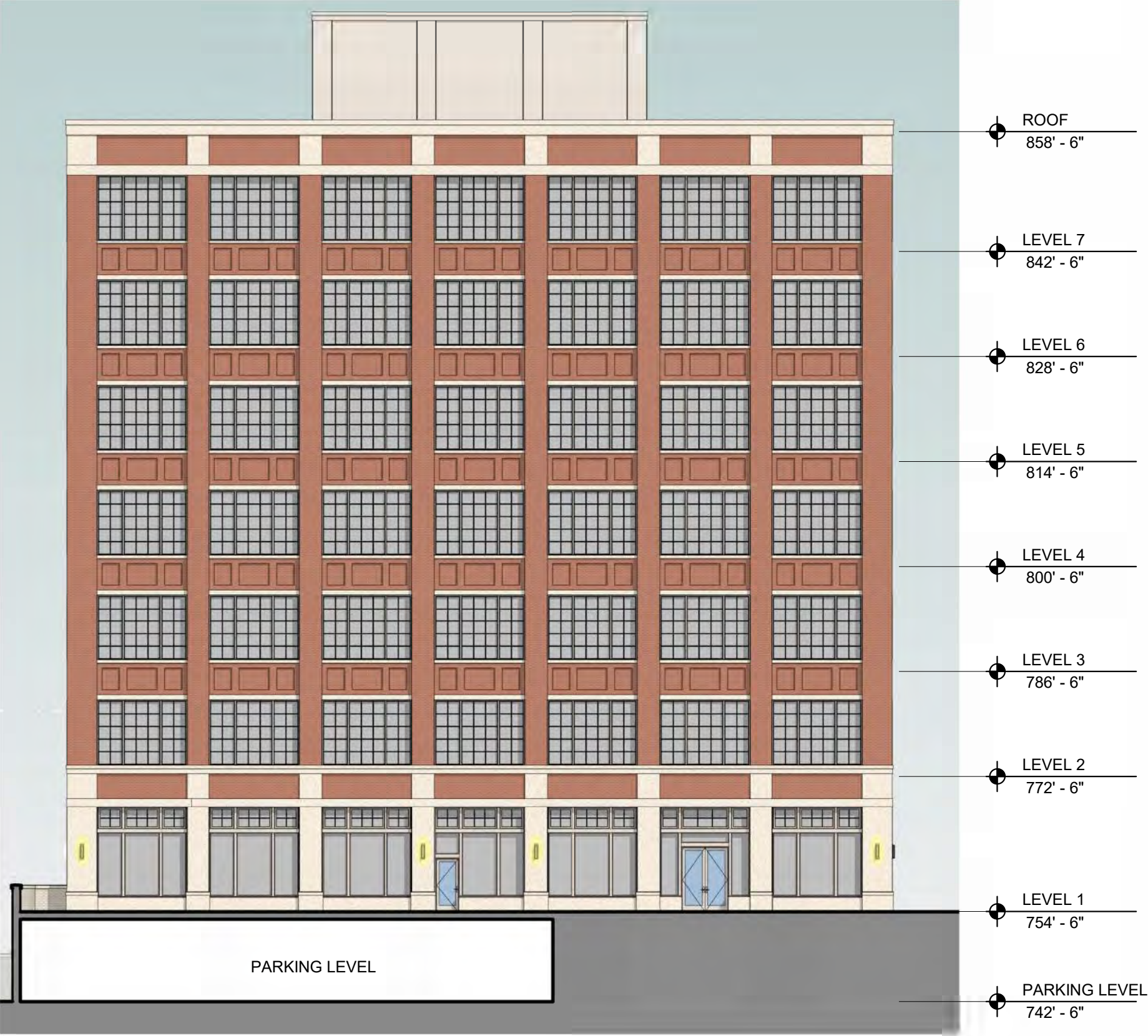
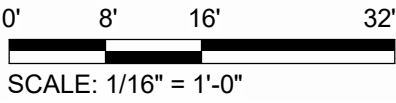




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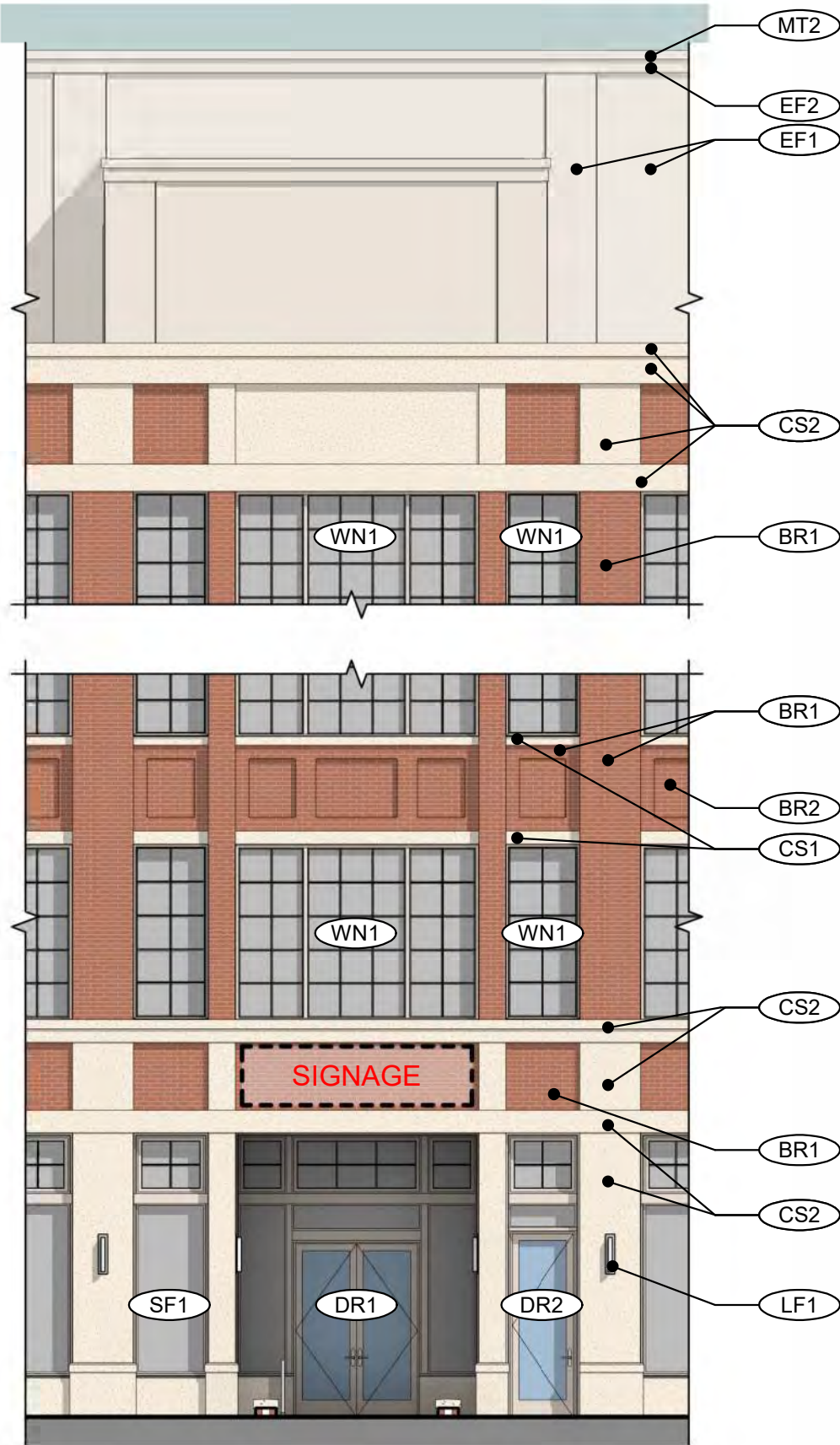




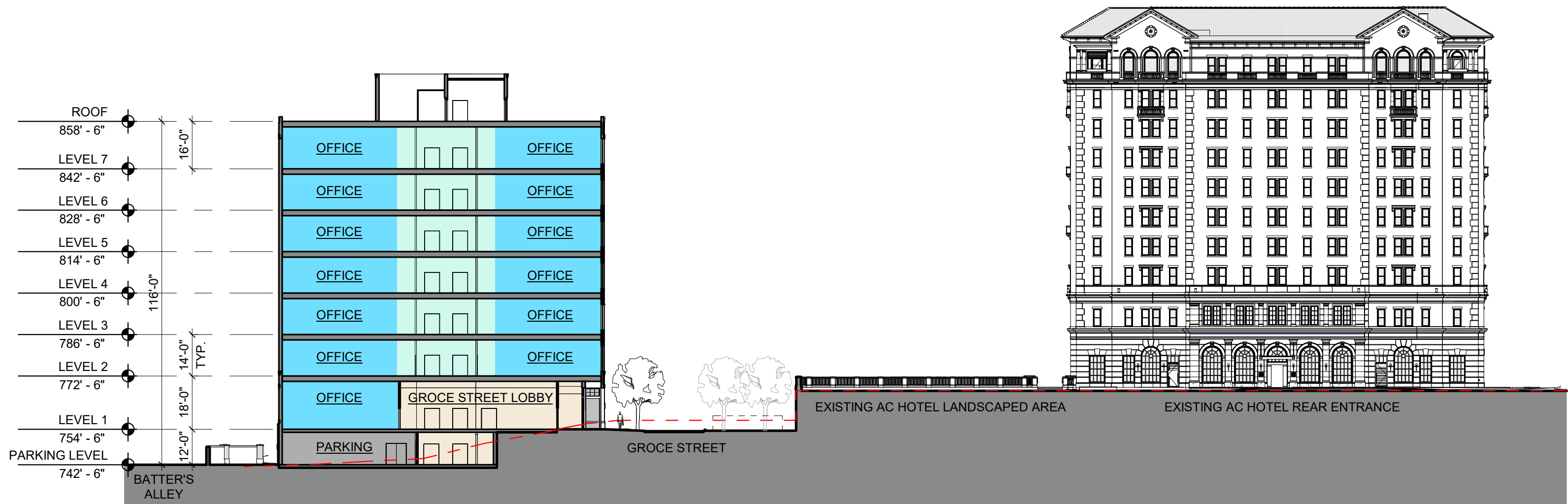




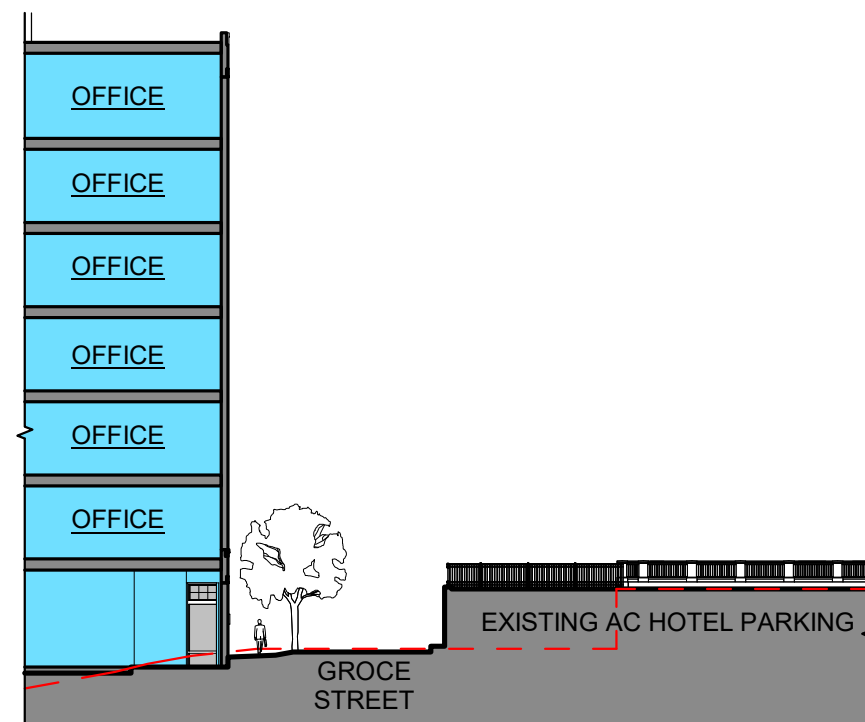
| MATERIALS LEGEND |                                             |
|------------------|---------------------------------------------|
| KEY              | DESCRIPTION                                 |
| BR1              | Brick Type 1                                |
| BR2              | Brick Type 2                                |
| CS1              | Cast Stone/Precast Type 1                   |
| CS2              | Cast Stone/Precast Type 2                   |
| DR1              | Entry Door, Aluminum Frame with Glass Panel |
| DR2              | Aluminum Frame Door with Glass Panel        |
| EF1              | Sythentic Stucco 1                          |
| EF2              | Synthetic Stucco 2                          |
| LF1              | Exterior Decorative Wall Sconce             |
| MT2              | Metal Coping                                |
| SF1              | Aluminum Storefront System                  |
| WN1              | Fixed Aluminum Window                       |



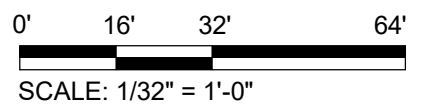




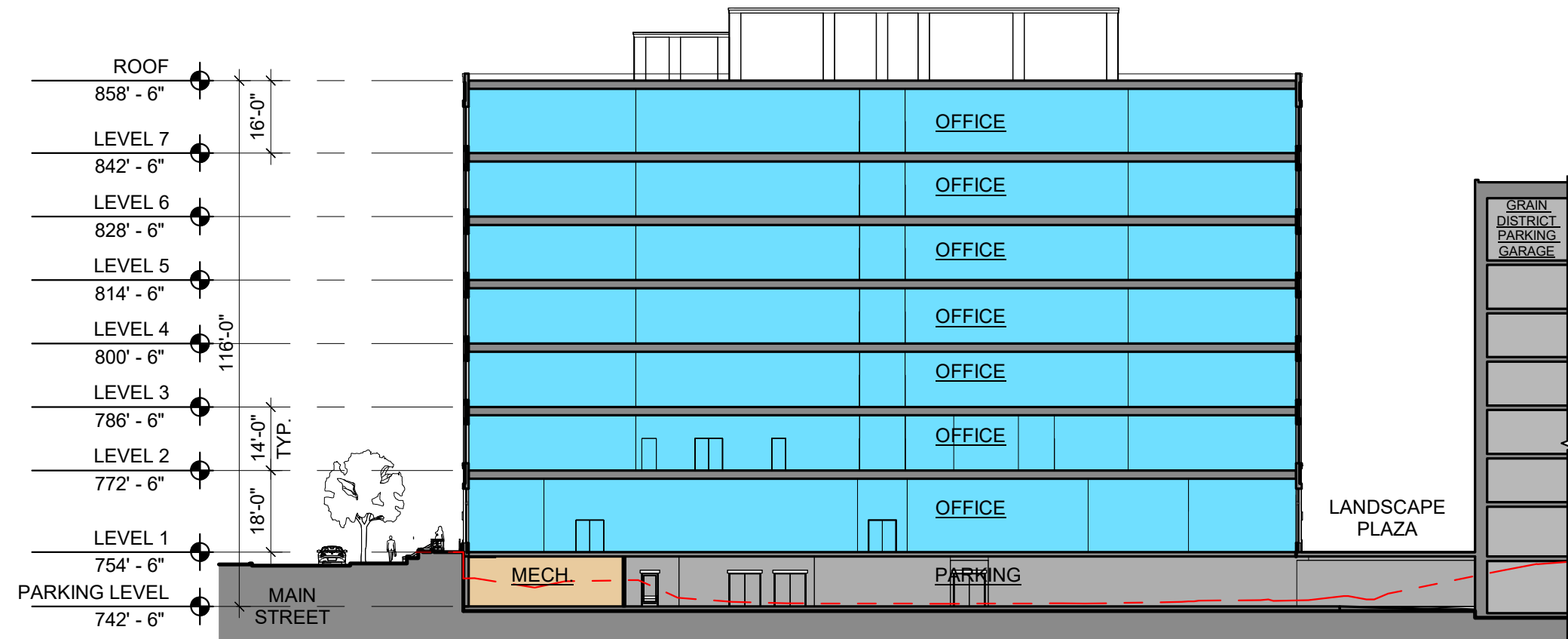
SECTION AT GROCE STREET LOBBY



SECTION AT AC HOTEL PARKING







0' 16' 32' 64'

SCALE: 1/32" = 1'-0"



VISION GLASS:  
VITRO: SOLARBAN 72 LOW-E ON CLEAR GLASS



SPANDREL GLASS:  
VITRO: SOLARBAN 72 LOW-E ON CLEAR GLASS  
WITH WARM GREY FRIT ON SURFACE #4



STOREFRONT:  
PAINTED METAL FRAME



MECHANICAL SCREEN WALL:  
SYNTHETIC STUCCO  
SAND FINISH



BRICK:  
RED BRICK, MODULAR  
MORTAR COLOR TBD



CAST STONE/PRECAST:  
BUFF COLOR RANGE  
LIGHT SANDBLAST FINISH



# Conceptual Renderings

View from NW across W Main St





# Conceptual Renderings

View from NW down W Main St





# Conceptual Renderings

View from SE down Groce St.





Variance & Unique Design Consideration Narrative:

1) Story Height

-DT-5 allows buildings up to 6 stories in height, with approval required for any additional stories, up to 10 stories. The Grain District Office Building proposes a 7-story structure, resulting in a 1-story variance.

Unique Design Considerations:

The site's buildable footprint is constrained on all four sides, thus requiring a 7-story building to accommodate the building's tenant's space requirements. To the north, along Main Street, the building matches the setback of the neighboring 10-story AC Hotel Spartanburg. This setback provides the depth required to accommodate a streetscape design that addresses the significant east-to-west grade change along Main Street. The east side of the building is fixed by a redesigned Groce Street which provides an enhanced pedestrian and vehicular connection to the new Ballpark Plaza. Groce Street's width and location are constrained by the existing retaining wall and change in grade of the adjacent AC Hotel parking lot. The south side of the building maintains a minimal setback from the new parking garage (under construction), whose siting is dictated by the playing field and site requirements of the new Fifth Third Park stadium. To the west, the building's footprint is constrained by the existing CSX railroad tracks and Batters Alley which provides the necessary service access to the proposed building, the parking garage and new stadium. The proposed 7-story height is appropriate for its site located at the intersection of the DT-5 and DT-6 districts; D-T5 zoned parcels (6-story, matter-of-right height limit) are located to the west and south and D-T6 zoned parcels (10-story, matter-of-right height limit) are immediately across W. Main Street to the north and Groce Street to the east, including the existing 10-story AC Hotel Spartanburg. Taking into account the lower grade elevations of the site relative to points east, the first-floor elevation of the building is over 14' (a height of a typical office floor) below that of the adjacent AC Hotel's first floor. Overall, the proposed building's 7-story height will provide a gradual transition in height between the differing heights permitted in each of the two zoning districts.

2) Sidewalk Width

-DT-5 requires an 8'-0" wide sidewalk along street frontages. The Grain District Office Building proposes a 5'-0" wide along the length of Batters Alley, which ties into the 5'-0" sidewalk along the Grain District Parking Garage, maintaining a consistent width.

Unique Design Considerations:

In contrast to the enhanced pedestrian focus of Groce Street and the Plaza, Batters Alley provides a more service-oriented function with utilities, trash and loading services, and vehicular parking access to the various buildings along its length. We are proposing an appropriately scaled sidewalk for the anticipated low volume of pedestrian traffic and one that is consistent with the previously approved sidewalk adjacent the parking garage immediately to the south of the project.

3) Streetscape Width

DT-5 requires a 12'-0" wide streetscape along street frontages. The Grain District Office Building complies with the required width, except for a 21 square foot area as shown, which reduces the streetscape down to 8'-1" at the narrowest point.

Unique Design Considerations

The constrained site's footprint and the building's programmatic needs as noted above, along with the approximately eight feet of grade change across the W. Main Street frontage and accommodation of truck turning movements, required a unique design approach. While a "Shopfront and Awning" frontage is utilized along the predominant length of W. Main Street, we are proposing an "Arcade" frontage per Table 1 of the Downtown Code to provide for a 12' wide streetscape under the northwest corner of the building connecting the pedestrian paths of Batters Alley and W. Main Street. Due to the non-ninety-degree angle of Batters Alley to W. Main Street, the area requested for variance is limited to a small corner of the north end of the building and maintains the required 8' sidewalk width through this section.

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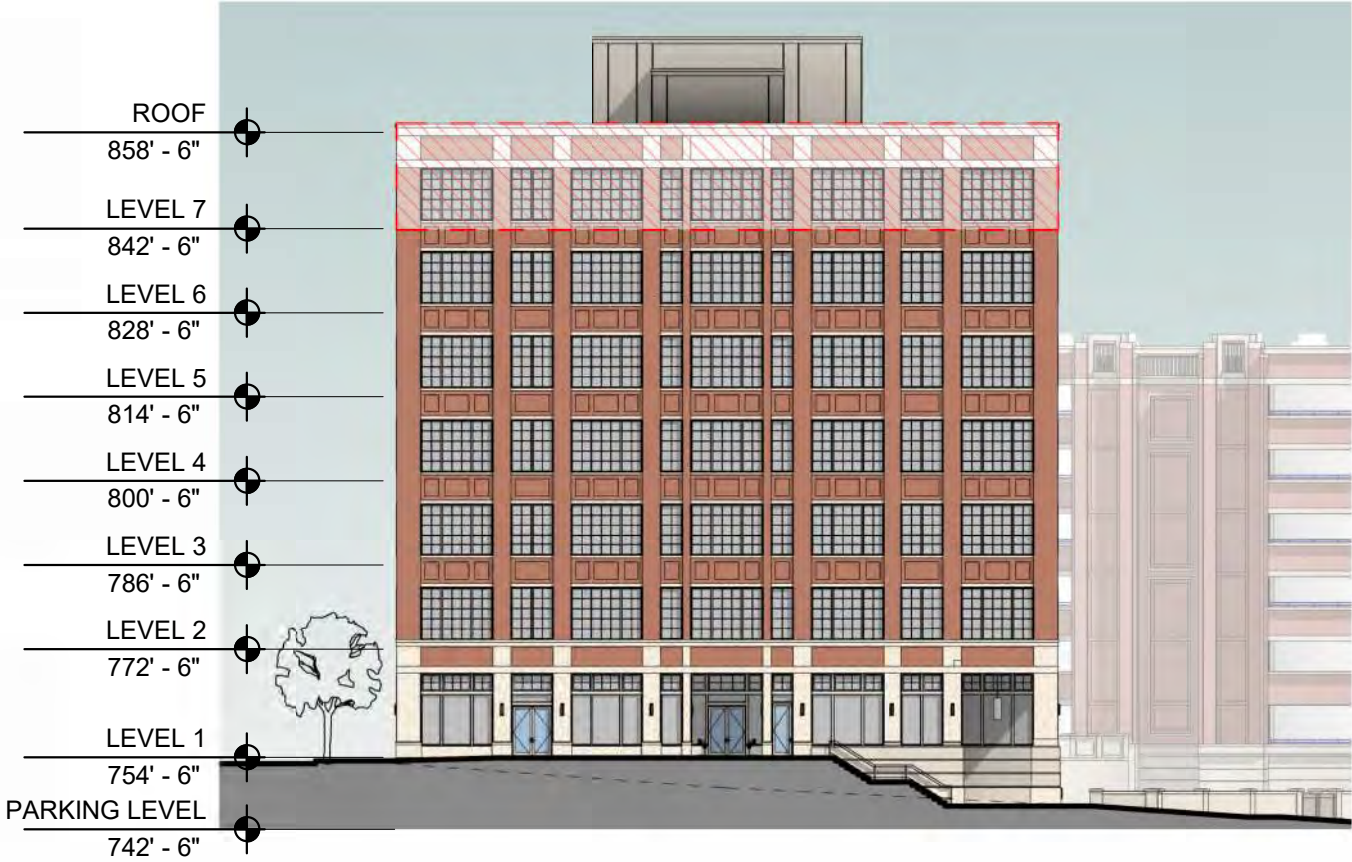


Variance Narrative:

- 1) Story Height
- DT-5 allows buildings up to 6-stories in height, with approval required for any additional stories, up to 10-stories. The Grain District Office Building proposes a 7-story structure, resulting in a 1-story variance.
- 2) Sidewalk Width
- DT-5 requires an 8'-0" wide sidewalk along street frontages. The Grain District Office Building proposes a 5'-0" wide along the length of Batters Alley, which ties into the 5'-0" sidewalk along the Grain District Parking Garage, maintaining a consistent width.
- 3) Streetscape Width
- DT-5 requires a 12'-0" wide streetscape along street frontages. The Grain District Office Building complies with the required width, except for a 21 square foot area as shown, which reduces the streetscape width to 8'-1" at the narrowest point.



EAST ELEVATION



NORTH ELEVATION

SCALE: 1/32" = 1'-0"



**Variance Narrative:**

**1) Story Height**

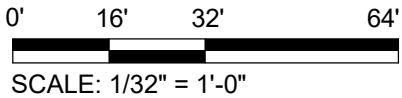
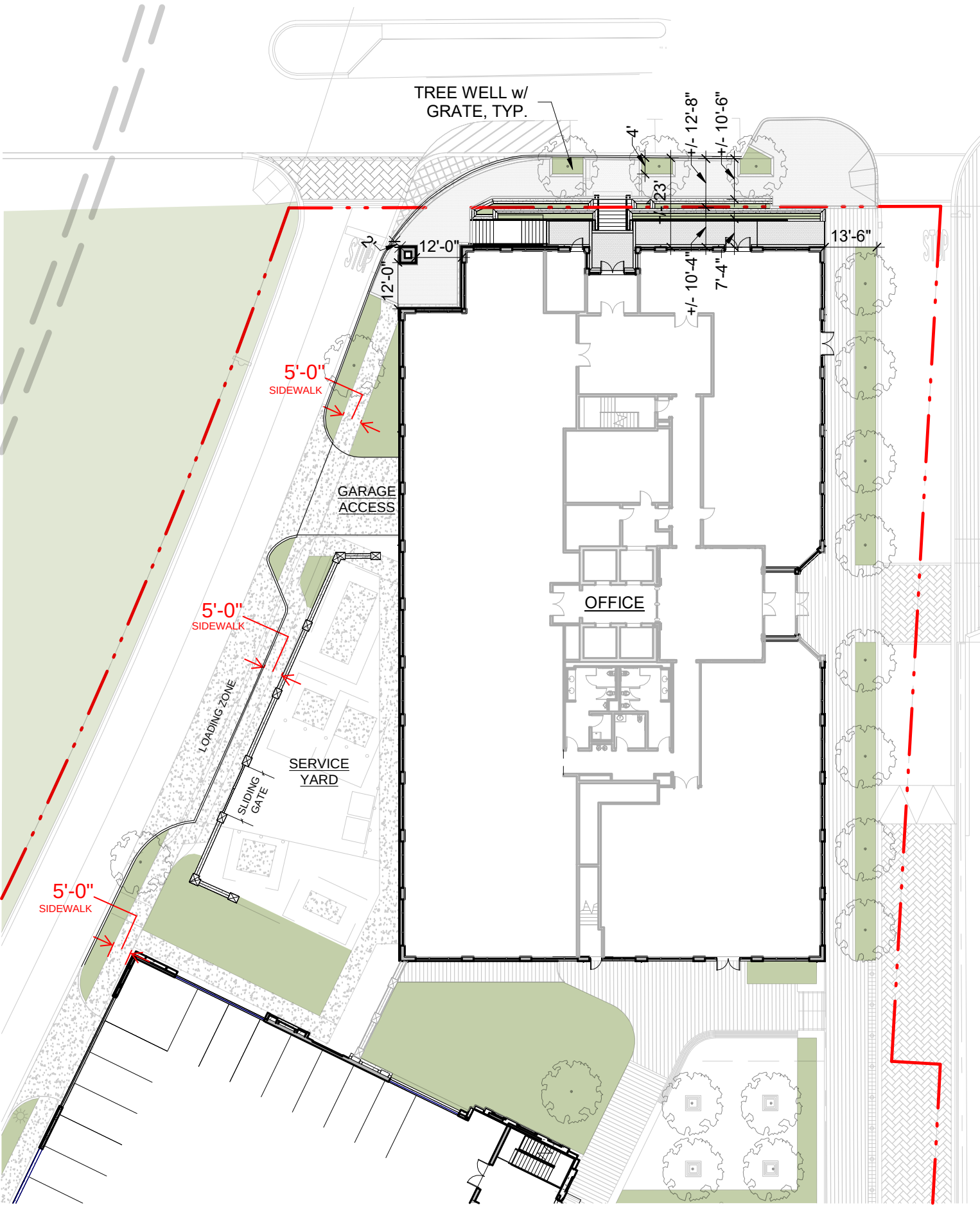
-DT-5 allows buildings up to 6 stories in height, with approval required for any additional stories, up to 10 stories. The Grain District Office Building proposes a 7-story structure, resulting in a 1-story variance.

**2) Sidewalk Width**

-DT-5 requires an 8'-0" wide sidewalk along street frontages. The Grain District Office Building proposes a 5'-0" wide along the length of Batters Alley, which ties into the 5'-0" sidewalk along the Grain District Parking Garage, maintaining a consistent width.

**3) Streetscape Width**

DT-5 requires a 12'-0" wide streetscape along street frontages. The Grain District Office Building complies with the required width, except for a 21 square foot area as shown, which reduces the streetscape down to 8'-1" at the narrowest point.



**VARIANCE: BATTERS ALLEY SIDEWALK WIDTH**  
Grain District Office Building



**Variance Narrative:**

**1) Story Height**

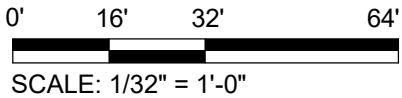
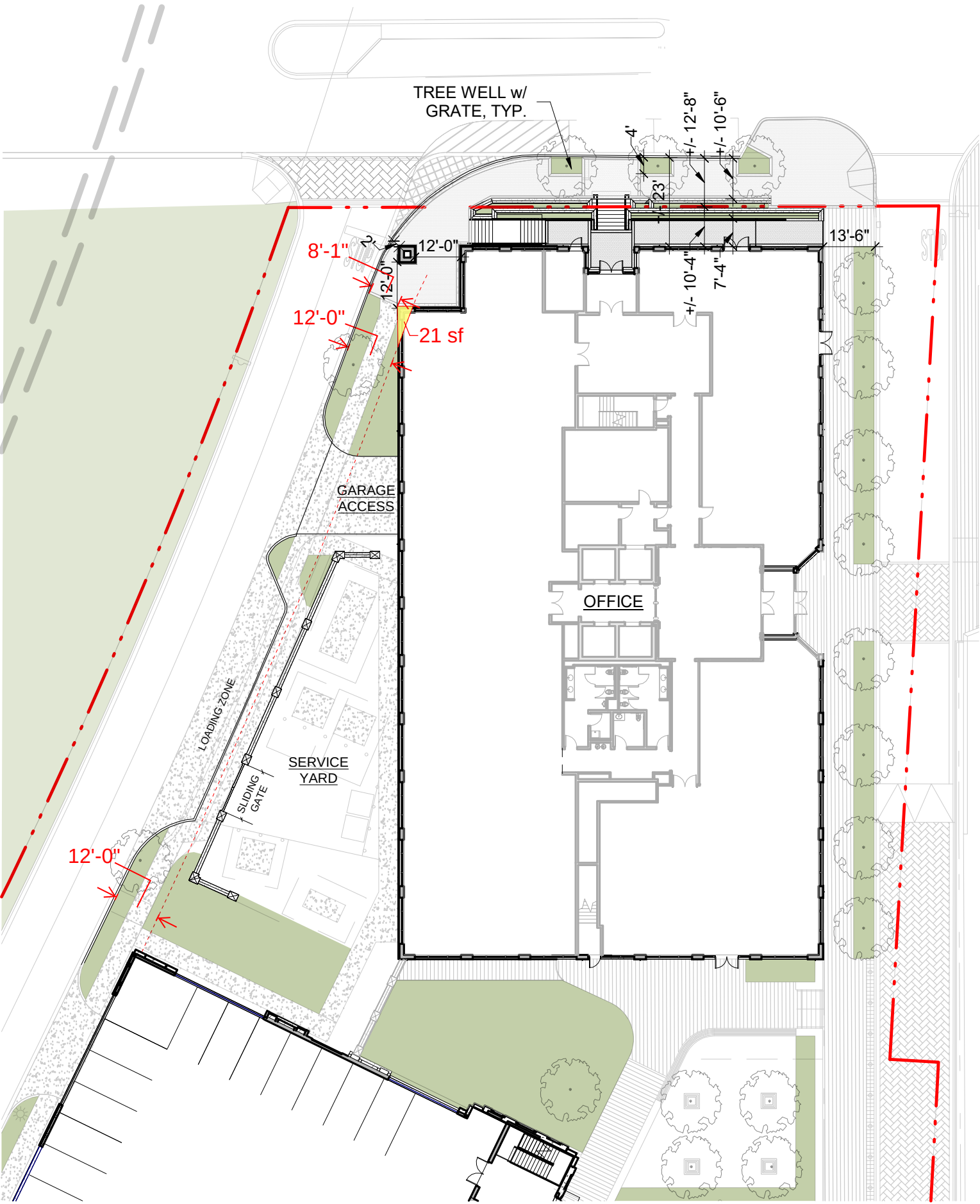
-DT-5 allows buildings up to 6 stories in height, with approval required for any additional stories, up to 10 stories. The Grain District Office Building proposes a 7-story structure, resulting in a 1-story variance.

**2) Sidewalk Width**

-DT-5 requires an 8'-0" wide sidewalk along street frontages. The Grain District Office Building proposes a 5'-0" wide along the length of Batters Alley, which ties into the 5'-0" sidewalk along the Grain District Parking Garage, maintaining a consistent width.

**3) Streetscape Width**

DT-5 requires a 12'-0" wide streetscape along street frontages. The Grain District Office Building complies with the required width, except for a 21 square foot area as shown, which reduces the streetscape down to 8'-1" at the narrowest point.



**VARIANCE: BATTERS ALLEY STREETSCAPE WIDTH**  
Grain District Office Building





# Planning Department

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

**ADDRESS/ TAX ID**

Morgan Square Pavilions/7-12-21-074.00

**DATE**

11/26/2024

**COPIES TO**

City  
Departments  
Applicant

**TO**

Spartanburg Design Review Board

**PROJECT NUMBER**

DRB-24-020-00015

**STAFF**

Fredalyn M. Frasier, Planning Director  
Nan Zhou, Planner II  
Craig Lewis, FAICP – Technical Advisor

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**OWNER/APPLICANT**

City of Spartanburg, SC/ Applicant MKSK and McMillan Pazdan Smith Architecture

**GENERAL PROJECT OVERVIEW**

Development of the Morgan Square plan was guided by a select steering committee of local leaders, downtown stakeholders, and area residents, representing the culmination of nine months of sustained public outreach and engagement.

The Morgan Square Pavilion is designed to be a functional and iconic structure at the front door of the Square along North Church Street and Main Street in Downtown Spartanburg. The location and design of the Pavilion create a focal point and open views of the Square from the east, an improvement from the existing conditions today that block views of the Square from Church Street. The Pavilion will be constructed of three individual freestanding buildings and a monumental freeform canopy above. The three buildings will include a visitors' information kiosk with a city-employed information guide, a public toilet facility with 2 fixtures for men and women, and a city storage building. The structures support the Square's daily events and programming by enhancing accessibility to public comfort facilities.

The construction of the Morgan Square Pavilion is estimated to begin in the Spring of 2025.

**AUTHORITY & APPLICABILITY**

This project is zoned DT-6. Formal design review and approval by the Design Review Board is required of the buildings only. Any DRB review of the other park elements is customary only and not regulatory. These buildings are considered under the Civic/Landmark Building standards and 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).



## DETERMINATION OF COMPLETENESS

Application is complete.

## FINDINGS - EXCEPTIONS

- **6.4.4.a Minimize Blank Walls** – Expanses of blank walls may not exceed 20 feet in length – *Proposed blank wall along Church Street is 24 ft for 2 of the 3 buildings*
  - *Conditional Approval Recommended: See our notes in the Additional Comments section*
- **6.4.4.c Transparency Zone** – Glazing (transparent windows or doors) must extend at least 60% of the total façade width – *Proposed glazing along Church Street is less than 60% (measured at 21% of the total frontage of 61.5 ft for all three buildings)*
  - *Conditional Approval Recommended: See our notes in the Additional Comments section*

## CODE REVIEW

Exceptions or deviations required are noted in *blue italics*

- 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:** *Compliant*
  - **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). – *Not Compliant on Church Street frontage but mitigated with a substantial public art component and three structures.*
- 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:** *Compliant with the exception of the blank wall that creates a visual gap along the street frontage.*
- **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 required - see additional comments.*
  - **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). *Compliant*

I. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

Blank Wall Condition along Church Street: There are three buildings proposed along the frontage of Church Street. The southern-most building is proposed to be a “glass box” for a variety of special activity space needs. The remaining two buildings are proposed to be more utilitarian in function – bathrooms and storage.

- While having inactive walls along a primary street is not ideal, the design takes measures to mitigate the inactive frontage, by breaking up the massing into three distinct rotated structures.
- Also the design of each structure envisions a public art component with a highly textured wood slat system that spells “Hub City”.
- Additionally, these utilitarian spaces are necessary in this location because of their proximity to the activity lawn.
- The highly sculptured roof structure provides a unifying element that provides a further sense of visual activity.
- The Church Street frontages will be further accentuated with decorative lighting and a seat wall component.

STAFF RECOMMENDATION

Recommendation for Approval of the Morgan Square Plan.





12.03.2024

# MORGAN SQUARE

DRB PRELIMINARY REVIEW

MKSK



SHEAR  
STRUCTURAL

Burdette Engineering

tterracon





# OPPORTUNITIES

HOW DO WE CREATE A  
PUBLIC SPACE THAT IS  
**ACCESSIBLE, CULTURALLY  
RELEVANT, AND WELCOMING**  
TO BOTH LOCALS AND  
VISITORS?

HOW DO WE **BETTER CONNECT  
THE SQUARE** TO THE DAILY ACTIVITY  
AND ECONOMY OF DOWNTOWN AND  
LOCAL BUSINESSES?

HOW DO WE **CAPTURE THE  
SPIRIT OF AN HISTORIC  
PLACE** WHILE LOOKING BOLDLY  
AHEAD TO A FRESH, ICONIC AND  
VIBRANT SPACE IN THE HEART OF  
SPARTANBURG?



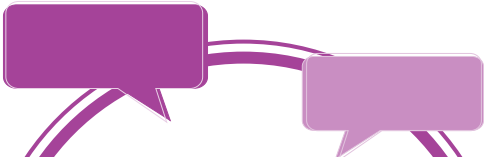
# ENGAGEMENT MILESTONES



DICKENS OF A  
CHRISTMAS



PUBLIC KICK-OFF  
EVENT



COMMUNITY  
WORKSHOP #1  
FEBRUARY



COMMUNITY  
WORKSHOP #2  
APRIL



7 STEERING  
COMMITTEE  
MEETINGS



STAKEHOLDER  
ROUNDTABLES



15 MOBILE  
WORKSHOPS



ONLINE  
ENGAGEMENT  
VIA CITY WEBSITE



# PERFECT DAY THEMES

"... soak in the sun on the grass...always a place to sit and enjoy nature."

"Spending time playing with my daughter in the grass in the middle of the Square."

## GREEN!

"...under the shade of a large oak tree to stay cool...we hear sounds of birds chirping."

"It is sunny and nice. We have a picnic on a blanket (maybe a 'Picnic restaurant') people watching."

"Love lights being hung over the street"

## INVITING!

"...relax in comfortable chairs while our kids freely play..."

"After dinner we walk across the street (Church) that has been slowed down ..."

## PEDESTRIAN-FIRST STREETS!

"The ability to wander and go from location to location. "

"The space should be safe for pedestrians... walkable...European."

"Historic buildings share the space with dynamic new architecture...."

"... order lunch outside and sit in a shady area at a table."

## VIBRANT EDGES!

"...local vendors to browse... a selection of small local restaurants...options of live music and shopping"

"...activities for all - especially live artists."

## COMING TOGETHER!

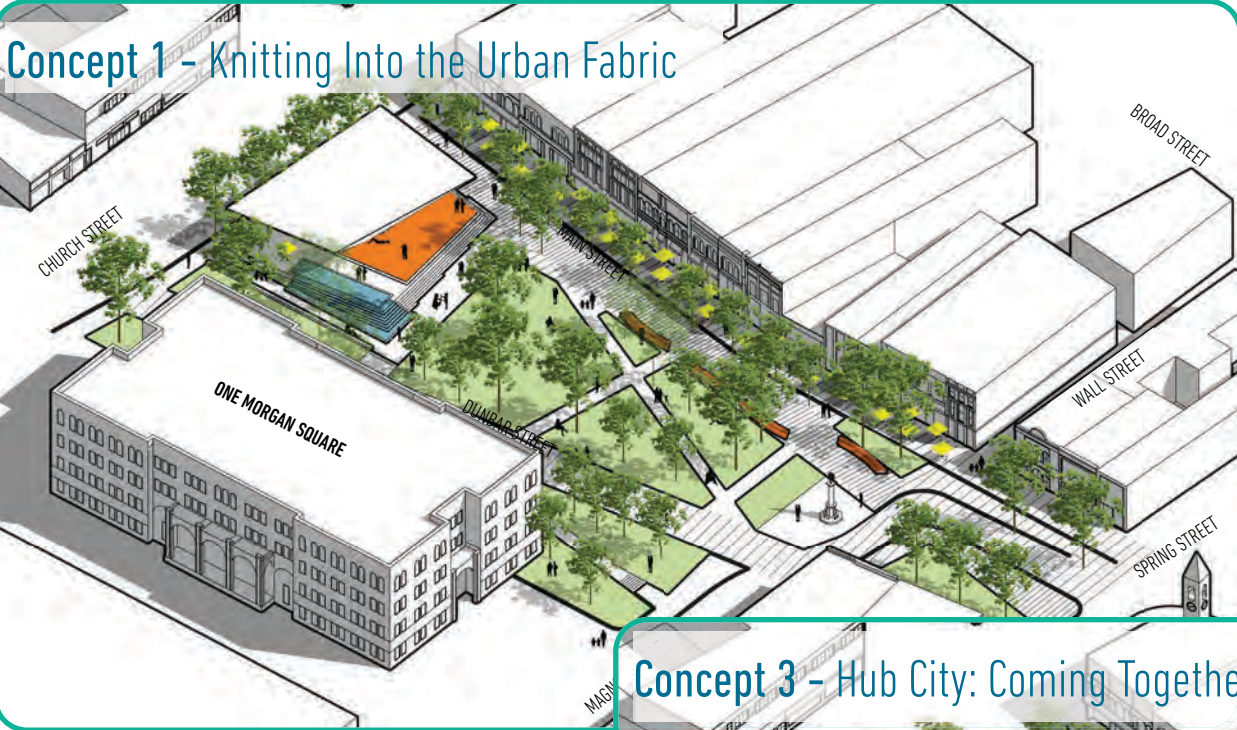
"Lively concerts on the square... Food vendors, street musicians."

"Shared, communal hang-out spot"

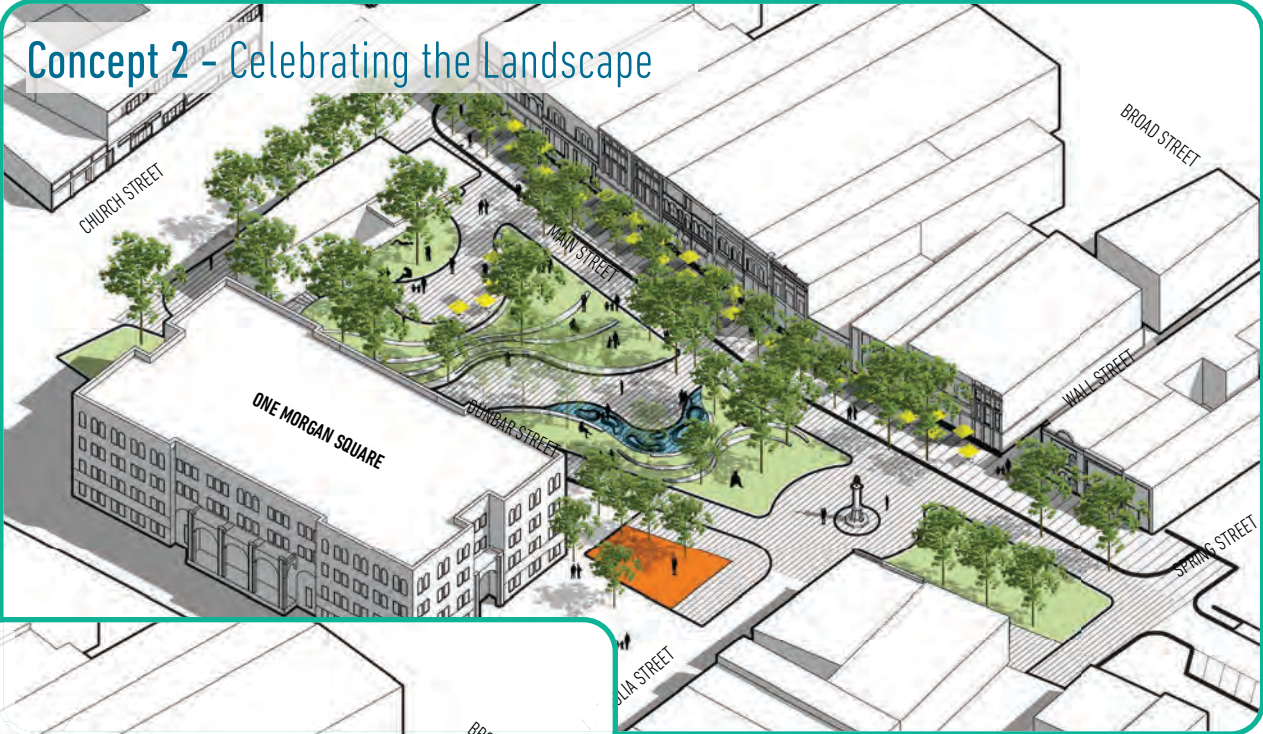


# ALTERNATE CONCEPTS

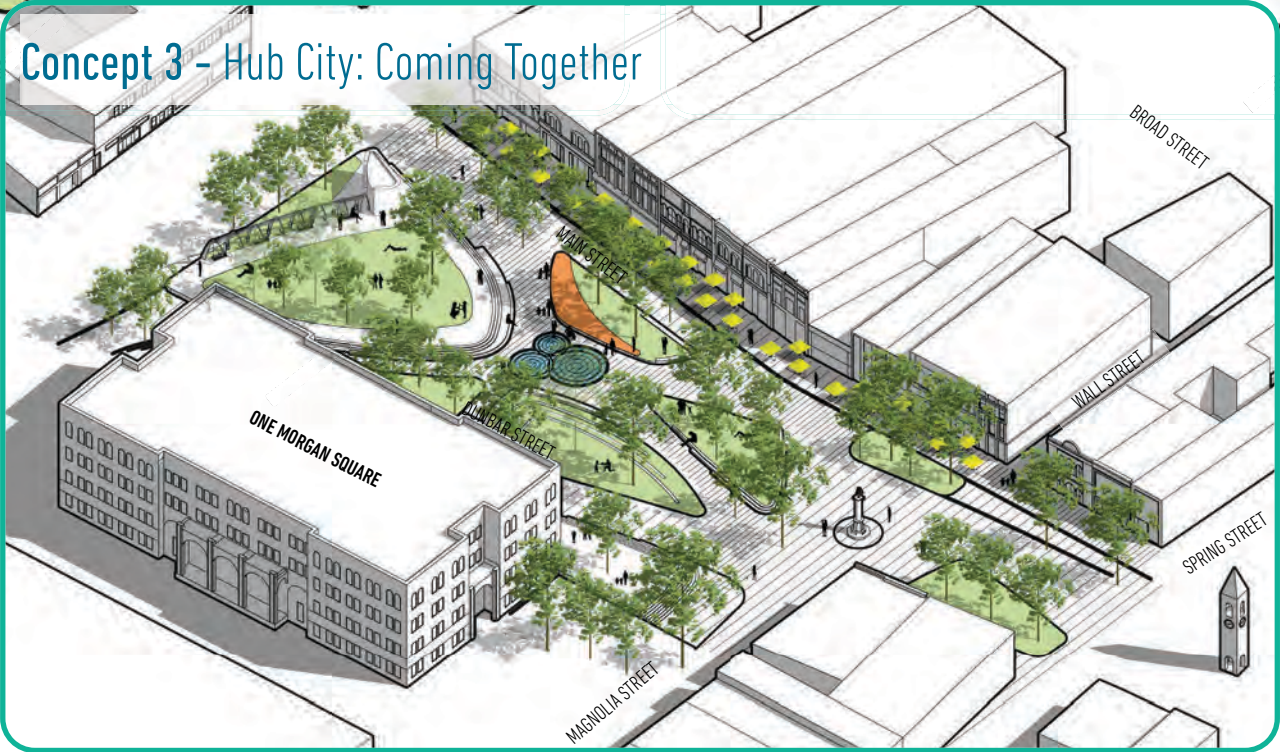
Concept 1 - Knitting Into the Urban Fabric



Concept 2 - Celebrating the Landscape



Concept 3 - Hub City: Coming Together





# INTERACTIVE ACTIVITIES







# DESIGN DEVELOPMENT

**MKSK**



**SHEAR**  
STRUCTURAL

**Burdette Engineering**

**tterracon**

**ArborSource**



# ILLUSTRATIVE PLAN

- 1 Visitor Kiosk and Public Restrooms
- 2 Festival Street
- 3 Outdoor Dining Zone
- 4 Lounging Terraces
- 5 Performance Green
- 6 Water Feature
- 7 Dunbar Swings
- 8 Daniel Morgan Monument
- 9 Spartanburg Clock Tower
- 10 "I LOVE YOU" Sculpture
- 11 "Chaser" Sculpture





# BIRDS EYE VIEW





# GROUND LEVEL VIEW 1





# GROUND LEVEL VIEW 2





# ILLUSTRATIVE PLAN





# SITE LINEWORK

--- Morgan Square Renovations Site Limits

- 1 Visitor Kiosk and Public Restrooms
- 2 Festival Street
- 3 Sidewalk and Outdoor Dining Zone
- 4 Lounging Terraces
- 5 Upper Green
- 6 Lower Green
- 7 Dunbar Swings
- 8 Daniel Morgan Monument
- 9 "I LOVE YOU" Sculpture
- 10 "Chaser" Sculpture
- 11 Garden Path
- 12 Gardens
- 13 Stone Eddys



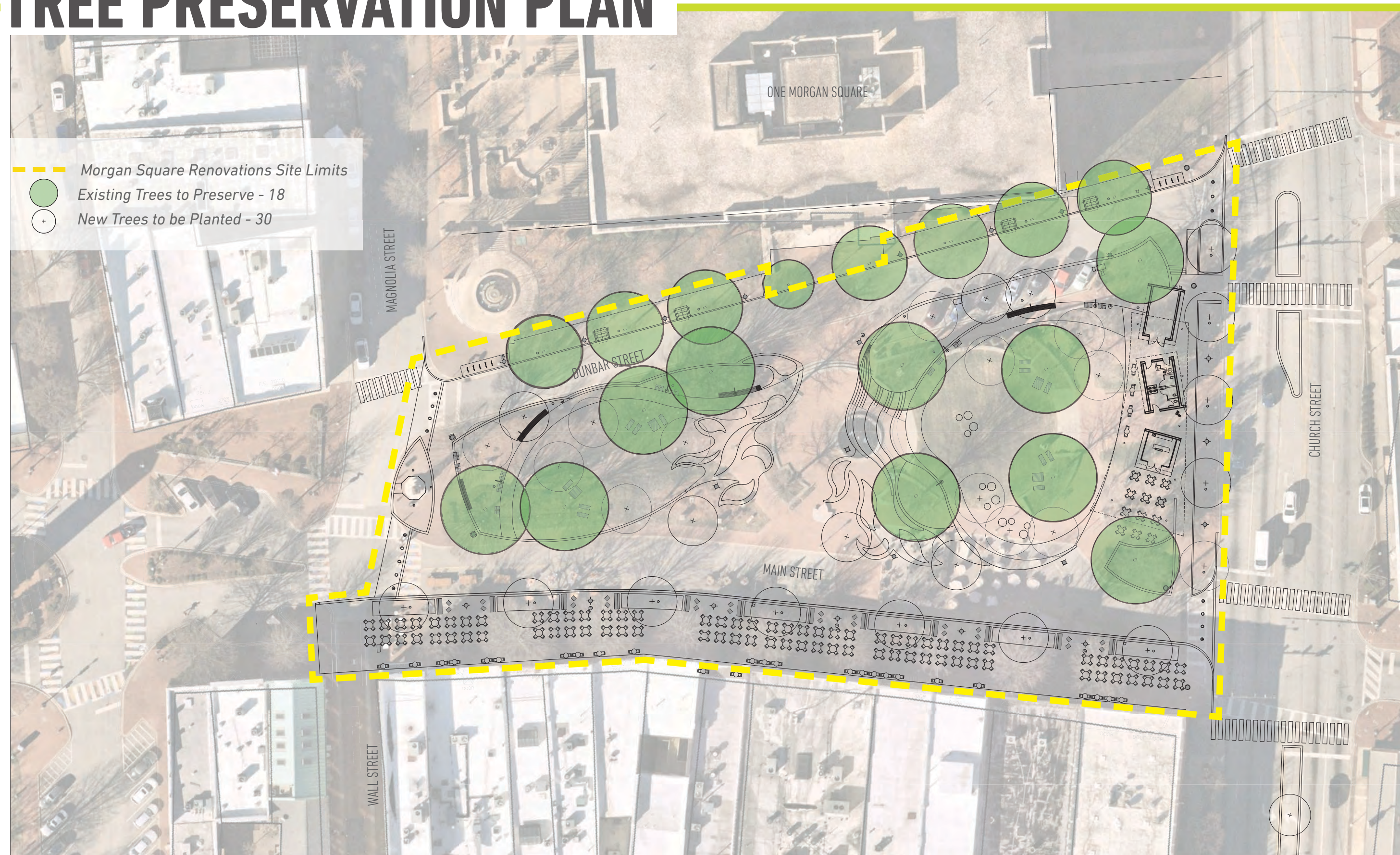
MORGAN SQUARE  
SCALE: 1"=20'

PLAN 0 10' 20' 40'





# TREE PRESERVATION PLAN



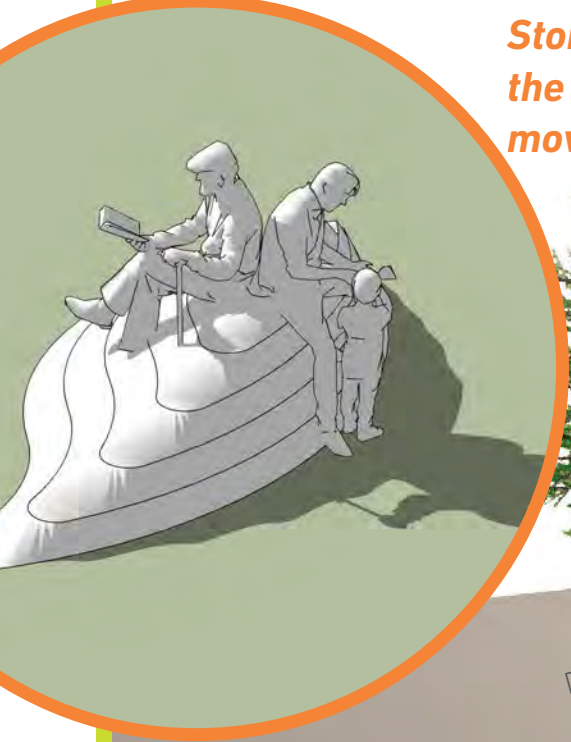
MORGAN SQUARE  
SCALE: 1"=20'

PLAN 0 10' 20' 40'



# TERRACES

*Stone mounds for seating and play in the form of eddys created by water moving downhill*





# TERRACES

*Seat back angle varies for seating, lounging, and reclining*





# TERRACES

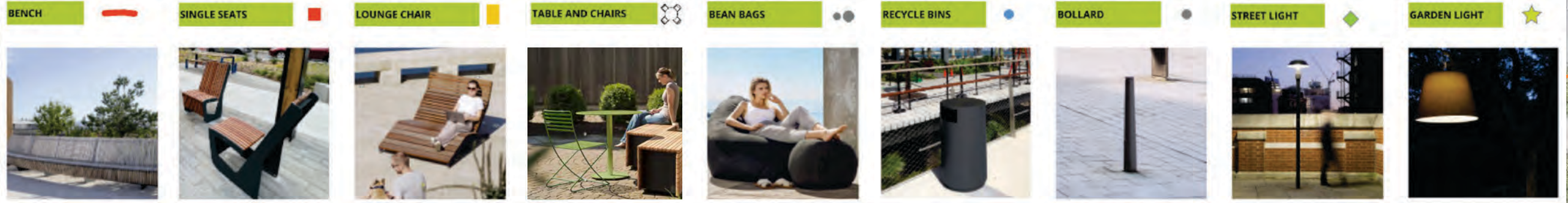
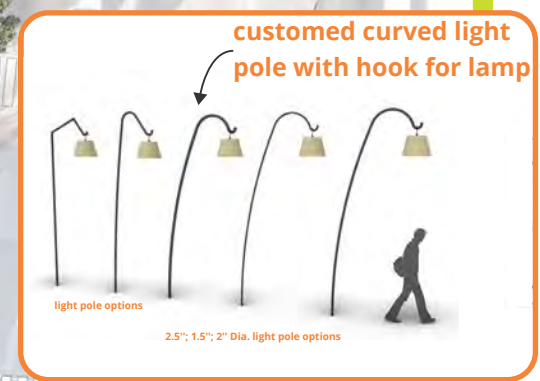


*Vary heights to allow two sided seating and spatial definition*





# FURNISHINGS & LIGHTING





# OUTDOOR DINING ZONES

**Outdoor Dining Furniture**

2019 - 18 tables

2024 - 108 tables

**Proposed Dining Areas**

- A 385 sf
- B 577 sf
- C 319 sf
- D 430 sf
- E 489 sf
- F 482 sf
- G 395 sf
- H 1,007 sf
- I 491 sf
- J 492 sf
- K 723 sf
- L 764 sf





# MATERIALS

## Pavement Materials & Patterns



Weaving contrasting color into patterns helps define spaces and provides visual interest

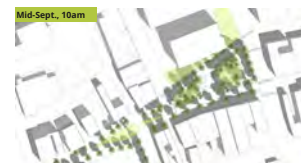
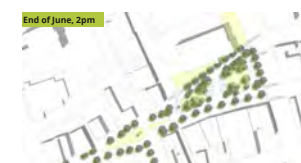


Pattern, texture and color help define sidewalk use areas and neutralize varied facades



# SUN/SHADE STUDY

End of June, 4pm

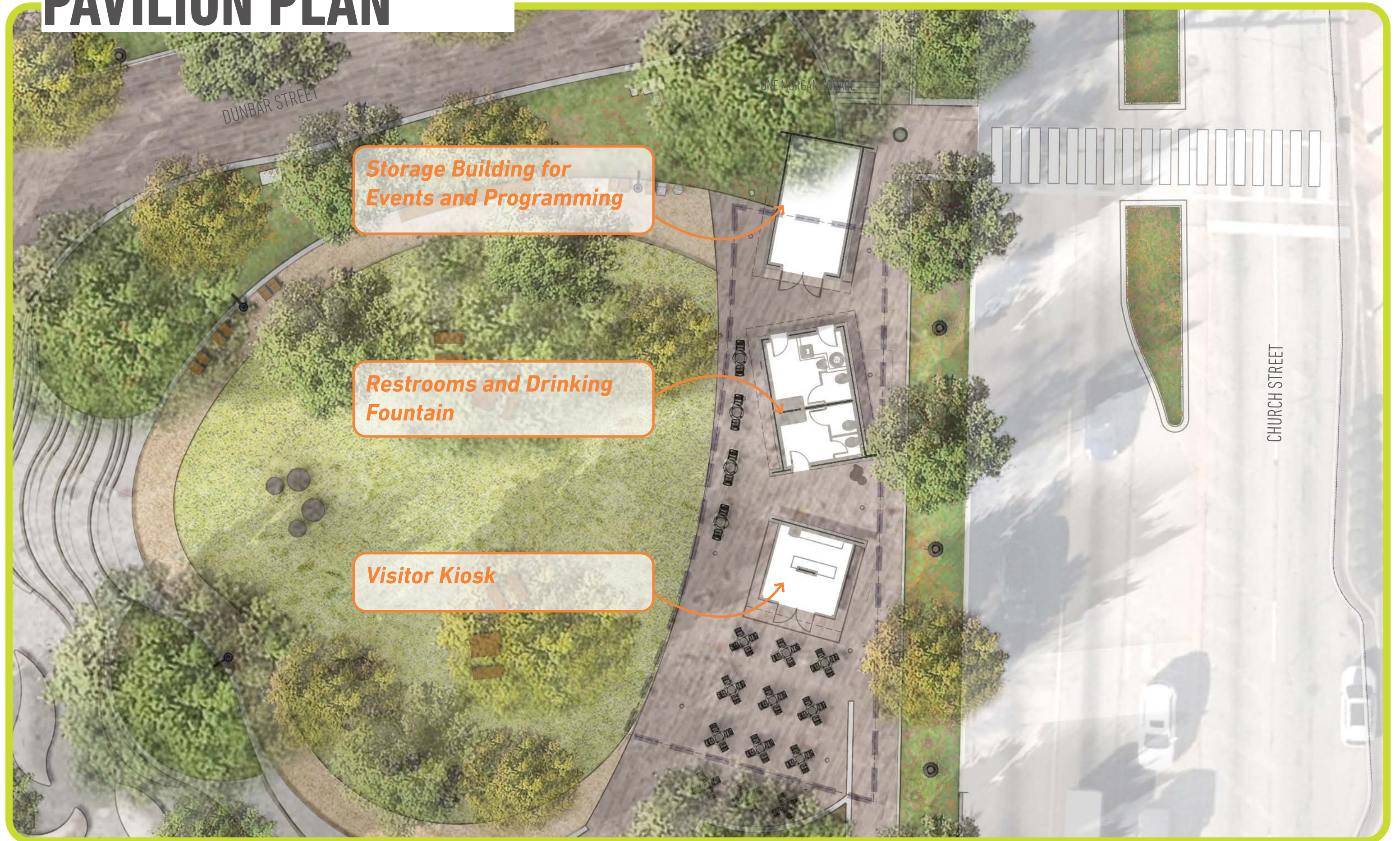








# PAVILION PLAN





# PAVILION





# PAVILION





# PAVILION





# PAVILION





# PAVILION MATERIALS

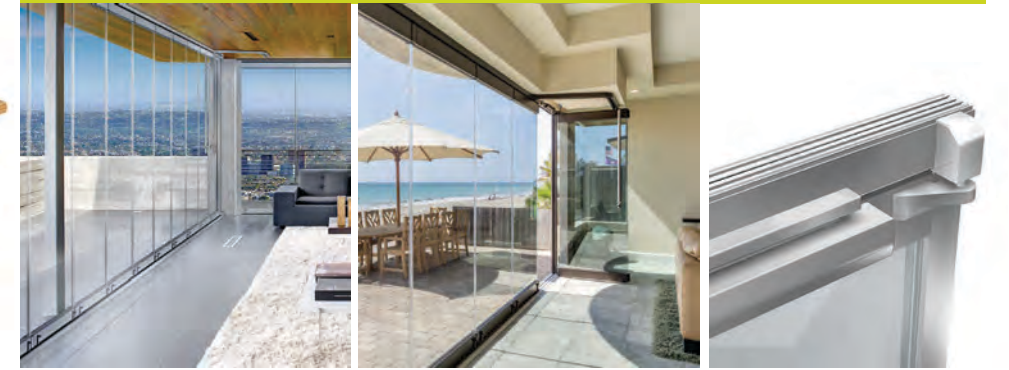
## EXTERIOR VERTICAL WOOD SCREEN



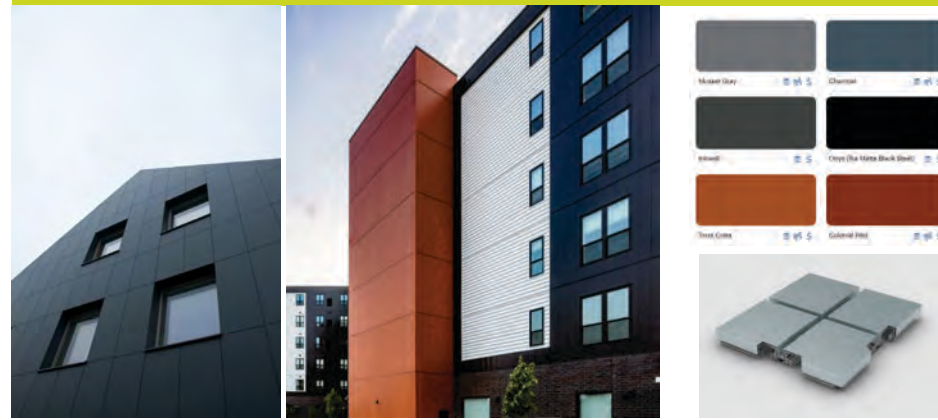
## STAINED PRESSURE TREATED WOOD CEILING



## OPERABLE GLASS DOORS



## EXTERIOR METAL WALL PANEL



## EXTERIOR PAINTED FIBER CEMENT



## STRUCTURAL SILICONE GLAZING



## COPPER CANOPY ROOF SHINGLES



## STEEL/WOOD STRUCTURAL COLUMNS







# EVENTS & PROGRAMMING



# EVENTS & PROGRAMMING

## Plaza 17,759 Sq. Ft.

Standing: 2,000 - 2,100 people

Seating: 1,000 - 1,100 people

Blankets: 800 - 900 people

## Lower Lawn 4,317 Sq. Ft.

Standing: 450 - 550 people

Seating: 300 - 400 people

Blankets: 150 - 250 people

## Upper Lawn 8,675 Sq. Ft.

Standing: 950 - 1,050 people

Seating: 650 - 750 people

Blankets: 350 - 450 people







THANK YOU!





# Planning Department

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

**ADDRESS/ TAX ID**

203 Freemont Avenue/Danbury Commons

**DATE**

11/26/2024

**COPIES TO**

City  
Departments  
Applicant

**TO**

Spartanburg Design Review Board

**PROJECT NUMBER**

DRB-24-020-00017

**STAFF**

Fredalyn M. Frasier, Planning Director  
Nan Zhou, AICP, Planner II  
Craig Lewis, FAICP – Technical Advisor

---

**OWNER/APPLICANT**

Owner: Dialysis Clinic Inc / Applicant: Field Goodlett, Connelly Development, LLC.

**GENERAL PROJECT OVERVIEW**

The 1.96 acre site is bound by Fremont Avenue to the north and is surrounded primarily by one and two-story detached house and is immediately adjacent to a single-story, four-unit apartment building to the west. There is an existing single-story, commercial building on the site with a small parking lot to the rear.

The proposed 48-unit, four story multi-family building will include parking to the rear and a new detention pond.

**AUTHORITY & APPLICABILITY**

The proposed project is located in the DT-4 zone. Formal design review and approval by the Design Review Board is required.

**DETERMINATION OF COMPLETENESS**

Application is complete.

**FINDINGS - EXCEPTIONS**

- No exceptions expected.

**CODE REVIEW**

Exceptions or deviations required are noted in *blue italics*

A. **Use Standards:** The proposed use (multi-family) is permitted by right.

B. **District Standards:**

- 3.3.1 Lot Configuration: *Compliant*
- 3.3.2 Primary Building Standards: *Compliant*
- 3.3.4 Building Height: *Compliant*
- 3.3.5 Permitted Parking Location: *Compliant*
- 3.3.6 Building Frontage: *Common Lawn – permitted*



C. 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*
- 5.1.4 Setbacks: Front and side setbacks must be consistent with those of surrounding buildings. *Compliant*

CI. Utilities and Trash Containment:

- 5.2.1 Underground Utilities: *Compliance Presumed – to be confirmed prior for Final Approval*
- 5.2.2 Solid Waste Storage Areas: *Compliant*
- 5.2.3 Mechanical and Utility Equipment: *Compliant*

CII. Building Standards:

- 6.1.1 General Design Principles - Connectivity: *Compliant*
- 6.1.1 General Design Principles - Downtown Should be Urban: *Compliant*
- 6.1.5 General Design Principles - Put People First: *Compliant*
- 6.2 Required Building Design Standards:
  - o 6.2.1 Architectural Style: *Compliant*
  - o 6.2.2 Compatibility: *Compliant*
  - o 6.2.3 Proportions: *Compliant*
  - o 6.2.4 Wall Materials: *Compliant*
  - o 6.2.5 Façade Treatment: *Compliant*
  - o 6.2.6 Building Entrances: *Compliant*
- 6.3 Specific Building Design Standards for Mixed-Use and Commercial Buildings in D-T5
  - o 6.3.1 Roof and Eaves: *Compliant*
  - o 6.3.2 Façade Design: *Compliant*
  - o 6.3.3 Building Entrances: *Compliance Presumed*
  - o 6.3.4 Garages: *Not Applicable*
  - o 6.3.5 Materials: *Compliant*

CIII. Parking:

- 7.1.4 Parking Area Access: *Compliant*
- 7.2 Bicycle Parking: *Compliance Presumed – to be confirmed prior for Final Approval*

CIV. Streetscape and Site Landscaping:

- 8.1 Required Streetscape: 11 ft streetscape zone with a minimum 5 ft sidewalk and street trees in a 6 ft wide planting strip. *Compliant*

CV. **Signage:** The applicant is required by the State of SC to install signage. Applicant to provide signage detail and placement for Final Review Approval.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- 
- None

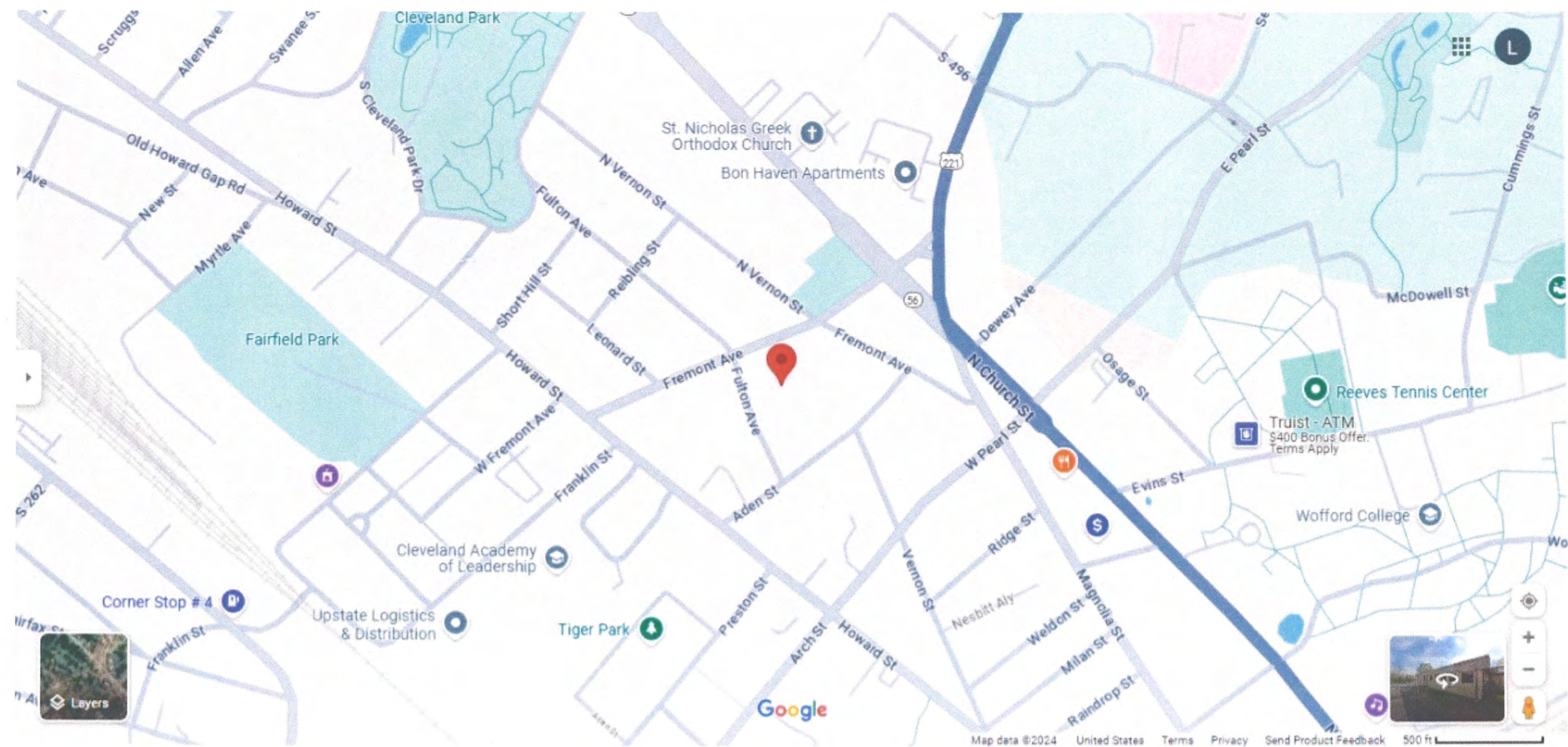
STAFF RECOMMENDATION

---

Preliminary approval recommended.



203 Fremont Avenue, Spartanburg, SC





# Zoning Map – 203 Fremont Ave.

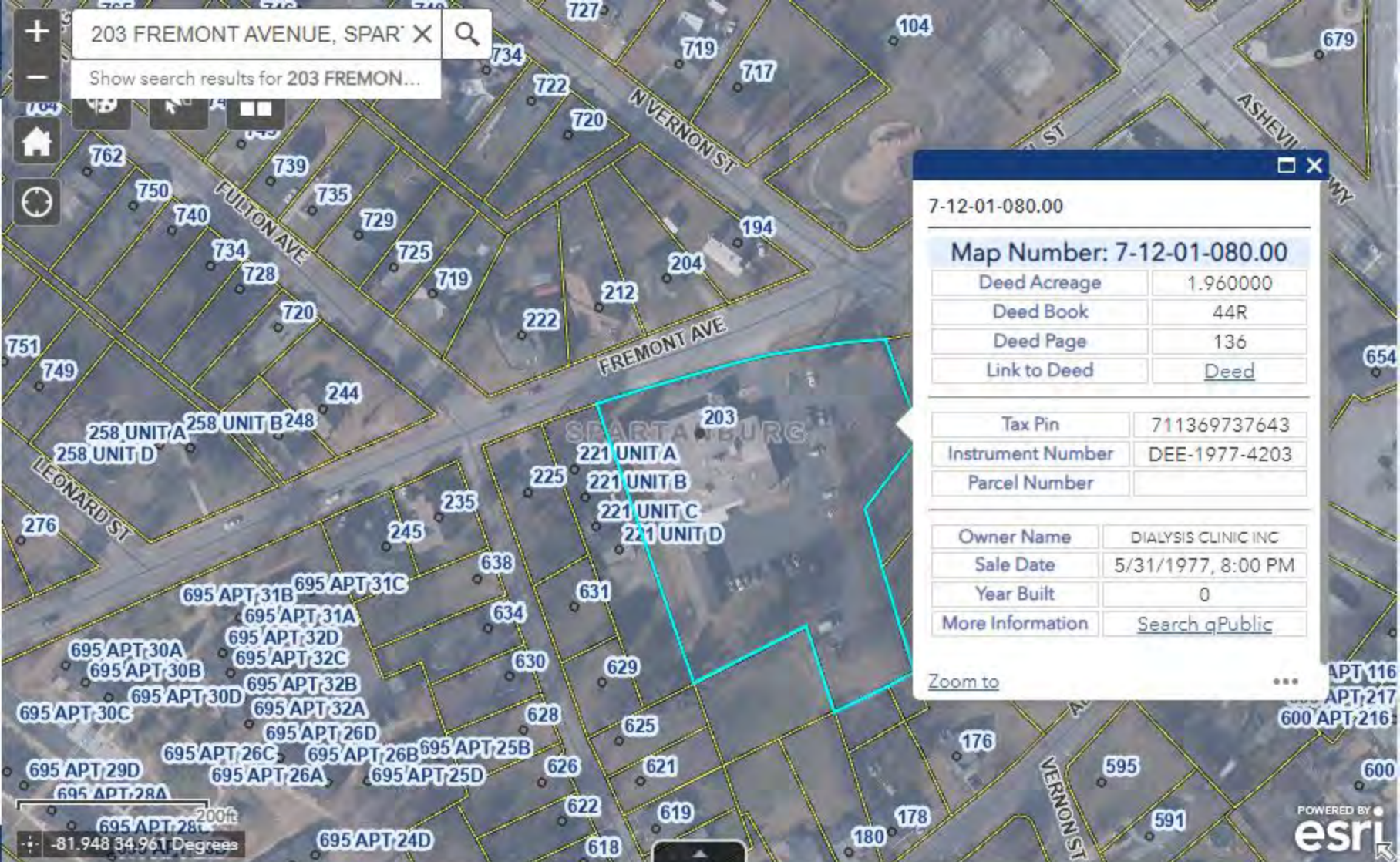




203 Fremont Avenue, Spartanburg, SC







203 FREMONT AVENUE, SPAR X

Show search results for 203 FREMON...

7-12-01-080.00

### Map Number: 7-12-01-080.00

|              |                      |
|--------------|----------------------|
| Deed Acreage | 1.960000             |
| Deed Book    | 44R                  |
| Deed Page    | 136                  |
| Link to Deed | <a href="#">Deed</a> |

|                   |               |
|-------------------|---------------|
| Tax Pin           | 711369737643  |
| Instrument Number | DEE-1977-4203 |
| Parcel Number     |               |

|                  |                                |
|------------------|--------------------------------|
| Owner Name       | DIALYSIS CLINIC INC            |
| Sale Date        | 5/31/1977, 8:00 PM             |
| Year Built       | 0                              |
| More Information | <a href="#">Search qPublic</a> |

Zoom to



North East View of Site along  
Fremont Avenue





Interior view looking at  
Fremont Avenue

212 Fremont

204 Fremont

194 Fremont





Fremont Avenue homes  
located across the street  
and west of the site

Feb 2024 [See more dates](#)

212 Fremont Ave

204 Fremont Ave

194 Fremont Ave



Google

Image capture: Feb 2024 © 2024 Google United States Terms Privacy Report a problem



North West corner of  
site, view of Chapel  
street park





Southwest view of site



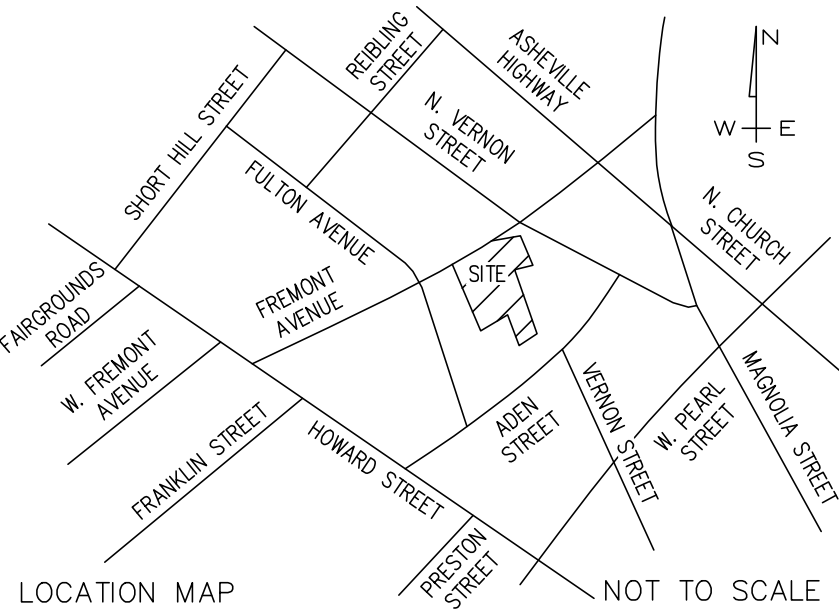


Streetview down freemont  
looking south west





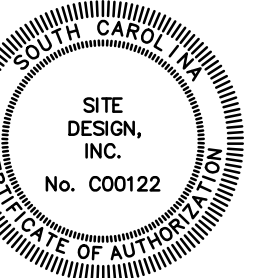
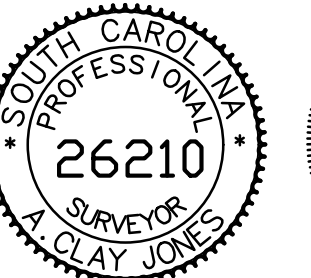
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REF DEED: DB 44/R-136  
REF PLAT: PB 159-812, PB 172-568

A. CLAY JONES, P.L.S.  
S.C. REG. NO. 26210



**AREA**  
81,921 SQ. FT.  
1.861 ACRES  
(INCLUDES ANY AND ALL R/W)

TOPO NOTES:  
1. ELEVATIONS ARE BASED ON NAVD83 (SCVRS)  
2. CONTOURS ARE SHOWN AT 1' INTERVALS

\*\*\*CAUTION\*\*\*



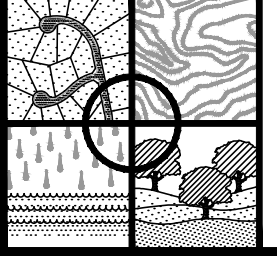
Know what's below.  
Call before you dig.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR 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.

| LEGEND |                       |       |                      |
|--------|-----------------------|-------|----------------------|
| BL     | BUILDING LINE         | CATV  | CABLE TV PEDESTAL    |
| CL     | CENTERLINE            | TEL   | TELEPHONE PEDESTAL   |
| OMP    | CORRUGATED METAL PIPE | EL    | ELECTRIC METER       |
| CT     | CRIMP TOP             | CB    | CATCH BASIN          |
| DE     | DRAINAGE EASEMENT     | DI    | DROP INLET           |
| EP     | EDGE OF PAVEMENT      | ET    | ELECT TRANS          |
| IPO    | IRON PIN OLD          | E     | ELEVATION            |
| IPS    | IRON PIN SET          | HH    | HYDRANT              |
| NAC    | NAIL & CAP            | GM    | GAS METER            |
| OT     | OPEN TOP              | GV    | GAS VALVE            |
| RB     | REBAR                 | LP    | LIGHT POLE           |
| RCP    | REINFORCED CONC PIPE  | PP    | POWER POLE           |
| R/W    | RIGHT OF WAY          | RA    | REINFORCED CONC PIPE |
| SD     | STORM DRAIN           | GA    | GUY ANCHOR           |
| SS     | SANITARY SEWER        | SMH   | SS MANHOLE           |
| SSE    | SS EASEMENT           | SSM   | SS MANHOLE           |
|        |                       | CO    | CLEAN OUT            |
|        |                       | TC/BC | TOP/BOTTOM CURB      |
|        |                       | TW/BW | TOP/BOTTOM WALL      |
|        |                       | VCP   | VITRIFIED CLAY PIPE  |
|        |                       | WM    | WATER METER          |
|        |                       | WV    | WATER VALVE          |
|        |                       | CTV   | CABLE TV             |
|        |                       | F     | FENCE LINE           |
|        |                       | FOC   | FIBER OPTIC CABLE    |
|        |                       | GL    | GAS LINE             |
|        |                       | OHP   | OVERHEAD POWER       |
|        |                       | OHT   | OVERHEAD TELEPHONE   |
|        |                       | SD    | STORM DRAIN          |
|        |                       | SS    | SANITARY SEWER       |
|        |                       | UGP   | UNDERGROUND POWER    |
|        |                       | UGT   | UNDERGROUND TEL      |
|        |                       | W     | WATER LINE           |

TOPOGRAPHIC SURVEY FOR:  
**DANBURY COMMONS (FREMONT AVENUE)**  
SPARTANBURG COUNTY, SOUTH CAROLINA

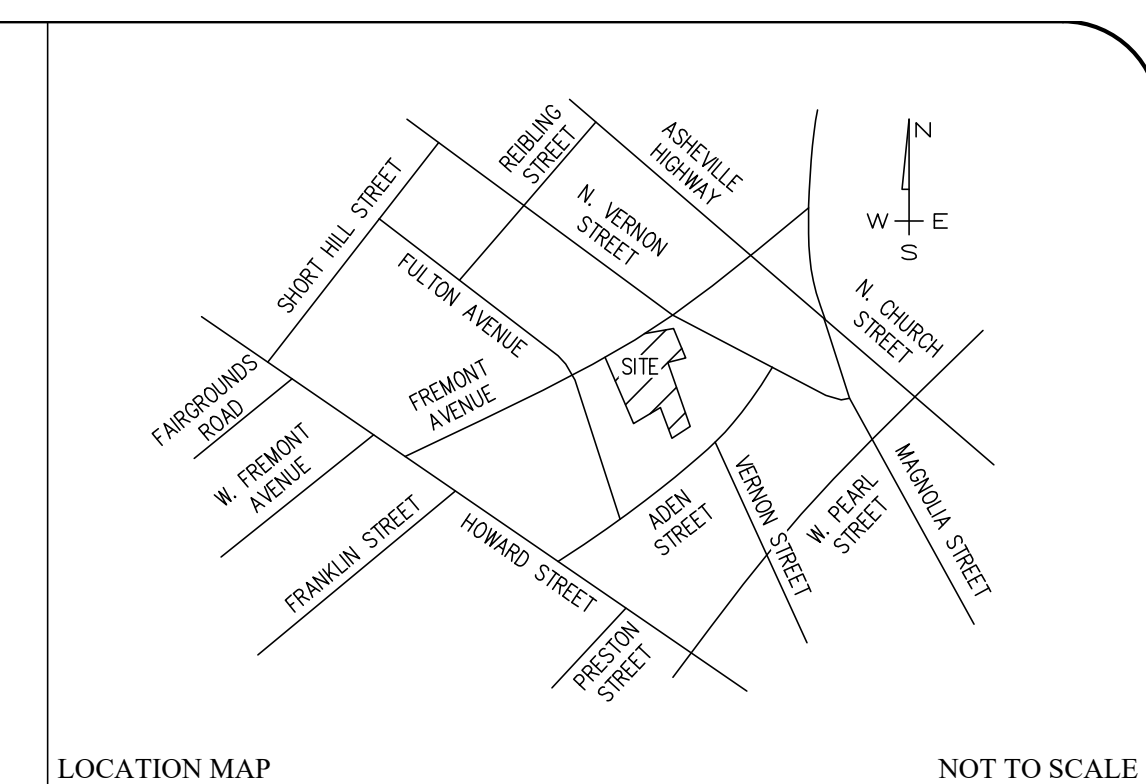
|                 |                                        |                      |
|-----------------|----------------------------------------|----------------------|
| SCALE<br>1"=30' | PROPERTY ADDRESS<br>203 FREMONT AVENUE | TAX PIN<br>AS NOTED  |
| DATE<br>3/12/24 | 30 0 30 60                             | FIELD CREW<br>RRS/CW |
|                 |                                        | DRAWN BY<br>HS       |



**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615  
PH: (864)271-0496  
www.sitedesign-inc.com





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, SCDEEC, 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.
8. ALL EXISTING DRIVEWAYS AND CURB CUTS THAT ARE NOT USED SHALL BE REMOVED AND REPLACED WITH A CONCRETE CURB, GUTTER, AND/OR SIDEWALK (IF EXISTING).
9. 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.



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

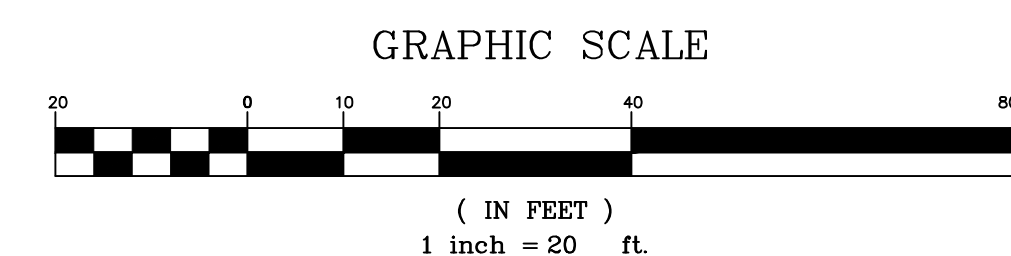
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE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

## LEGEND

|                             |                          |                        |
|-----------------------------|--------------------------|------------------------|
| BL BUILDING LINE            | TEL ☐ TELEPHONE PEDESTAL | ⑦ GREASE TRAP MANHOLE  |
| CL CENTERLINE               | CATV ☐ CABLE TV PEDESTAL | TC/BW TOP/BOTTOM CURB  |
| CMP CORRUGATED METAL PIPE   | ☐ ELECTRIC METER         | TW/BW TOP/BOTTOM CURB  |
| CT CURB TOP                 | CB ☐ CATCH BASIN         | VC VITRIFIED CLAY PIPE |
| DE DRAINAGE EASEMENT        | DI ☐ DROPP INLET         | WQWATER WATER          |
| EP EDGE OF PAVEMENT         | ☐ GAS TRANS              | WYD-WATER VALVE        |
| FE FINISHED FLOOR ELEVATION | x90.0 GAS TENSION        | ☐ POST INDICATOR VALVE |
| FG FINISHED GRADE           | ☐ FIRE HYDRANT           | ⇒ STORMWATER FLOW      |
| IG INVERT ELEVATION         | ☐ GAS METER              | ⇒ TRAFFIC FLOW         |
| IPD IRON PIPE OLD           | GVD☐ GAS VALVE           |                        |
| IS IRON PIPE SET - O        | LP ☐ LIGHT POLE          |                        |
| NAC NAIL & CAP              | PP ☐ POWER POLE          |                        |
| OT OPEN TOP                 | GP -☐ GUY ANCHOR         |                        |
| RB REBAR                    | SDMH ☐ SO 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           |                          |                        |
| SS EASEMENT                 |                          |                        |

## LINES/TYPES

|                                 |                               |           |                         |
|---------------------------------|-------------------------------|-----------|-------------------------|
| ---CTV                          | --- GAS                       | --- SS    | SANITARY SEWER - EXIST. |
| --- CHAIN LINK FENCE (PROPOSED) | ---                           | --- SS    | SANITARY SEWER - NEW    |
| --- CHAIN LINK FENCE (EXISTING) | --- SF                        | ---       | SILT FENCE              |
| ---680--                        | --- CONTOURS - EXIST, GRADE   | ---       | STORM SEWER - EXIST.    |
| ---(673)--                      | --- CONTOURS - FINISHED GRADE | ---       | STORM SEWER - NEW       |
| ---FOC                          | --- FIBER OPTIC               | --- UGP   | UNDERGROUND POWER       |
| ---FM                           | --- FORCE MAIN                | --- UGCT  | UNDERGROUND TELL        |
| --- GAS                         | --- GAS LINE                  | --- W     | WATER - EXIST.          |
| ---OHF                          | --- OVERHEAD POWER            | --- W     | WATER - NEW             |
| ---OHF                          | --- OVERHEAD TELEPHONE        | --- W     | WOOD FENCE              |
| ---RD                           | --- ROOF DRAIN - NEW          | --- NDCPS | LIMITS OF DISTURBANCE   |



**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

[www.sitedesign-inc.com](http://www.sitedesign-inc.com)  
1074 ASHEVILLE HWY UNIT B  
SPARTANBURG, SC 29303  
PH: (864) 285-0618



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DATE: \_\_\_\_\_

S.C. REG 23536

DANBURY COMMONS  
MULTI-FAMILY

CITY OF SPARTANBURG  
SPARTANBURG COUNTY  
SOUTH CAROLINA

CONNELLY  
DEVELOPMENT, LLC

|                    |            |
|--------------------|------------|
| HORZ. SCALE:       | 1" = 20'   |
| VERT. SCALE:       | N/A        |
| DESIGNED BY:       | ZMH        |
| DRAWN BY:          | ZMH        |
| CHECKED BY:        | PFM        |
| DATE:              | 11/08/2024 |
| S40210/BASE_SHEETS |            |

## EXISTING CONDITIONS AND DEMOLITION

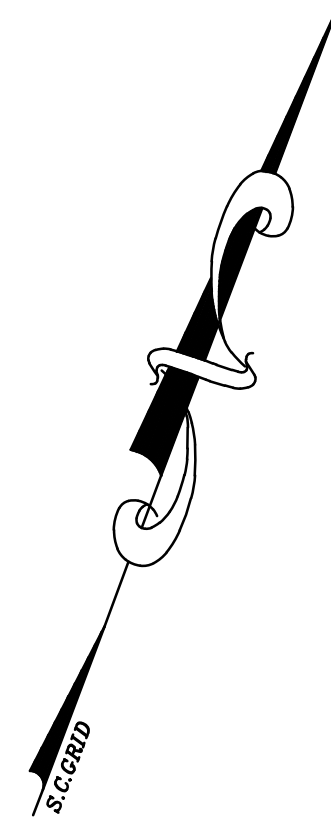
SHEET 2 OF 15

# C100



| KEYED NOTES |                                                                                  |
|-------------|----------------------------------------------------------------------------------|
| 1           | 18" CONCRETE CURB AND GUTTER                                                     |
| 2           | ASPHALT PAVING (SEE LEGEND FOR TYPE)                                             |
| 3           | CONCRETE PAVING                                                                  |
| 4           | SUTERA UNDERGROUND TRASH AND RECYCLING SYSTEM                                    |
| 5           | STOP SIGN & 24" STOP BAR                                                         |
| 6           | 3" CONCRETE FLUME WITH TYPE 16 CURB INLET IN SIDEWALK                            |
| 7           | WHEEL STOP (TYP.)                                                                |
| 8           | ADA PARKING SPACE & ACCESS AISLES 1-1/2% (2% MAX) SLOPE IN ALL DIRECTIONS (TYP.) |
| 9           | HANDICAP SIGN (TYP.)                                                             |
| 10          | ADA RAMP W/ DETECTABLE WARNING SURFACE (TYP.)                                    |
| 11          | 4" PAINTED STRIPE                                                                |
| 12          | 5' WIDE CONCRETE SIDEWALK                                                        |
| 13          | MECHANICAL UNITS (REFER TO LANDSCAPING FOR SCREENING)                            |
| 14          | SIDEWALK DRAINAGE PLATE                                                          |
| 15          | STRIPED PATH (4" PAINTED STRIPE)                                                 |
| 16          | 4' HIGH BLACK VINYL COATED CHAIN LINK FENCE WITH 4" WIDE DOUBLE SWING GATE       |
| 17          | 42" TALL SITE WALL WITH SAFETY RAILING (DESIGN BY OTHERS)                        |
| 18          | EXISTING FIRE SERVICE VAULT                                                      |

ZONING: DT-4  
N/F KLAUS ALTHAMMER  
TM# 7-12-01-098.00  
DB 46/2-321  
PB 14-64

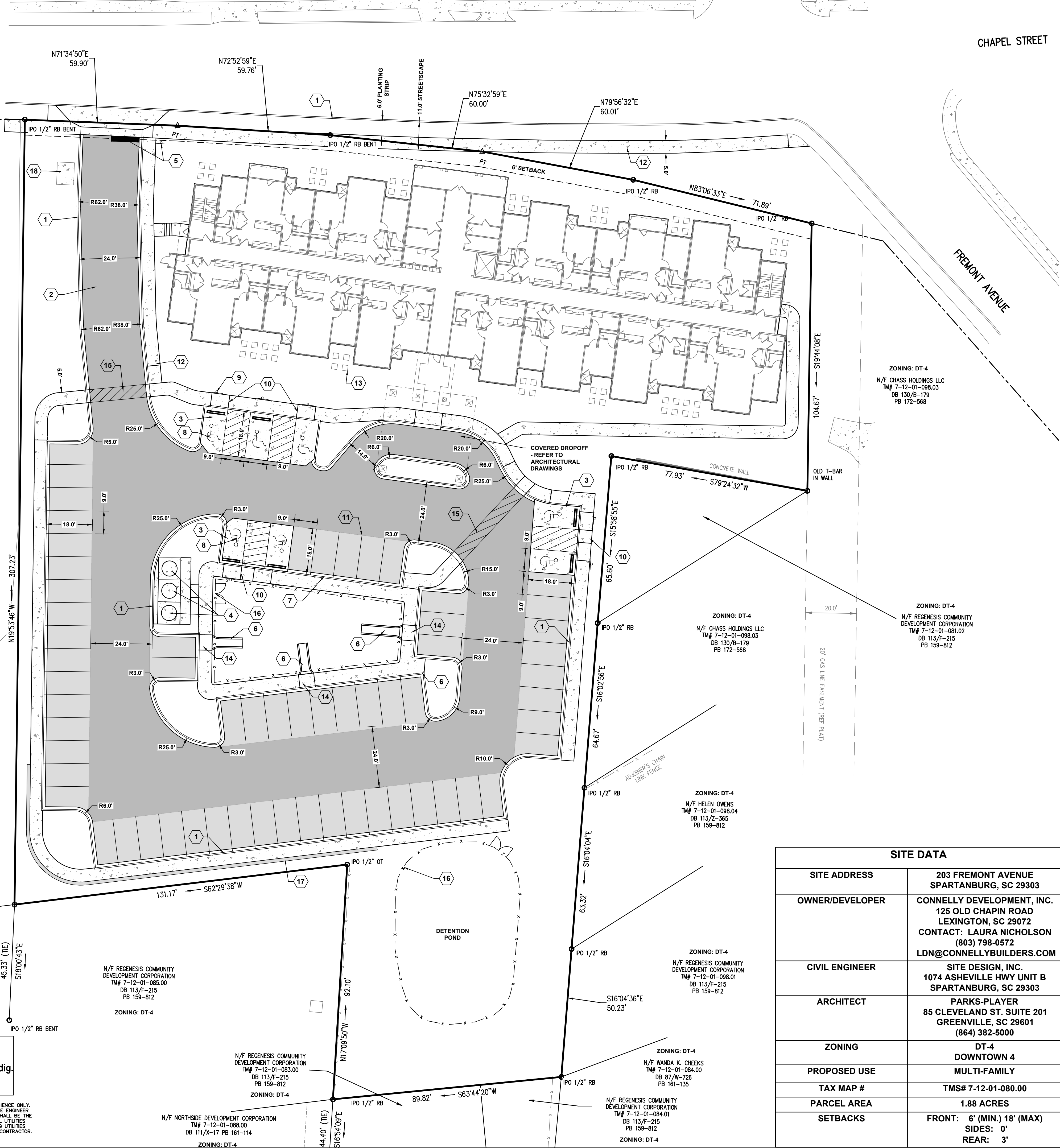


OLD RAIL IRON

\*\*\*CAUTION\*\*\*



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#### SITE NOTES:

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
- DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/EXIT PORCHES.
- ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
- CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
- THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
- ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
- ALL CURBING TO BE 18" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
- ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
- TRUNCATED DOMES ARE TYPICAL AT ALL HANDICAP RAMPS. HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. SEE DETAIL SHEETS FOR PROPER STRIPING.

#### PARKING DATA:

1.4 SPACES PER UNIT -  
48 UNITS @ 1.4 SPACES PER UNIT = 67 SPACES  
REGULAR SPACES PROVIDED: 61 SPACES  
HC SPACES PROVIDED: 7 SPACES  
TOTAL PROVIDED: 68 SPACES

#### PAVEMENT LEGEND

LIGHT DUTY ASPHALT

HEAVY DUTY ASPHALT

CONCRETE PAVEMENT/SIDEWALK

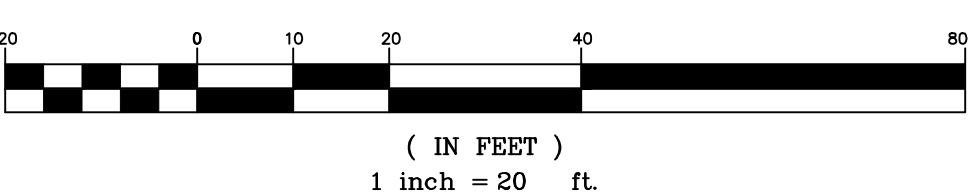
#### LEGEND

|                              |                          |                         |
|------------------------------|--------------------------|-------------------------|
| BL BUILDING LINE             | TEL ☐ TELEPHONE PEDESTAL | ⊕ GREASE TRAP MANHOLE   |
| CL CENTERLINE                | CATV ☐ CABLE TV PEDESTAL | TC/BW TOP/BOTTOM CURB   |
| CMP CORRUGATED METAL PIPE    | ⊕ ELECTRIC METER         | TW/BW TOP/BOTTOM WALL   |
| CT CRIMP TOP                 | CB ☐ CATCH BASIN         | VCP VITRIFIED CLAY PIPE |
| DE DRAINAGE EASEMENT         | DI ☐ DROP INLET          | ⊕ WATER METER           |
| EP EDGE OF PAVEMENT          | ⊕ ELEC TRANS             | WV ☐ WATER VALVE        |
| FEE FINISHED FLOOR ELEVATION | ×90.0 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          |                         |
| RE 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              |                          |                         |

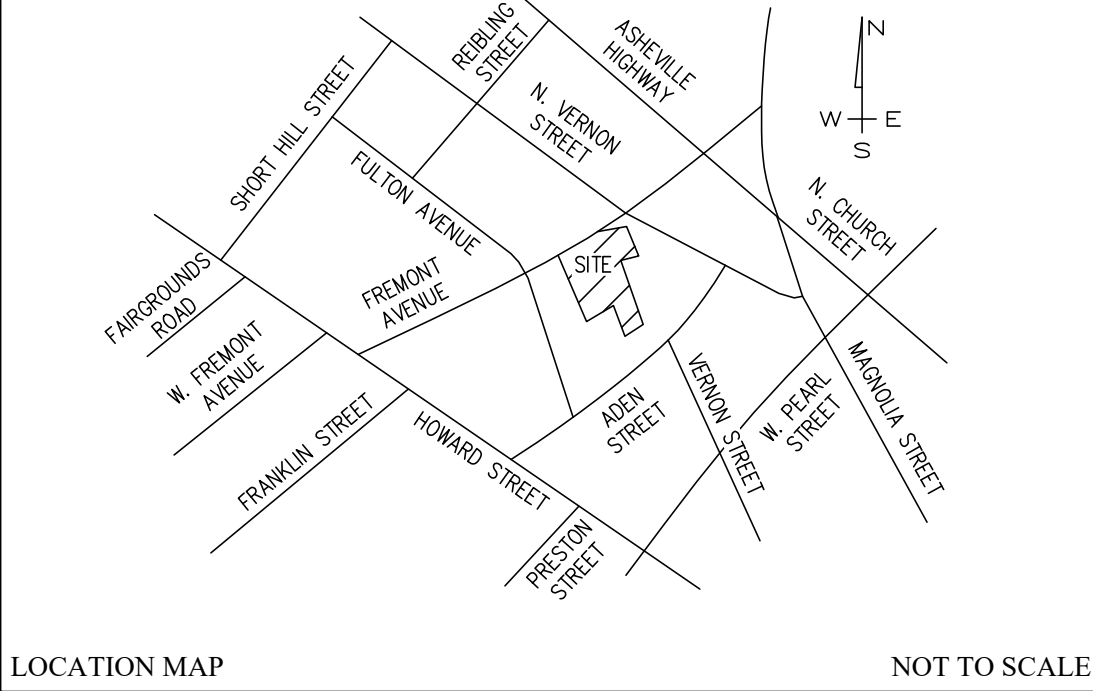
#### LINETYPES

|                                   |                               |
|-----------------------------------|-------------------------------|
| —CIV— 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 | —SD— STORM SEWER - NEW        |
| —FRC— FIBER OPTIC                 | —UTP— UNDERGROUND TEL         |
| —FM— FORCE MAIN                   | —UT— UNDERGROUND TEL          |
| —GAS— GAS LINE                    | —W— WATER LINE - EXIST.       |
| —OHP— OVERHEAD POWER              | —W— WATER - NEW               |
| —OHT— OVERHEAD TELEPHONE          | —C— WOOD FENCE                |
| —RD— ROOF DRAIN - NEW             | —NPODS— LIMITS OF DISTURBANCE |

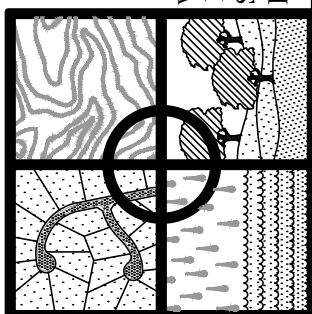
#### GRAPHIC SCALE



| SITE DATA       |                                                                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE ADDRESS    | 203 FREMONT AVENUE<br>SPARTANBURG, SC 29303                                                                                                        |
| OWNER/DEVELOPER | CONNELLY DEVELOPMENT, INC.<br>125 OLD CHAPIN ROAD<br>LEXINGTON, SC 29072<br>CONTACT: LAURA NICHOLSON<br>(803) 798-0572<br>LDN@CONNELLYBUILDERS.COM |
| CIVIL ENGINEER  | SITE DESIGN, INC.<br>1074 ASHEVILLE HWY UNIT B<br>SPARTANBURG, SC 29303                                                                            |
| ARCHITECT       | PARKS-PLAYER<br>85 CLEVELAND ST. SUITE 201<br>GREENVILLE, SC 29601<br>(864) 382-5000                                                               |
| ZONING          | DT-4<br>DOWNTOWN 4                                                                                                                                 |
| PROPOSED USE    | MULTI-FAMILY                                                                                                                                       |
| TAX MAP #       | TMS# 7-12-01-080.00                                                                                                                                |
| PARCEL AREA     | 1.88 ACRES                                                                                                                                         |
| SETBACKS        | FRONT: 6' (MIN) 18' (MAX)<br>SIDES: 0'<br>REAR: 3'                                                                                                 |



**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



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SPARTANBURG, SC 29303  
PH: (864) 285-0618

DANBURY COMMONS  
MULTI-FAMILY

CITY OF SPARTANBURG  
SPARTANBURG COUNTY  
SOUTH CAROLINA

CONNELLY  
DEVELOPMENT, LLC

HORZ. SCALE: 1" = 20'  
VERT. SCALE: N/A  
DESIGNED BY: ZMH  
DRAWN BY: ZMH  
CHECKED BY: PFM  
DATE: 11/08/2024  
S40210/BASE\_SHEETS

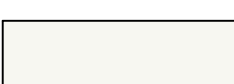
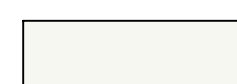
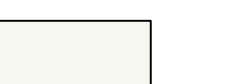
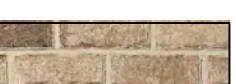
SITE PLAN

SHEET 3 OF 15

**C200**





|                                                                                     |                                                                                     |                                                                                     |                                                                                         |                                                                                       |                                                                                       |                                                                                       |                                                                                       |                                                                                       |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |    |  |  |  |  |  |  |  |
| P1                                                                                  | P2                                                                                  | P3                                                                                  | P4                                                                                      | P5                                                                                    | P6                                                                                    | P7                                                                                    | D1                                                                                    | W1                                                                                    |                                                                                       | B1                                                                                    |
| PAINT 1                                                                             | PAINT 2                                                                             | PAINT 3                                                                             | PAINT 4                                                                                 | PAINT 5                                                                               | PAINT 6                                                                               | PAINT 7                                                                               |                                                                                       |                                                                                       |                                                                                       |                                                                                       |
| FIBER CEMENT<br>HORIZONTAL SIDING                                                   | FIBER CEMENT PANEL<br>SIDING                                                        | DOORS                                                                               | BALCONY FIBER CEMENT<br>SIDING BODY, ALL TRIM<br>BANDS & COLUMNS,<br>WINDOW & DOOR TRIM | ALL METAL DETAILS,<br>GUARDRAILS                                                      | METAL AWNINGS                                                                         | BRACKETS                                                                              | DOWNSPOUTS                                                                            | WINDOWS                                                                               | ROOF SHINGLES                                                                         | BRICK                                                                                 |
| SHERWIN WILLIAMS<br>DOVETAIL SW 7018                                                | SHERWIN WILLIAMS<br>SNOWBOUND SW 7004                                               | BLACK                                                                               | WHITE                                                                                   | BLACK                                                                                 | BLACK                                                                                 | BLACK                                                                                 | WHITE                                                                                 | WHITE                                                                                 | BLACK                                                                                 | TRIANGLE LIBBY MILL                                                                   |

## MATERIAL BOARD - FREEMONT AVENUE ELEVATION

[illegible]







**1 FRONT ELEVATION**  
1/8" = 1'-0"

NOTE: SEE A-6 FOR EXTERIOR HVAC UNIT LOCATIONS

VINYL OR FIBER CEMENT PERFORATED SOFFIT - TYP  
TRUSS BRIDGE  
CEMENT FIBER OR VINYL CORNER & WINDOW TRIM - TYP  
4th FLOOR TOP PLATE  
3rd FLOOR TOP PLATE  
2nd FLOOR TOP PLATE  
FIN. FLOOR  
FIBER CEMENT PANEL - TYP  
BRICK - TYP  
ANTI-FUNGAL DIM. ARCH. SHINGLES W/ MIN. 30-YR WARRANTY - TYP  
FIBER CEMENT PANEL - TYP  
METAL OR ARCH. SHINGLE ROOF  
FIBER CEMENT HORIZONTAL SIDING - TYP

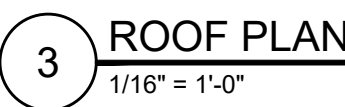
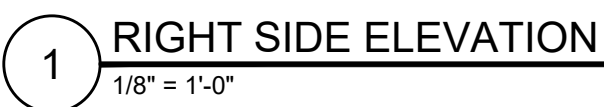
**2 FREEMONT AVE ELEVATION**  
1/8" = 1'-0"  
FREEMONT AVE ELEVATION TRANSPARENCY - 21%

METAL ROOF - TYP  
VINYL RAILING - TYP  
FIBER CEMENT TRIM WRAPPED COLUMNS - TYP  
FIBER CEMENT HORIZONTAL SIDING - TYP

[illegible]



C



Sheet Number:  
**A-11.00**



C

SEAL

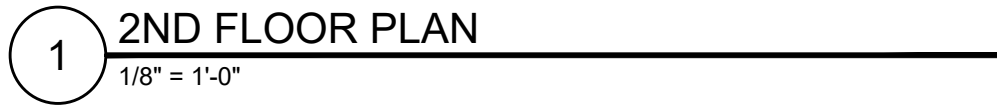
## SPARTANBURG, SOUTH CAROLINA

85 CLEVELAND ST., SUITE 201  
GREENVILLE, SC. 29601  
(864) 382-5000

Sheet Number:  
**A-6.00**



C



Sheet Number:  
**A-7.00**



C



$1/8'' = 1'-0''$

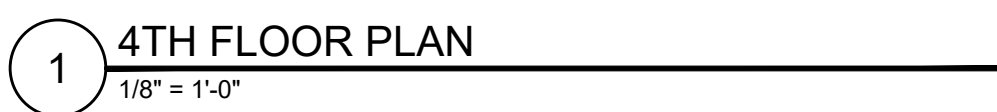
SEAL

## SPARTANBURG, SOUTH CAROLINA

85 CLEVELAND ST., SUITE 201  
GREENVILLE, SC. 29601  
(804) 200-5000

Sheet Number:  
**A-8.00**





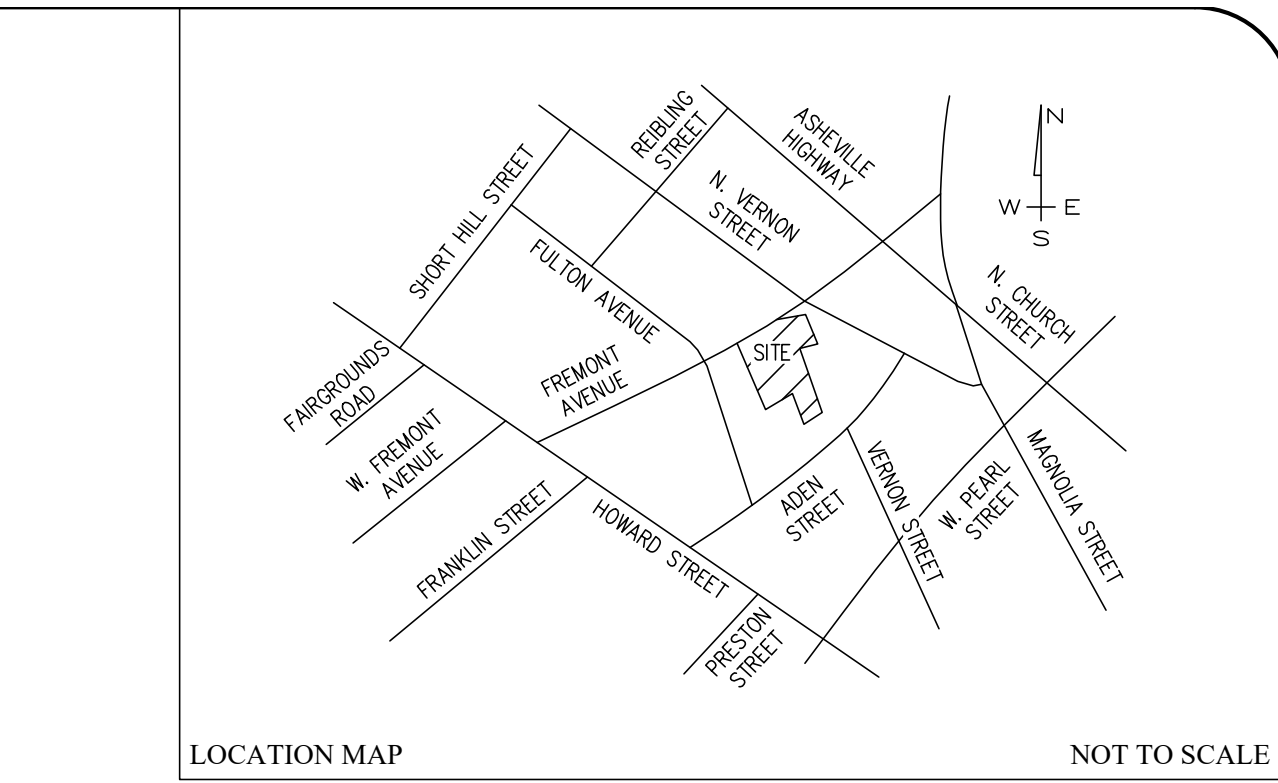
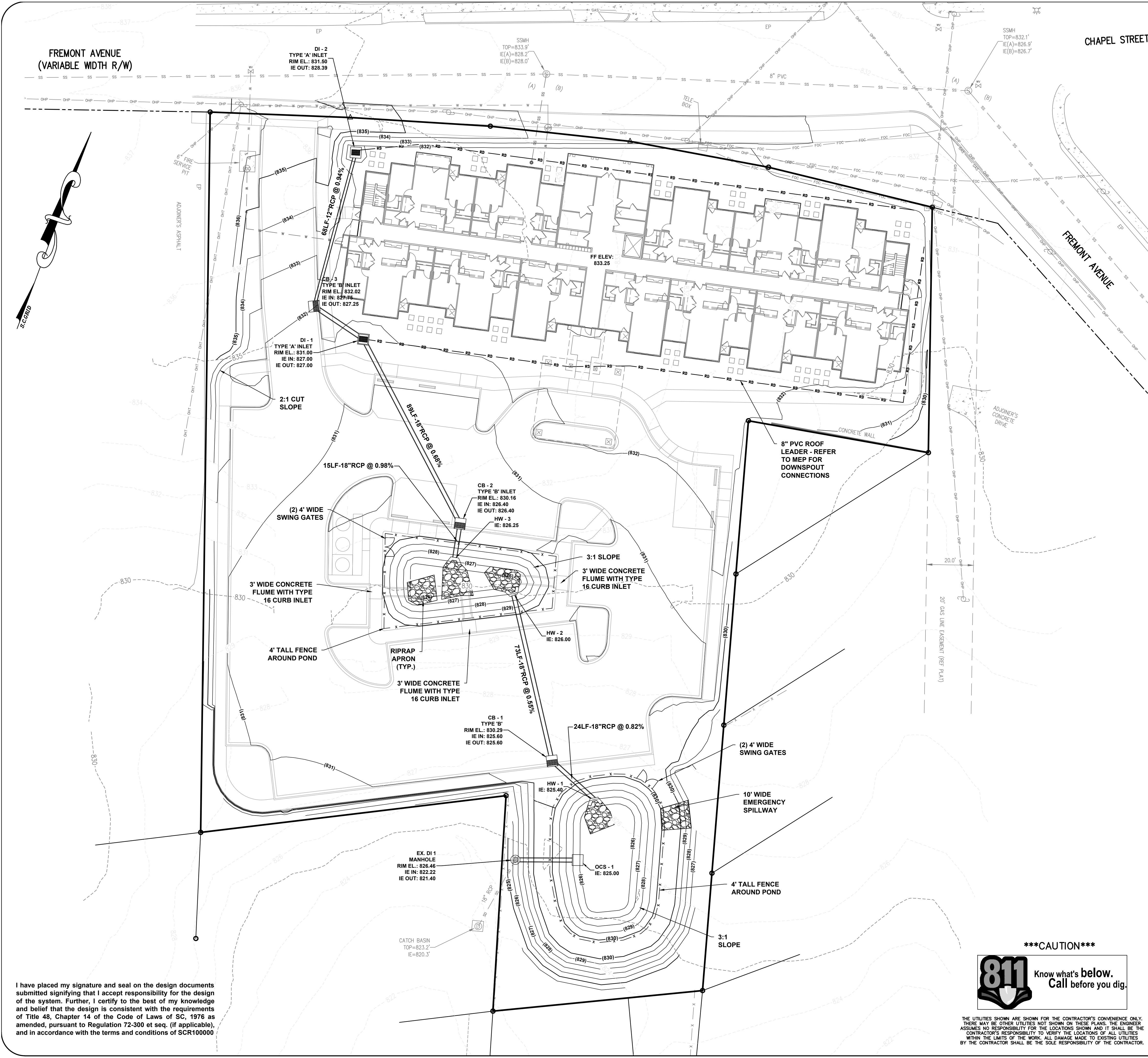
SEAL

## SPARTANBURG, SOUTH CAROLINA

85 CLEVELAND ST., SUITE 201  
GREENVILLE, SC. 29601  
(864) 382-5000

Sheet Number:  
**A-9.00**





- GRADING NOTES:**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 911 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 COMPACTION 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 ROWWAYS.
  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 SCODOT SPECIFICATIONS. ALL JOINTS SHALL BE TONGUE AND GROOVE WITH MASTIC MATERIAL.
  12. CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE DRAINAGE BOX WITH SOLID WALL PER SCODOT 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 SEEDDED.
  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 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.
  17. BUILDING ROOF DRAINAGE WILL TIE TO UNDERGROUND STORMWATER DRAINAGE SYSTEM. COORDINATE WITH MEP PLANS.

- DETENTION BASIN MAINTENANCE SCHEDULE**
1. THE LANDOWNER, ITS SUCCESSORS AND ASSIGNS, WILL PERFORM THE WORK NECESSARY TO KEEP THESE FACILITIES IN GOOD WORKING ORDER AS APPROPRIATE.
  2. PERMANENT DETENTION POND TO BE OWNED AND MAINTAINED BY OWNER.
  3. GRASS TO BE MOWED ON A REGULAR BASIS (MINIMUM 2 TIMES A YEAR). AREAS NOT VEGETATED SHOULD BE STABILIZED IMMEDIATELY.
  4. DIKE TO BE MAINTAINED WITH PROMPT REPAIR OF ANY ERODED AREAS AND NO TREE GROWTH ALLOWED TO OCCUR IN THE BERM.
  5. TRASH AND DEBRIS TO BE REMOVED FROM WITHIN AND AROUND THE POND ON A REGULAR BASIS AND AFTER ANY LARGE STORM EVENTS.
  6. OUTLET STRUCTURE TO BE INSPECTED FOR STRUCTURE INTEGRITY AND SEDIMENT TO BE REMOVED IF IT IS RESTRICTING WATER FLOW. REPAIRS TO OUTLET STRUCTURE TO BE MADE IF NEEDED.
  7. SEDIMENT ACCUMULATION TO BE REMOVED FROM POND.
  8. POND BOTTOM TO BE INSPECTED AS NECESSARY TO PROVIDE POSITIVE DRAINAGE TO THE OUTLET. (REFER TO THE CITY OF SPARTANBURG LAND DEVELOPMENT DIVISION WEBSITE FOR A MORE DETAILED CHECKLIST FOR DETENTION POND MAINTENANCE.)

**LEGEND**

|                              |                        |                           |
|------------------------------|------------------------|---------------------------|
| BL BUILDING LINE             | TEL TELEPHONE PEDESTAL | TC/BC GREASE TRAP MANHOLE |
| CL CENTERLINE                | TCV CABLE TV PEDESTAL  | TC/BC TOP/BOTTOM CURB     |
| CMP CORRUGATED METAL PIPE    | ET 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          | ETC ELEC TRANS         | WV WATER VALVE            |
| FEE FINISHED FLOOR ELEVATION | X 90.0 ELEVATION       | PI POST INDICATOR VALVE   |
| FG FINISHED GRADE            | FF FIRE HYDRANT        | ST STORMWATER FLOW        |
| IE INVERT ELEVATION          | GM GAS METER           | TR TRAFFIC FLOW           |
| IPO IRON PIN OLD-O           | GV GAS VALVE           |                           |
| IPS IRON PIN SET-O           | LP LIGHT POLE          |                           |
| N&C NAIL & CAP               | PP POWER POLE          |                           |
| OT OPEN TOP                  | GP GUY ANCHOR          |                           |
| RB REBAR                     | SD 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              |                        |                           |

**LINE TYPES**

|                                      |                               |
|--------------------------------------|-------------------------------|
| — CTV CABLE TV                       | — SS SANITARY SEWER — EXIST.  |
| — X CHAIN LINK FENCE (PROPOSED)      | — SS SANITARY SEWER — NEW     |
| — X CHAIN LINK FENCE (EXISTING)      | — SF SILT FENCE               |
| — 6.80 — CONTOURS — EXIST. GRADE     | — SO STORM SEWER — EXIST.     |
| — (6.78) — CONTOURS — FINISHED GRADE | — SS STORM SEWER — NEW        |
| — FW FIBER OPTIC                     | — UP UNDERGROUND POWER        |
| — FM FORCE MAIN                      | — UT UNDERGROUND TEL          |
| — GAS GAS LINE                       | — W WATER LINE — EXIST.       |
| — OHP OVERHEAD POWER                 | — W WATER — NEW               |
| — OHT OVERHEAD TELEPHONE             | — W WOOD FENCE                |
| — RD ROOF DRAIN — NEW                | — NPDES LIMITS OF DISTURBANCE |

**GRAPHIC SCALE**

0 10 20 40 80  
( IN FEET )  
1 inch = 20 ft.

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

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

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) 285-0618

DATE: \_\_\_\_\_

**DANBURY COMMONS MULTI-FAMILY**

**CITY OF SPARTANBURG SPARTANBURG COUNTY SOUTH CAROLINA**

**CONNELLY DEVELOPMENT, LLC**

HORZ. SCALE: 1" = 20'  
VERT. SCALE: N/A  
DESIGNED BY: ZMH  
DRAWN BY: ZMH  
CHECKED BY: PFM  
DATE: 11/08/2024

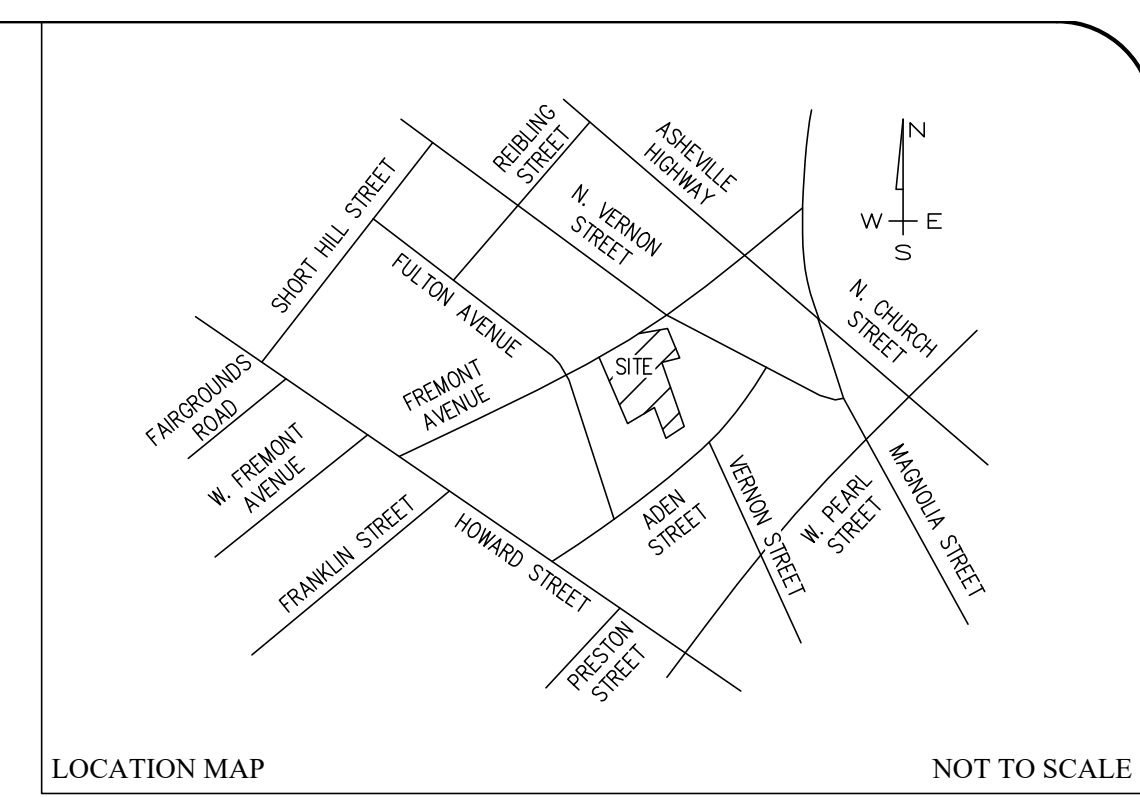
S40210/BASE\_SHEETS

**GRADING AND STORMWATER PLAN**

SHEET 8 OF 15

**C400**





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. OWNER/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



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

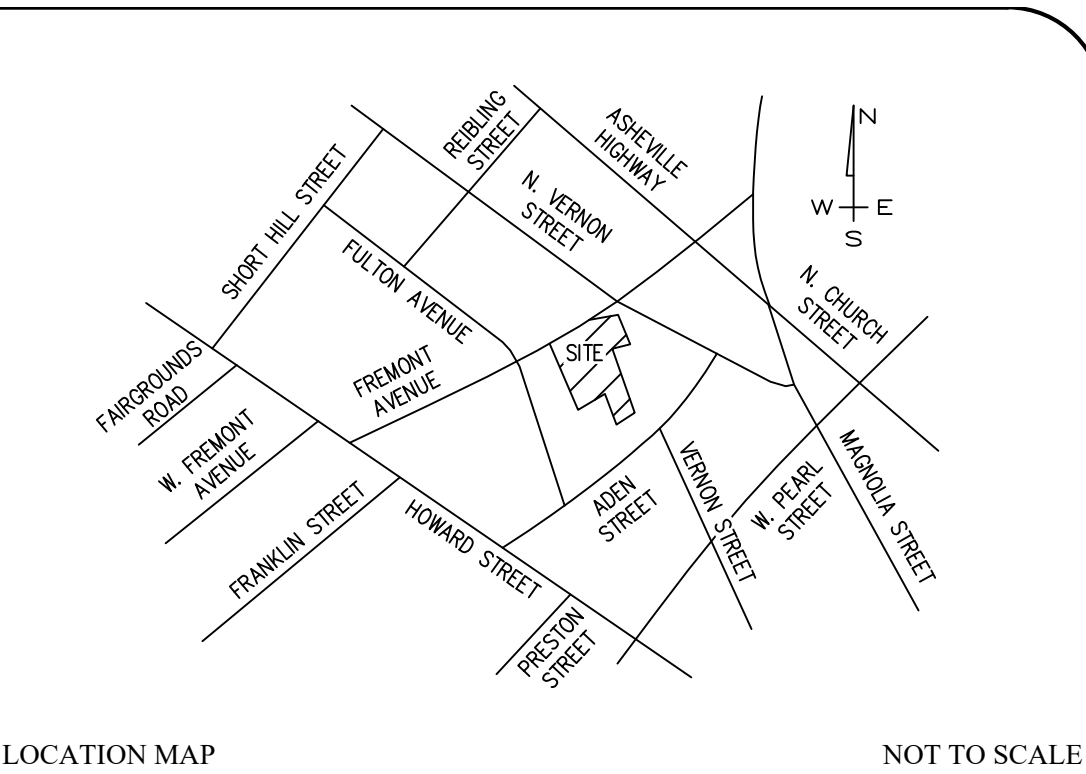
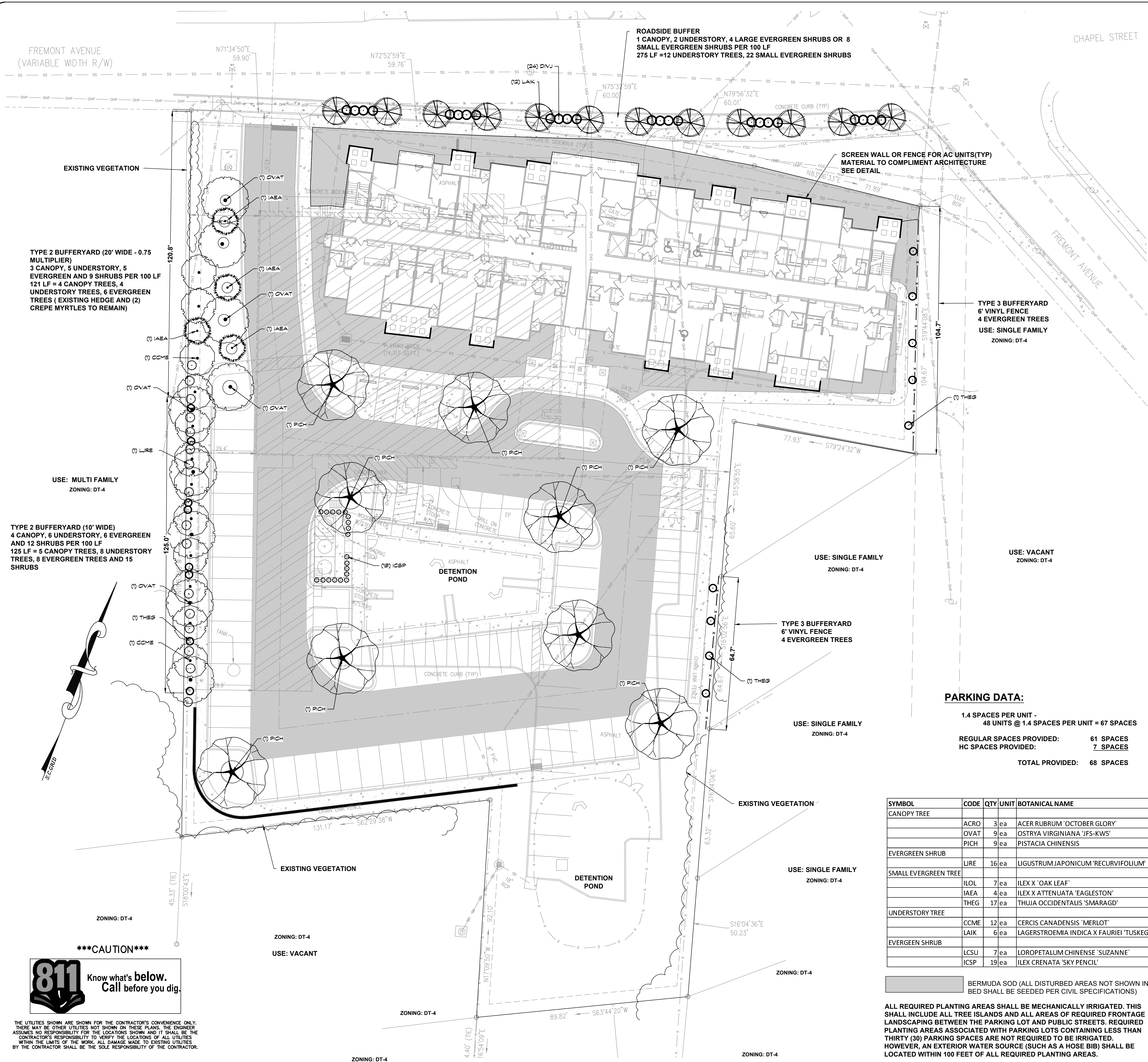
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|                             |                        |                         |
|-----------------------------|------------------------|-------------------------|
| BL BUILDING LINE            | TEL TELEPHONE PEDESTAL | ① GREASE TRAP MANHOLE   |
| CL CENTERLINE               | CATV CABLE TV PEDESTAL | TCB TOP/BOTTOM CURB     |
| CMP CORRUGATED METAL PIPE   | EB ELECTRIC METER      | TW/BW TOP/BOTTOM WALL   |
| CR CRIMP TAP                | CB CATCH BASIN         | VCP VITRIFIED CLAY PIPE |
| DE DRAINAGE EASEMENT        | DI DROP INLET          | WATER METER             |
| ED ELEVATION                | EL ELECT TRANS         | WATER METER             |
| FE FINISHED FLOOR ELEVATION | X90 ELEVATION          | ② POST INDICATOR VALVE  |
| FG FINISHED GRADE           | XX FIRE HYDRANT        | ⇒ STORMWATER FLOW       |
| IG INVERT ELEVATION         | GX GAS METER           | ⇒ TRAFFIC FLOW          |
| IPO IRON PIPE OLD-○         | GVS GAS VALVE          |                         |
| IPS IRON PIPE SET-○         | L* LIGHT POLE          |                         |
| NC NAIL & CAP               | PP C*POWER POLE        |                         |
| OT OPEN TOP                 | G* GUY ANCHOR          |                         |
| RB REBAR                    | SDM SD MANHOLE         |                         |
| ROP REINFORCED CONC PIPE    | SSM SD MANHOLE         |                         |
| R/W RIGHT OF WAY            | TMH TELEPHONE MANHOLE  |                         |
| SD STORM DRAIN              | C CLEAN OUT            |                         |

|         |                             |         |                         |
|---------|-----------------------------|---------|-------------------------|
| — CTV   | CABLE TV                    | — SS    | SANITARY SEWER - EXIST. |
| — X     | CHAIN LINK FENCE (PROPOSED) | — SS    | SANITARY SEWER - NEW    |
| — X     | CHAIN LINK FENCE (EXISTING) | — SF    | SILT FENCE              |
| — E80 - | CONTOURS - EXIST. GRADE     | — SD    | STORM SEWER - EXIST.    |
| (67%)   | CONTOURS - FINISHED GRADE   |         | STORM SEWER - NEW       |
| — FOC   | FIBER OPTIC                 | — UGP   | UNDERGROUND POWER       |
| — FM    | FORCE MAIN                  | — UGT   | UNDERGROUND TIE         |
| — GAS   | GAS LINE                    | — W     | WATER LINE - EXIST.     |
| — OHP   | OVERHEAD POWER              | — W     | WATER - NEW             |
| — OHT   | OVERHEAD TELEPHONE          | — W     | WOOD FENCE              |
| — RD    | ROOF DRAIN - NEW            | — NPDES | LIMITS OF DISTURBANCE   |

( IN FEET )  
1 inch = 20 ft.





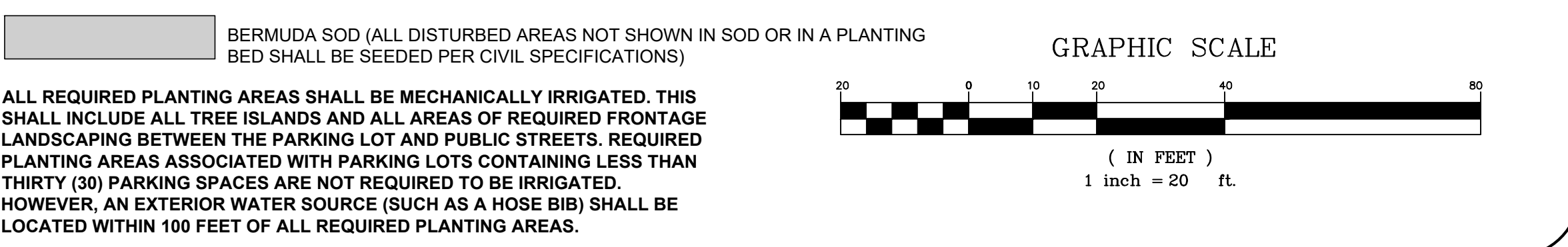
| SITE DATA       |                                                                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE ADDRESS    | 203 FREMONT AVENUE<br>SPARTANBURG, SC 29303                                                                                                        |
| OWNER/DEVELOPER | CONNELLY DEVELOPMENT, INC.<br>125 OLD CHAPIN ROAD<br>LEXINGTON, SC 29072<br>CONTACT: LAURA NICHOLSON<br>(803) 798-0572<br>LDN@CONNELLYBUILDERS.COM |
| CIVIL ENGINEER  | SITE DESIGN, INC.<br>1074 ASHEVILLE HWY UNIT B<br>SPARTANBURG, SC 29303                                                                            |
| ARCHITECT       | PARKS-PLAYER<br>85 CLEVELAND ST. SUITE 201<br>GREENVILLE, SC 29601<br>(864) 382-5000                                                               |
| ZONING          | DT-4<br>DOWNTOWN 4                                                                                                                                 |
| PROPOSED USE    | MULTI-FAMILY                                                                                                                                       |
| TAX MAP #       | TMS# 7-12-01-080.00                                                                                                                                |
| PARCEL AREA     | 1.88 ACRES                                                                                                                                         |
| SETBACKS        | FRONT: 6' (MIN.) 18' (MAX)<br>SIDES: 0'<br>REAR: 3'                                                                                                |

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

| LINES/TYPES                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| — CTV CABLE TV<br>— x CHAIN LINK FENCE (PROPOSED)<br>— x CHAIN LINK FENCE (EXISTING)<br>— 680 — CONTOURS — EXIST. GRADE<br>— (678) — CONTOURS — FINISHED GRADE<br>— FOC FIBER OPTIC<br>— FM FORCE MAIN<br>— GAS GAS LINE<br>— OHP OVERHEAD POWER<br>— OPT OVERHEAD TELEPHONE<br>— RD ROOF DRAIN — NEW | — SS SANITARY SEWER — EXIST.<br>— SS SANITARY SEWER — NEW<br>— SFT SILT FENCE<br>— SD STORM SEWER — EXIST.<br>— SD STORM SEWER — NEW<br>— UGP UNDERGROUND POWER<br>— UST UNDERGROUND TEL<br>— W WATER LINE — EXIST.<br>— W WATER — NEW<br>— W WOOD FENCE<br>— WPES LIMITS OF DISTURBANCE |

LANDSCAPING NOTE:  
• ANY LANDSCAPING PROVIDED SHALL NOT INTERFERE WITH ANY SIGHT VISIBILITY AT ENTRANCE ONTO FREMONT AVE.  
• ANY IRRIGATION INSTALLED FOR SITE SHALL NOT ENCRoACH INTO SCDOT RIGHT OF WAY.

| SYMBOL               | CODE | QTY   | UNIT | BOTANICAL NAME                            | COMMON NAME                          | SIZE                                | REMARKS |
|----------------------|------|-------|------|-------------------------------------------|--------------------------------------|-------------------------------------|---------|
| CANOPY TREE          | ACRO | 3 ea  |      | ACER RUBRUM 'OCTOBER GLORY'               | OCTOBER GLORY RED MAPLE              | 2" CAL.                             |         |
|                      | OVAT | 9 ea  |      | Ostrya virginiana 'JFS-KWS'               | AUTUMN TREASURE AMERICAN HOPHORNBEAM | 2" CAL.                             |         |
|                      | PICH | 9 ea  |      | PISTACIA CHINENSIS                        | CHINESE PISTACHE                     | 2" CAL.                             |         |
| EVERGREEN SHRUB      | LIRE | 16 ea |      | LIGUSTRUM JAPONICUM 'RECURVIFOLIUM'       | CURLY LEAF JAPANESE PRIVET           | MIN 18" HT                          |         |
| SMALL EVERGREEN TREE | ILOL | 7 ea  |      | ILEX X 'OAK LEAF'                         | OAK LEAF HOLLY                       | 5' HT.                              |         |
|                      | IAEA | 4 ea  |      | ILEX X ATTENUATA 'EAGLESTON'              | EAGLESTON HOLLY                      | 5' HT.                              |         |
|                      | THEG | 17 ea |      | THUJA OCCIDENTALIS 'SMARAGD'              | EMERALD GREEN ARBORVITAE             | 5' HT.                              |         |
| UNDERSTORY TREE      | CCME | 12 ea |      | CERCIS CANADENSIS 'MERLOT'                | MERLOT REDBUD                        | 1-1/2" CAL. 8' HT MIN. 5' CLR TRUNK |         |
|                      | LAIK | 6 ea  |      | LAGERSTROEMIA INDICA X FAURIEI 'TUSKEGEE' | TUSKEGEE CRAPE MYRTLE                | 1-1/2" CAL. 8' HT MIN. MULTI TRUNK  |         |
| EVERGREEN SHRUB      | LCSU | 7 ea  |      | LOROPETALUM CHINENSE 'SUZANNE'            | SUZANNE FRINGE FLOWER                | 3 GAL. 18" MIN. HT.                 |         |
|                      | ICSP | 19 ea |      | ILEX CRENATA 'SKY PENCIL'                 | SKY PENCIL JAPANESE HOLLY            | 48" HT MIN                          |         |



**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

| NO. | DATE |
|-----|------|
| 10. | ###  |
| 9.  | ###  |
| 8.  | ###  |
| 7.  | ###  |
| 6.  | ###  |
| 5.  | ###  |
| 4.  | ###  |
| 3.  | ###  |
| 2.  | ###  |
| 1.  | ###  |

DANBURY COMMONS  
MULTI-FAMILY

CITY OF SPARTANBURG  
SPARTANBURG COUNTY  
SOUTH CAROLINA

CONNELLY  
DEVELOPMENT, LLC

HORZ. SCALE: 1" = 20'

VERT. SCALE: N/A

DESIGNED BY: AGB

DRAWN BY: AGB

CHECKED BY:

DATE: 11/08/2024

S40210/LANDSCAPE

LANDSCAPE PLAN

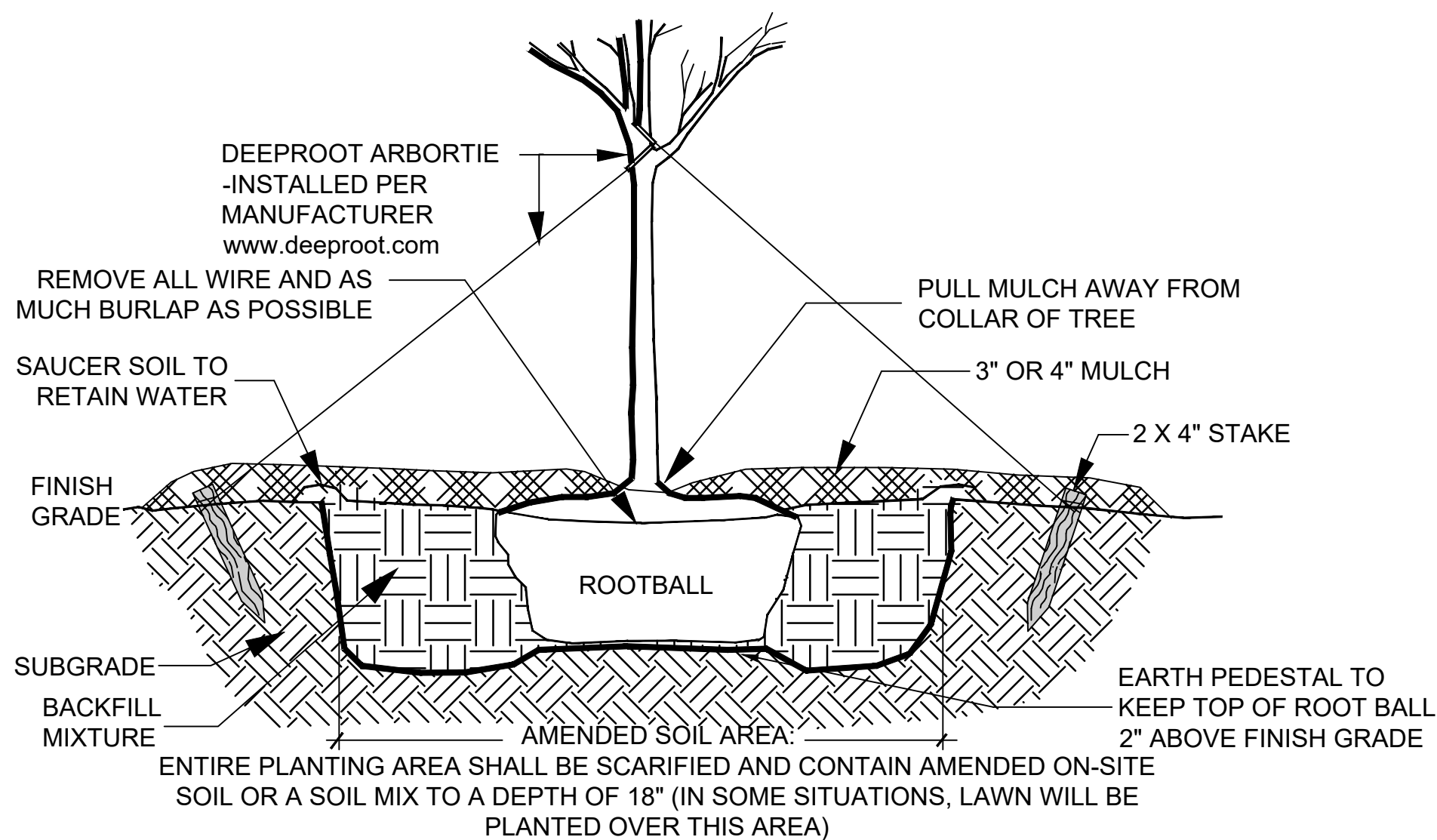
SHEET 13 OF 15

**L100**

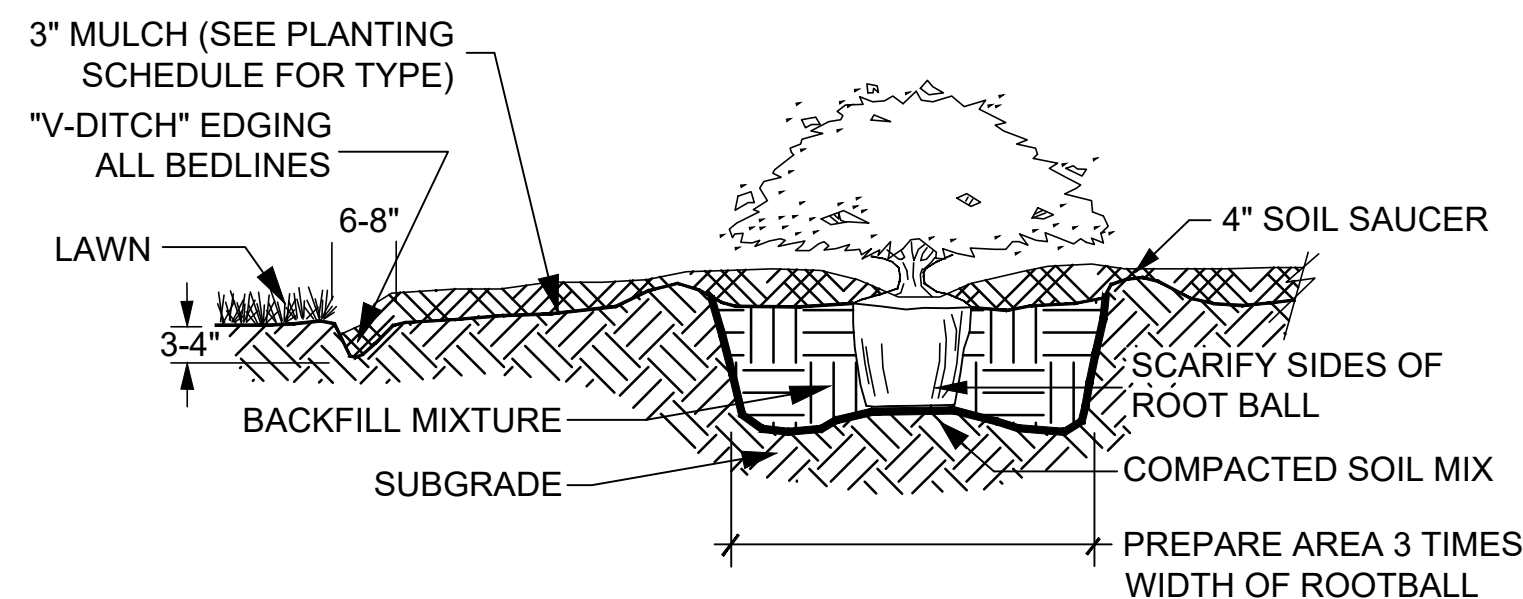
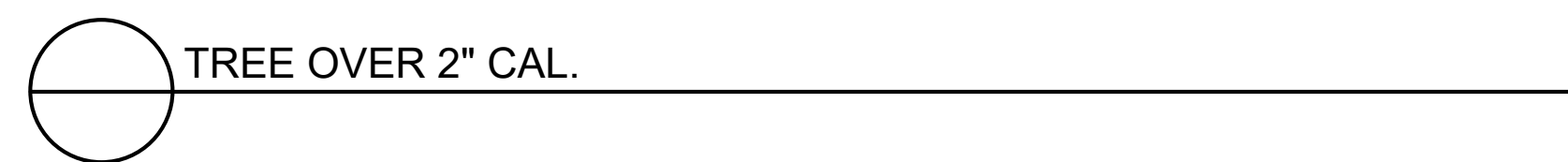


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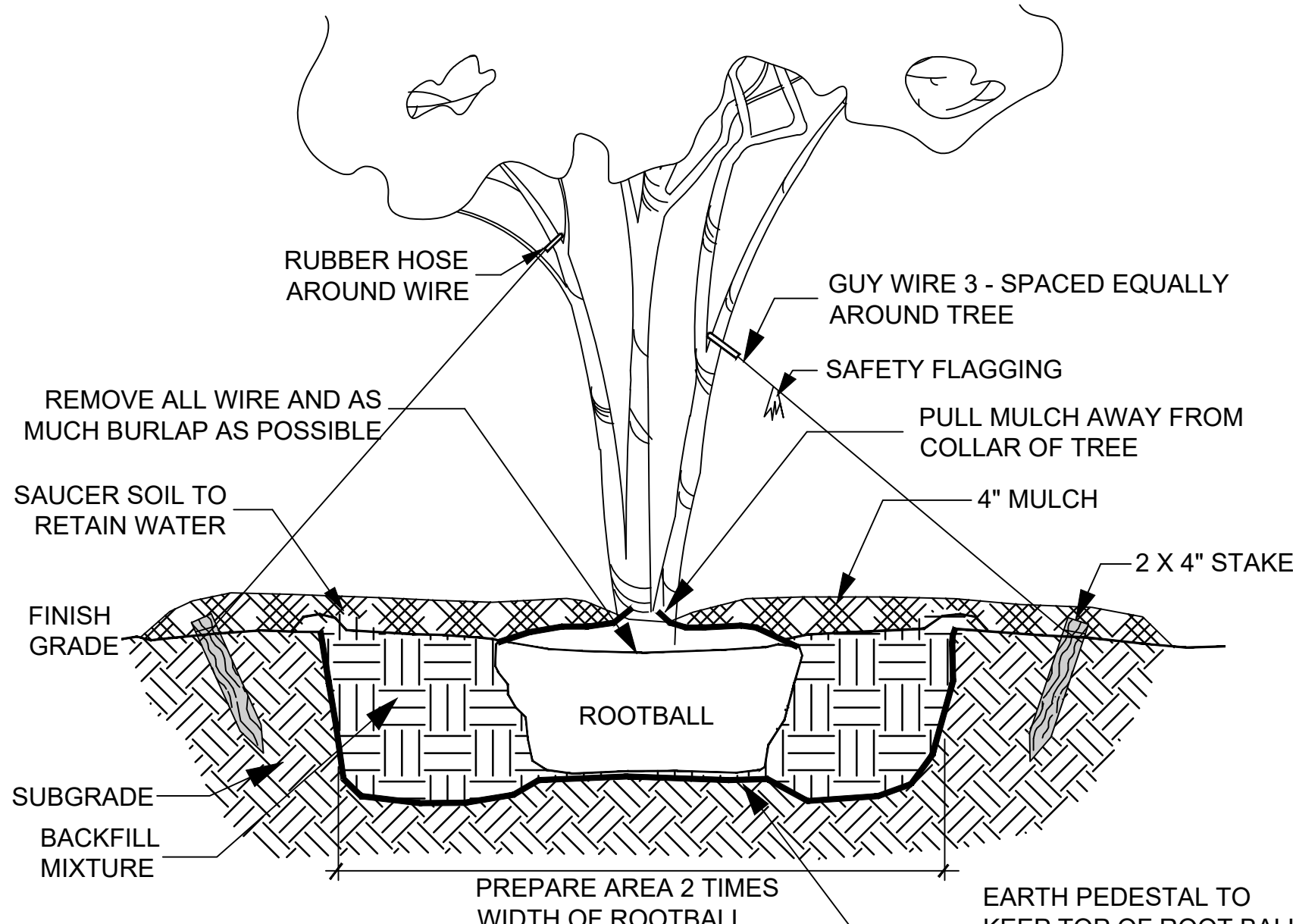




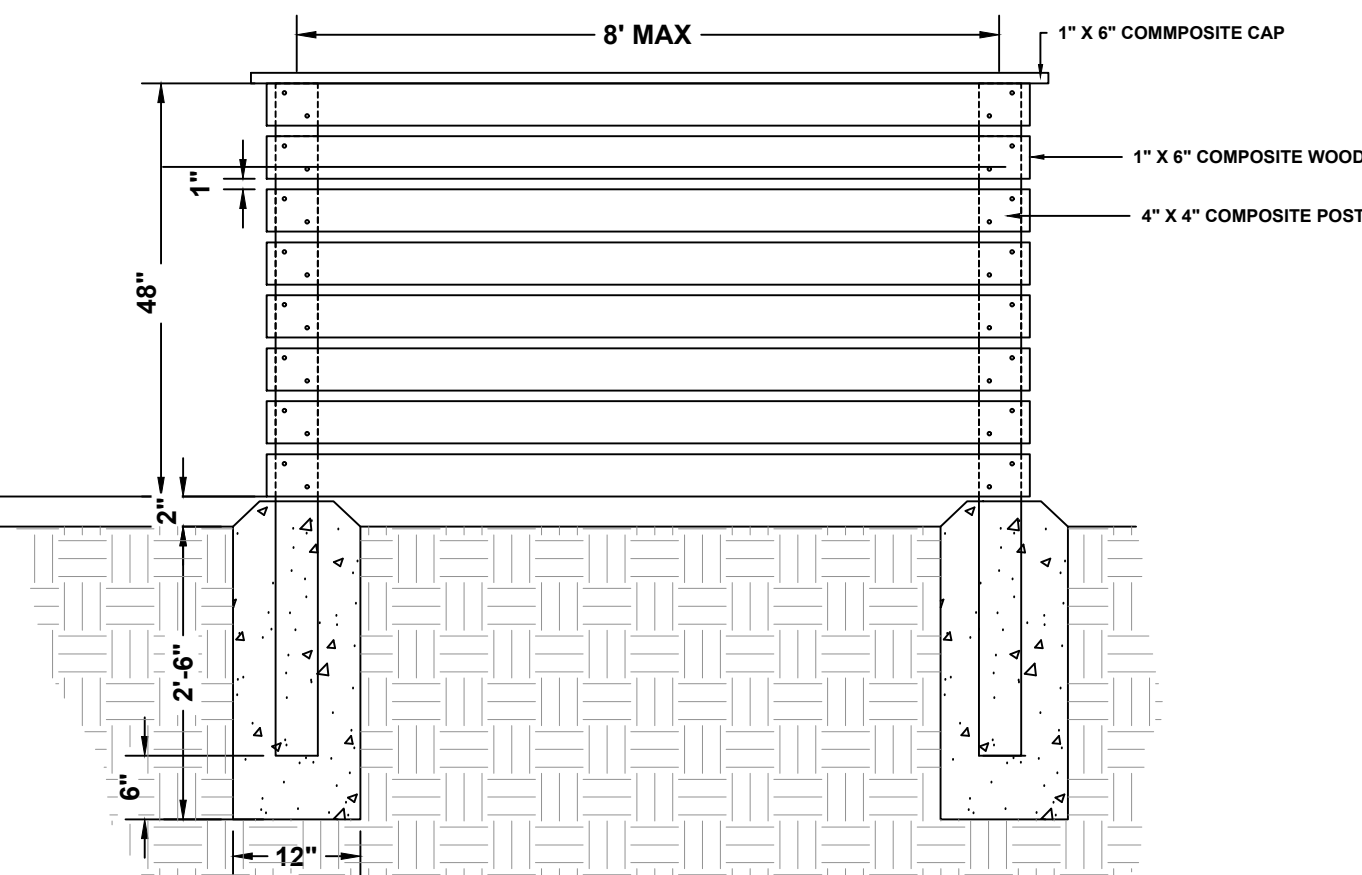
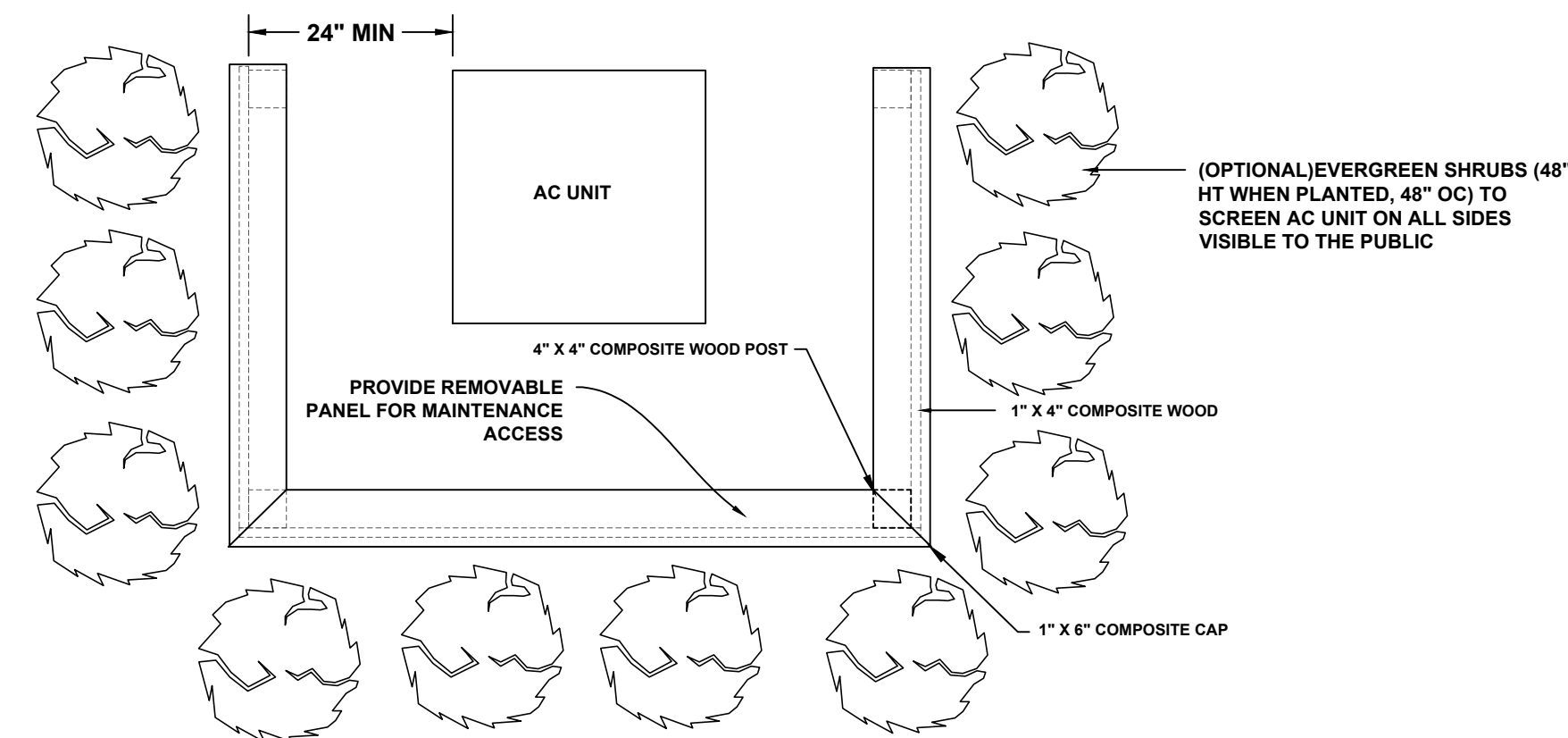
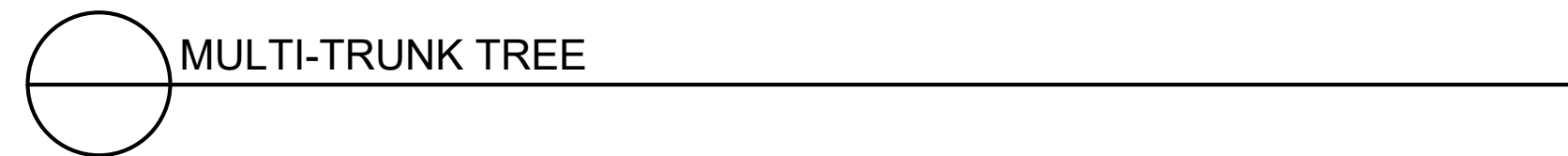
- NOTES:
1. REMOVE WIRE OR NYLON TWINE FROM ROOT BALL
  2. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE
  3. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION
  4. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.



- NOTES:
1. REMOVE WIRE, NYLON TWINE OR CONTAINER FROM ROOT BALL.
  2. SCARIFY SIDES AND BOTTOM OF HOLE AS WELL AS THE ROOT BALL.
  3. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE
  4. ROOT BALLS GREATER THAN 2" IN DIAMETER SHALL SIT ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.
  5. ROOT BALLS SMALLER THAN 2" MAY SIT ON COMPACTED SOIL MIXTURE.
  6. BACKFILL PIT WITH SPECIFIED PLANTING SOIL MIXTURE IN 8" LAYERS, HAND TAMP TO REMOVE VOIDS.
  7. WHEN  $\frac{3}{4}$  BACKFILLED, FILL WITH WATER
  8. AFTER BACKFILLING AND TAMPING FINAL LAYER, WATER AGAIN UNTIL NO MORE IS ABSORBED.
  9. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.



- NOTES:
1. REMOVE WIRE OR NYLON TWINE FROM BALL
  2. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE
  3. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION
  4. LENGTH OF RUBBER HOSE TO BE  $\frac{2}{3}$  CIRCUMFERENCE OF TREE.
  5. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.



AC UNIT /TRANSFORMER SCREENING  
(MATERIAL TO COMPLIMENT ARCHITECTURE)

#### GENERAL NOTES & SPECIFICATIONS

**LAWN INSTALLATION:** LAWN AREAS SHALL BE FINE GRADED TO A SMOOTH, POSITIVELY DRAINING SLOPE, REMOVING ALL STONES OVER  $\frac{3}{4}$ ". AGRICULTURAL LIMESTONE SHALL BE INCORPORATED INTO THE SOIL AT A RATE OF 50 POUNDS PER 1000 SQUARE FEET. APPLY SPECIFIED SEED AT RECOMMENDED RATE. STRAW MULCH OR HYDROMULCH SHALL BE USED AS DEEMED NECESSARY BY THE LANDSCAPE CONTRACTOR AND LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO ESTABLISH A FULL STAND OF GRASS AND WILL REPAIR ANY BARE SPOTS 1'-0" SQUARE DUE TO UNEVEN SEED DISTRIBUTION, DROUGHT OR EROSION.

**SOD INSTALLATION:** SODDED LAWN AREAS SHALL BE FINE GRADED TO A SMOOTH, POSITIVELY DRAINING SLOPE, REMOVING ALL STONES OVER  $\frac{3}{4}$ ". SOD SHALL BE HEALTHY, THICK SOD PLACED SO THAT JOINTS ARE BUTT TIGHT. STAPLE AS NECESSARY. SOD SHALL BE TRIMMED TO MATCH BED LINES SHOWN ON PLAN. STARTUP FERTILIZER SHALL BE INCORPORATED INTO THE SOIL AT THE MANUFACTURER'S RECOMMENDED RATE. ANY AREA OF SOD THAT FAILS TO ROOT, SETTLES OR DIES WILL BE REPLACE BY THE LANDSCAPE CONTRACTOR.

**UTILITY LOCATION:** THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY LOCATOR SERVICE AND IS RESPONSIBLE FOR ANY DAMAGE DONE TO UTILITIES.

**QUANTITIES** PLANT QUANTITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. PLANTS SHALL BE INSTALLED AS SHOWN. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL QUANTITIES PRIOR TO BIDDING AND INSTALLATION.

**BIDS** IN ORDER TO KEEP ALL BIDS STANDARD, ALL BIDS ARE TO HAVE UNIT PRICES LISTED. THE OWNER HAS THE OPTION TO DELETE ANY PORTION OF THE CONTRACT PRIOR TO SIGNING THE CONTRACT OR BEGINNING WORK. THIS WILL BE A UNIT PRICE CONTRACT.

**PLANT QUALITY** ALL PLANTS SHALL BE NURSERY GROWN, HAVE A FULL HABIT OF GROWTH AS IS CHARACTERISTIC OF THAT SPECIES, AND SHALL BE FREE OF DISEASE OR INSECTS. GENERAL PLANT QUALITY SHALL BE AS SPECIFIED IN THE "USA STANDARD FOR NURSERY STOCK" (PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN). PLEASE CONTACT THE LANDSCAPE ARCHITECT IF THERE IS DIFFICULTY IN LOCATING A PARTICULAR PLANT. IF NECESSARY, A SUBSTITUTE PLANT WILL BE RECOMMENDED BY THE LANDSCAPE ARCHITECT.

**PLANTING AREA PREPARATION:** ENTIRE PLANTING AREA SHALL BE SCARIFIED AND CONTAIN AMENDED ON-SITE SOIL OR A SOIL MIX TO A DEPTH OF NO LESS THAN 18". (SEE PLANTING DETAIL FOR MORE INFORMATION.)

**SETTING OF PLANTS** THE ROOT BALL OF CONTAINER GROWN PLANTS SHALL BE SCARIFIED IN SEVERAL PLACES PRIOR TO PLANTING. PLANT SHRUBS AND TREES SO THAT AFTER INITIAL SETTLEMENT, THE TOP ROOT BALLS WILL BE EVEN WITH OR SLIGHTLY ABOVE THE ADJACENT SOIL LINE. AROUND ROOT BALLS,  $\frac{1}{2}$  OF THE ORIGINAL SOIL SHALL BE REMOVED FROM THE PLANTING HOLE AND THOROUGHLY MIXED WITH THE SAME QUANTITY PEAT MOSS OR WELL ROTTED, FINE TEXTURED BARK. (ONLY IN AREAS WHERE THE EXISTING SOIL IS 100% FERTILE, LOOSE TOPSOIL (BROWN OR BLACK IN COLOR) CAN PLANTS BE PLACED DIRECTLY IN THE SOIL WITH NO AMENDMENTS). PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.

**PREPARATION OF GROUND COVER AND SEASONAL COLOR BEDS :** THE EXISTING SOIL IN GROUND COVER AND SEASONAL COLOR BEDS SHALL BE THOROUGHLY CULTIVATED 6 INCHES DEEP, TO A FINE TEXTURE ( NO CLODS OVER  $\frac{1}{2}$ ") WITH A MECHANICAL TILLER. A PLANT MIX OF 60% SCREENED SHREDDED TOPSOIL, 20% SAND, AND 20% INCORPWELL ROTTED SAWDUST OR PEAT SHALL THEN BE THOROUGHLY INCORPORATED INTO THE EXISTING SOIL WITH THE TILLER SO THAT THE SOIL MIX (6" DEEP) IS  $\frac{1}{2}$  ORIGINAL SOIL AND  $\frac{1}{2}$  PLANT MIX. ALL GROUND COVER AND SEASONAL COLOR BEDS SHALL RECEIVE A 2" LAYER OF FINE TEXTURED, SCREENED, PINE BARK MULCH, OR EQUAL. PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.

**FERTILIZING** UPON COMPLETION OF PLANTINGS, ALL SHRUBS SHALL RECEIVE  $\frac{1}{6}$  CUP OF 16-4-8 FERTILIZER (50% OF NITROGEN SLOW RELEASE) EVENLY BROADCAST AT THE BASE OF THE PLANTS. TREES SHALL RECEIVE  $\frac{1}{4}$  CUP OF 16-4-8 FERTILIZER (50% OF NITROGEN SLOW RELEASE) PER INCH OF CALIPER. GROUND COVER BEDS SHALL BE FERTILIZED AT THE RATE OF 20 POUNDS OF 16-4-8 ( 50% OF NITROGEN SLOW RELEASE) PER 1000 SQUARE FEET.

**STAKING OF TREES** DECIDUOUS TREES,  $1\frac{1}{2}$ " IN CALIPER AND OVER, AND EVERGREEN TREES, 8' AND TALLER SHALL BE STAKED. RUBBERHOSE TO BE USED TO COVER THE WIRE AT THE POINT OF ITS CONTACT WITH THE TREE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL WIND DAMAGE TO TREES. (PROVIDED WINDS ARE LESS THAN 60MPH) DURING THE GUARANTEE PERIOD, AND MAY STAKE OTHER TREES (FOR HIS OWN PROTECTION) AT HIS OPTION. TRANSPLANTS ALL PLANT MATERIAL TO BE TRANSPLANTED SHALL BE TRANSPLANTED ACCORDING TO GUIDELINES SET BY AAN STANDARDS. TRANSPLANTED MATERIAL WILL NOT BE GUARANTEED BY THE LANDSCAPE CONTRACTOR.

**MULCHING** AS SPECIFIED ON PLANTING LIST. HARDWOOD MULCH: ALL BEDS TO RECEIVE A 3" LAYER OF AGED HARDWOOD BARK MULCH (FREE OF WOOD CHIPS OR LARGE CHUNKS OF BARK). FRESH HARDWOOD BARK MULCH IS NOT RECOMMENDED TO BE USED, AS WATER RUN-OFF MAY CAUSE STAINING ON ADJACENT CONCRETE SURFACES. ALL DAMAGES INCURRED BY THE USE OF FRESH HARDWOOD MULCH SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. PINESTRAW: ALL BEDS TO RECEIVE A 4" LAYER (PRIOR TO COMPACTION) OF PINESTRAW. AFTER NATURAL COMPACTION, PINESTRAW SHOULD HAVE A DEPTH OF 2". ALL TREES LOCATED IN LAWN AREAS SHALL RECEIVE A 3' DIAMETER RING OF MULCH. MULCH IN THESE AREAS IS TO FOLLOW THE ABOVE LISTED GUIDELINES. A WEED BARRIER SHALL BE PROVIDED IN ALL BED AREAS UNDER MULCH LAYER.

**GRADING** ALL FINAL GRADING SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. THE RESPONSIBILITY FOR ANY ADDITIONAL GRADING (IF NEEDED) SHALL BE DETERMINED PRIOR TO BIDDING.

**BACKFILL** LANDSCAPE CONTRACTOR TO VERIFY ANY ADDITIONAL BACKFILL/TOPSOIL NEEDED PRIOR TO BEGINNING WORK. A UNIT PRICE FOR TOPSOIL SHALL BE INCLUDED IN ALL BID DOCUMENTS TO ALLOW FOR CIRCUMSTANCES THAT MIGHT ARISE DURING INSTALLATION.

**STABILIZATION** LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL PLANTINGS ARE STABILIZED WITH GROUND COVERS, MULCHES OR OTHER APPROVED MATERIALS TO PREVENT SOIL EROSION AND ALLOW RAINWATER INFILTRATION.

**CLEAN UP** FINAL CLEAN UP OF ANY DISTURBANCES OCCURRING AS A RESULT OF LANDSCAPE OPERATIONS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

**INSPECTION** IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FOR INSPECTION OF THE PLANT MATERIAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL PLANT MATERIAL WILL BE INSPECTED. PLANTS NOT CONFORMING PRECISELY TO THE PLANT LIST WILL NOT BE ACCEPTED AND SHALL BE REPLACED AT THE CONTRACTOR'S OWN EXPENSE.

**LICENSES** THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL LICENSES NECESSARY TO COMPLETE THE WORK.

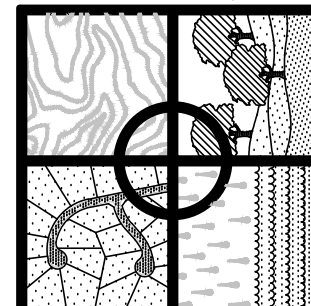
**INSURANCE** WITH THE SUBMITTAL OF BID DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL ALSO SUBMIT A CERTIFICATE OF INSURANCE FOR WORKMAN'S COMPENSATION AND A CONTRACTOR'S GENERAL LIABILITY. CONTRACTORS NOT PROVIDING EVIDENCE OF SUCH INSURANCE WILL BE INELIGIBLE TO RECIEVE THE CONTRACT FOR THE JOB

**GUARANTEE** ALL PLANT MATERIAL AND WORKMANSHIP TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. PLANT REPLACEMENT TO OCCUR ONLY ONCE. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE LANDSCAPE CONTRACTORS CONTROL WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS, LIGHTNING, STORMS, FREEZING RAINS, OR WINDS OVER 60 MILES PER HOUR, FIRE, VANDALISM OR THEFT.

**IRRIGATION** UNLESS OTHERWISE SPECIFIED, IF AN AUTOMATIC IRRIGATION SYSTEM IS DESIRED OR REQUIRED, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE SYSTEM DESIGNED AND INSTALLED.

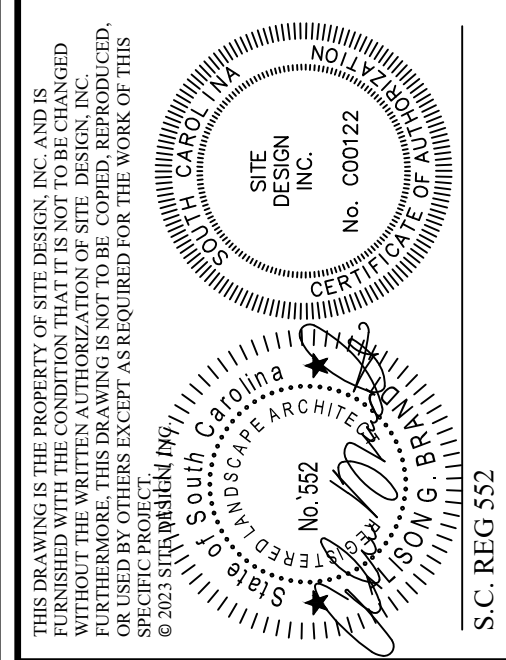
**SITE DESIGN, INC.**

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



www.sitedesign-inc.com  
228 ROCKY CREEK ROAD  
SUITE 100  
PH: (864) 271-0968

| NO.  | 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. |
|------|----|----|----|----|----|----|----|----|----|-----|
| DATE |    |    |    |    |    |    |    |    |    |     |



DANBURY COMMONS  
MULTI-FAMILY

CITY OF SPARTANBURG  
SPARTANBURG COUNTY  
SOUTH CAROLINA

CONNELLY  
DEVELOPMENT, LLC

|              |            |
|--------------|------------|
| HORZ. SCALE: | N/A        |
| VERT. SCALE: | N/A        |
| DESIGNED BY: | AGB        |
| DRAWN BY:    | AGB        |
| CHECKED BY:  |            |
| DATE:        | 11/08/2024 |

S40210/LANDSCAPE

LANDSCAPE DETAILS

SHEET14 OF 15

**L200**

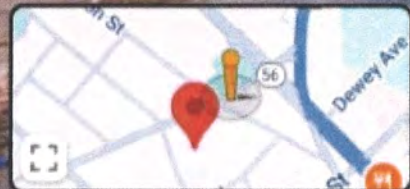


Streetview Northeast of Site  
along Chapel Street

Feb 2024 [See more dates](#)

Bon Haven Apts  
728 US 221

Ruth Gleanings Food Store  
147 Chapel St



Google

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Chapel Street- North East of Site

Bon Haven Apts  
728 US 221

Google Street View

Feb 2024 [See more dates](#)

Chapel Street Park  
104 Chapel St

Google

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Streetview Northeast of Site

Intersection of Fremont Ave,  
N Vernon Street & Chapel Street

194 Fremont Ave

Chapel Street Park  
104 Chapel St



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Fremont Avenue homes  
located adjacent to and  
south of the site

Feb 2024 [See more dates](#)



165 Fremont Ave

175 Fremont Ave

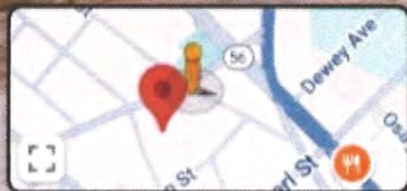
181 & 185 Fremont Ave

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Streetview South of Site  
along Fremont Avenue

Feb 2024 [See more dates](#)





Fremont Avenue homes  
located adjacent to and west  
of the site



221 Fremont Ave  
Rental units

225 Fremont Ave

235 Fremont Ave



Development Site-  
203 Fremont Avenue  
Currently a vacant Building which  
was previously The Dialysis Center

