



The City of Spartanburg Design Review Board

AGENDA

**February 4th, 2025, 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. Rules and Procedures for Meeting Conduct:**
- IV. Approval of Agenda.**
- V. Disposition of the Minutes of January 7th, 2024 meeting.**
- VI. Old Business:**
 - 1. DRB-24-020-00017 – The Design Review Board (DRB) has received a request for Full and Final 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 / Agent: Connelly Development, LLC.**
 - 2. DRB-24-020-00018 – The Design Review Board (DRB) has received a request for Full & Final Approval for the proposed Building, Grain District Office, 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 / Applicant: McMillan Pazdan Smith Architecture.**
- VII. New Business: None.**
- VIII. Staff Announcements:**
- IX. Adjournment.**

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

Meeting Minutes of the Design Review Board (DRB)
Tuesday, January 7th, 2024, at 5:30 PM
Dr. TK Gregg Recreation Center

The Design Review Board (DRB) on Tuesday, January 7th, 2025, at 5:30pm. The following Board Members were in attendance: **Lauren Rogers, Jean Crowther, Alexander Newman, and Lukas Hauser**. Representing the City of Spartanburg's Planning Department was **Fredalyn Frasier, Planning Director, and Oksana Holbrooks, Sr. Administrative Assistant**.

Roll Call:

Mr. Newman: Alexander Newman
Ms. Crowther: Jean Crowther
Mr. Hauser: Lukas Hauser
Ms. Rogers: Lauren Rogers.

Ms. Rogers: With the 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. We'll move to the the approval of the agenda.

Approval of Agenda

On a motion by Mr. Newman to approve and seconded by Mr. Hauser, the minutes were approved by a vote of 4 to 0.

Mr. Newman: Motion to approve.
Mr. Hauser: Second.
Ms. Rogers: All in favor?
Attendees: Aye. Those opposed?

Approval of Meeting Minutes for November 5th, 2024, and December 3rd, 2024.

On a motion by Mr. Newman to approve and seconded by Ms. Crowther, the minutes were approved by a vote of 4 to 0.

Old Business: None.

New Business:

DRB-24-020-00019 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed building, 189 W Main Street Development, located at 189 W Main Street (Tax Map Sheet: 7-12-20-030.00) with a zoning designation of DT-6 Zone (Downtown Urban District). Owner: OTO Development / Agent: McMillian Pazdan Smith Architecture.

GENERAL PROJECT OVERVIEW

The proposed redevelopment includes a 6-story hotel, a ballroom, and a 4-story office building along West Main Street in the block bound by Daniel Morgan Avenue to the west and Spring Street to the

east. It is a part of a larger development that includes shared parking in the block to the south of Broad Street. This is the first review for Preliminary Approval.

AUTHORITY & APPLICABILITY

This project is zoned D-T6 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

1. 3.3.4.a Building Height: To permit a one (1) story building element – The minimum number of stories is two (2).
2. 4.4 Main Street Height Overlay: To permit a partial encroachment into the maximum 60-foot building height.
3. 6.4.3 Ground Level Detailing: To permit certain blank wall conditions along Daniel Morgan Avenue, Broad Street, and Spring Street.
4. 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 along the Daniel Morgan Avenue, Broad Street, and Spring Street frontages.
5. 6.4.5 Materials: To permit the use of EIFS on walls visible from a public street.
6. 8.1.a & b. Minimum Streetscape Zone: To permit a sidewalk zone along Spring Street that is less than 16 feet in total width (shown as 14 ft 6 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

Deficiencies noted, or exceptions or deviations required, are noted in *blue italics*

- A. Use Standards:** The proposed use (office) is permitted by right in D-T6.
- 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.a Building Height: *Exception required for 1 story element at mid-block. Minimum height is two stories.*
 - 3.3.5 Permitted Parking Location: *Compliant*
 - 3.3.6 Building Frontage: Shopfront – Permitted
- C. General Standards:**
 - 4.4. Main Street Height Overlay: *Exception required to permit an encroachment into the Main Street Height Overlay restricting the height within 60 feet of Main Street to 4 stories.*
- 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: *Compliant*
- 5.2.3 Mechanical and Utility Equipment: *Compliant*

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** *See note regarding façade transparency.*
- **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:**
 - 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. 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**
 - o **6.4.1 Roof and Eaves:** *Compliant*
 - o **6.4.2 Canopies/Awnings:** *Compliant*
 - o **6.4.3 Encroachments:** *Compliant*
 - o **6.4.4 Ground Level Detailing:** 60% Glazing in Transparency. *Please provide dimensions to the facades to be able to calculate the frontage transparency. Exception required for elevations along Daniel Morgan Avenue, Broad Street, and Spring Street.*
 - o **6.4.5 Materials:** *Exception required for the use of EIFS on elevations that are visible from public streets.*

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:**
 - o D-T6: 16 ft zone with 16 ft wide sidewalk and trees in wells: *Non-compliant along Spring Street and Broad Street. Exception required.*

- 8.2 Parking Area Landscaping: *Not applicable*

I. Signage: *Staff level approval*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

3.3.4.a Building Height Minimum: The proposed single-story ballroom element does provide an unusual opening in the street along a portion of Main Street that is quite wide. While it would be ideal to have a multi-story element in this area, the proposed over-height single story massing for the ballroom achieves a similar goal relative to the code standard of providing an adequate sense of enclosure for the street. The proposed height that averages in excess of 28 feet, is not too dissimilar from two-story historic facades along Main Street.

4.4 Main Street Height Overlay: The proposed encroachment of additional is minimal and, as noted previously, this section of Main Street is quite wide, so the visual impact is negligible.

6.4.3 Ground Level Detailing: There are several areas along Spring Street, Daniel Morgan Avenue, and Broad Street where ground-level transparent glazing is not practical given the building functions behind it. The proposed design along Spring Street and Daniel Morgan Avenue depicts the use of art elements and decorate grates to provide pedestrian. In many ways, noting that the Spring Street frontage is not active is further support for a wider sidewalk zone.

For Daniel Morgan Avenue, the inactive frontage is unfortunate given that it will be a primary route for pedestrians walking from the Ballpark to Morgan Square, but the existing grade does make it more challenging to expose an additional floor.

The staff supports the applicant's proposed use of murals and other types of applied art to the area along Spring Street where the minimum transparency requirements cannot be met.

For Broad Street, the entire frontage is considered a blank wall including both the buildings and the proposed enclosures of the electrical service yard. This is very unfortunate given that the Magnolia block's primary frontage is also Broad Street. Because much of the frontage of Broad Street is inactive use, access to utilitarian spaces and screening of mechanical equipment, we recommend enhanced landscaping to soften that side to the greatest extent possible.

6.4.4 Materials: The DRB has historically not been favorable to the use of synthetic stucco except as a minority element. The use of this material on upper stories can be executed elegantly but it is a function of the design details and construction execution. Using this in such large quantities does set a precedent that will be difficult to undo for future requests on other sites.

8.1.a & b Streetscape Width: The proposed streetscapes along Spring Street and West Broad are substandard. In all cases where the existing streetscape is substandard, the DRB has required a dedication from the private property to bring it up to standard. We do not believe that permitting substandard streets as precedents is prudent as the principal goal of development downtown is to improve the pedestrian environment. At present, there is already an 8 ft wide sidewalk plus diagonal parking along this frontage. The area is proposed to be reconfigured to convert the diagonal parking to parallel parking and expand the building envelope. We do not believe that delivering a substandard pedestrian zone, especially to accommodate a few parked cars, is ever the right answer.

- Staff reviewed options within the context of other redevelopment coming on-line and support the option that eliminates parallel parking adjacent to Spring Street to ensure a standard pedestrian zone is delivered.

Broad Street: As presented in the findings for the Magnolia Block south of this project, the redevelopment of these core blocks presents an opportunity to address this section of Broad Street with a new urban design approach. Broad is effectively the west end of a historically utilitarian street. The fact that the Magnolia project on the south side is facing the back side of the hotel and office building merits a more comprehensive look at landscaping along the southern edge of the 189 West Main project.

The current lanes are overly wide (15 feet X 2). The curb line is being proposed for amendment with on-street parking, so further adjustments to the drainage and curb line could be made to narrow the street section, provide for safe pedestrian crossings, add to the sidewalk width on both sides, and consider an arrival sequence that is appropriate for the mix of uses within that block.

Pedestrian Mid-Block Crossing:

While not a DRB items, Staff discussed with the applicant the need for a well-thought-out design to ensure pedestrian safety between the hotel and the garage as well as general pedestrian traffic. Raised speed tables were discussed.

RECOMMENDATION

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

- **3.3.4.a Building Height:** To permit a one (1) story building element – The minimum number of stories is two (2).
- **4.4 Main Street Height Overlay:** To permit a partial encroachment into the maximum 60-foot building height.
- **6.4.3 Ground Level Detailing:** To permit certain blank wall conditions along Daniel Morgan Avenue, Broad Street, and Spring Street.
- **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 along the Daniel Morgan Avenue, Broad Street, and Spring Street frontages.
- **6.4.5 Materials:** To permit the use of EIFS on walls visible from a public street.
- **8.1.a & b. Minimum Streetscape Zone:** To permit a sidewalk zone along Spring Street that is less than 16 feet in total width (shown as 14 ft 6 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).

Note: The DRB does not have the authority to grant an exception to any standards outside of the Downtown Code. As a result, the request for an additional driveway will need to be processed as a variance by the Board of Zoning Appeals (BZA).

Applicant:

McMillian Pazdan Smith Architecture.

Public Comments: None.

Discussion:

The discussion addressed parking along Main Street, including the possibility of a larger sidewalk and adjustments to parking spaces. They also focused on ensuring public access to the restaurant's outdoor dining area and adequate loading dock space for trucks, as well as clear access to retail and restaurant entrances/exits. Ground-level design improvements were discussed, such as incorporating glazing, transparency zones, and artwork on blank walls (either rotating or permanent). It was confirmed that ground-level parking will be designated for office use only, and the developer's commitment to high-quality materials and well-maintained developments was emphasized. These discussions aimed to balance functionality, accessibility, and design consistency throughout.

A motion was made by Mr. Newman, seconded Ms. Crowther to approve the Preliminary Approval with exceptions noted in staff report with street scape zone option for 16 feet the building height with the addition of one-story element, to permit approval of the Main Street height overlay consistent with the height of Sophia's, the proposed ground-level detailing, the proposed materials, including the use of EIFS (Exterior Insulation and Finish System on the walls, and the variance to permit a sidewalk zone along Spring Street with minimum width of 16 feet by a vote of 4-0.

The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed Building, Magnolia Block Apartments located at 187 W Broad Street (Tax Map Sheet: 7-12-20-048.00, 7-12-20-049.02, 7-12-20-049.00, and 7-12-20-050.00) with a zoning designation of DT-5 Zone (Downtown Urban District) Owner: Haven at West Broad, LLC. / Applicant: Chris Van Kley , Dwell Design Studio.

GENERAL PROJECT OVERVIEW

The proposed redevelopment includes a 5-story apartment building and shared parking structure, with primary frontage along West Broad Street and bound by Daniel Morgan Avenue to the west and Spring Street to the east. It is a part of a larger development that includes 189 West Main Street to the north of Broad Street. 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

- **4.2 Required Shopfront designation:** To exclude these frontages from compliance with the required shopfront designations (proposed as exclusively residential frontage conditions).
- **7.1.4.b. Parking Area Access:** To permit access to parking from the primary frontage.
- **7.1.4.d. Driveway Width:** To permit a driveway width greater than 24 feet (proposed as 33 feet).

CODE REVIEW

Deficiencies noted, or exceptions or deviations required, are noted in *blue italics*

- A. Use Standards:** The proposed use (office) is permitted by right in D-T6.
- 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.a Building Height:** *Compliant*
 - **3.3.5 Permitted Parking Location:** *Compliant*
 - **3.3.6 Building Frontage:** Shopfront – Permitted
- C. General Standards:**
- **4.2 Required Shopfront Designation:** The frontages of Daniel Morgan Avenue and Spring Street are required to have ground-floor commercial frontages supported by Shopfront & Awning, Gallery, or Arcade frontages. *The proposed frontages are residential in nature and are therefore non-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:** *Compliant*
 - **5.2.3 Mechanical and Utility Equipment:** *Compliant*
- F. Building Standards:**
- **6.1.1 General Design Principles - Connectivity:** *Compliant*
 - **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:** *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 all D-T5 Mixed-Use and Commercial Buildings**
 - **6.4.1 Roof and Eaves:** *Compliant*
 - **6.4.2 Canopies/Awnings:** *Compliant*
 - **6.4.3 Encroachments:** *Compliant*
 - **6.4.4 Ground Level Detailing:** 60% Glazing in Transparency. *Compliant*

- **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) – *There is parking access from the primary frontage of Broad Street. Additionally, the proposed driveway exceeds the maximum width of 24 feet (33 feet is the proposed width).*
- **7.2 Bicycle Parking:** *Compliance to be confirmed with Final approval*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
 - D-T6: 12 ft zone with 8 ft wide sidewalk and trees in wells: *Compliant*
- **8.2 Parking Area Landscaping:** *Not applicable*

I. Signage: Staff level approval.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

4.2 Required Shopfront designation: While we are not opposed to this approach along these streets, staff plans to present a map change to the Planning Commission to reconcile the policy for both streets. The Board may consider granting the site level exception in consideration of the project timing. The applicant was advised the city would like to understand the proposed development on either side of Spring and Daniel Morgan before we abandon this designation.

7.1.4.b. Parking Area Access: The proposed access to the garage from Broad Street comes from the primary frontage and would require an exception for approval. As noted below in this review, the Broad Street frontages are complicated and require further discussion to reconcile.

7.1.4.d: Driveway Width: The maximum permitted width is 24 ft to minimize disruptions to the pedestrian environment and reduce speeds in and out of the garage. The proposed width along Spring Street is 33 ft (three travel lanes). Three 11 ft travel lanes seem excessive both as a total number and as a width per lane. Two, 2-lane entries appear sufficient considering that the garage is not proposed to be managed, which could present ingress or egress restrictions. At a minimum, staff recommend a reduction in lane width at the streetscape zone to better match the low-speed environment such as 9 or 10 ft. and support pedestrian movement.

Broad Street: Given that this section of Broad is effectively the west end of a historically utilitarian street, we strongly recommend that a new urban design plan be developed for the entire section. The fact that the Magnolia project on the south side is facing the back side of the hotel and office building should presents an opportunity for to take a more comprehensive look at landscaping along the southern edge of the 189 West Main Street project and consider an arrival sequence that is appropriate for the mix of uses within that block.

Potential considerations include addressing the current lanes which are overly wide (15 feet X 2). The curb line is already being proposed for amendment with on-street parking, so further adjustments to the drainage and curb line could be made to narrow the street section, provide for safe pedestrian crossings, add to the sidewalk width on both sides.

STAFF RECOMMENDATION

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

- 4.2 Required Shopfront designation: To exclude these frontages from compliance with the required shopfront designations (proposed as exclusively residential frontage conditions).
- 7.1.4.b. Parking Area Access: To permit access to parking from the primary frontage.
- 7.1.4.d: Driveway Width: To permit a driveway width greater than 24 feet (proposed as 33 feet).

Applicant:

Dwell Design Studio.

Public Comments: None.

Discussion:

The board deliberated on the shopfront designation to exclude specific frontages from compliance with required shopfront standards and considered shopfront designation and parking area access to permit access from the primary frontage. While the board saw no issues with these proposals and appreciated the effort behind them, they expressed disappointment that the presentation lacked full-color details and clarity. Additionally, the board suggested that the walk crossing may need to be pursued later and determined that access via Broad Street's third lane is unnecessary.

Two part motion was made: 1) A motion made by Mr. Newman, seconded Ms. Crowther for Preliminary Approval for the Shop Front and Parking Area Access by a vote of 3-1. 2) The Preliminary Approval was Denied for the variance of the driveway width of 20 feet by a vote of 3-1.

DRB-24-020-00021 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed building, Pearl Street (Homes of Hope), located at 157, 159 W Pearl Street and 571, 579 Vernon Street (Tax Map Sheet: 7-12-01-151.00, 7-12-01-150.00, 7-12-01-164.00 and 7-12-01-148.00) with a zoning designation of DT-4 Zone (Downtown Urban District). Owner: Northside Development Corp. / Agent: Jeffrey B Randolph, Homes of Hope.

GENERAL PROJECT OVERVIEW

The 0.89-acre site is bound by Pearl Street and Vernon Street. The existing site is cleared of the previous structures and has several trees on the site.

The proposed two 4-unit townhome buildings will include parking to the rear and a new detention pond.

AUTHORITY & APPLICABILITY

This project is zoned DT-4. 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

Deficiencies noted, or 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: *Requires confirmation of compliance*
- 3.3.4 Building Height: *Compliant*
- 3.3.5 Permitted Parking Location: *Compliant*
- 3.3.6 Building Frontage: *Stoop - 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*

D. 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: *Compliance Presumed – to be confirmed prior for Final Approval*
- 5.2.3 Mechanical and Utility Equipment: *Compliant*

E. 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:**
 - **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*
- **6.3 Specific Building Design Standards for Mixed-Use and Commercial Buildings in D-T5**
 - **6.3.1 Roof and Eaves:** *Compliant* Note: *Initial submission depicted roof slope as 6:12. Applicant adjusted meet the requirement – Roofs must be between 8:12 and 12:12.*
 - **6.3.2 Façade Design:** *Confirmation required that the corner elevation transparency at Vernon Street is at least 15%.*
 - **6.3.3 Building Entrances:** *Compliant . Applicant adjusted entry height.*
 - **6.3.4 Garages:** *Not Applicable*
 - **6.3.5 Materials:** *Compliant*

F. Parking:

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

G. 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. Proposed 14 foot section exceeds current standards.*

H. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Alley:** Applicant adjusted the Alley width per City recommendation. The Alley only needs to be 12 feet in total width – 10 feet of asphalt with a 1-foot ribbon curb on each side. The adjustment will assist with stormwater management.
- **Tree Preservation and Landscaping:** There are several trees at the corner of Vernon and Pearl that should be considered for preservation. We would encourage an inspection of the trees in that space to consider any type of tree conservation. If tree preservation is not practical, we recommend supplemental landscaping include canopy trees.

STAFF RECOMMENDATION

Conditional Preliminary Approval. The applicant has addressed deficiencies identified during preliminary review. Staff level confirmation of the 15% transparency is required.

Applicant:

Jeffrey B Randolph, Homes of Hope

Public Comments: None.

Discussion:

The board appreciated the application, noting that it required no exceptions. Their deliberation covered slopes, alleys, and roof elements, all of which were addressed per staff recommendations and comments. Sidewalks were discussed, with some to be added and others replaced, and lighting was addressed for the porch, rear, and along W Pearl St. The board requested full details of lighting placement for final approval and recommended material choices to calm the exterior design.

A motion was made by Mr. Newman, seconded Mr. Hauser for Preliminary Conceptual Approval was approved by a vote of 4-0.

Staff Announcements:

None.

Adjourned meeting at 7:35 P.M.

Lauren Rogers, Chair

DATE

January 27, 2025

TO

Design Review Board Members

ADDRESS/PROJECT/ TAX ID

203 Freemont Avenue/Danbury Commons/7-12-01-080.00

PROJECT NUMBER

DRB-24-020-00017

REVIEW STATUS - Final**COPIES TO**

City Departments/Applicant

STAFF

Fredalyn M. Frasier, Planning Director

Nan Zhou, AICP, Planner II

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.

On December 3, 2024, the Design Review Board (DRB) voted to give **preliminary conceptual approval** for the project.

AUTHORITY & APPLICABILITY

This project is zoned DT-4. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

- Application is complete.

EXCEPTIONS REQUIRED

- None expected

CODE REVIEW

Deficiencies noted, or 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*

D. Utilities and Trash Containment:

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

E. 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:**
 - **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*
- **6.3 Specific Building Design Standards for Mixed-Use and Commercial Buildings in D-T5**
 - **6.3.1 Roof and Eaves:** *Compliant*
 - **6.3.2 Façade Design:** *Compliant*
 - **6.3.3 Building Entrances:** *Compliance Presumed*
 - **6.3.4 Garages:** *Not Applicable*
 - **6.3.5 Materials:** *Compliant*

F. Parking:

- **7.1.4 Parking Area Access:** *Compliant*
- **7.2 Bicycle Parking:** *Not Shown. DRB may permit approval by the staff prior to the issuance of a building permit.*

G. 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*

H. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- None

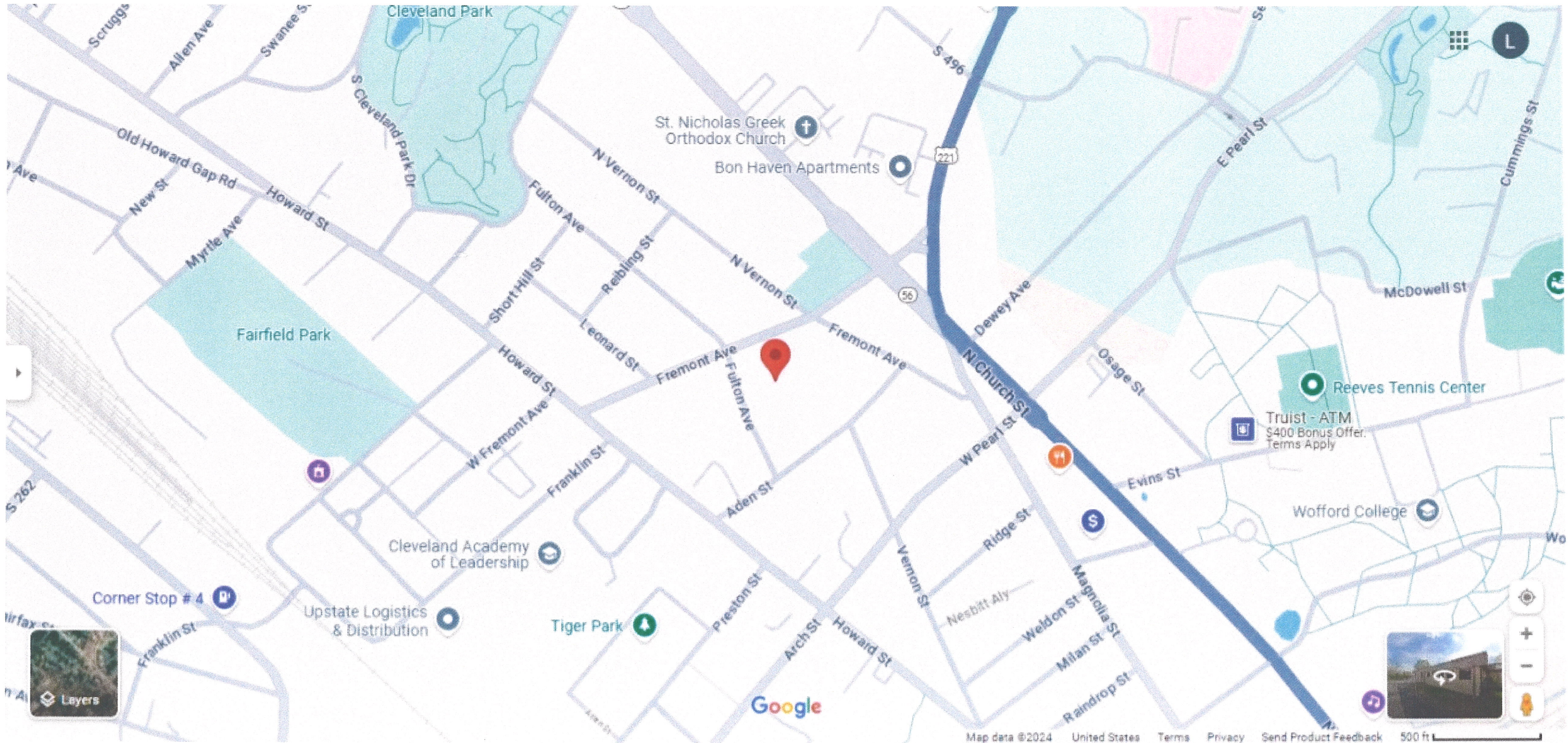
RECOMMENDATION

Staff recommendation of Final Approval of the application with the following contingency:

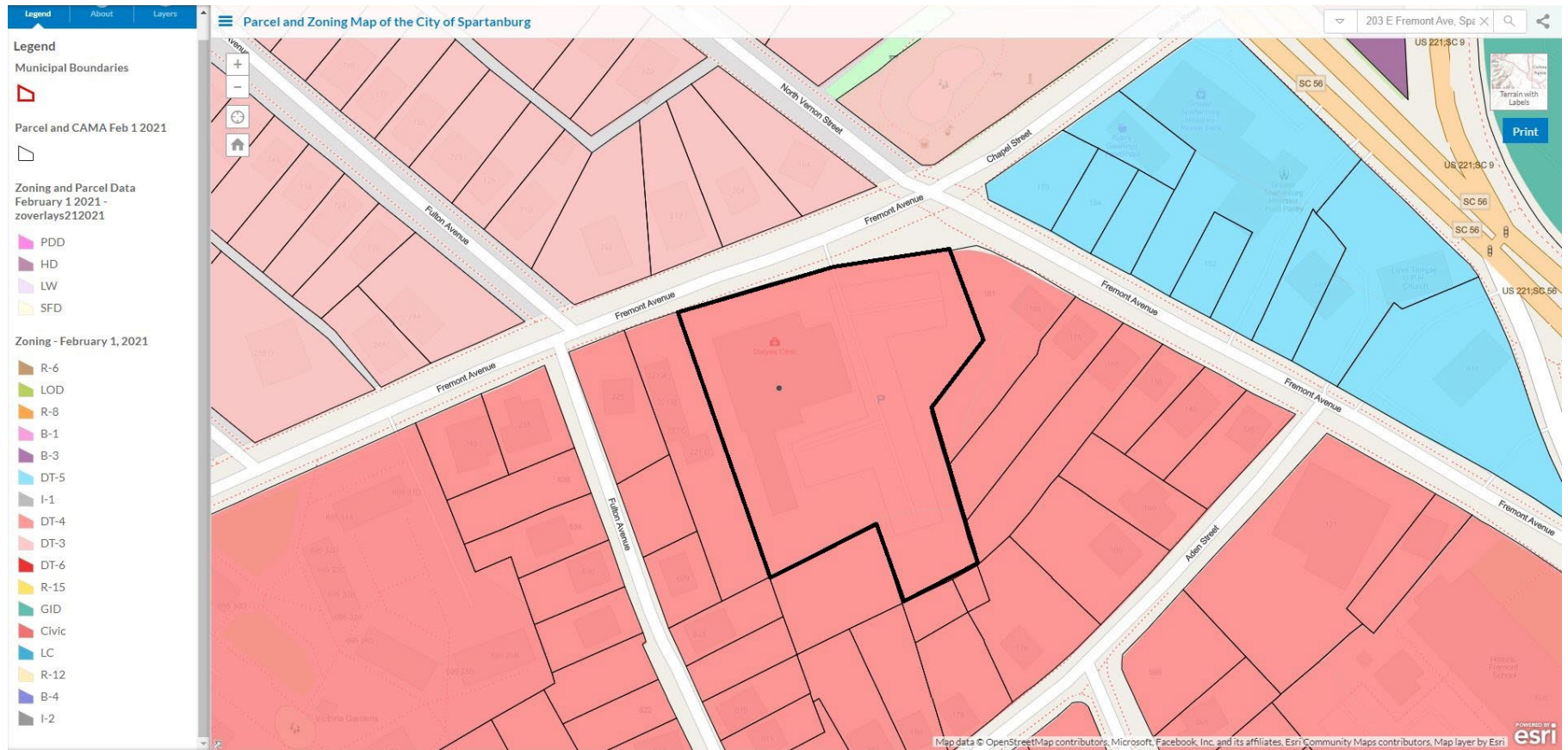
- The required location and number of bicycle parking spaces is confirmed prior to the issuance of a building permit.



203 Fremont Avenue, Spartanburg, SC

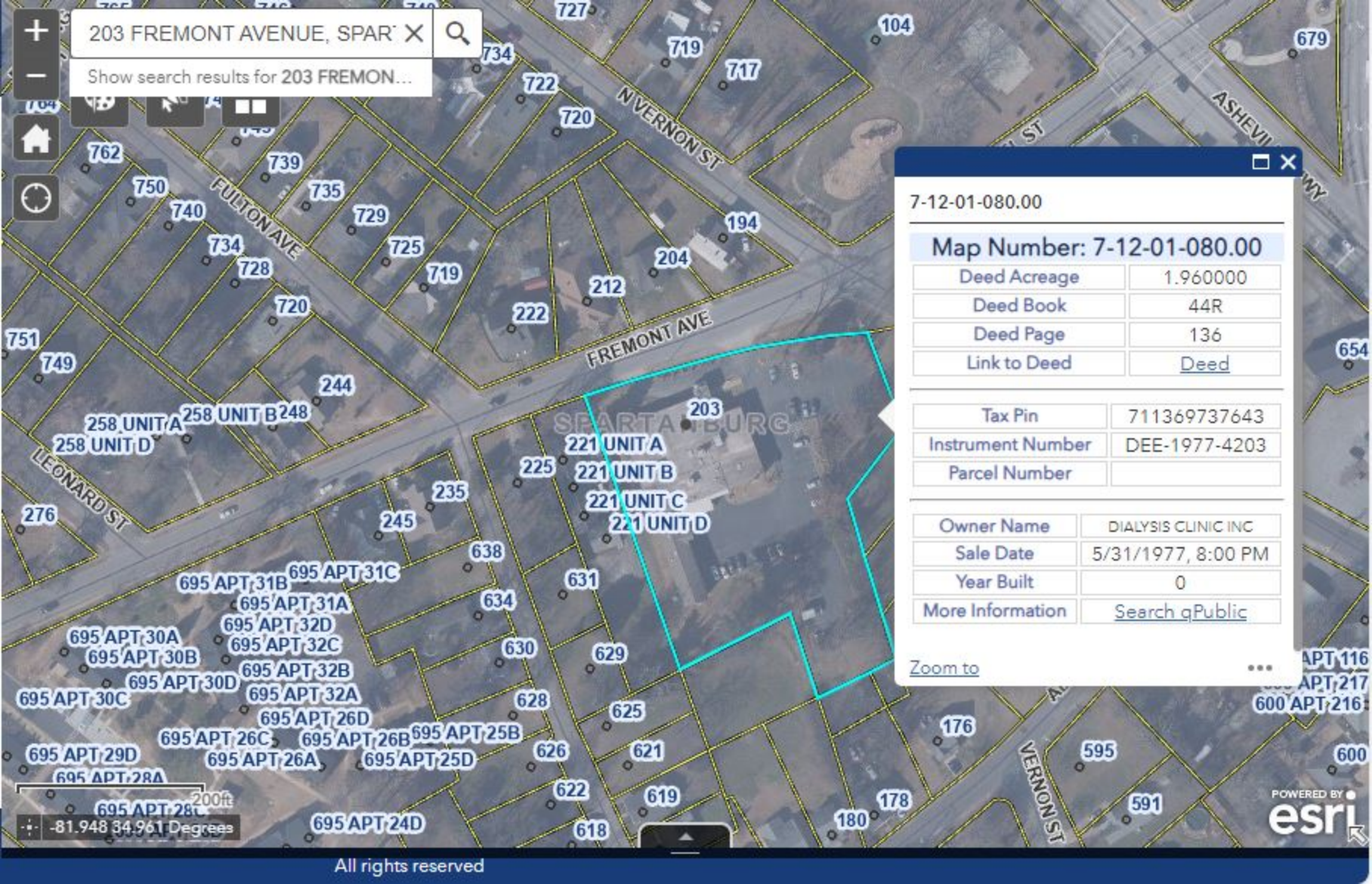


Zoning Map – 203 Fremont Ave.



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

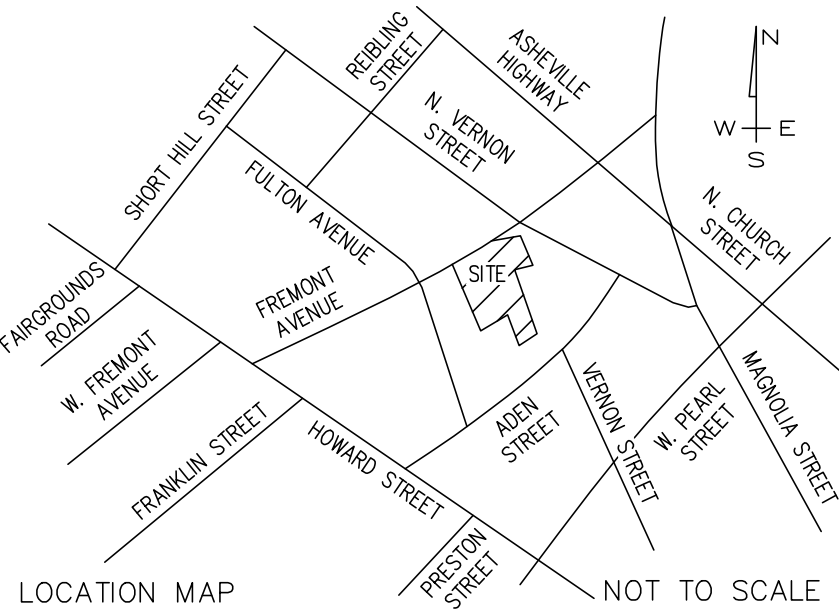
Deed Acreage	1.960000
Deed Book	44R
Deed Page	136
Link to Deed	Deed

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	Search qPublic

Zoom to

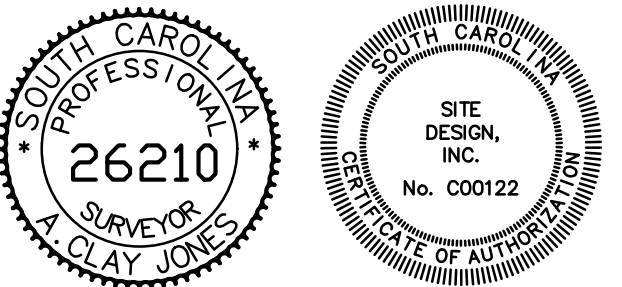
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; 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	EM	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	EL	ELEVATION
IPS	IRON PIN SET	EH	ELECT HYDRANT
N&C	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
		X	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 1"=30'	PROPERTY ADDRESS 203 FREMONT AVENUE	TAX PIN AS NOTED
DATE 3/12/24	30 0 30 60	FIELD CREW RRS/CW
		DRAWN BY HS

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

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

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

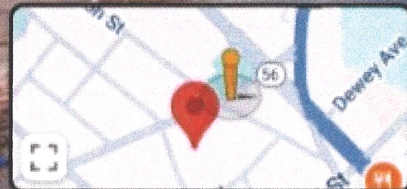


Streetview Northeast of Site
along Chapel Street

Feb 2024 [See more dates](#)

Bon Haven Apts
728 US 221

Ruth Gleanings Food Store
147 Chapel St



Google

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

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

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

Streetview Northeast of Site

Intersection of Fremont Ave,
N Vernon Street & Chapel Street

194 Fremont Ave

Chapel Street Park
104 Chapel St

Google

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

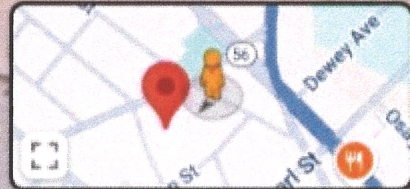
Fremont Avenue homes
located adjacent to and
south of the site

Feb 2024 [See more dates](#)

165 Fremont Ave

175 Fremont Ave

181 & 185 Fremont Ave



Google

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

Streetview South of Site
along Fremont Avenue

Feb 2024 [See more dates](#)



Fremont Avenue homes
located adjacent to and west
of the site



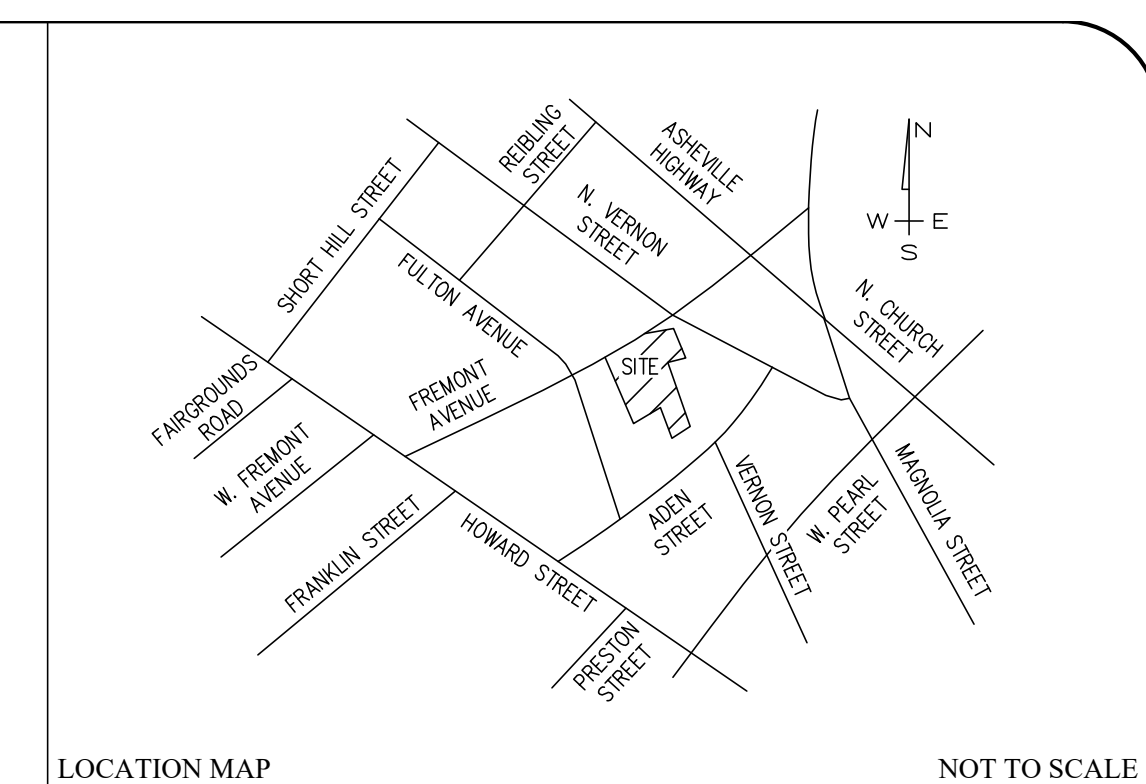
221 Fremont Ave
Rental units

225 Fremont Ave

235 Fremont Ave

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





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, Hauling, ETC. IN ACCORDANCE WITH ALL REGULATING AUTHORITIES INCLUDING BUT NOT LIMITED TO CITY OF SPARTANBURG, SCDHEC, AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY.
6. NO WORK MAY BE PERFORMED WITHIN THE STATE RIGHT-OF-WAY WITHOUT AN APPROVED SCDOT ENCROACHMENT PERMIT.
7. EVERY ATTEMPT TO RECYCLE DEMOLISHED MATERIALS SHOULD BE MADE. COORDINATE WITH ON-SITE CONSTRUCTION MATERIALS TESTING FIRM TO IDENTIFY ANY MATERIAL TO BE RECYCLED.
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.

BL BUILDING LINE	TEL TELEPHONE PEDESTAL	⑦ GREASE TRAP MANHOLE
CL CENTERLINE	CAV CABLE TV PEDESTAL	TC/B TOP/BOTTOM CURB
CMF CORRUGATED METAL PIPE	CE ELECTRIC METER	TW/BW TOP/BOTTOM WALL
CT CROP TOP	CB CATCH BASIN	WV VENTRIED FLAT WALL
DE DRAINAGE EASEMENT	DI DRAIN INLET	W WATER METER
EP EDGE OF PAVEMENT	EL ELEC TRANS	W WATER FLOW
FFE FINISHED GRADE ELEVATION	XO DROPPED INLET	W POST INDICATOR VALVE
FG FINISHED GRADE	X FIRE HYDRANT	W STORMWATER FLOW
IE INVERT ELEVATION	G GAS METER	→ TRAFFIC FLOW
IO IRON PIN OLD	OV GAS VALVE	
IPS IRON PIN SET	LP LIGHT POLE	
NAC NAIL & CAP	PP POWER POLE	
OT OPEN TOP	GP GUY ANCHOR	
RB REBAR	SMH GUY MANHOLE	
RCP REINFORCED CONC PIPE	SMH SS MANHOLE	
R/W RIGHT OF WAY	TMH TELEPHONE MANHOLE	
SD STORM DRAIN	CO CLEAN OUT	
SS SANITARY SEWER		
SSE SS EASEMENT		

LINETYPES		
—CTV—	CABLE TV	—SS—
—X—	CHAIN LINK FENCE (PROPOSED)	—SS—
—X—	CHAIN LINK FENCE (EXISTING)	—SF—
—680—	CONTOURS — FINISHED GRADE	—SD—
(678)	CONTOURS — FINISHED GRADE	—SS—
—F—	FIBER OPTIC	—UGP—
—FM—	FORCE MAIN	—UGT—
—G—	GAS LINE	—W—
—OH—	OVERHEAD POWER	—W—
—OH—	OVERHEAD TELEPHONE	—W—
—R—	ROAD DRAIN — NEW	—W—
		—NFDS—

SS	SANITARY SEWER — EXIST.
SS	SANITARY SEWER — NEW
SF	SILT FENCE
SS	STORM SEWER — EXIST.
SD	STORM SEWER — NEW
UGP	UNDERGROUND POWER
UGT	UNDERGROUND TEL
W	WATER LINE — EXIST.
W	WATER — NEW
W	WOOD FENCE
NFDS	NOTES OF DISURBANCE

- 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	- SO	STORM SEWER - EXIST.
- (678) -	CONTOURS - FINISHED GRADE	-	STORM SEWER - NEW
- FOC	FIBER OPTIC	- UOP	UNDERGROUND POWER
- FM	FORCE MAIN	- UGT	UNDERGROUND TANK
- GAS	GAS LINE	- W	WATER LINE - EXIST.
- HP	OVERHEAD POWER	- W	WATER - NEW
- HT	OVERHEAD TELEPHONE	- W	WOOD FENCE
- RD	ROOF DRAIN - NEW	- NDES	LIMITS OF DISTURBANCE

(IN FEET)
1 inch = 20 ft.

CITY OF SPARTANBURG
SPARTANBURG COUNTY
SOUTH CAROLINA

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

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 DOUBBLE SWING GATE
(17)	42" TALL SITE WALL WITH SAFETY RAILING (DESIGN BY OTHERS)
(18)	EXISTING FIRE SERVICE VAULT
(19)	PROPOSED MONUMENT SIGN (DESIGN AND PERMIT BY OTHERS)



SITE DATA

SITE ADDRESS	203 FREMONT AVENUE SPARTANBURG, SC 29303
OWNER/DEVELOPER	CONNELLY DEVELOPMENT, INC. 125 OLD CHAPIN ROAD LEXINGTON, SC 29072 CONTACT: LAURA NICHOLSON (803) 798-0572 LDN@CONNELLYBUILDERS.COM
CIVIL ENGINEER	SITE DESIGN, INC. 1074 ASHEVILLE HWY UNIT B SPARTANBURG, SC 29303
ARCHITECT	PARKS-PLAYER 85 CLEVELAND ST. SUITE 201 GREENVILLE, SC 29601 (864) 382-5000
ZONING	DT-4 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) SIDES: 0' REAR: 3'

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/EXIT PORCHES.
4. ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
5. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
6. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
7. 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.
8. ALL CURBING TO BE 18" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
9. ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
10. 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.

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

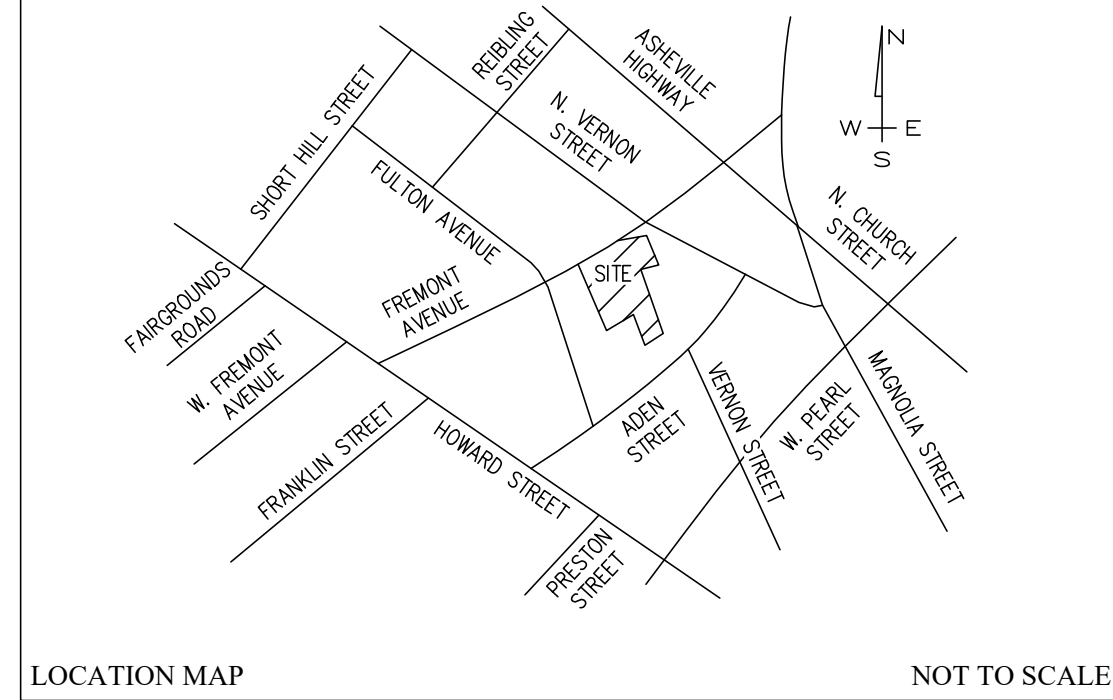
- ☐ LIGHT DUTY ASPHALT
- ☐ HEAVY DUTY ASPHALT

LEGEND

BL BUILDING LINE	TEL TELEPHONE PEDESTAL	① GREASE TRAP MANHOLE
CL CENTERLINE	TV CABLE TV PEDESTAL	TOP/BOTTOM CURB
CM CENTERLINE	TM THERMOPIC METER	TOP/BOTTOM WALL
CR CRIMP TOP	CB CATCH BASIN	WCF WETTED CLAY PIPE
DE DRAINAGE ELEMENT	CD DRO INLET	WATER METER
EF EDGE OF PAVEMENT	EE ELEC TRANS	W/IN WATER VALVE
FE FINISHED FLOOR ELEVATION	X90 90° ELB	② POST INDICATOR VALVE
FG FINISHED GRADE	X90 90° ELB	STORMWATER FLOW
IE INVERT ELEVATION	X90 90° ELB	TRAFFIC FLOW
IPN IN PN OLD	GA GAS METER	
IPS IN PN SET-①	GV GAS VALVE	
N&O NAIL & CAP	GL LIGHT POLE	
OT OPEN TOP	GP POWER POLE	
RB REBAR	② GUY ANCHOR	
RC REINFORCED CONC PIPE	SDH SD MANHOLE	
R/W RIGHT OF WAY	SMH SD MANHOLE	
STORM DRAIN	TM TELEPHONE MANHOLE	
	③ CLEAN OUT	

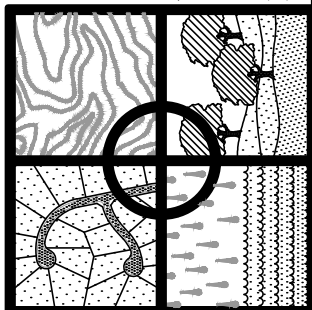
— CTV	CABLE TV	SS	SANITARY SEWER — EXIST.
— X	CHAIN LINK FENCE (PROPOSED)	SS	SANITARY SEWER — NEW
— X	CHAIN LINK FENCE (EXISTING)	SF	SILT FENCE
— — 680 —	CONTOURS — EXIST. GRADE	SO	STORM SEWER — EXIST.
— (679) —	CONTOURS — FINISHED GRADE	ST	STORM SEWER — NEW
— TDC	FIBER OPTIC	UGR	UNDERGROUND TEL.
— FM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

(IN FEET)
1 inch = 20 ft.



SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



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

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

[illegible]

DANBURY COMMONS
MULTI-FAMILY

CITY OF SPARTANBURG
SPARTANBURG COUNTY
SOUTH CAROLINA

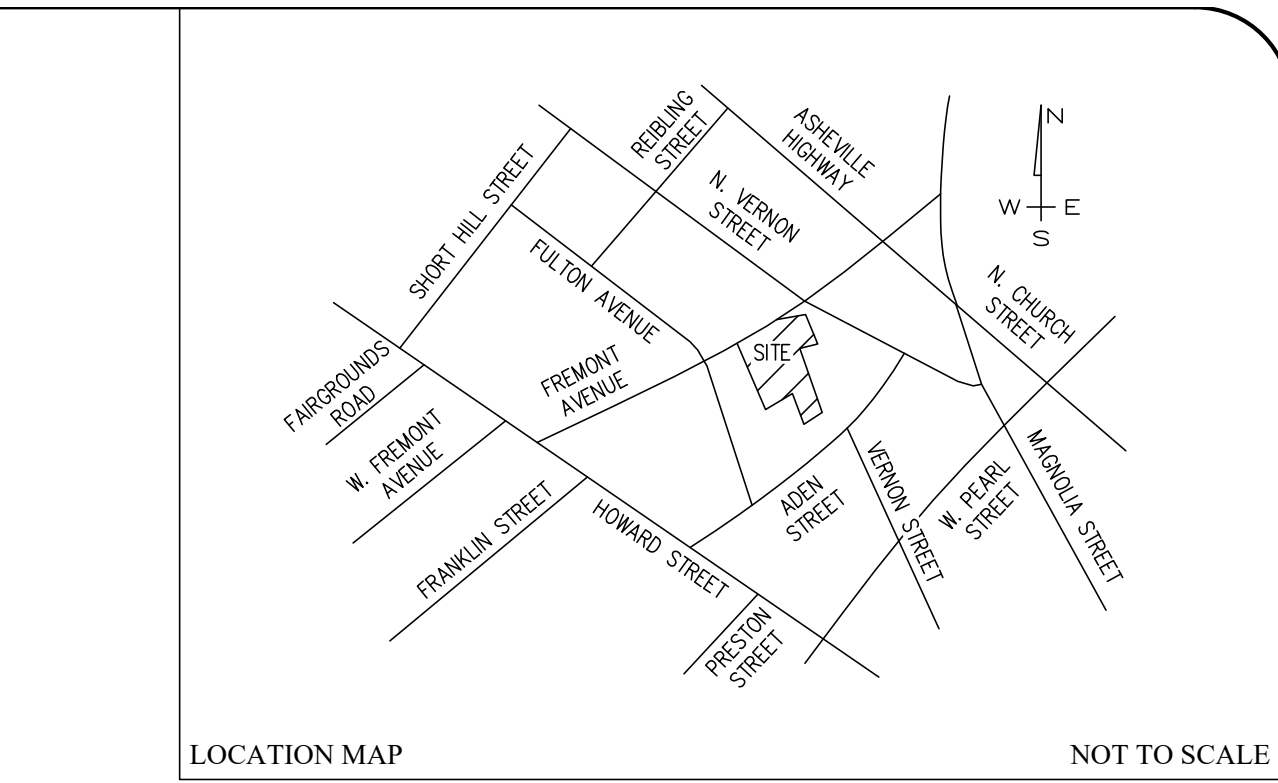
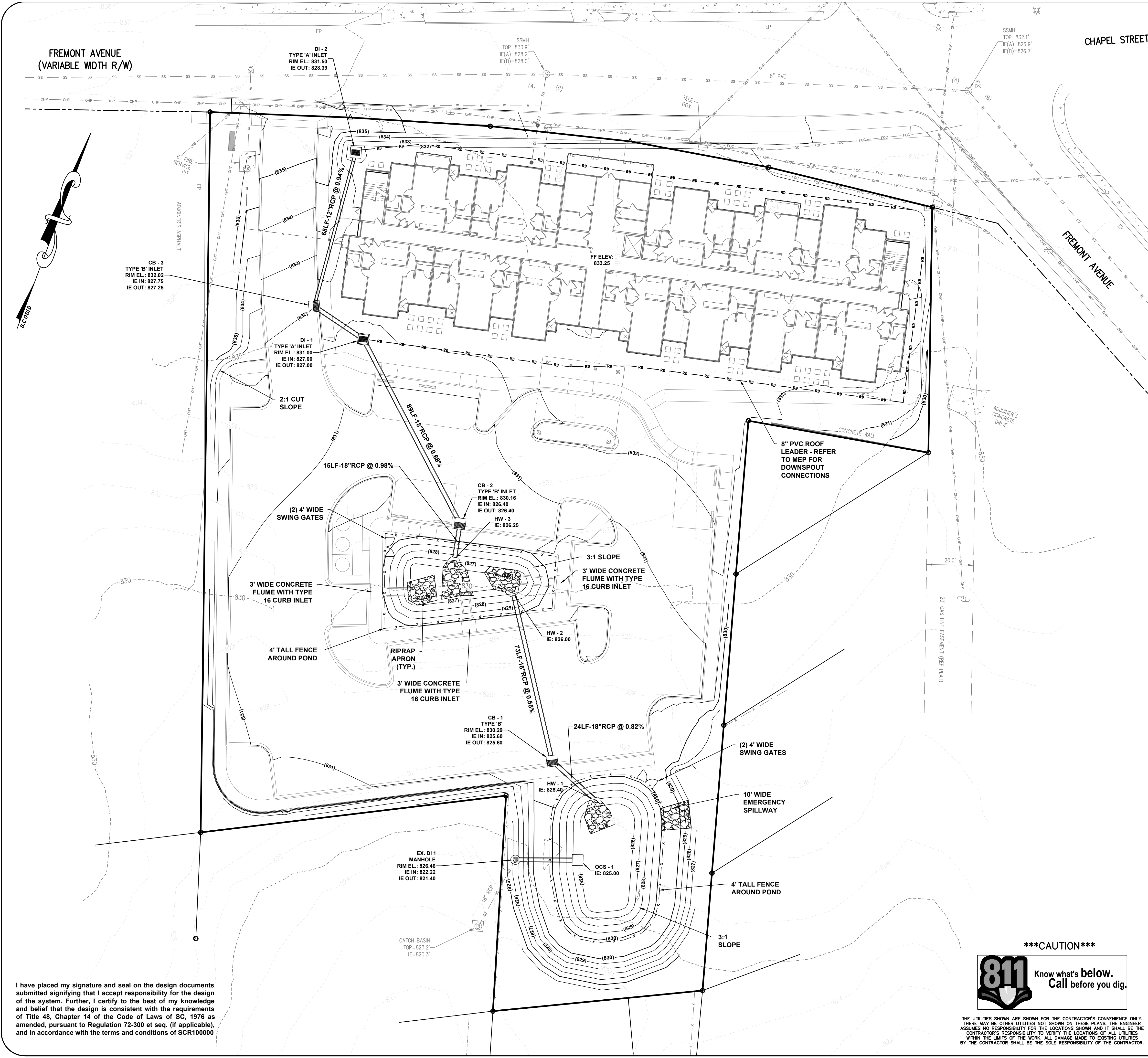
CONNELLY
DEVELOPMENT, LLC

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



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

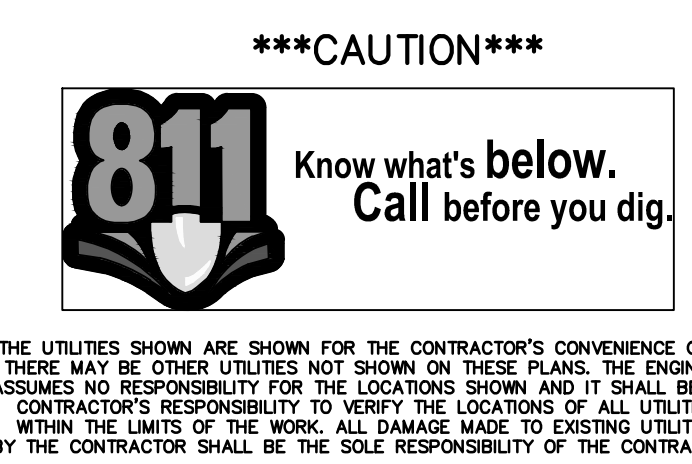
LINE TYPES

CTV CABLE TV X CHAIN LINK FENCE (PROPOSED) X CHAIN LINK FENCE (EXISTING) -6.80- CONTOURS - EXIST. GRADE -(7.8)- CONTOURS - FINISHED GRADE FIBER OPTIC FORCE MAIN GAS LINE OVERHEAD POWER OVERHEAD TELEPHONE ROOF DRAIN - NEW	SS SANITARY SEWER - EXIST. SS SANITARY SEWER - NEW SF SILT FENCE SD STORM SEWER - EXIST. SD STORM SEWER - NEW UP UNDERGROUND POWER UT UNDERGROUND TEL W WATER LINE - EXIST. W WATER - NEW WOOD FENCE 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



SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
www.sitedesign-inc.com
1074 ASHEVILLE HWY UNIT B
SPARTANBURG, SC 29303
PH: (864) 285-0618

CONNELLY DEVELOPMENT, LLC

CITY OF SPARTANBURG
SPARTANBURG COUNTY
SOUTH CAROLINA

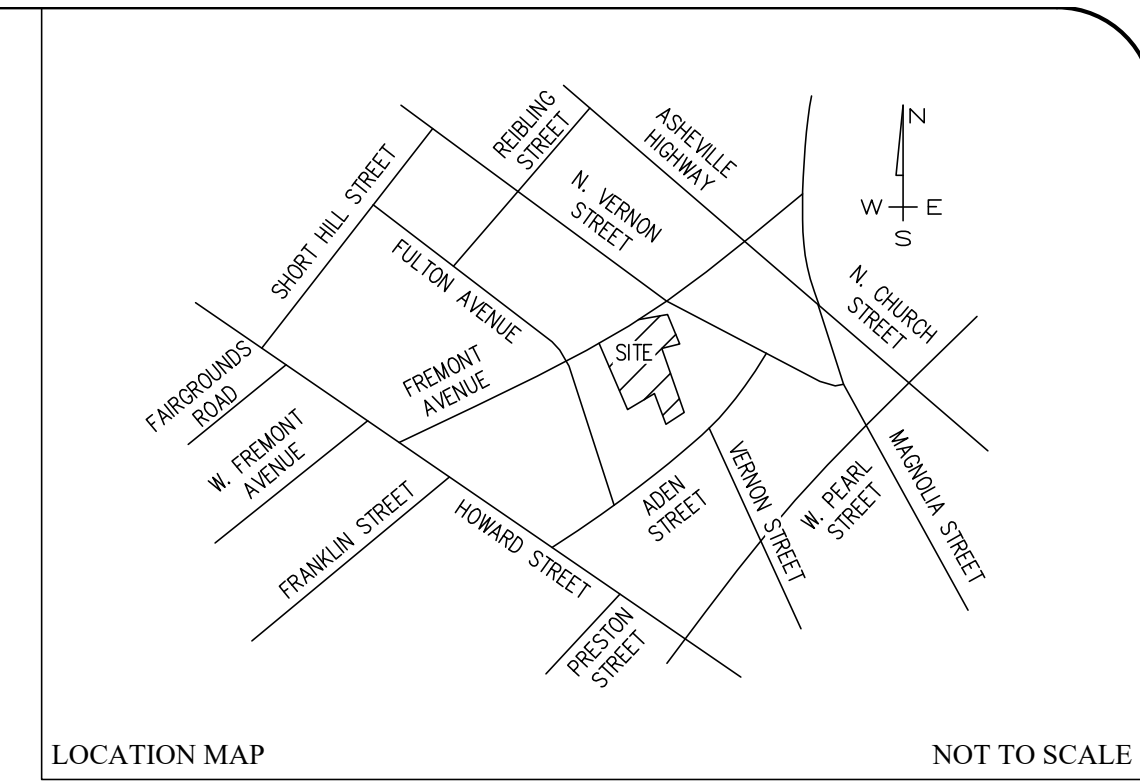
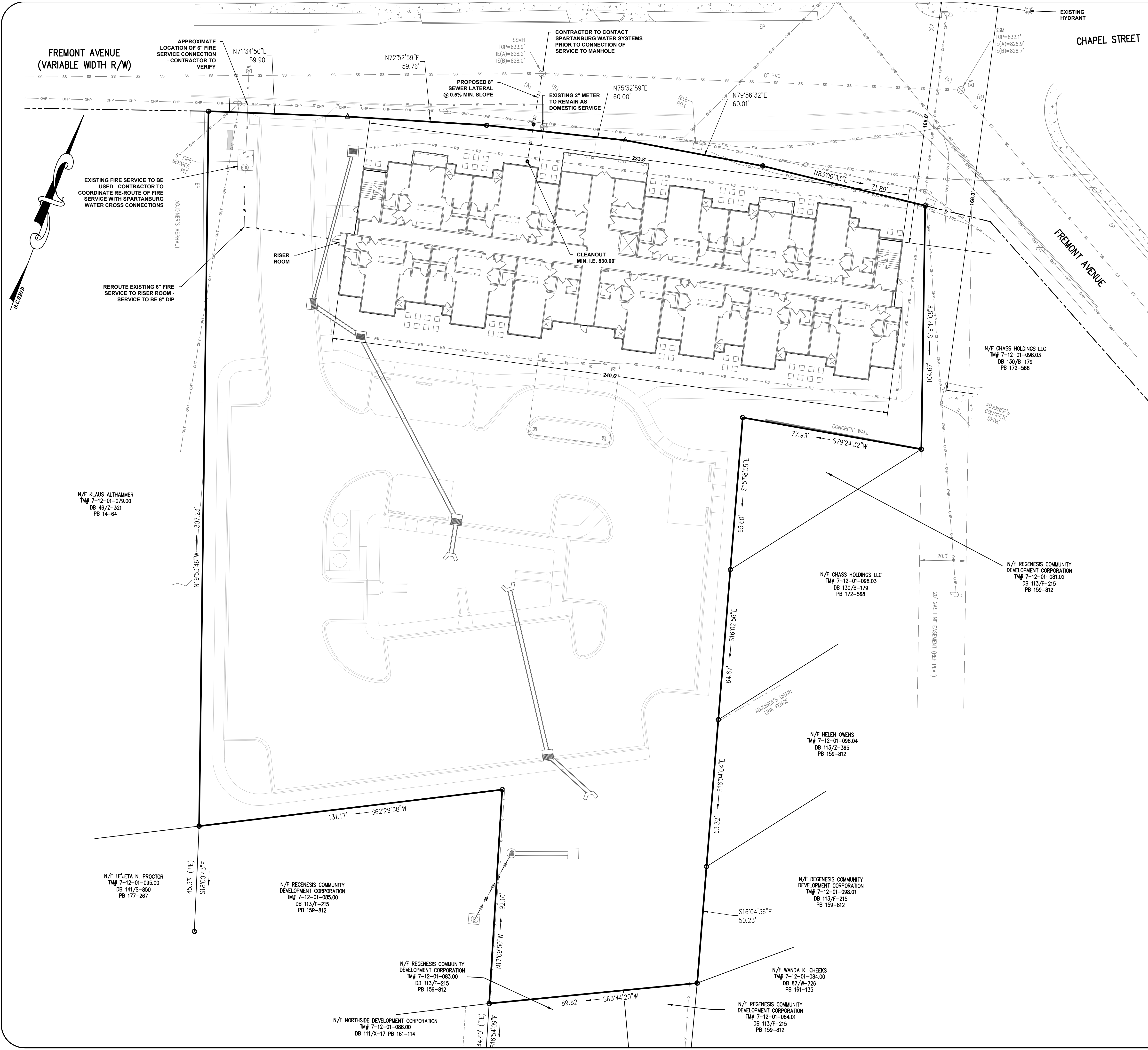
DANBURY COMMONS
MULTI-FAMILY

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

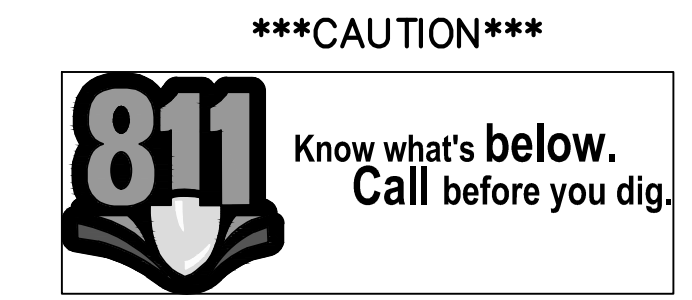
GRADING AND STORMWATER PLAN

SHEET 8 OF 15

C400



- UTILITY NOTES:**
- 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.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER FOR A REVIEW SHOULD ANY DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS.
 - 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).
 - 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.
 - 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.
 - 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.
 - THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
 - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY UTILITY SCREENING TO MEET THE REQUIREMENTS OF THE CITY OF SPARTANBURG.
 - OWN/ER/DEVELOPER TO CONTACT SPARTANBURG WATER NEW CONNECTIONS AT 864-583-7361 TO SETUP SMALL METER CONNECTION.
 - OWNER/DEVELOPER TO CONTACT SPARTANBURG WATER NEW CONNECTIONS AT 864-583-7361 TO COORDINATE CONNECTION OF SEWER LATERAL



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	TC GREASE TRAP MANHOLE
CL CENTERLINE	TCV CABLE TV PEDESTAL	TC/B BOTTOM BOTTOM CURB
OMP CORRUGATED METAL PIPE	EM ELECTRIC METER	TW/BW TOP/BOTTOM WALL
CT CRIMP TOP	CB CATCH BASIN	VCP VITRIFIED CLAY PIPE
DE DRAINAGE EASEMENT	DI DROP INLET	WM WATER METER
EP EDGE OF PAVEMENT	ET ELECT TRANS	WV WATER VALVE
FFE FINISHED FLOOR ELEVATION	x 90.0 ELEVATION	PI POST INDICATOR VALVE
FG FINISHED GRADE	FM FIRE HYDRANT	ST STORMWATER FLOW
IE INVERT ELEVATION	GM GAS METER	TF TRAFFIC FLOW
IPO IRON PIN OLD	GV GAS VALVE	
IPS IRON PIN SET	LP LIGHT POLE	
N&C NAIL & CAP	PP POWER POLE	
OT OPEN TOP	GP GUY ANCHOR	
RB REBAR	SDM 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
— 680 — CONTOURS — EXIST. GRADE	— SD — STORM SEWER — EXIST.
— (678) — CONTOURS — FINISHED GRADE	— SD — STORM SEWER — NEW
— FOC — FIBER OPTIC	— UP — UNDERGROUND POWER
— FW — FORCE MAIN	— UT — UNDERGROUND TEL
— GAS — GAS LINE	— W — WATER LINE — EXIST.
— OHP — OVERHEAD POWER	— W — WATER — NEW
— OHT — OVERHEAD TELEPHONE	— WF — WOOD FENCE
— RD — ROOF DRAIN — NEW	— LPDS — LIMITS OF DISTURBANCE

GRAPHIC SCALE

20 0 10 20 40 60 80

(IN FEET)

1 inch = 20 ft.

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

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

THIS DRAWING IS THE PROPERTY OF SITE DESIGN, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN AUTHORIZATION OF SITE DESIGN, INC. OR THE ENGINEER. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION OF SITE DESIGN, INC. OR THE ENGINEER IS PROHIBITED. ANY SUCH VIOLATION SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ENGINEER AND THE ARCHITECT.

CERTIFICATE OF ADOPTION
SITE DESIGN, INC.
No. C00122
ADOPTED 11/08/2024

ENGINEER'S SEAL
S.C. REG. 23536
No. 23536
ADOPTED 11/08/2024

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

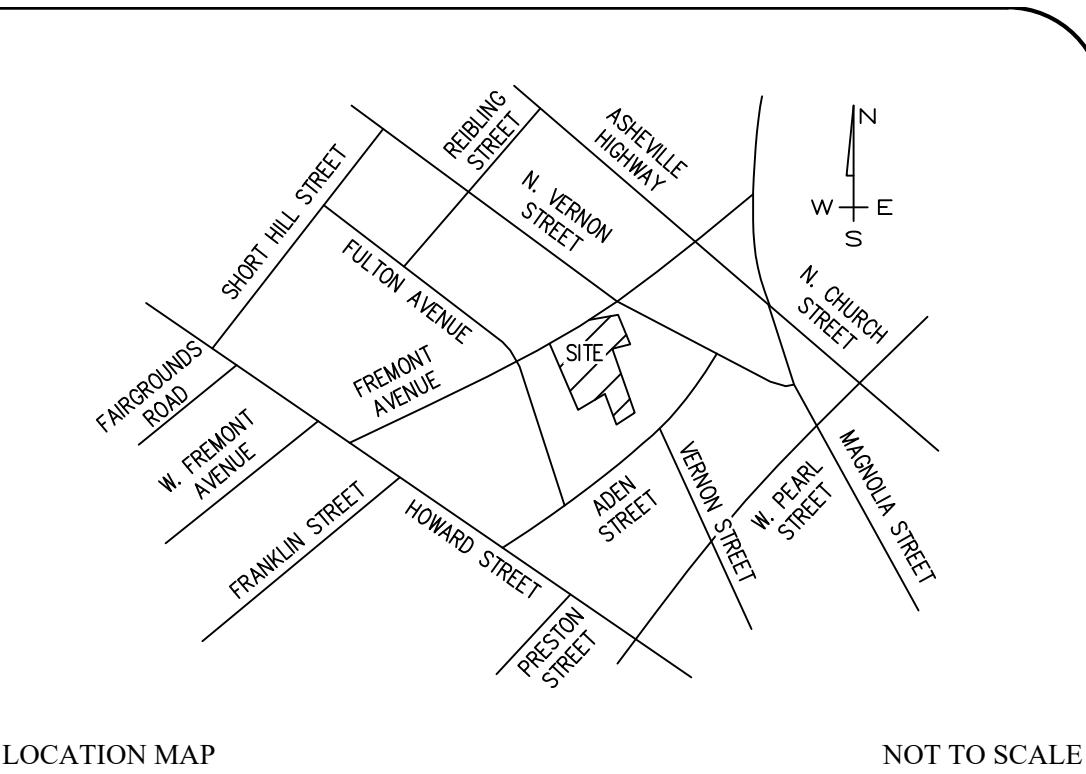
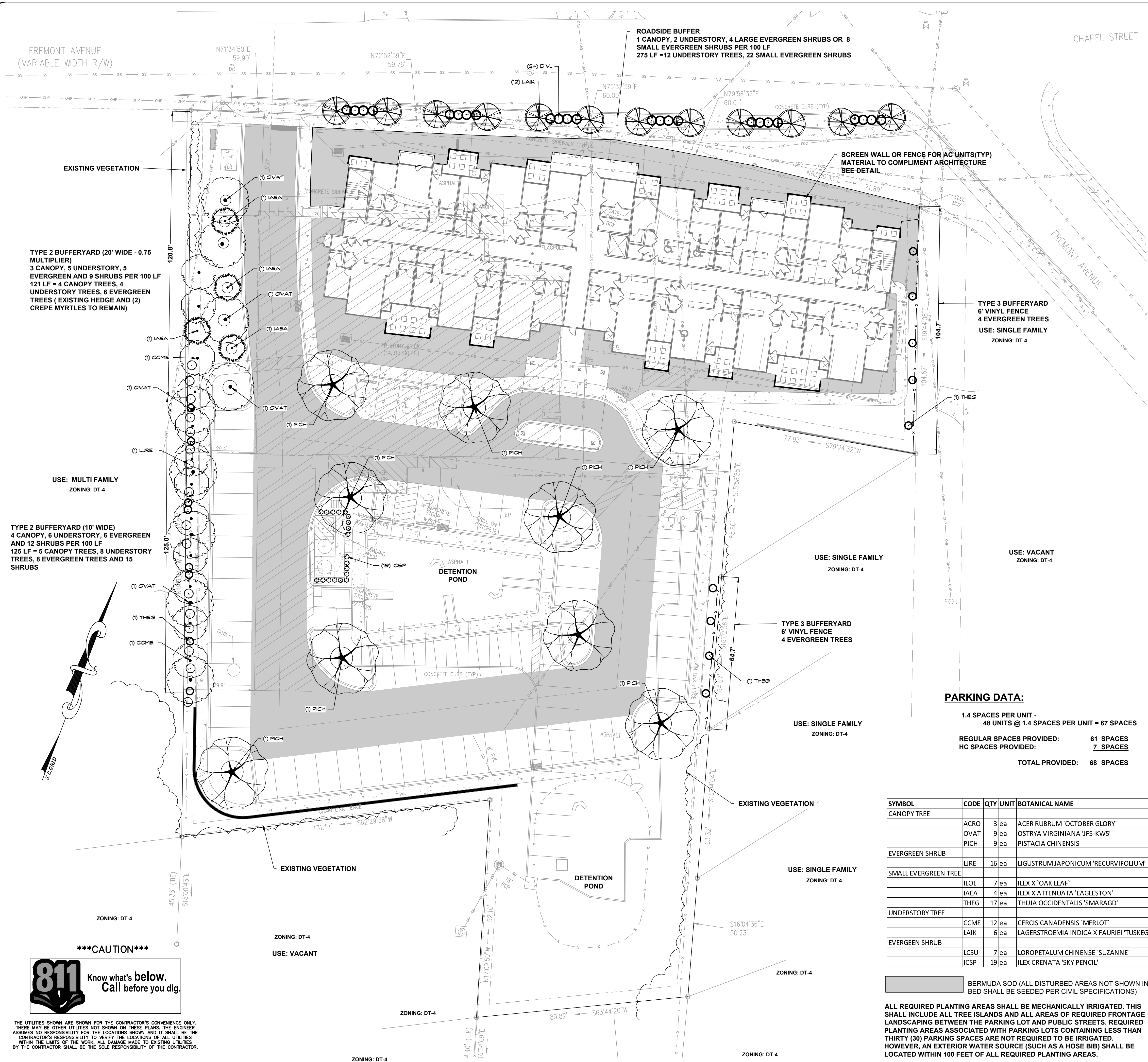
DATE: 11/08/2024

S40210/BASE_SHEETS

UTILITY PLAN

SHEET 12 OF 15

C500

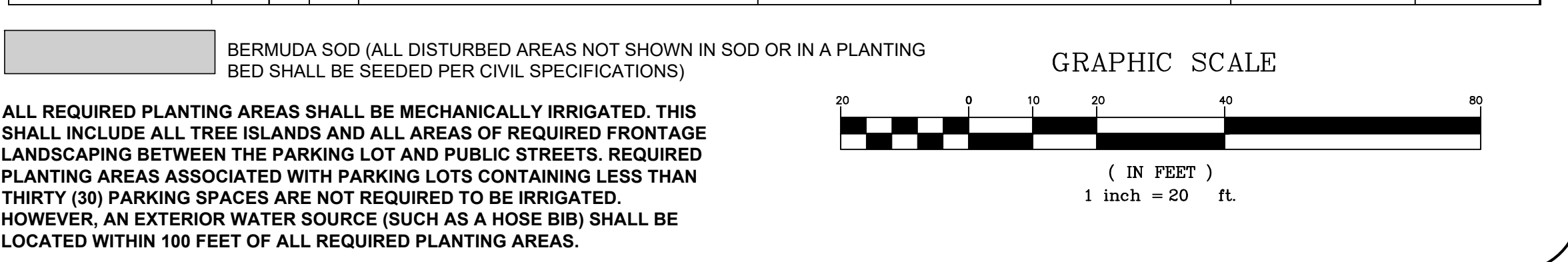


SITE DATA	
SITE ADDRESS	203 FREMONT AVENUE SPARTANBURG, SC 29303
OWNER/DEVELOPER	CONNELLY DEVELOPMENT, INC. 125 OLD CHAPIN ROAD LEXINGTON, SC 29072 CONTACT: LAURA NICHOLSON (803) 798-0572 LDN@CONNELLYBUILDERS.COM
CIVIL ENGINEER	SITE DESIGN, INC. 1074 ASHEVILLE HWY UNIT B SPARTANBURG, SC 29303
ARCHITECT	PARKS-PLAYER 85 CLEVELAND ST. SUITE 201 GREENVILLE, SC 29601 (864) 382-5000
ZONING	DT-4 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) SIDES: 0' REAR: 3'

LEGEND	
BL BUILDING LINE CL CENTERLINE CMP CORRUGATED METAL PIPE CT CRIMP TOP DE DRAINAGE EASEMENT EP EDGE OF PAVEMENT FFE FINISHED FLOOR ELEVATION FG FINISHED GRADE IE INVERT ELEVATION IPO IRON PIN OLD- IPS IRON PIN SET- N&C NAIL & CAP OT OPEN TOP RB REBAR RSP REINFORCED CONC PIPE R/W RIGHT OF WAY SD STORM DRAIN SS SANITARY SEWER SSE SS EASEMENT	TEL TELEPHONE PEDESTAL CATV CABLE TV PEDESTAL CB CATCH BASIN DI DROP INLET ELEC ELEVATION FG FINISHED GRADE GAS GAS VALVE LP LIGHT POLE PP POWER POLE GP GUY ANCHOR SDMH SD MANHOLE SSMH SS MANHOLE TMH TELEPHONE MANHOLE CO CLEAN OUT
— CTV — CABLE TV — x — CHAIN LINK FENCE (PROPOSED) — x — CHAIN LINK FENCE (EXISTING) — 680 — CONTOURS - EXIST. GRADE — (678) — CONTOURS - FINISHED GRADE — FOC — FIBER OPTIC — FM — FORCE MAIN — GAS — GAS LINE — OHP — OVERHEAD POWER — OPT — OVERHEAD TELEPHONE — RD — ROOF DRAIN - NEW	— SS — SANITARY SEWER - EXIST. — SS — SANITARY SEWER - NEW — SFT — SILT FENCE — SD — STORM SEWER - EXIST. — SD — STORM SEWER - NEW — UGP — UNDERGROUND POWER — UST — UNDERGROUND TEL — W — WATER LINE - EXIST. — W — WATER - NEW — W — WOOD FENCE — WPDS — 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 U+00AE 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

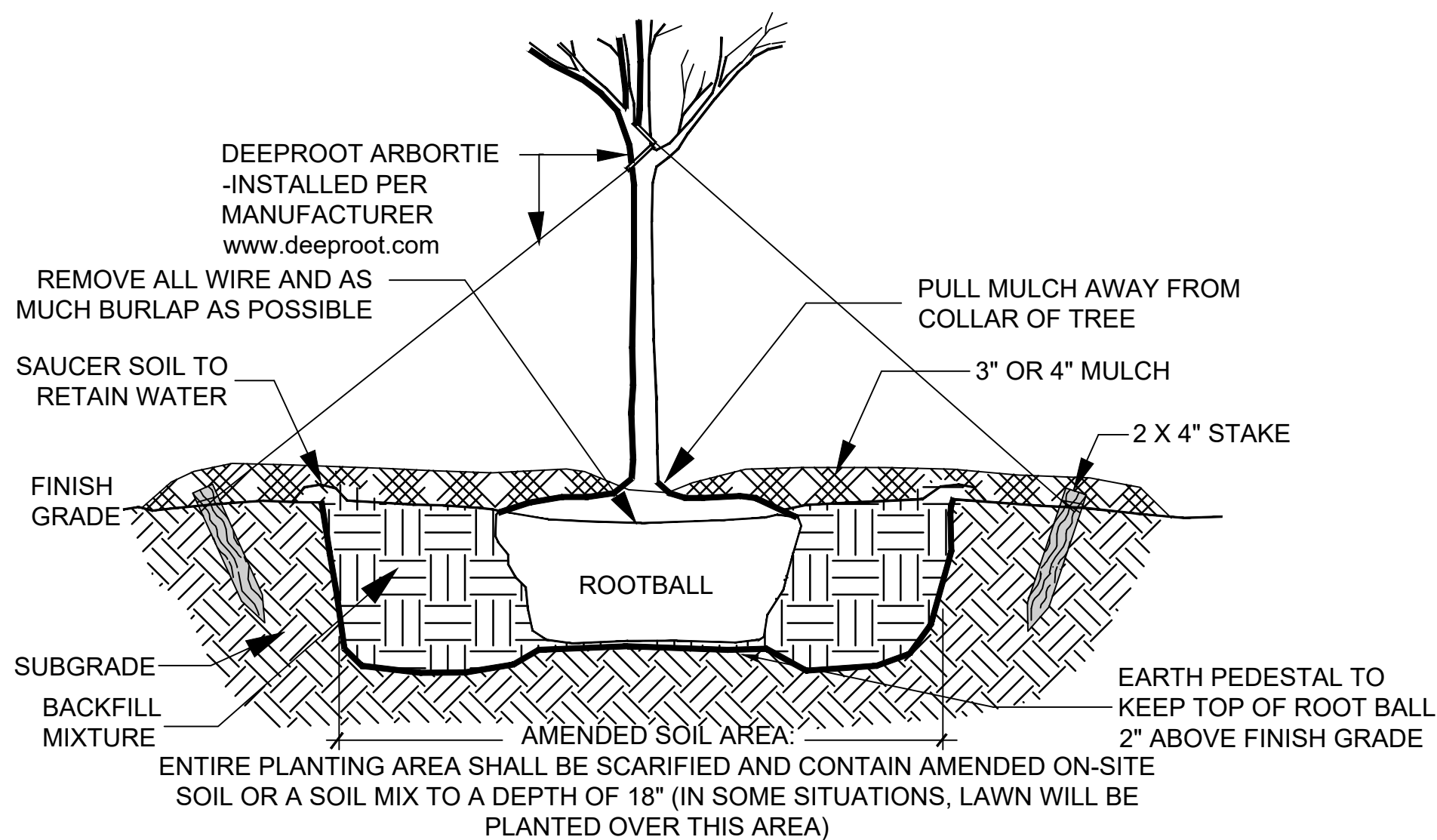
LANDSCAPE PLAN

SHEET 13 OF 15

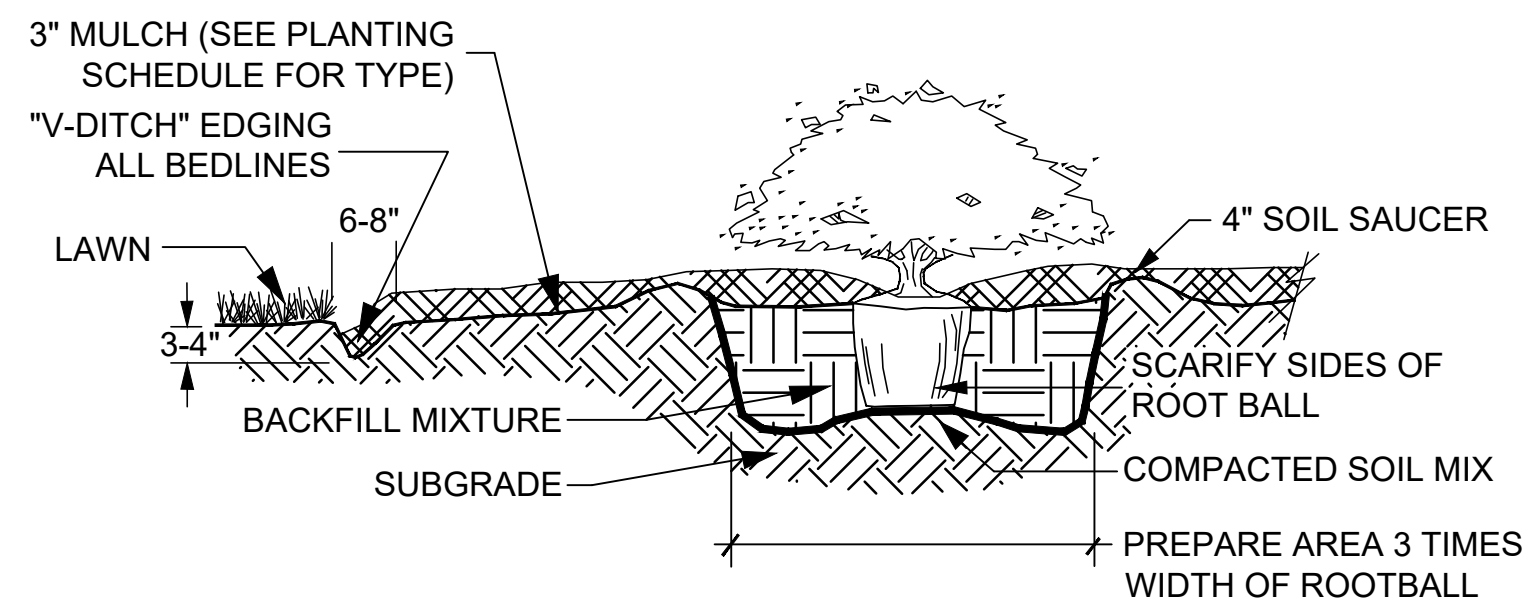
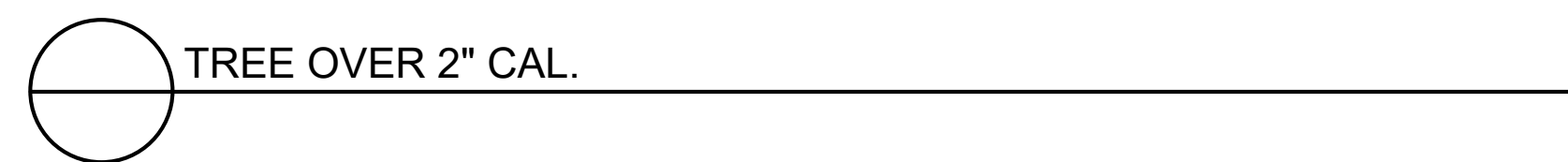
L100

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

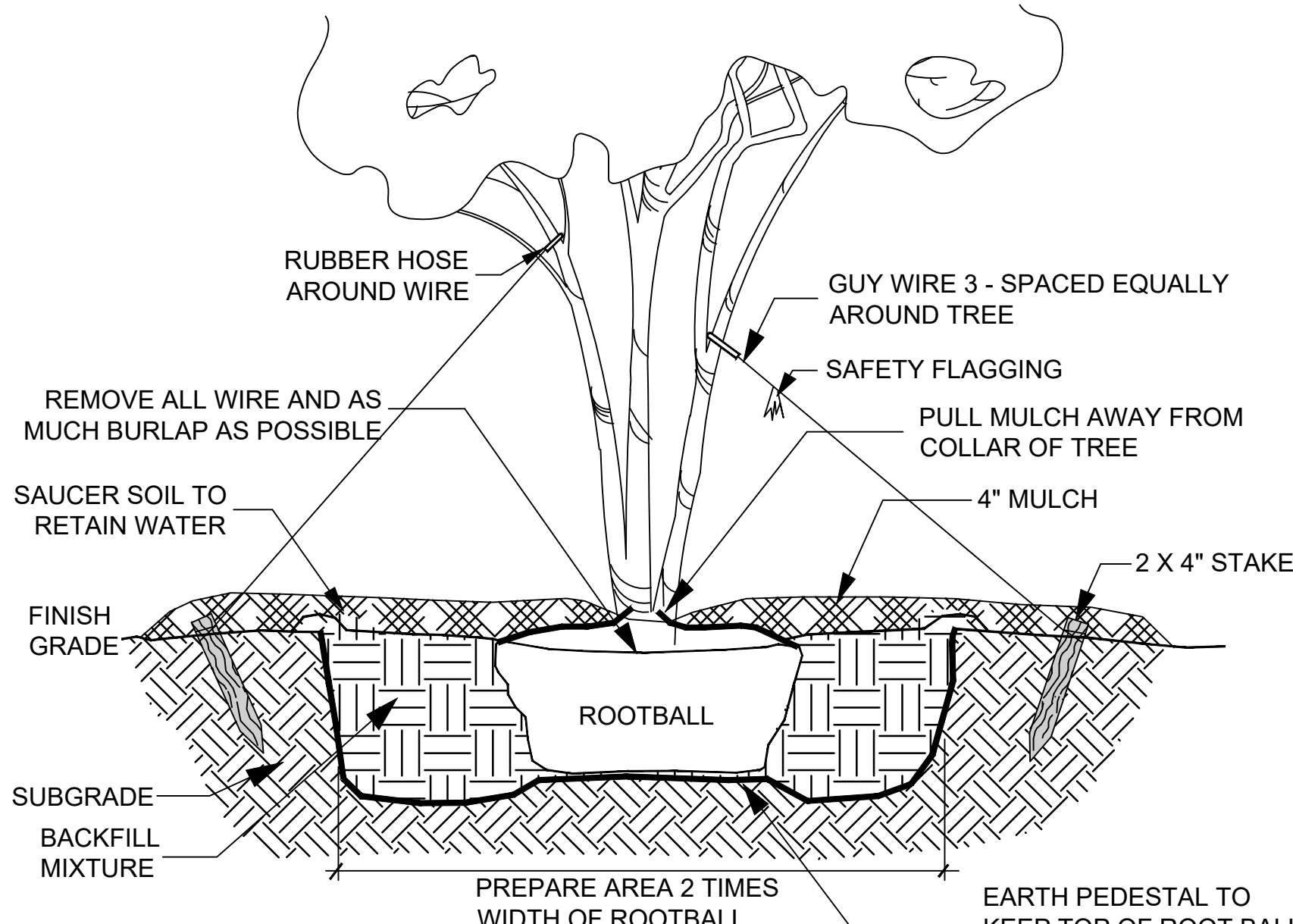
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE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



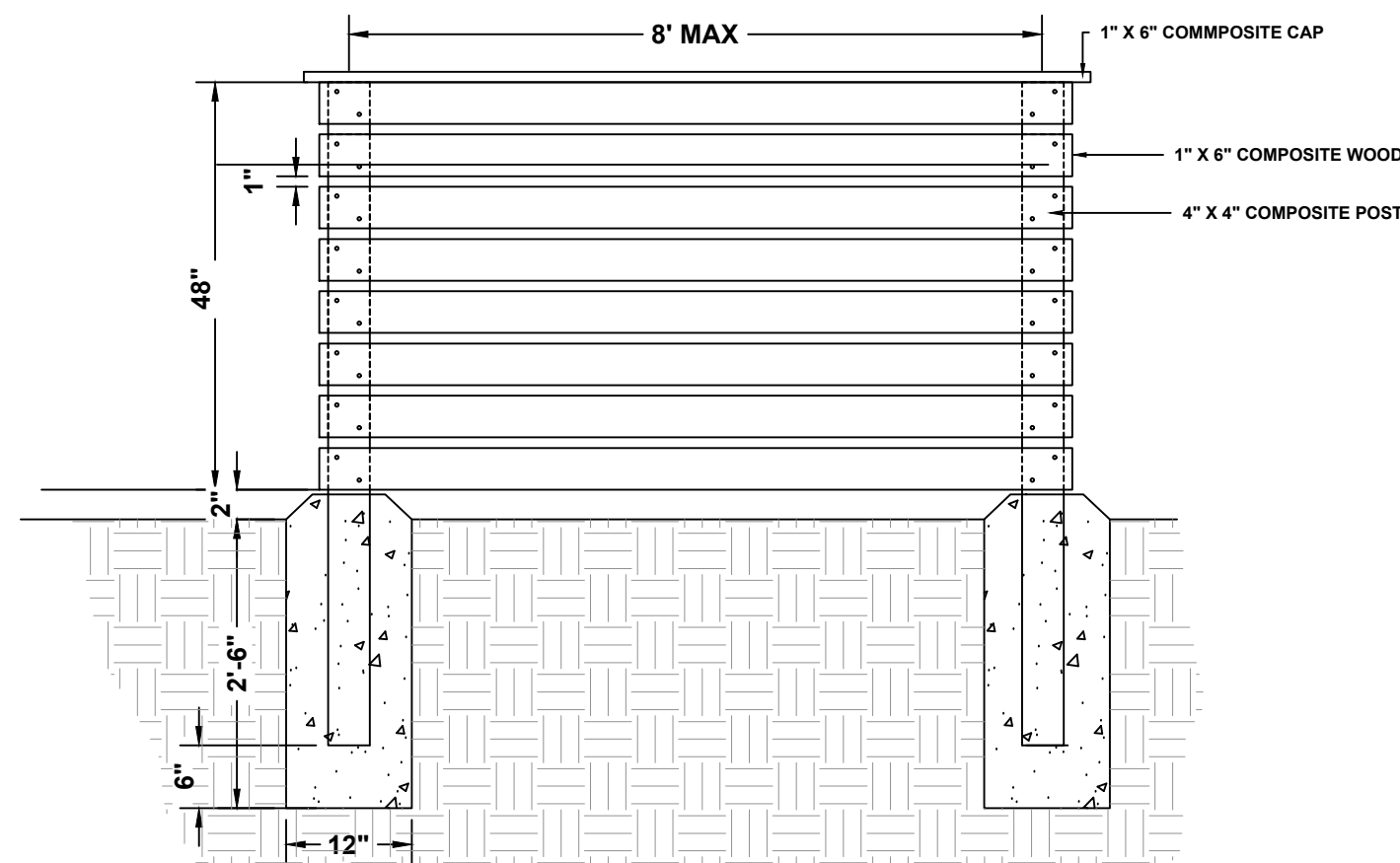
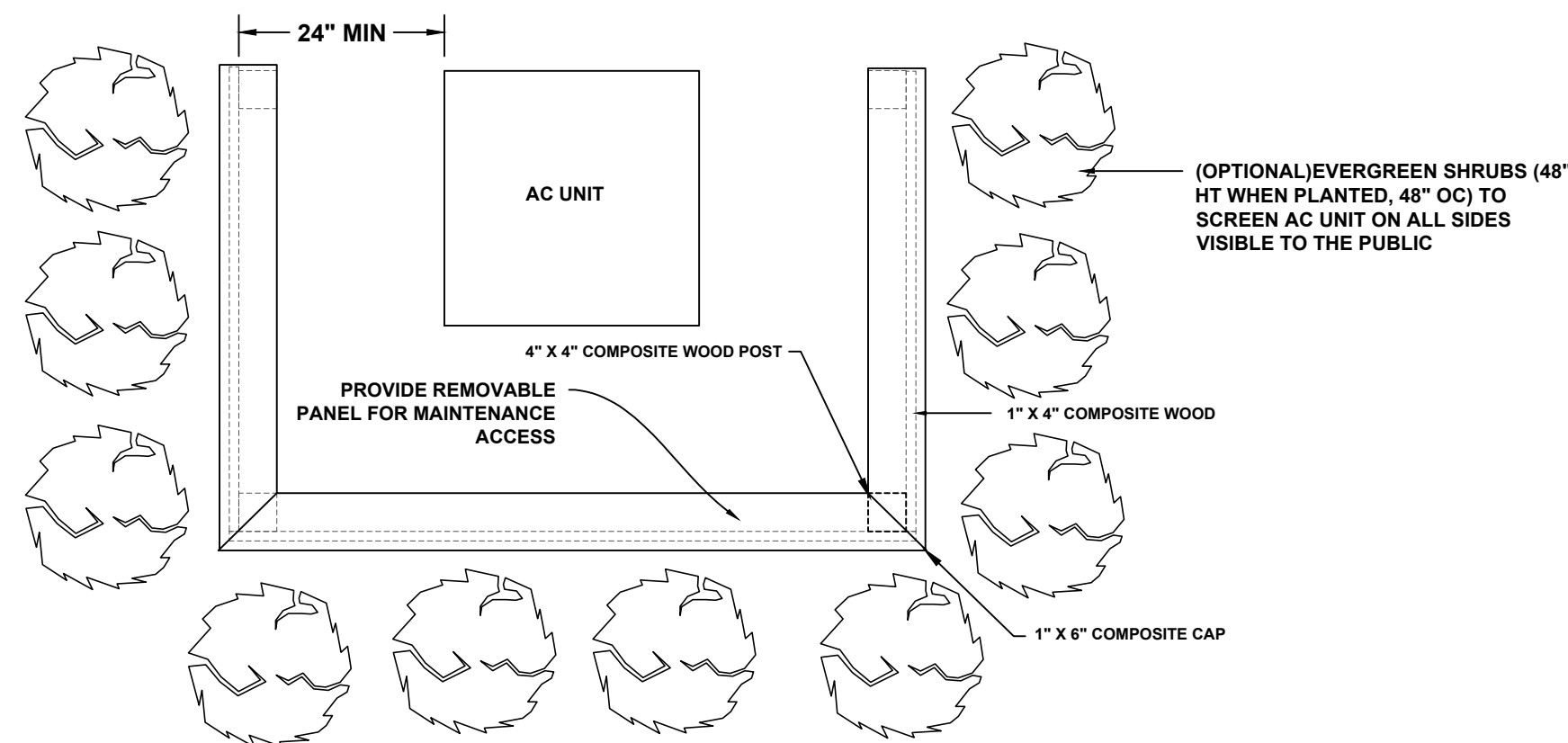
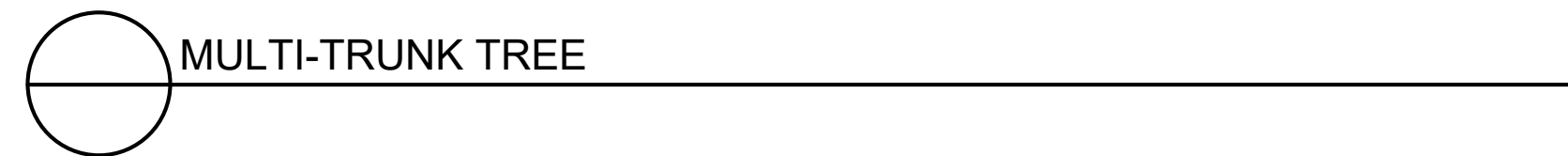
- NOTES:
1. REMOVE WIRE OR NYLON TWINE FROM ROOT BALL
 2. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE
 3. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION
 4. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.



- 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 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 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 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, 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 1/2") WITH A MECHANICAL TILLER. A PLANT MIX OF 60% SCREENED SHREDDED TOPSOIL, 20% SAND, AND 20% INCORPWEELL ROTTED SAWDUST OR PEAT SHALL THEN BE THOROUGHLY INCORPORATED INTO THE EXISTING SOIL WITH THE TILLER SO THAT THE SOIL MIX (6" DEEP) IS 1/2 ORIGINAL SOIL AND 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 1/6 CUP OF 16-4-8 FERTILIZER (50% OF NITROGEN SLOW RELEASE) EVENLY BROADCAST AT THE BASE OF THE PLANTS. TREES SHALL RECEIVE 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 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.

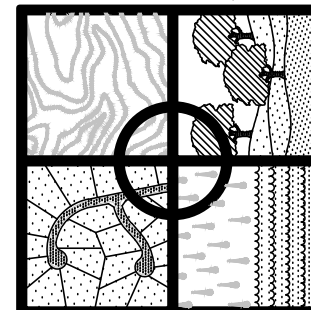
INSURANCE WITH THE SUBMITTAL OF BID DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL ALSO SUBMIT A CERTIFICATE OF INSURANCE FOR WORKMAN'S COMPENSATION AND A CONTRACTOR'S GENERAL LIABILITY. CONTRACTORS NOT PROVIDING EVIDENCE OF SUCH INSURANCE WILL BE INELIGIBLE TO RECIEVE THE CONTRACT FOR THE JOB

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.

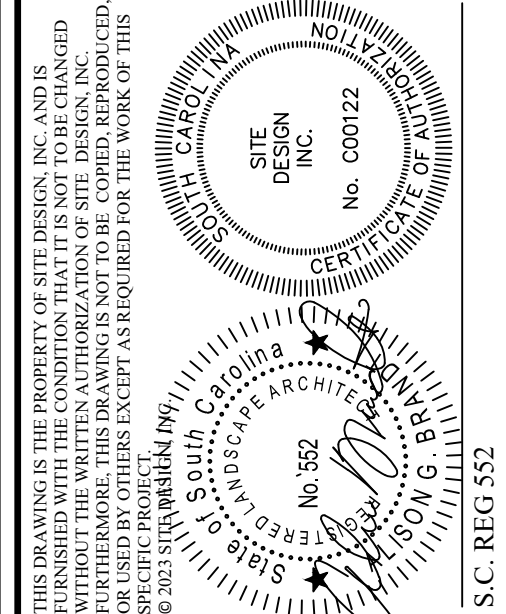
SITE DESIGN, INC.

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

[illegible][illegible]

Architectural drawings for a building project, including elevations, roof plan, and draftstopping plans.

1 RIGHT SIDE ELEVATION
1/8" = 1'-0"

TRUSS BRIDGE
4th FLOOR TOP PLATE
3rd FLOOR TOP PLATE
2nd FLOOR TOP PLATE
FIN. FLOOR

BRICK - TYP
ELECTRICAL METER BANK
FIBER CEMENT HORIZONTAL SIDING - TYP
FIBER CEMENT PANEL - TYP
MECHANICAL SCREEN - TYP

2 LEFT SIDE ELEVATION
1/8" = 1'-0"

TRUSS BRIDGE
4th FLOOR TOP PLATE
3rd FLOOR TOP PLATE
2nd FLOOR TOP PLATE
FIN. FLOOR

MECHANICAL SCREEN - TYP
FIBER CEMENT PANEL - TYP
FIBER CEMENT HORIZONTAL SIDING - TYP
SPRINKLER CLOSET
BRICK - TYP
ELECTRICAL METER BANK

3 ROOF PLAN
1/16" = 1'-0"

METAL ROOF
METAL OR ARCH SHINGLE ROOF
TYPICAL EACH HIP ROOF

5 ATTIC DRAFTSTOPPING PLAN
1/32" = 1'-0"

1 HR VERTICAL EXIT ENCLOSURE TO UNDERSIDE OF ROOF DECK - SEE DETAIL 1/A-14 UL #338
ATTIC DRAFTSTOPPING SEE SECTION 5/A-15

6 FLOOR DRAFTSTOPPING PLAN
1/32" = 1'-0"

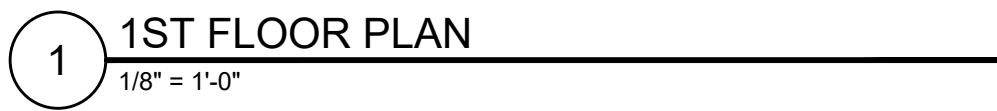
FLOOR DRAFTSTOPPING SEE SECTIONS 4/A-15

LEGEND:

- DENOTES SEAMLESS GUTTERS
- DENOTES DOWNSPOUTS TIED IN TO UNDERGROUND STORM DRAINAGE SYSTEM - VERIFY W/ OWNER
- ▣ DENOTES SLANT BACK ROOF VENT w/ 60 s.i. NET FREE AREA
- DENOTES ROOF RIDGE VENT w/ 18 s.i. NET FREE AREA (i.f.)

[illegible]

C



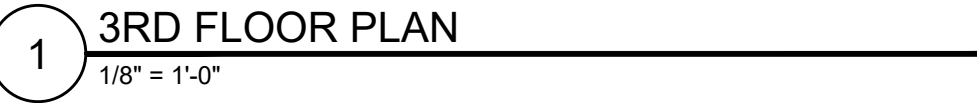
Sheet Number:
A-6.00

C



Sheet Number:
A-7.00

C



SEAL

SPARTANBURG, SOUTH CAROLINA

85 CLEVELAND ST., SUITE 201
GREENVILLE, SC. 29601
(804) 222-5000

Sheet Number:
A-8.00

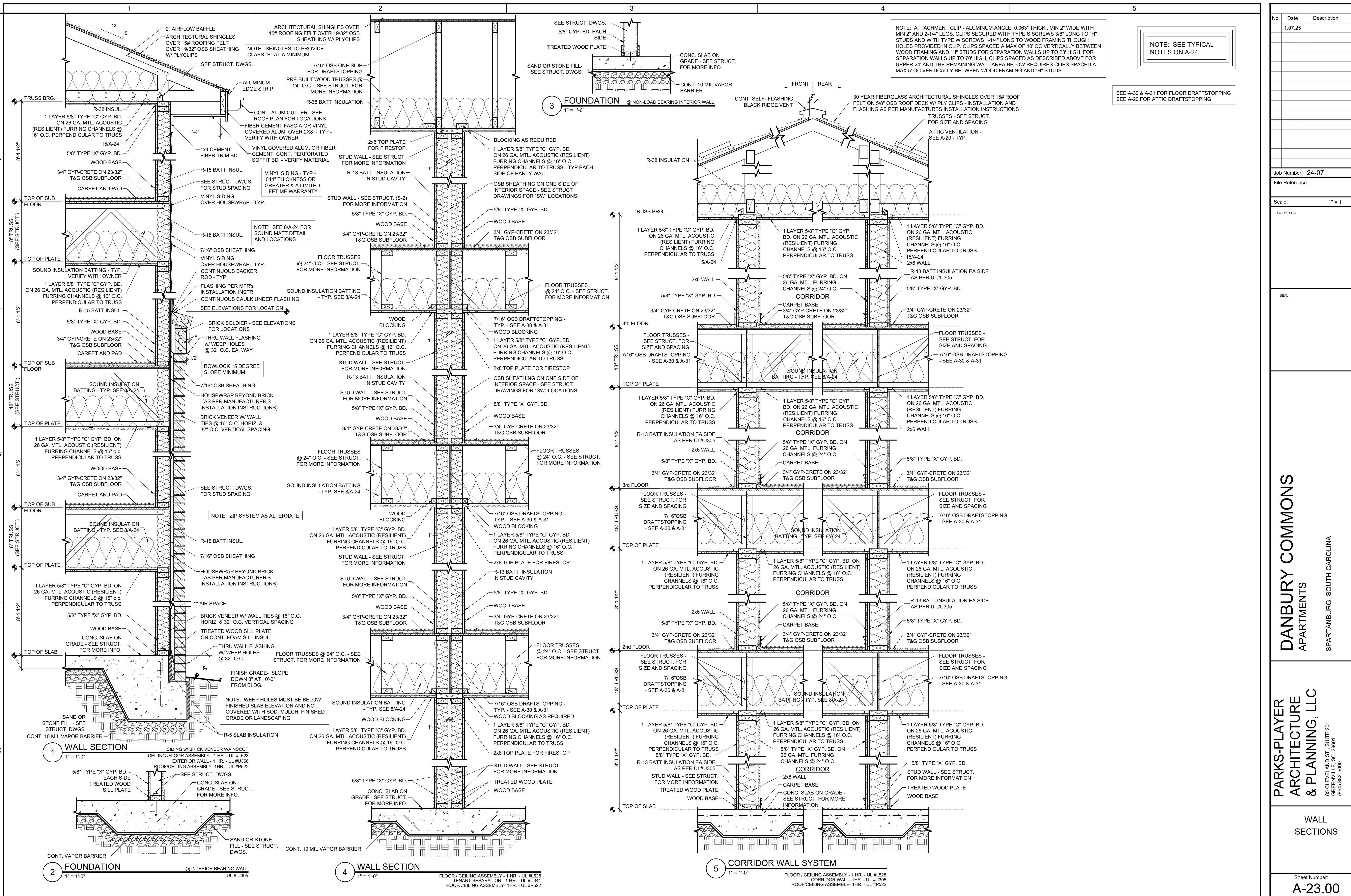
C


$$\frac{1}{8}'' = 1'-0''$$
SEAL

SPARTANBURG, SOUTH CAROLINA

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

A-9.00

[illegible]

1000 FREMONT AVENUE (VARIABLE WIDTH 17M)

FREMONT AVENUE

PROPOSED DUKE ENERGY ACORN LIGHT

PROPOSED BUILDING WALL PACK

LOCATIONS ALSO SHOWN ON A-10 & A-11

LNC-9L

1" = 30'

30 0 15 30 60

N

[illegible]

Outdoor Lighting



OPEN DELUXE ACORN LED
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	70 watts
Mounting height	12'
Color	Black
Pole	Aluminum Colonial concrete Victorian concrete Washington concrete
Applications	Neighborhoods Parks Shopping centers Streets

Light source: LED (*white*)

Wattage: 70 watts

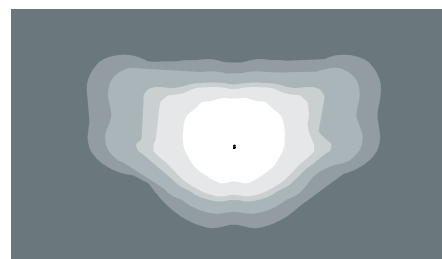
Lumens: 6,204

Light pattern: IESNA Type III

IESNA cutoff classification: Full-cutoff

BUG rating: B2U0G2

Color temperature: 3,000K



Light distribution pattern

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Aluminum	12'	Black
Colonial concrete	12'	Black
Victorian concrete	12'	Black, Gray-green
Washington concrete	12'	Black, Gray

FEATURES & BENEFITS

Turnkey operation	Provides hassle-free installation and service
Design services by lighting professionals included	Frees up capital for other projects
Maintenance and warranty included	Meets industry standards and lighting ordinances

For additional information, contact
us at DEOneFLSL@duke-energy.com.



©2023 Duke Energy Corporation 232161-A 10/23

Duke Energy One is not the same company as Duke Energy Florida ("DEF"), and Duke Energy One has separate management; Duke Energy One is not regulated by the Florida Public Service Commission or in any waysanctioned by the Commission; Purchasers of products or services from Duke Energy One will receive no preference or special treatment from DEF; and a customer does not have to buy products or services from Duke Energy One in order to continue to receive the same safe and reliable electric service from DEF. Nonpayment for these products or services may result in removal from the program, but will not result in disconnection of electric service. THIS MESSAGE IS PAID FOR BY THE SHAREHOLDERS OF DUKE ENERGY.

LNC SERIES

Cat.#

Job

Type

WPE



HUBBELL
Outdoor Lighting

Approvals

SPECIFICATIONS

Intended Use:

The compact LED LNC is designed for entry/perimeter illumination for safety, security and identity. Typical mounting height is up to 12 feet with 40ft fixture spacing (without acrylic diffuser) and 30ft spacing with acrylic diffuser installed. Photocontrol option is available to provide dusk-to-dawn control for additional energy savings.

Construction:

Decorative die-cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for long life – 60,000 hours minimum LED life at L96 rating per IESNA TM-21-11. Powder paint finishes provide lasting appearance in outdoor environments.

Optics/Electrical

LED:

Drivers are 120-277V, 50/60Hz Type II, III and Type IV lenses provide wide lateral spread.

0-10V dimming 120-277V only.

- LNC5L – 5 LEDs, 12.9w, .11 amp max, 980 lumens, Type II, III or IV
- LNC7L – 7 LEDs, 16.6w, .14 amp max, 1441 lumens, Type II, III or IV
- LNC9L – 9 LEDs, 22w, .18 amp max, 1806 lumens, Type II, III or IV
- 3000K - 80 CRI, 4000K - 70 CRI, and 5000K - 67 CRI, CCT nominal
- Minimum operating temperature is -40°C/-40°F
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion

Lenses:

Full cut-off distribution; Ambient diffuser included, use for applications near entrances or locations where reduced brightness is desired.

Installation:

Quick mount adapter provides quick installation, designed for recessed box 4" square junction box.

Listings:

Listed and labeled to UL 1598 for wet locations, 25° C ambient environments. Some models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details:

<http://www.designlights.org/QPL>

- IES Progress Award Winner - 2012

Warranty:

Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

PRODUCT IMAGE(S)



LNC-5L



LNC-7L



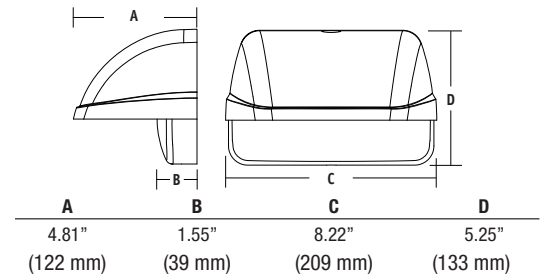
LNC-9L



With diffuser



DIMENSIONS



SHIPPING INFORMATION

Catalog Number	G.W(kg)/CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length (cm)	Width (cm)	Height (cm)	
LNC-5LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2
LNC-7LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2
LNC-9LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2

CERTIFICATIONS/LISTINGS



ORDERING INFORMATION

ORDERING EXAMPLE: LNC-9LU-5K-3-1-PC1

SERIES	NUMBER OF LEDS/SOURCE/VOLTAGE	CCT	IES DISTRIBUTION	FINISH	OPTIONS
LNC LNC zero uplight	5LU 5 LEDs, Universal voltage 120-277V 7LU 7 LEDs, Universal voltage 120-277V 9LU ³ 9 LEDs, Universal voltage 120-277V	3K 3000K nominal, 70 CRI 4K ³ 4000K nominal, 70 CRI 5K ³ 5000K nominal AM ² Amber (590 nm available for "Turtle Friendly"/observatory applications, 350 mA (consult factory))	2 Type II 3 ³ Type III 4 ³ Type IV	1 Bronze 2 Black 3 Gray 4 White 5 Platinum	PC(X) ¹ Button photocontrol, replace X with voltage, specify 1-120V, 2-208V, 3-240V, 4-277V

¹ When PC is ordered, input must match PC voltage

² Amber LEDs only available on 7LU and 9LU configurations, 350 mA only

³ DesignLights Consortium (DLC) qualified 5/7/9 models 4K and 5K only



HUBBELL
Outdoor Lighting

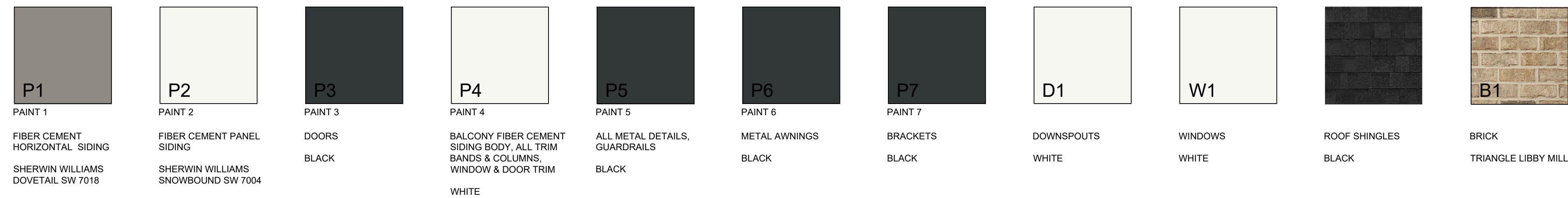
Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

© 2015 HUBBELL OUTDOOR LIGHTING, All Rights Reserved • For more information visit our website: www.hubbelloutdoor.com • Printed in USA

LARE0LNC-SPEC 3/15

MATERIAL BOARD - FREEMONT AVENUE ELEVATION



RIGHT SIDE ELEVATION

[illegible]

Job Number: 24-07

File Reference:

Scale:

DANBURY COMMONS
APARTMENTS
SPARTANBURG, SOUTH CAROLINA

**PARKS-PLAYER
ARCHITECTURE
& PLANNING, LLC**

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

Sheet Number:









KNOTWOOD™

[ABOUT](#) [SYSTEMS](#) [COLORS](#) [GALLERY](#) [RESOURCES](#) [DESIGN VISUALIZER](#) [NEWS](#) [CONTACT US](#)



Example of Knotwood Product used for HVAC Screening. We will use this material, or similar product for screening.

DATE

January 27, 2025

TO

Design Review Board Members

PROJECT/ADDRESS/ TAX ID

Grain District Office/245 W. Main Street/ 7-12-14-005.007

PROJECT NUMBER

DRB-24-020-00018

REVIEW STATUS - Final**COPIES TO**

City Departments/Applicant

STAFF

Fredalyn M. Frasier, Planning Director

Nan Zhou, AICP, Planner II

GENERAL PROJECT OVERVIEW

The proposed 7 story, ~136,000 square foot office building is located at the corner of West Main Street and Batter's 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).

On December 3, 2024, the Design Review Board (DRB) voted to give **preliminary conceptual approval** for the project.

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. Preliminary Approval was granted at the December 3, 2024 DRB meeting. Applicants are requesting final approval.

DETERMINATION OF COMPLETENESS

Application is complete.

EXCEPTIONS REQUIRED

- **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) – *Exception granted by the DRB at the 12/3/2024 meeting.*
- **6.4.3 Encroachments:** To permit the proposed arcade encroachment into the right-of-way.
- **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.

CODE REVIEW

Deficiencies noted, or 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. – Exception granted by DRB on 12/3/24*
 - **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:** *Further information required to determine compliance*
 - **5.2.3 Mechanical and Utility Equipment:** *Further information required to determine compliance*
- 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)*
 - **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*
 - **6.4.2 Canopies/Awnings:** *Not Applicable*
 - **6.4.3 Encroachments:** *Exception required - The proposed arcade encroachment prohibited an encroachment into the city right-of-way is required.*
 - **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 wall 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 and Main Street only. Exception required – Proposed streetscape along Batter’s Alley is 9 ft 4 in (total) including a 5 ft wide sidewalk. The minimum dimensions are 12 ft with an 8 ft wide sidewalk.*

- *Applicant to confirm the proposed street tree is the single stem variety to maximize sidewalk space.*

- **8.2 Parking Area Landscaping:** *Not applicable*

- Signage:** *Staff level approval. Staff will work with the applicant to provide signage as part of the wayfinding system currently being implemented.*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

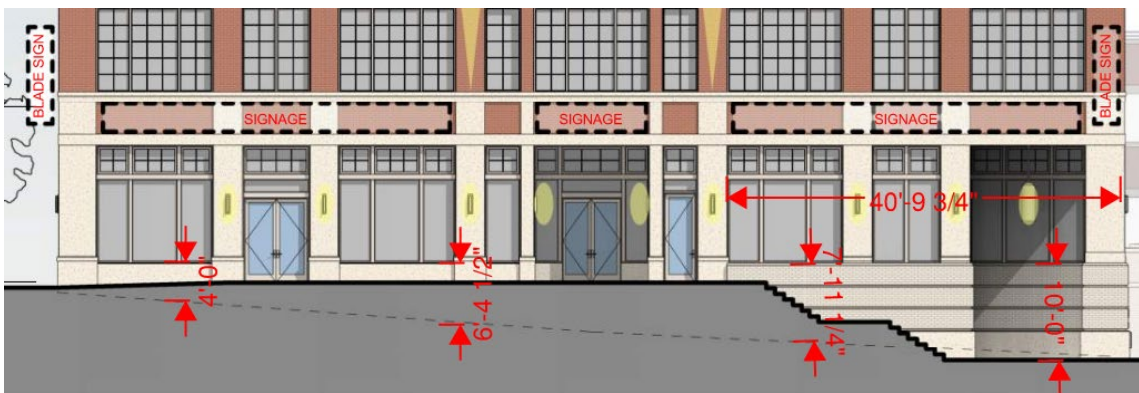
New comments in italics

Arcade Treatment: The proposed “arcade” encroachment in the right-of-way for Batter’s Alley is a unique condition that seems to be a hybrid of the historic and practical use of the treatment. The typical arcade does in fact provide additional “air rights” encroachment to permit more building mass than a site would otherwise allow if restricted to a property boundary. Similarly, historic arcades also provided some element of ground floor retail or building entries.

The proposed treatment appears to simply provide the air-rights for the expansion of the building footprint with no ground floor amenity to offset the encroachment. *Lighting has been added as well as some form of an inset panel. Without active space in or near that area (e.g., windows, doors, or some type of interactive elements), staff’s opinion is that the arcade will feel blank and barren.*

Because the encroachment is into the city’s right-of-way, it will require approval of a permanent easement (or similar document) by City Council.

Blank Wall and Building Transparency: The Applicant’s proposed design sets the building at the zero grade along the side street (Grove/Groce Street) and not along the Main Street. The Main Street frontage has been negatively impacted with a series of stairs and retaining walls. These walls are effectively “blank walls” because they do not meet the definition of having transparent windows or doors no greater than 4 feet above the adjacent sidewalk grade (measured using the public sidewalk, not the private sidewalk adjacent to the building). The windows and doors are also approximately 10-12 feet back from the public sidewalk and by scaled estimate and viewing the rendering it is presumed the retaining walls to be between 2 ft and 6 in height.



While it is true that there is a significant grade change across the frontage, there are other potential treatments that could mitigate its impact. For example, in other cities, this type of frontage across the Main Street would utilize a split slab and internal retaining wall (approximately 50 feet in depth) – effectively a basement grade.

That treatment would permit a portion of the Main Street frontage to support viable ground floor retail with higher ceilings (which is generally ideal for retail). It may mean that the Main Street frontage doesn't access the internal building, which is not uncommon for mixed-use buildings. This condition is like the Main Street frontage of the Riverplace building in downtown Greenville, SC.

The applicant has submitted additional perspective drawings of the retaining walls and planting proposed landscaping.

Streetscape: *The deficiency in the Main Street section has been resolved and the Applicant has presented the justification for the retention of the parking for potential future retail use. The revised streetscape provides a wider sidewalk.*

Main Street Section: *The proposed Main Street dimensions are atypical. A turning template for a truck along with the curb treatment detail is provided. The ROW will be addressed by the city at the site plan review stage.*

Service Yard and Loading Zone:

The Applicant to provide additional detail about the type of equipment in the side yard and the proposed screening. Also, the landscape plan suggests that there is a drive coming off a loading zone.

The applicant to address:

- 1. The need for the loading zone. Short term parking in the travel lane for loading is probably fine given the low traffic volume.*
- 2. Consideration moving the sidewalk away from the screening wall and adding some additional street trees.*

RECOMMENDATION

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

- **6.4.3 Encroachments:** To permit the proposed arcade encroachment into the right-of-way as it is not listed as a permitted encroachment.
- **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 along Batter's Alley that is 9 ft (total) and a 5 ft wide sidewalk.

Grain District Office Building

Design Review Board Package



Existing Context - Aerial Site Image



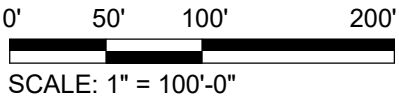
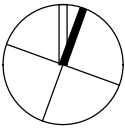
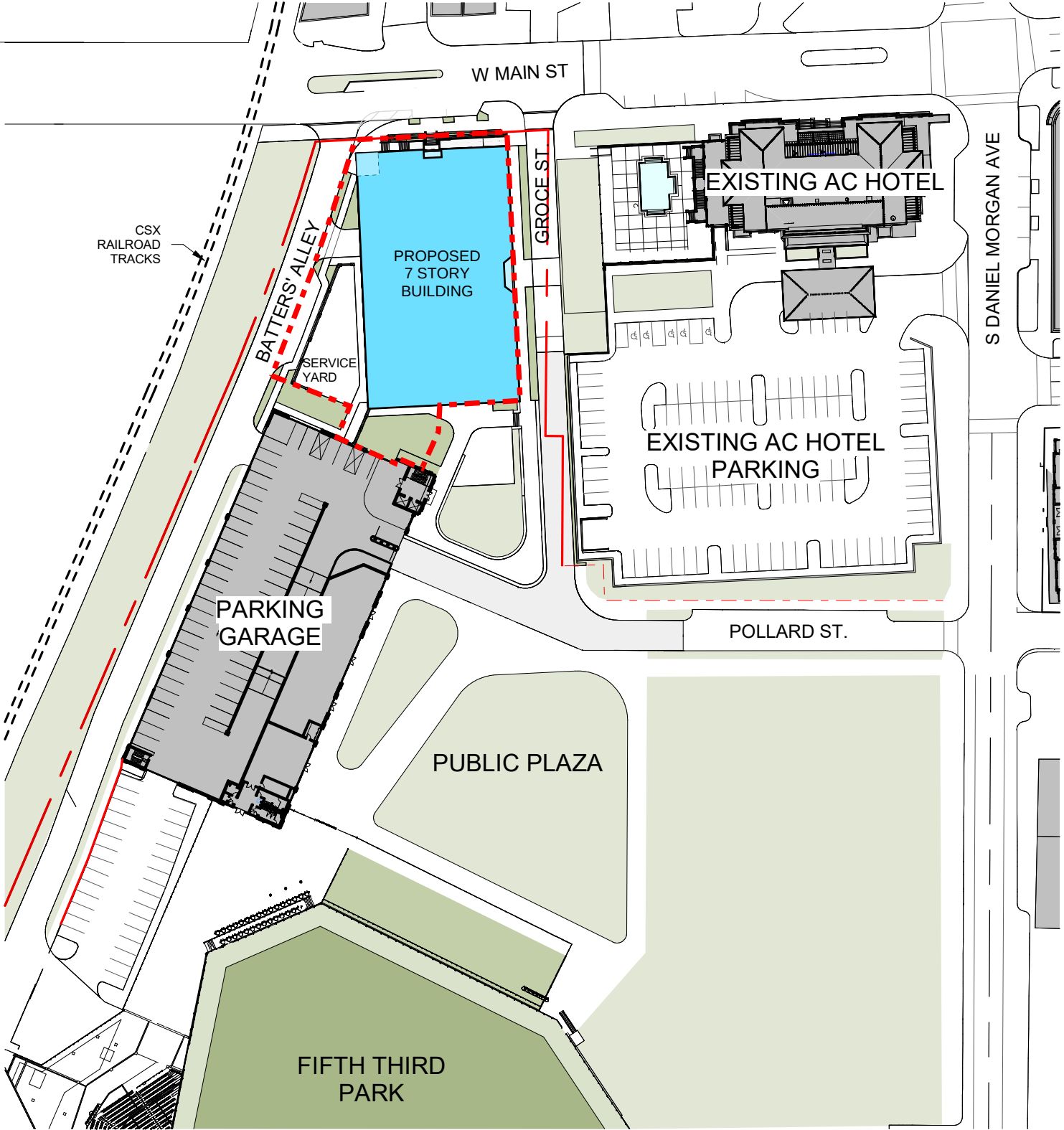
Existing Context - Downtown Zoning Map



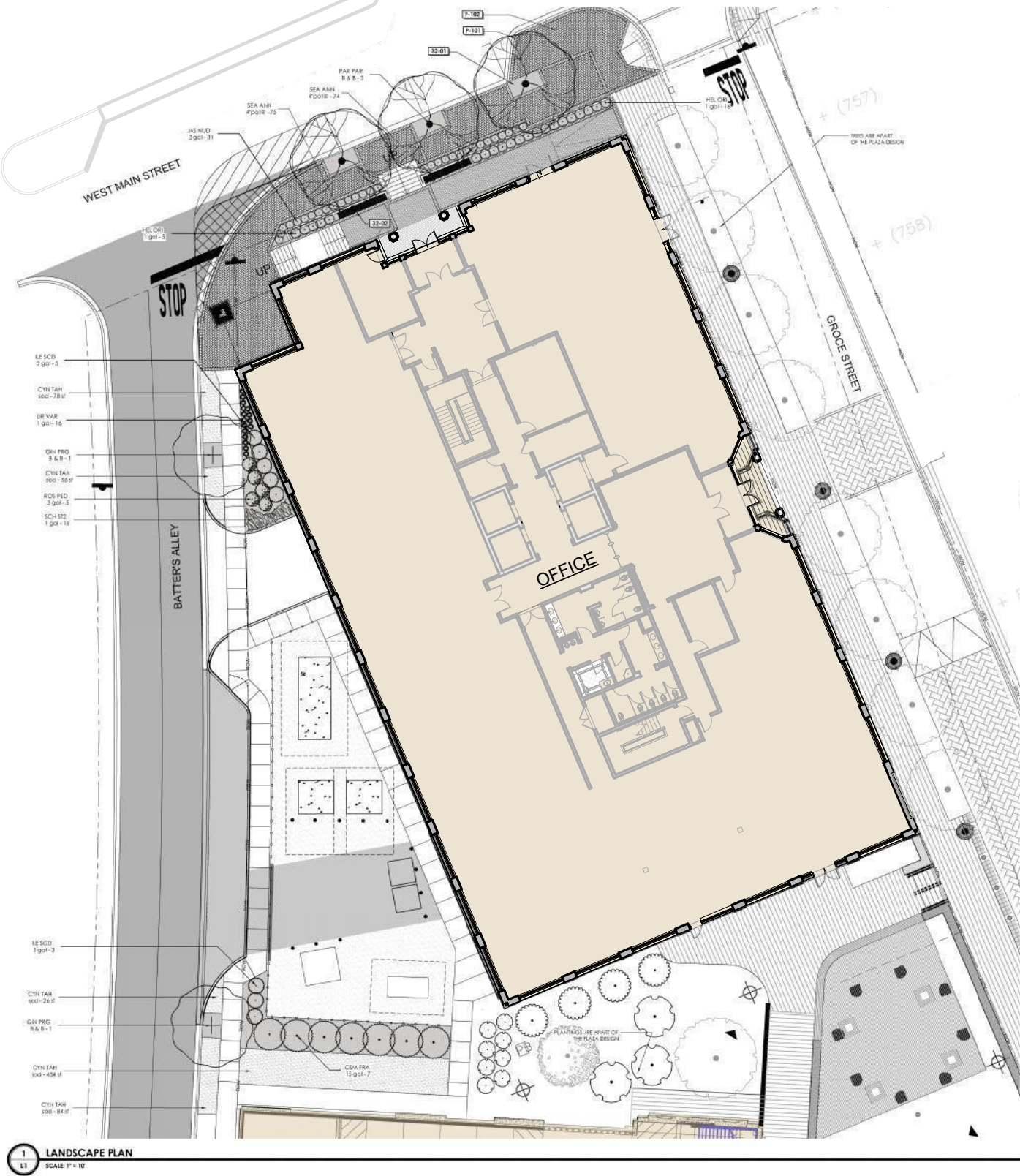
Existing Context - Site Photos



Contextual Site Plan

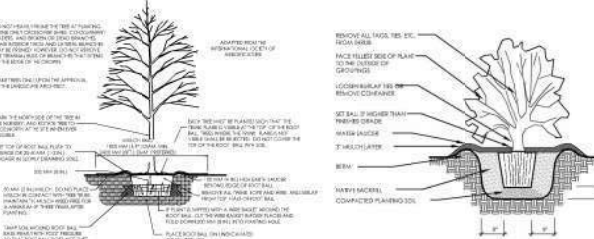


Landscape Plan



GENERAL LANDSCAPE NOTES

1. MATERIALS LIST HAS BEEN PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL OBTAIN QUANTITY TAKE-OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED. MATERIALS LISTED ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.
2. PLANTINGS MAY BE REPLACED IN CASE OF DAMAGE OR DEATH. CONTRACTOR SHALL MAINTAIN RECORD OF ALL PLANTINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN ORDERED. CONTRACTOR SHALL OBTAIN QUANTITY TAKE-OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED.
4. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN ORDERED. CONTRACTOR SHALL OBTAIN QUANTITY TAKE-OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED.
5. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN ORDERED. CONTRACTOR SHALL OBTAIN QUANTITY TAKE-OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED.
6. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN ORDERED. CONTRACTOR SHALL OBTAIN QUANTITY TAKE-OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED.
7. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN ORDERED. CONTRACTOR SHALL OBTAIN QUANTITY TAKE-OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED.
8. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN ORDERED. CONTRACTOR SHALL OBTAIN QUANTITY TAKE-OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED.
9. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN ORDERED. CONTRACTOR SHALL OBTAIN QUANTITY TAKE-OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED.
10. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN ORDERED. CONTRACTOR SHALL OBTAIN QUANTITY TAKE-OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED.
11. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN ORDERED. CONTRACTOR SHALL OBTAIN QUANTITY TAKE-OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED.
12. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN ORDERED. CONTRACTOR SHALL OBTAIN QUANTITY TAKE-OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED.
13. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN ORDERED. CONTRACTOR SHALL OBTAIN QUANTITY TAKE-OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED.
14. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN ORDERED. CONTRACTOR SHALL OBTAIN QUANTITY TAKE-OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED.
15. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN ORDERED. CONTRACTOR SHALL OBTAIN QUANTITY TAKE-OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED.
16. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN ORDERED. CONTRACTOR SHALL OBTAIN QUANTITY TAKE-OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED.
17. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN ORDERED. CONTRACTOR SHALL OBTAIN QUANTITY TAKE-OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED.
18. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN ORDERED. CONTRACTOR SHALL OBTAIN QUANTITY TAKE-OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED.
19. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN ORDERED. CONTRACTOR SHALL OBTAIN QUANTITY TAKE-OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED.
20. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN ORDERED. CONTRACTOR SHALL OBTAIN QUANTITY TAKE-OFF FROM DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO BE ORDERED.



2 PLANTING DETAILS

SCALE: 1" = 10'

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT.	COL.	SIZE
CANOPY TREE					
GRN PRG	2	GINKGO BILOBA 'THE PRESIDENT' / PRESIDENTIAL GINKGO	8 & 8	3.5" CAL.	
PAR PAK	3	PARROTIA PERICA (MULTI-STEM) / PERSIAN IRONWOOD	8 & 8	3.5" CAL.	16' HALL
SHRUBS					
HEL CH	21	HELIOPSIS ORIENTALIS / LENTEN ROSE	1 GAL		
HEL SCD	8	HELIOPSIS ORIENTALIS 'SCHILLINGS DWARF' / DWARF YALPOUN HOLLY	3 GAL		
HEL YAL	31	YALPOUN HOLLY 'WINTER ASHLEAF' / WINTER ASHLEAF	3 GAL		
HEL YAL	16	YALPOUN HOLLY 'WINTER ASHLEAF' / WINTER ASHLEAF	1 GAL		
OSM FRA	7	OSMANthus FRAGRANS 'PRELUDE' / PRELUDE TEA OLIVE	15 GAL		
ROS FED	3	ROSA MEDLAND SERIES 'PEACH DRIFT' / PEACH DRIFT ROSE	3 GAL		
GROUND COVERS					
GRN PRG	498 SF	CYNODON DACTYLON 'TANOMA 31' / TANOMA 31 BERMUDAGRASS	SOD		
GRN PRG	18	SCHIZANTHUS SCOPARIUM 'SHANGHAI CHANT' / SHANGHAI CHANT LITTLE BLUESTEM	1 GAL		
GRN PRG	147	SEASONAL ANNUALS / SEASONAL ANNUALS	4" POT		

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
32-01	TRIPLE HAMMERED HARDWOOD MULCH (3" THICK)	9.25 CY	
32-02	SOIL CONDITIONER	42 SF	
PAVING			
P-101	PINE HALL BRICK BANDING	387 LF	
P-102	PINE HALL BRICK HERRING BONE	1,257 SF	

GENERAL NOTES:

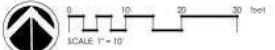
1. ALL LANDSCAPED AREAS WILL BE DELINEATED BY CURBING. ALL PLANTING MATERIAL SHALL BE MECHANICALLY PREPARED. CONTRACTOR TO PROVIDE RECORD DRAWINGS TO LANDSCAPED AREAS (SEE IRRIGATION NOTES ON U-2).
2. ALL LANDSCAPED AREAS SHALL COMPLY WITH THE CITY OF SPARTANBURG ZONING ORDINANCE.
3. THE DISTANCE FROM THE CURB TO THE PLANTING SHALL COMPLY WITH CITY STANDARDS AS REFERRED TO IN SECTION 304.6 AND 305.63 OF THE CITY OF SPARTANBURG ZONING ORDINANCE.
4. ALL LANDSCAPED AREAS SHALL BE MAINTAINED WITH A FREESTANDING OR WALL MOUNTED SIGN. THE HANDBOOK SIGN SHALL BE 11" IN HEIGHT FROM THE BOTTOM OF THE SIGN OR ABOVE THE DRIVING SURFACE.
5. 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) SHALL BE MAINTAINED. THE SIGNING ENGINEER OFFICE WILL BE CONTACTED TO ENSURE THAT ALL TRUCK MARKERS FOR RETENTION IN THE LANDSCAPE PLAN ARE PROPERLY IDENTIFIED AND REMOVED OFF.

PROJECT INFORMATION

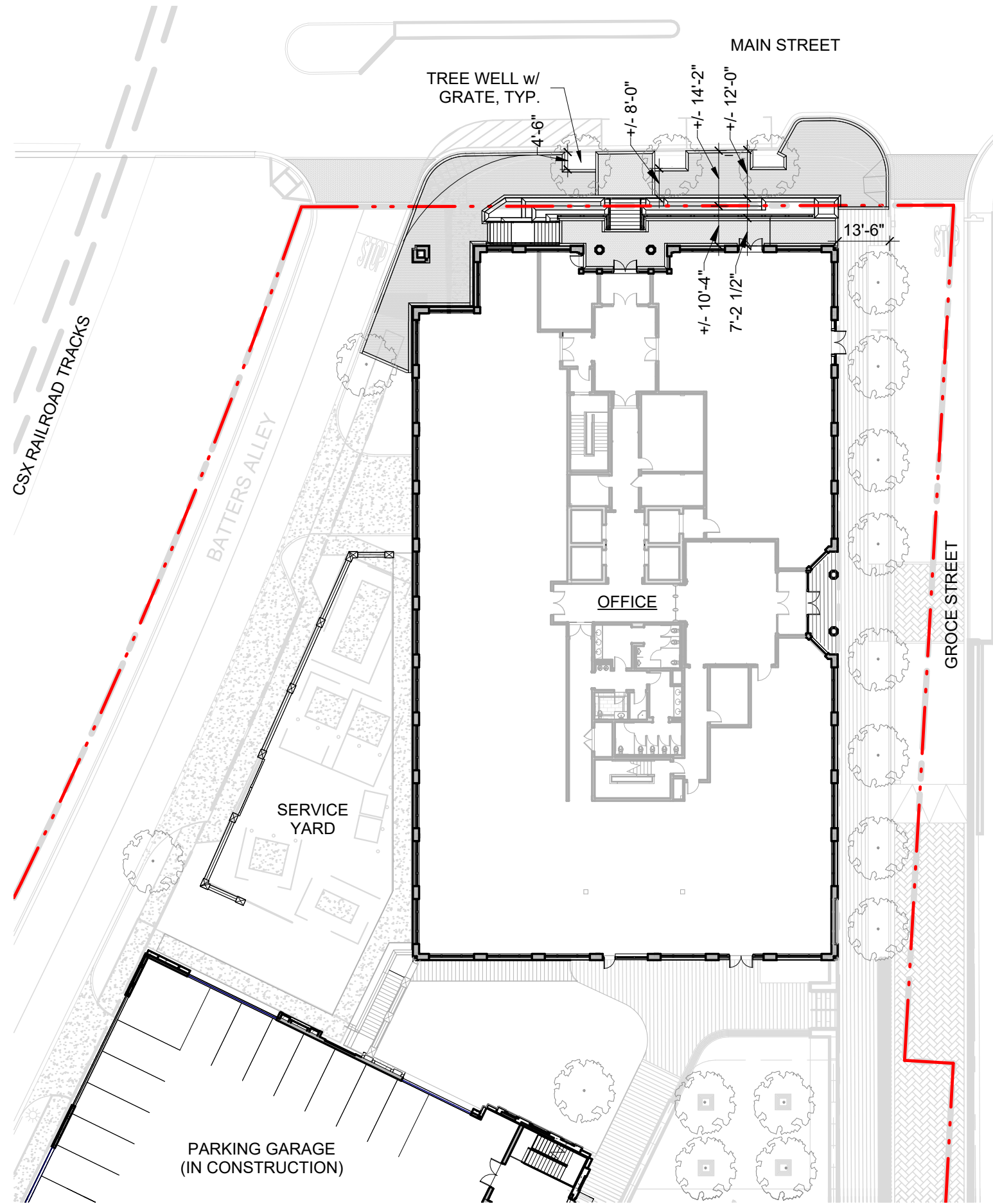
LANDSCAPE ARCHITECT:

LANDART
landscape architecture
347 E. Main St., Spartanburg, SC 29302
Phone: 864.582.1500 / Fax: 864.582.2008
LandartDesignGroup.com / info@landartdesigngroup.com
Tipton Pfls, ASLA
tip@landartdesigngroup.com

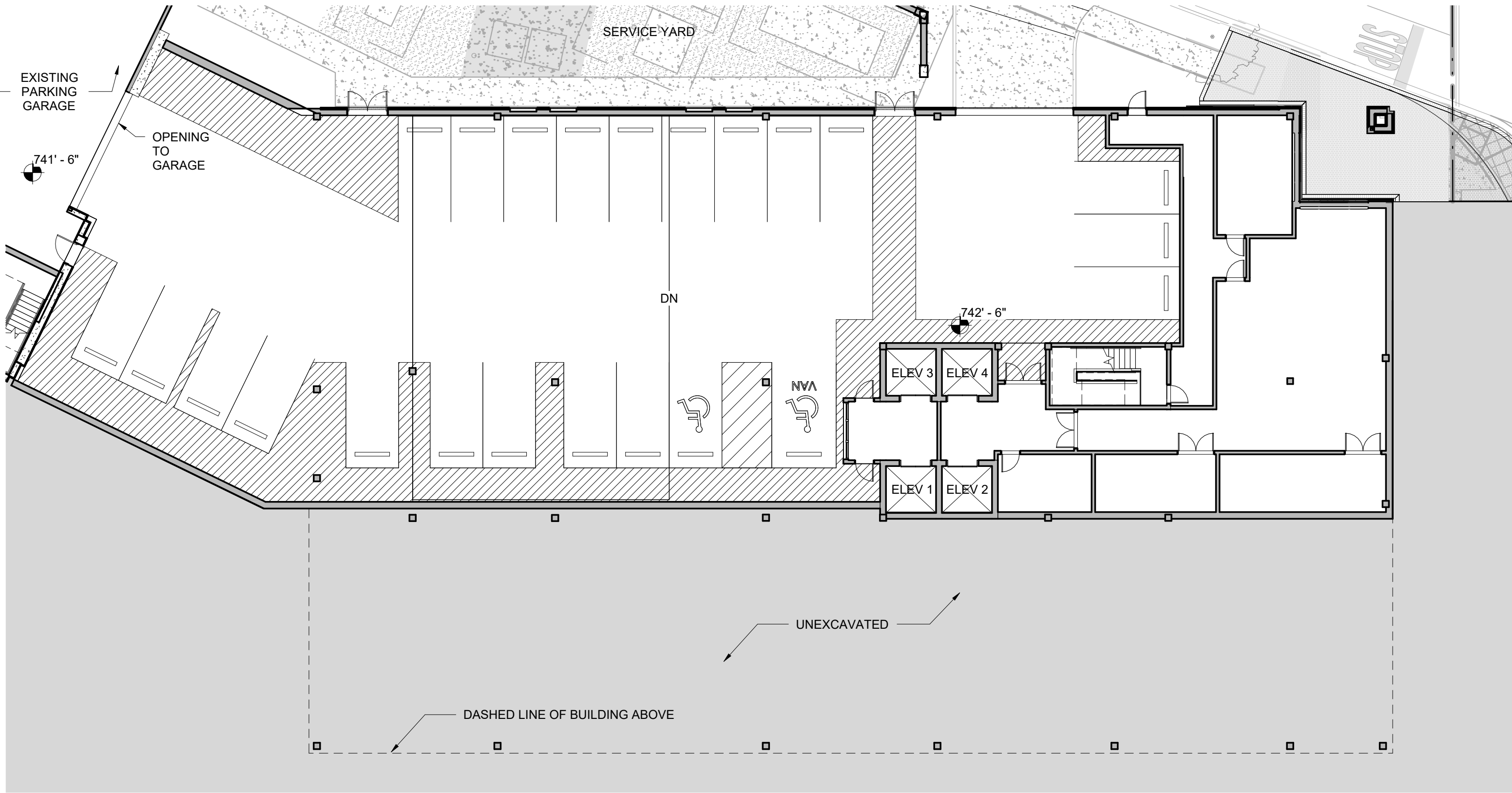
NOTE:
THE BASE INFORMATION FOR THIS DRAWING HAS BEEN COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES AND AS SUCH IS INTENDED TO BE USED ONLY AS A CONCEPTUAL GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND DESCRIPTIONS ARE FOR GRAPHIC PURPOSES ONLY, AS AN AID TO SITE LOCATION AND POSSIBLE POTENTIAL LAND USE. ANY PERSON DESIRING TO DETERMINE ACTUAL DIMENSIONS SHOULD EXAMINE THE APPROPRIATE PLATS, DEED RESTRICTIONS, COVENANTS, AND PLANNING AND ZONING REGULATIONS APPLICABLE TO SPECIFIC PORTIONS OF THE PROPERTY.



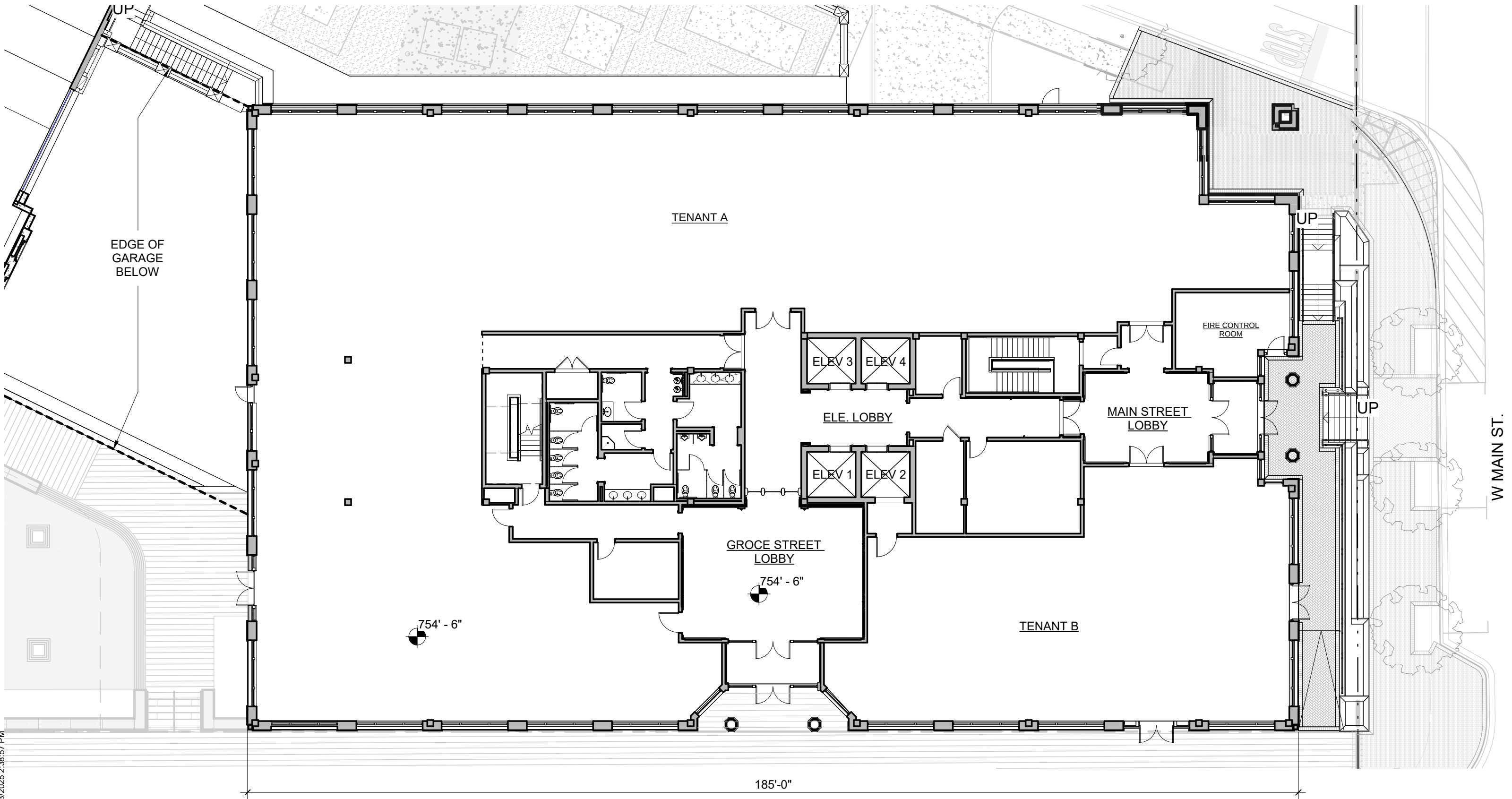
Site Plan



SITE PLAN
245 West Main St., Spartanburg, SC



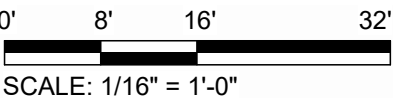
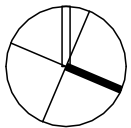
1/8/2025 2:43:10 PM

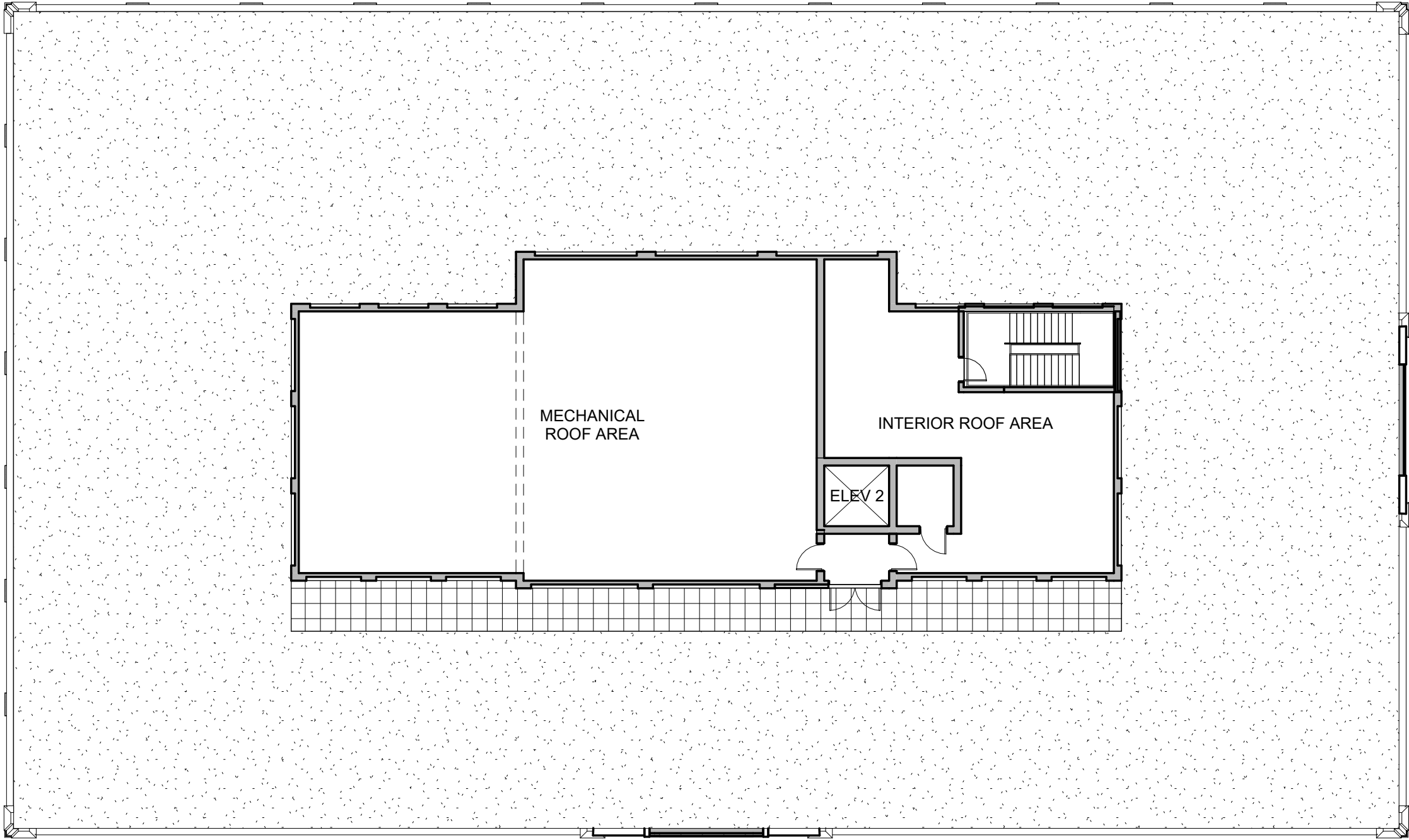


1/13/2025 2:38:57 PM

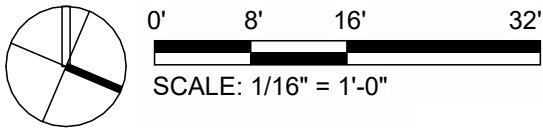


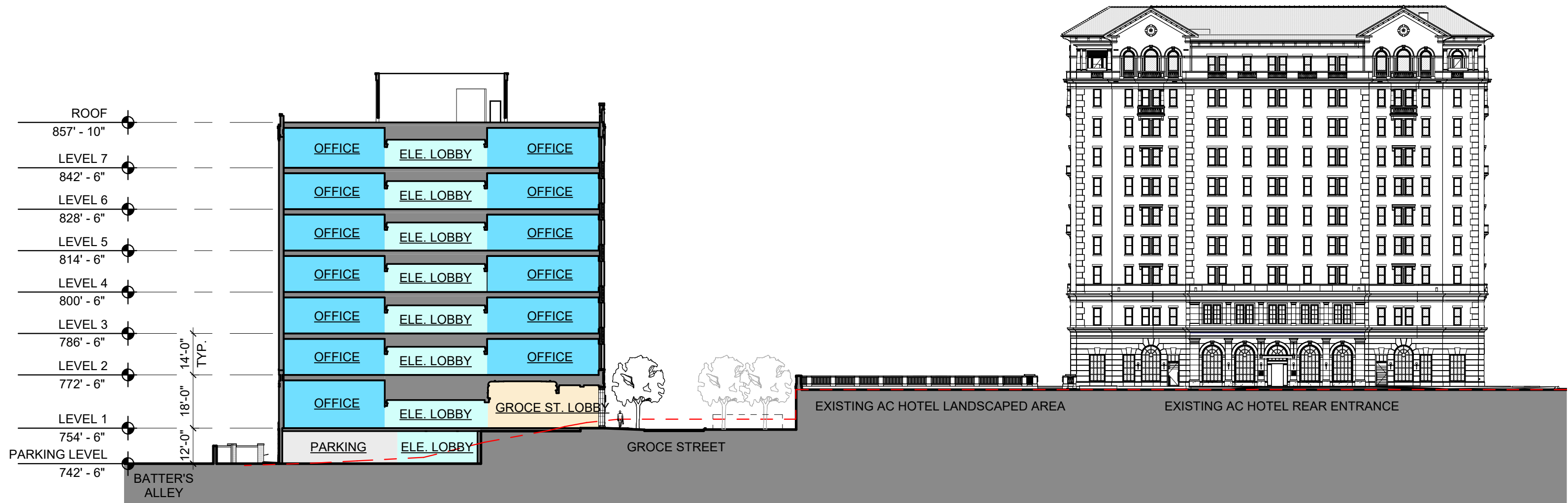
TYPICAL FLOOR PLAN
245 West Main St., Spartanburg, SC



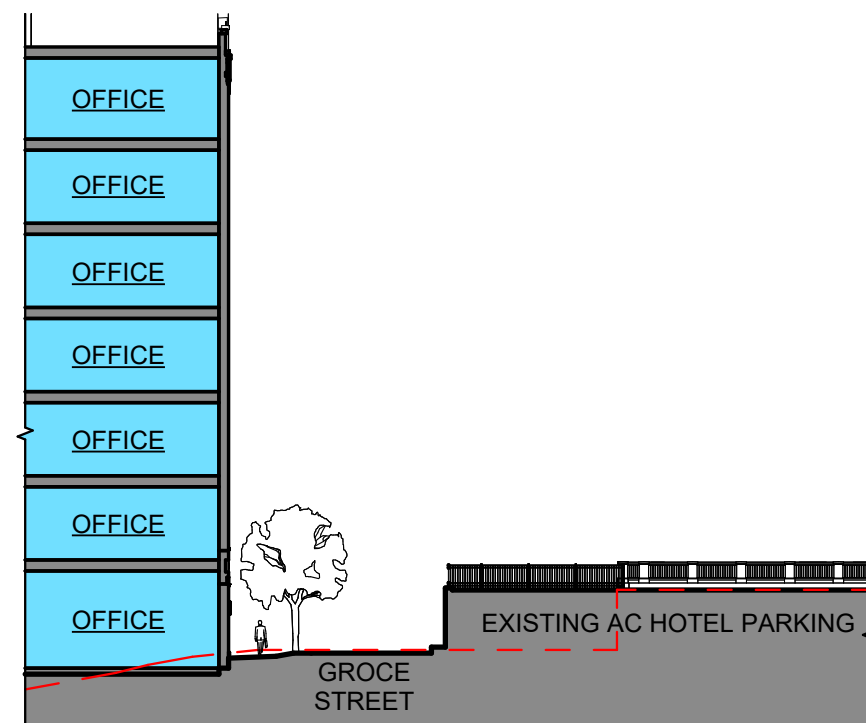


MECHANICAL ROOF PLAN
245 West Main St., Spartanburg, SC

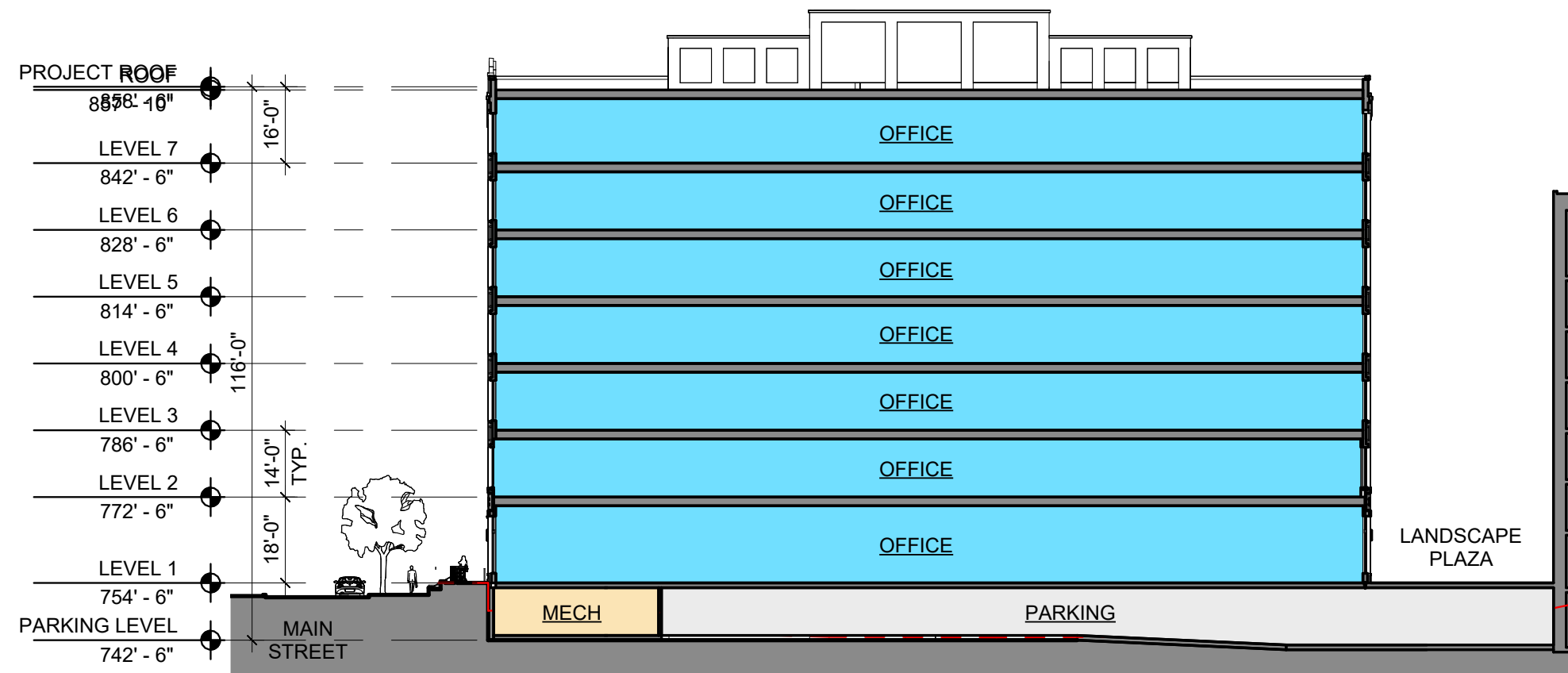




SECTION AT GROCE STREET LOBBY

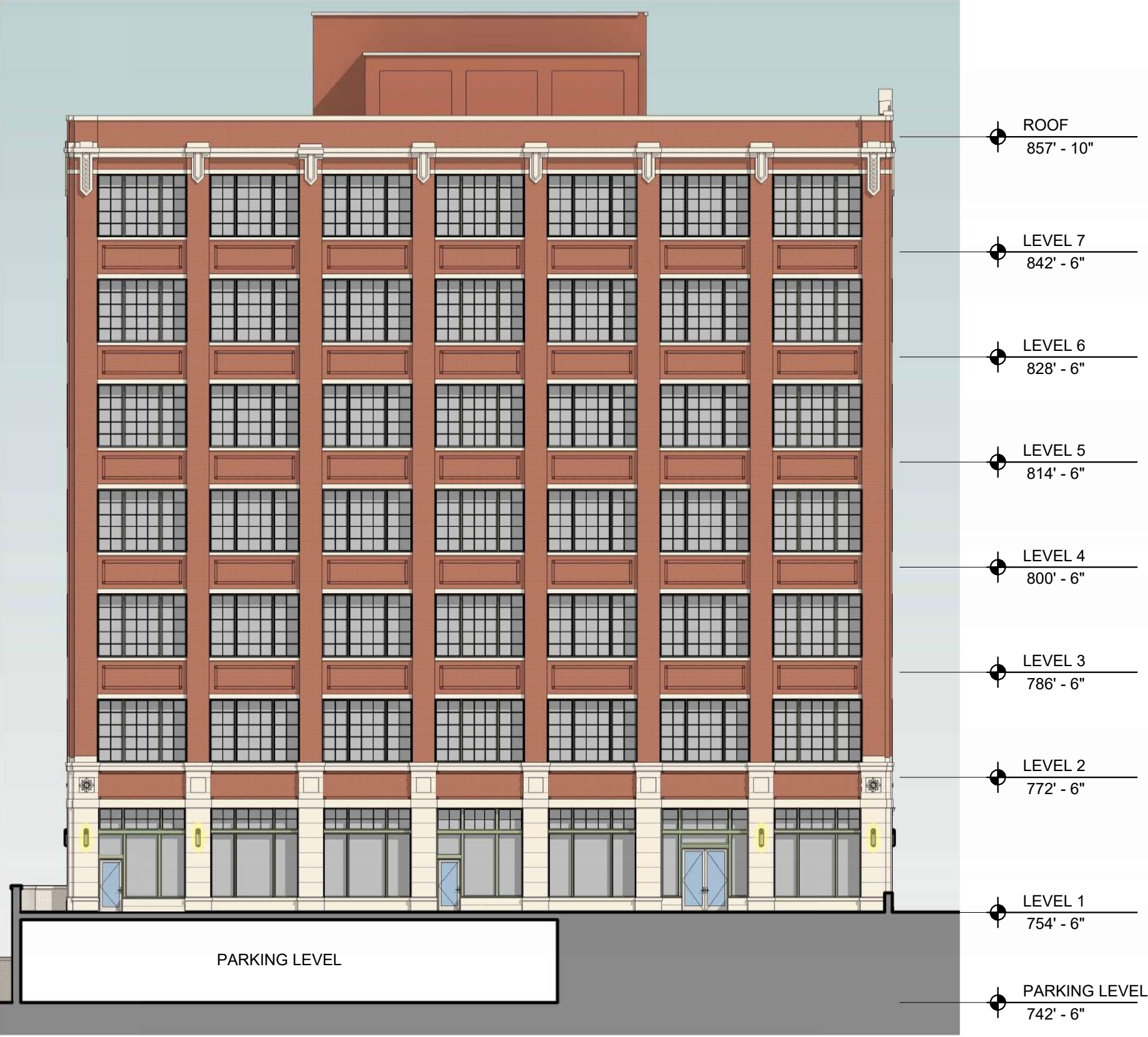


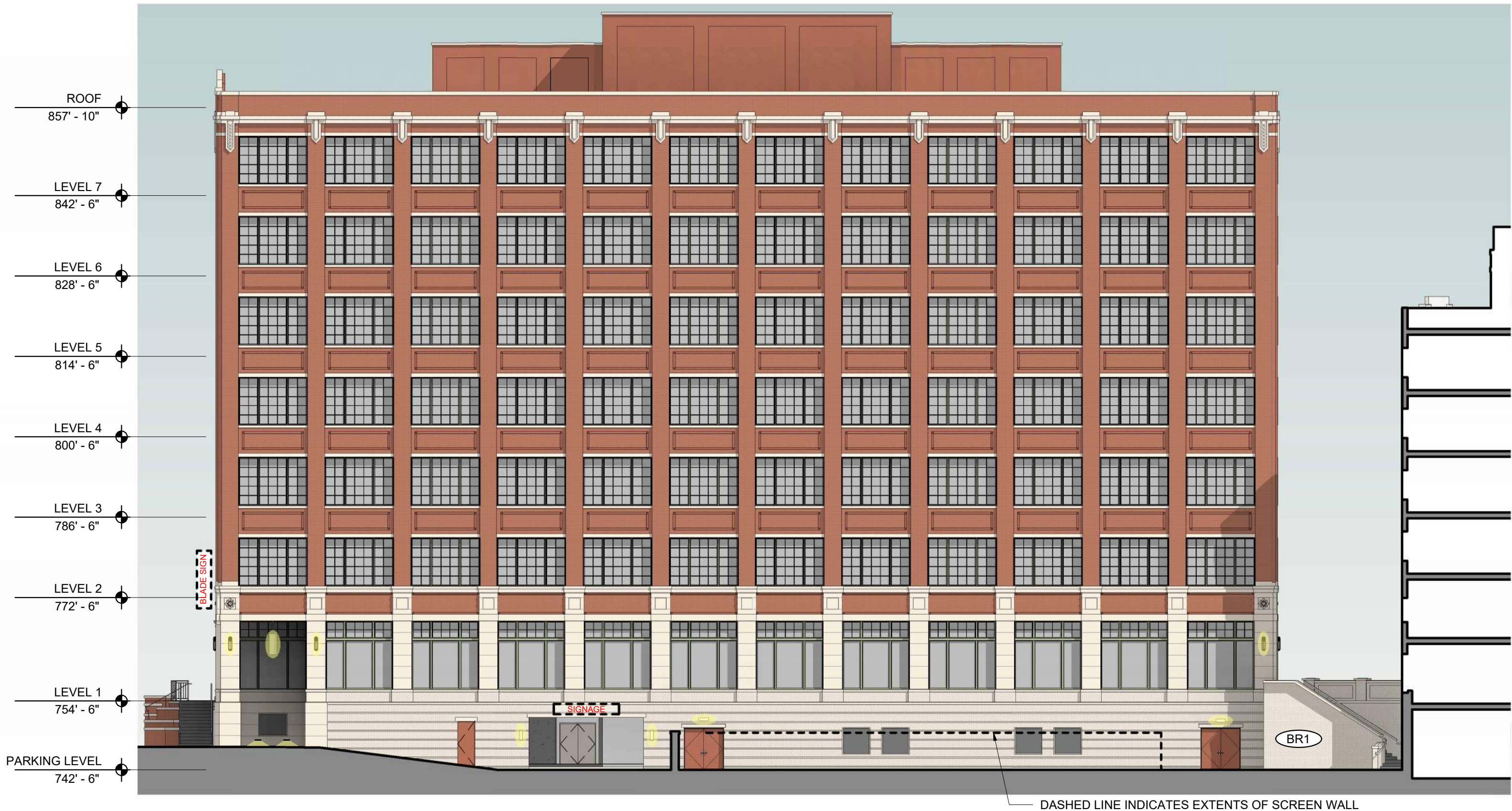
SECTION AT AC HOTEL PARKING



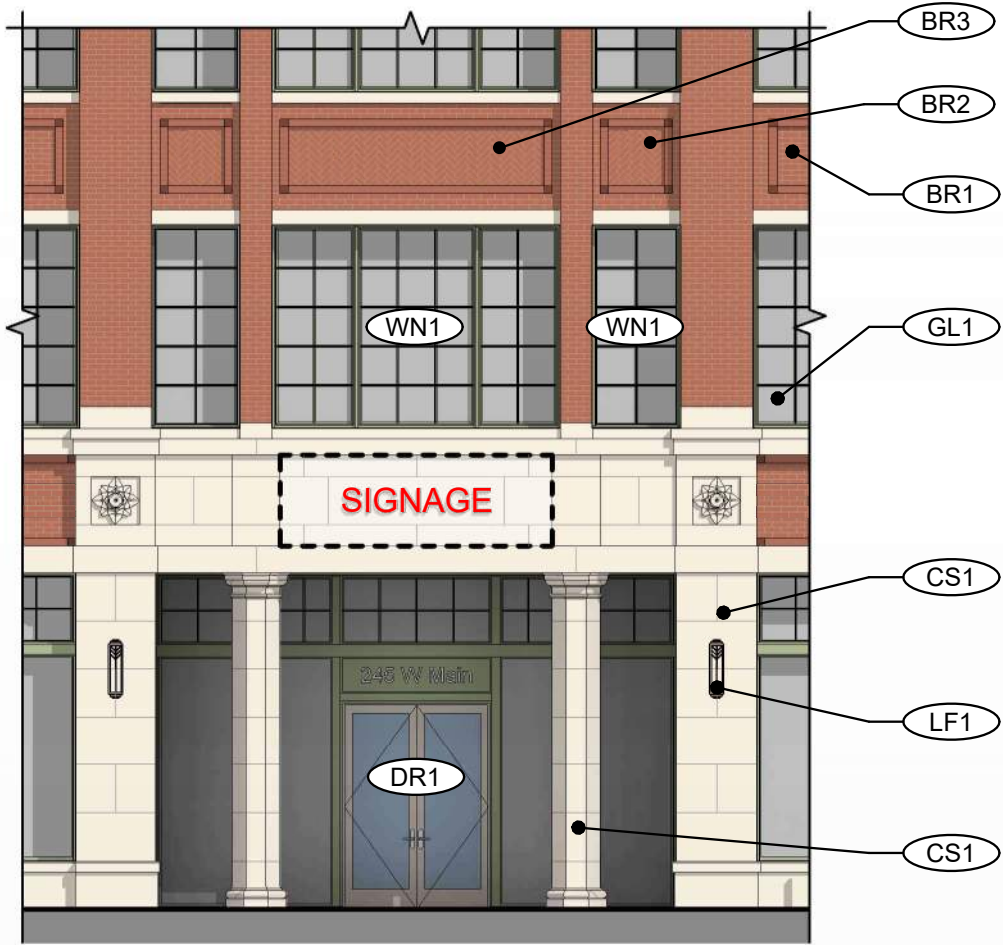
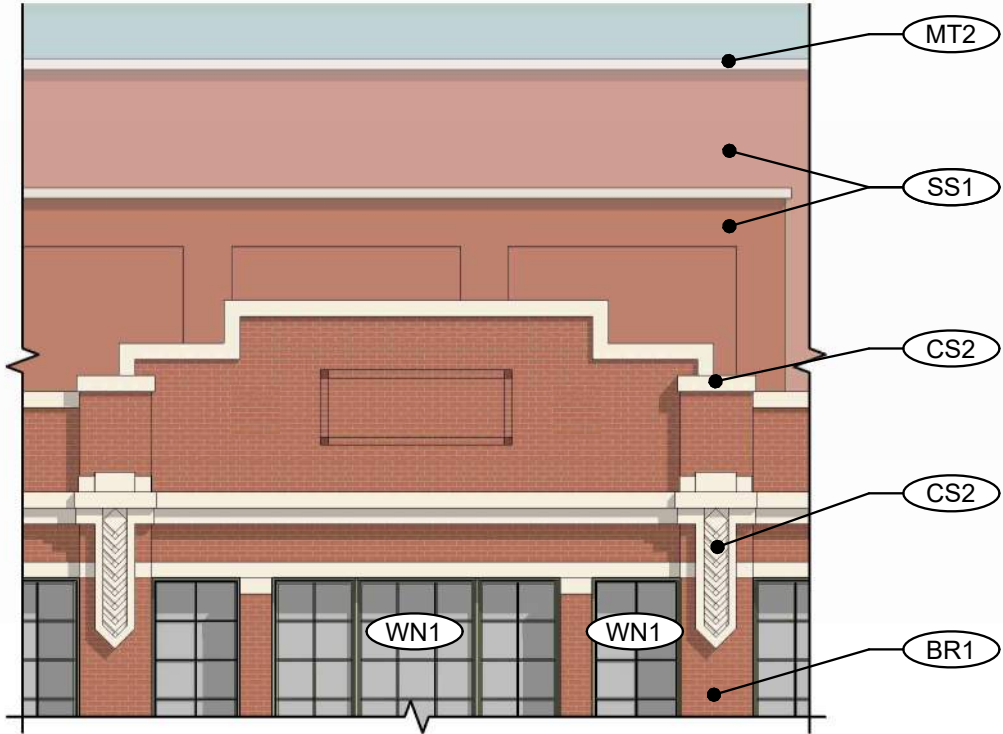




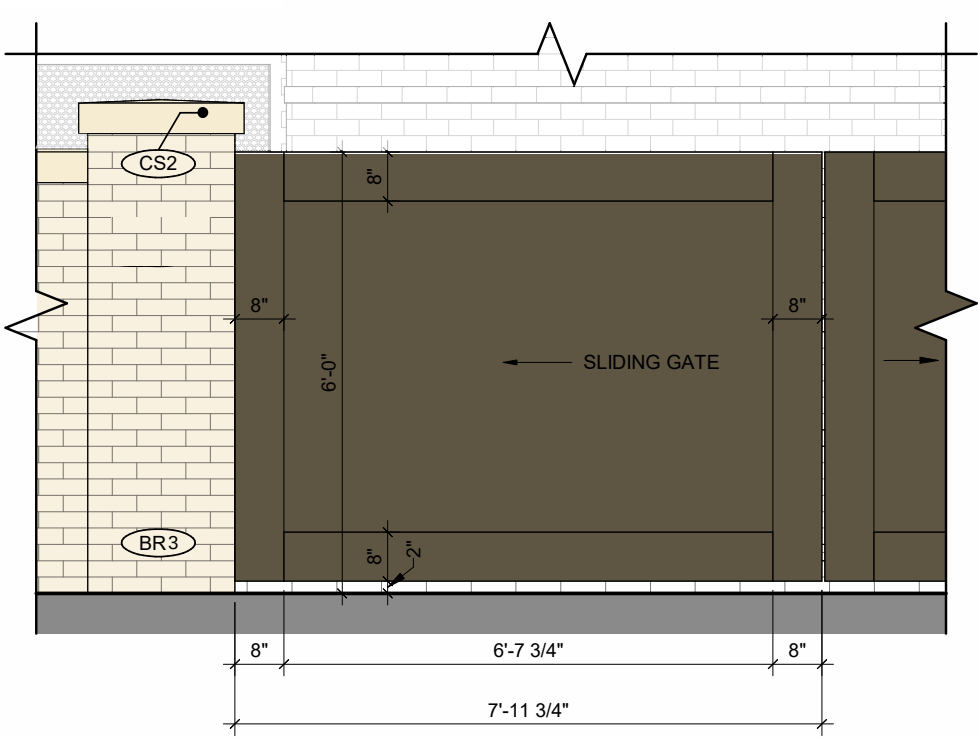




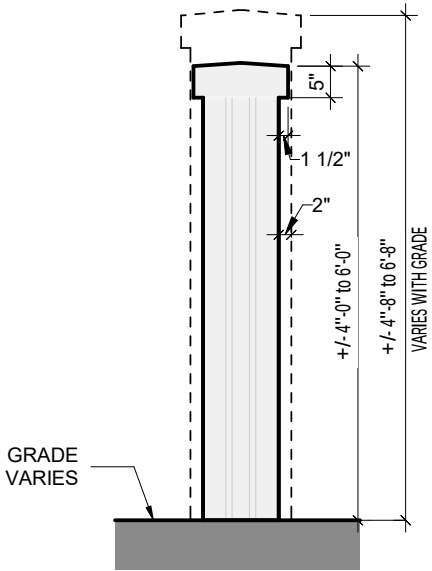
MATERIALS LEGEND	
KEY	DESCRIPTION
BR1	Brick Type 1
BR2	Brick Type 2
BR3	Brick Type 3
CS1	Cast Stone Type 1
CS2	Cast Stone Type 2
DR1	Entry Door
GL1	Glazing - Vision
LF1	Exterior Decorative Wall Sconce
MT2	Metal Coping
SS1	Synthetic Stucco
WN1	Fixed Aluminum Window



MATERIALS LEGEND	
KEY	DESCRIPTION
BR1	Brick Type 1
BR2	Brick Type 2
BR3	Brick Type 3
CS1	Cast Stone Type 1
CS2	Cast Stone Type 2
DR1	Entry Door
GL1	Glazing - Vision
LF1	Exterior Decorative Wall Sconce
MT2	Metal Coping
SS1	Synthetic Stucco
WN1	Fixed Aluminum Window



6 ELEVATION DETAIL
 A014 REF SHEET: A014 / 1 | SCALE: 1/2" = 1'-0"



5 SECTION DETAIL
 A014 REF SHEET: A014 / 2 | SCALE: 1/2" = 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



FIELD BRICK:
RED BRICK, SAND FINISH, MODULAR
MORTAR COLOR TBD



ACCENT BRICK:
BUFF / CREAM BRICK, SMOOTH FINISH, MODULAR
MORTAR COLOR TBD



CAST STONE / PRECAST:
BUFF COLOR RANGE
LIGHT SANDBLAST FINISH

Conceptual Rendering

View from NW across W Main St



Conceptual Renderings

View from NW down W Main St



Conceptual Renderings

View from SE looking 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.

DRB Recommendation- Support. The Board supports the variation and views the height as an appropriate transition from DT-5 to DT-6.

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.

DRB Recommendation- Support with Conditions. The Board acknowledges the topographic challenges presented by the applicant and the benefit of creating a landscape wall to soften the ground-level pedestrian experience. However, the landscape wall design contributes to a nonconforming sidewalk condition along W. Main Street. The Board places a high priority on ensuring the streetscape zone width accommodates the high level of pedestrian movement expected along W. Main Street and in the area. The Board requests further refinement of the streetscape as noted below.

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.

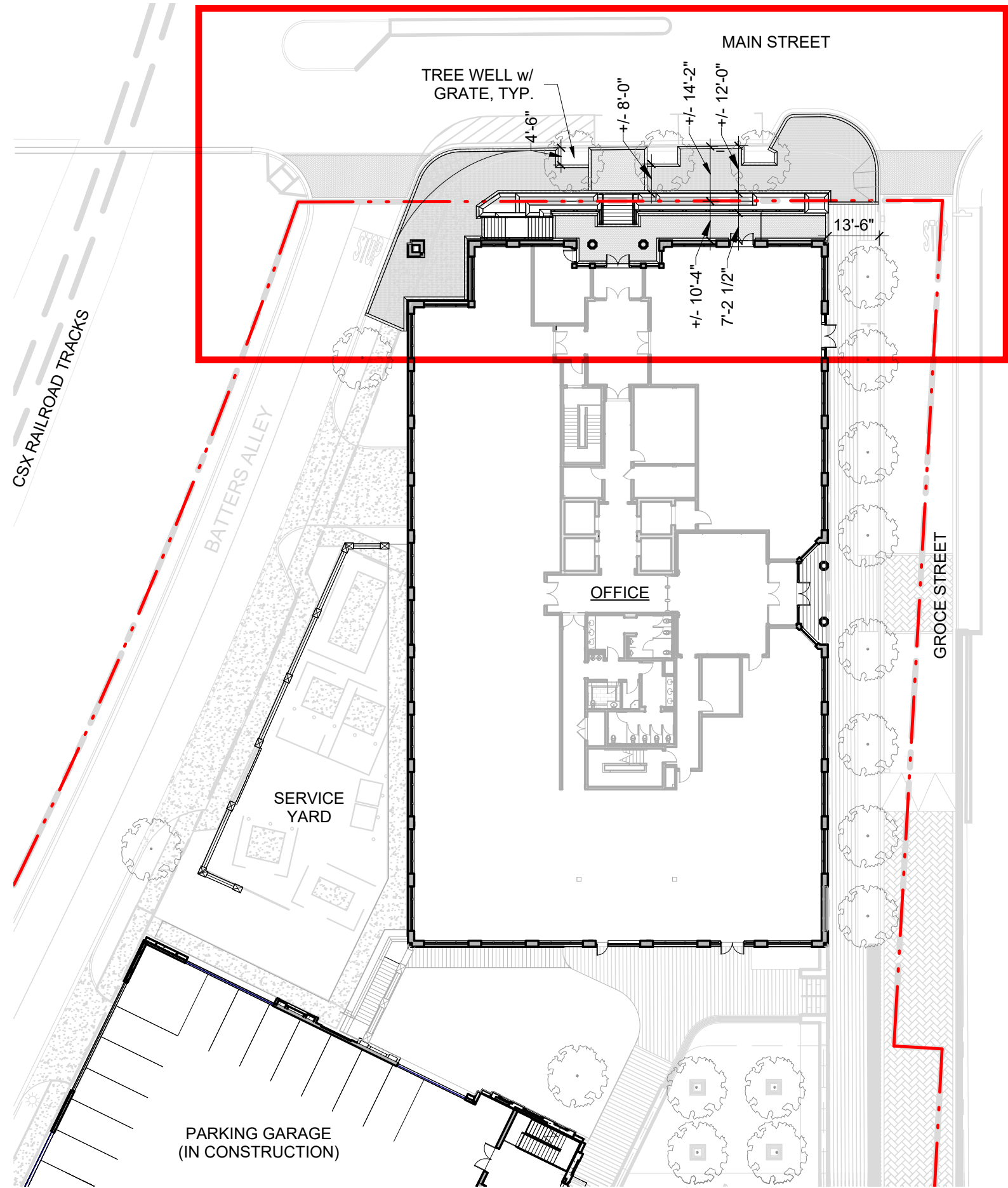
Arcade Treatment

- Revisit the continuous route along Batter's Alley and the sidewalk condition at the arcade.
- Provide lighting element details for the arcade to ensure proper lighting and public safety.
- Acknowledgement that unrestricted access along Batter's Alley and the arcade is required. 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) by the applicant to provide City and the general public unrestricted access.

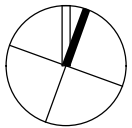
Architectural Detail

- Explore refinement of the architecture to provide stronger relief and articulation of the facade e.g., the mullions.
- Consider exploring different accent colors and a stronger design vernacular that ties to the warehouse district.

Site Plan

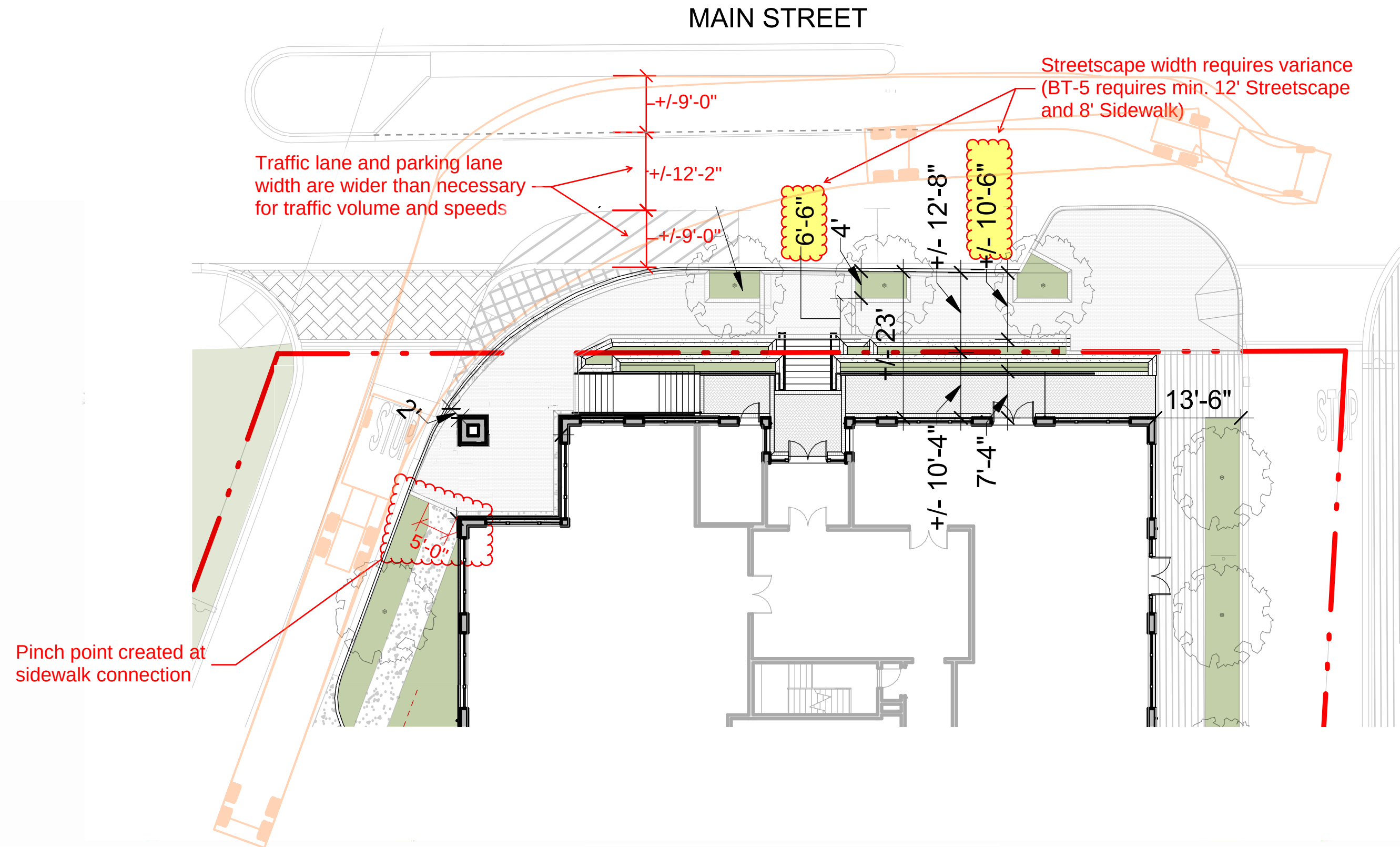


SITE PLAN
245 West Main St., Spartanburg, SC



0' 16' 32' 64'
SCALE: 1/32" = 1'-0"

Initial Proposal - Streetscape Width



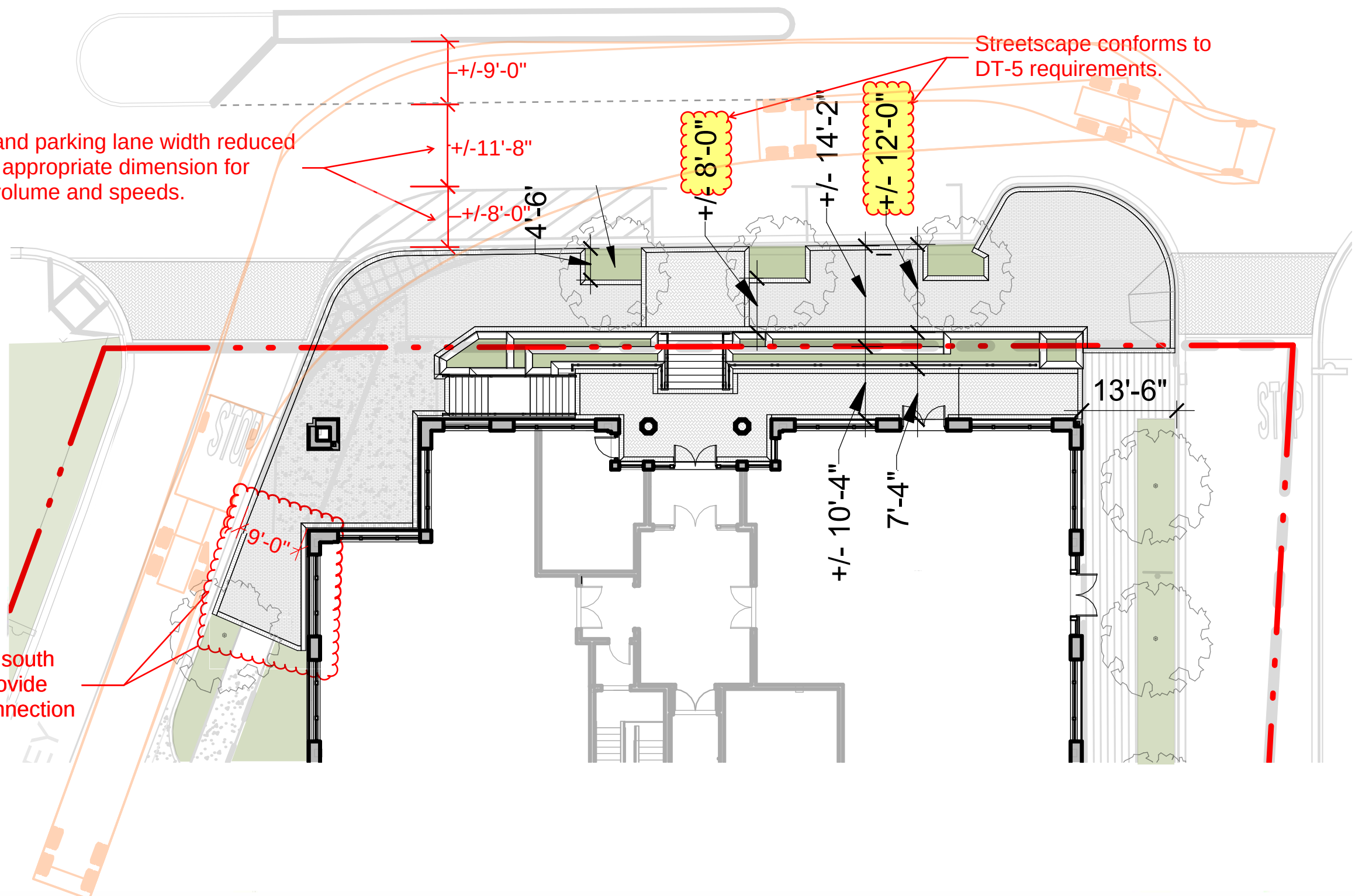
Revised Proposal - Streetscape Width

MAIN STREET

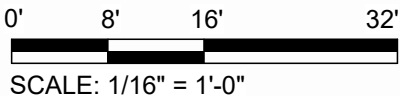
Traffic lane and parking lane width reduced yet maintain appropriate dimension for anticipated volume and speeds.

Streetscape conforms to DT-5 requirements.

Paver area extended south on Batters Alley to provide widened sidewalk connection



VARIANCE CONDITIONS
245 West Main St., Spartanburg, SC



Conceptual Rendering

View from NW along sidewalk



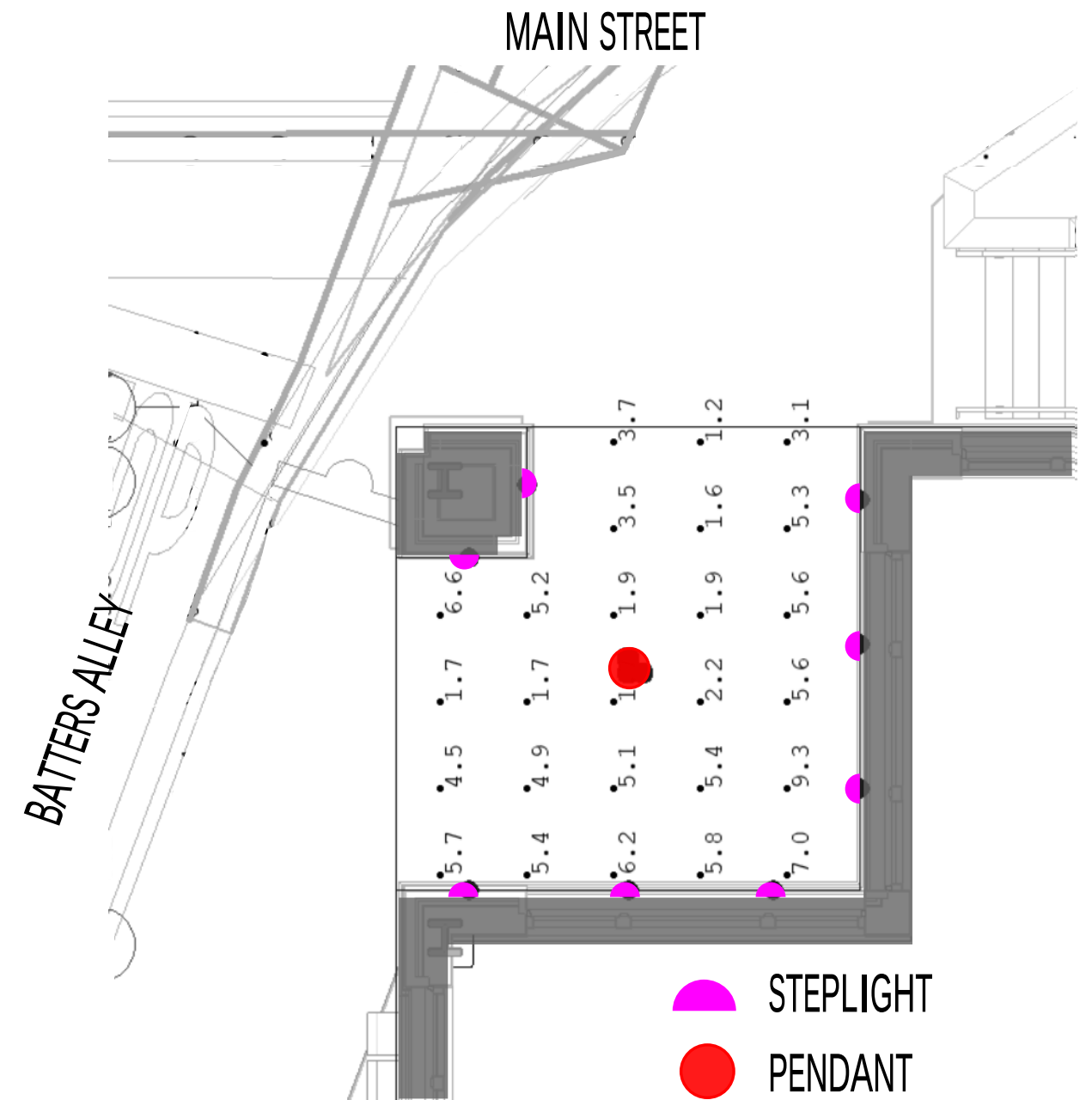
Conceptual Rendering

Main St. Entry from NW Corner



CONCEPTUAL RENDERING
245 West Main St., Spartanburg, SC

Arcade Treatment - Lighting



PHOTOMETRIC LIGHT LEVELS AT GROUND PLANE

Provides an average light level of +/-4.3 foot candles.

Typical retail sidewalk areas are recommended to be between 1-5 foot candles.

Facade Articulation - Added Detail

Revised Proposal Comparison



Facade Articulation - Added Detail

Revised Proposal Comparison



Facade Articulation - Added Detail

Revised Proposal Comparison



PREVIOUS PROPOSAL



REVISED PROPOSAL