



The City of Spartanburg Design Review Board

AGENDA

February 3, 2026, 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 6, 2025 meeting.

VI. Old Business:

VII. New Business:

1. DRB-25-020-00012 — The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval of the proposed development, Railyards Apartments, located at the intersection of W St. John Street and Wofford Street (Tax Map Sheet: 7-12-09-347.00, 7-12-09-328.00, 7-12-09-329.00) with a zoning designation of DT-5 (Downtown Urban Center). **Owner: Wakefield Buick; Applicant: Fitch Irick; Agent: Site Design, Inc**

VIII. Staff Announcements:

Review of by-laws. We are exploring the possibility of offering virtual board orientations and continuing education sessions to make things easier for everyone. More details will be shared soon.

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 6, 2026, at 5:30pm
Dr. TK Gregg Recreation Center**

Attendance

The following Design Review Board members were present: Lauren Rogers, Danny Balon, Brian Sanders, Jean Crowther, and Lukas Hauser.

Representing the City of Spartanburg Planning Department were Fredalyn Frasier, Planning Director; Dominick Calace, Planner I; and Oksana Holbrooks, Senior Administrative Assistant.

Mr. Balon: Danny Balon

Mr. Hauser: Lukas Hauser

Ms. Rogers: Lauren Rogers

Ms. Crowther: Jean Crowther

Mr. Sanders: Brian Sanders

Approval of Agenda

On a motion by Mr. Balon and seconded by Mr. Hauser, the agenda was approved by a vote of 5–0.

Approval of Meeting Minutes (December 2, 2025)

On a motion by Mr. Balon and seconded by Mr. Hauser, the meeting minutes from December 2, 2025, were approved by a vote of 5–0.

Old Business

None.

New Business

DRB-25-020-00013

The Design Review Board received a request for Full & Final Approval for the proposed development, Spartanburg Hudson Automotive Parking, located at 400 E. Daniel Morgan Avenue (Tax Map Sheet: 7-12-06-061.00), zoned D-T5 (Downtown Urban Center).

- **Owner:** RP CGR SBG MAZ-SUB
- **Applicant:** Hudson Automotive
- **Agent:** Riyadh Brothers

GENERAL PROJECT OVERVIEW

The existing Spartanburg Subaru dealership is proposing the addition of an accessory structure to serve as an auto detailing area, along with an expanded 126-space parking lot. The project also includes new landscaping and streetscape enhancements. This application is for Full and Final Review.

This project is part of a broader corridor beautification initiative led by the City in collaboration with the Hudson Automotive Group, which will provide enhanced landscape medians and landscaped bulb-outs along the parallel parking areas on Daniel Morgan Avenue.

PAST BOARD ACTION

The proposed project was presented on December 2, 2025, and received preliminary conceptual approval from the Design Review Board. The following exceptions have been granted:

- **3.3.3.a Accessory Building Placement:** To permit the placement of an accessory building in the side yard
- **3.3.5 Permitted Parking Location:** To permit front yard parking
- **6.4.5 Building Materials:** To permit the use of metal paneling
- **8.1.1 Streetscape:** To permit a 14 ft streetscape zone and 8 ft sidewalk without tree wells
- **8.2.2 Parking Area Screening:** To permit a shrub maintained at 2 ft high rather than 3 ft as required

For Full and Final approval, the Board requested additional information from the Applicant on the following items:

- Treatment for glass at the front of the building, including specifications for opacity or window film.
- Two material options for the water table, including one option using CMU and one option using the originally proposed slate finish.
- Material of the front-facing door, including the potential to relocate the door to the side of the equipment room. If relocation is not possible, the Board would like to see a glass shopfront door.

AUTHORITY & APPLICABILITY

This parcel is zoned DT-5. The proposed project is considered a major parking expansion and a minor building expansion (less than 25% of total floor area) in accordance with Section 2.2. The accessory building associated with the expansion must comply with all applicable building design standards. Full streetscape and landscape improvements for the proposed parking lot are also required. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

Application is complete.

EXCEPTIONS REQUIRED

The following exceptions are required for Full and Final Approval. All other exceptions have been granted during Preliminary Conceptual Approval.

- **6.4.4 Ground Level Detailing:** More detail requested on opacity of front-facing windows

CODE REVIEW

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

- A. **Use Standards:** The primary use of this property is Vehicle Sales. Accessory Buildings are permitted in this zone.
- B. **District Standards:**
- 3.3.1 Lot Configuration: *Not Applicable*
 - 3.3.2 Primary Building Standards: *Not Applicable*
 - 3.3.3a Accessory Building Placement: *Exception Granted – Accessory Building placed in side yard*
 - 3.3.3b-e Accessory Building Setbacks: *Compliant*
 - 3.3.4.b Accessory Building Height: *Compliant*
 - 3.3.5 Permitted Parking Location: *Exception Granted – Front yard parking requested*
 - 3.3.6 Building Frontage: *Not Applicable*
- C. **General Standards:**
- *Not Applicable*
- D. **Lot/Site Standards:**
- 5.1.1 Lot Frontage: All lots must front on a street, square, or common open space - *Compliant*
 - 5.1.3 Pedestrian Entries from Frontage Line: *Not Applicable*
 - 5.1.4 Setbacks: *Not Applicable*
 - 5.1.5 Adjacent Lots: *Not Applicable*
- E. **Utilities and Trash Containment:**
- 5.2.1 Underground Utilities: *Presumed Compliant*
 - 5.2.2 Solid Waste Storage Areas: *Not Applicable*
 - 5.2.3 Mechanical and Utility Equipment: *Presumed Compliant*
- F. **Building Standards:**
- 6.1.1 General Design Principles - Connectivity: *Not Applicable*
 - 6.1.2 General Design Principles - Housing: *Not Applicable*
 - 6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment: *Not Applicable*
 - 6.1.4 General Design Principles - Downtown Should be Urban: *Not Applicable*
 - 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: *Not Applicable*
 - 6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings

- **6.4.1 Roof and Eaves:** *Compliant; Rooftop equipment screening to be confirmed with Final Approval*
- **6.4.2 Canopies/Awnings:** *Not Applicable*
- **6.4.3 Encroachments:** *Not Applicable*
- **6.4.4 Ground Level Detailing:** *More detail requested – opacity of front facing windows should be in the range of 25-35% to allow sufficient passing of light and movement, but not full transparency into car wash/detail area.*
- **6.4.5 Materials:** *Exception Granted – The proposed project uses a metal paneling system to match the adjacent car dealership.*

G. Parking:

- **7.1 Parking Area Access:** *Front yard parking access is an existing non-conformity*
- **7.2 Bicycle Parking:** *Compliance Required*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
 - D-T5: 12 ft zone with 8 ft wide sidewalk and trees in wells: *Exception Granted – 8ft sidewalk with 14ft streetscape provided; trees are not included. This request is consistent with previously approved treatments for the adjacent Spartanburg Mazda and Subaru projects.*
- **8.2 Parking Area Landscaping:** *Compliant*
- **8.2.1 Required Plantings:**
 - One (1) Shade Tree and Eight (8) Shrubs required per 10 parking spaces: *Compliant*
 - No parking space shall be further than 60 feet from the trunk of a canopy tree: *Compliant*
- **8.2.2 Parking Area Screening:** *Exception Granted – Shrubs maintained at 2 feet high. Parking areas must have a 3-foot-high screen along the street. This request is consistent with previously approved treatments for the adjacent Spartanburg Mazda and Spartanburg Subaru projects. Landscape screening is also required along the proposed detention pond. It has been added to be compliant.*
- **8.4 Fences:** *Compliant – 4 ft high black chain link fence around detention pond*

I. Signage: *Not Applicable*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

This project is part of a larger automotive corridor enhancement initiative. The proposed landscape and streetscape improvements are consistent with those of the adjacent approved projects, Spartanburg Mazda and Spartanburg Subaru. Exceptions to Streetscape Landscaping and Parking Area Screening were previously granted for these neighboring projects.

RECOMMENDATION

The following exceptions are required for Full and Final Approval. All other exceptions have been granted during Preliminary Conceptual Approval.

Planning Department

- **6.4.4 Ground Level Detailing:** More detail requested on opacity of front-facing windows

Applicant Presentation:

Riyad Brothers, Hudson Automotive

Public Comments:

None.

Board Discussion

The Board continued discussion from the previous meeting regarding the material treatment of the front-facing windows to ensure appropriate visibility and light transmission into the building. The Board also discussed material options proposed for the water table, including slate and CMU. The Board determined that slate provides an appropriate level of architectural detail while remaining consistent with the adjacent dealership.

Mr. Sanders noted that the second upper mullion above the door frame should be removed to maintain consistent spacing between windows.

Motion and Action

A motion was made by Mr. Hauser and seconded by Mr. Balon to grant **Full & Final Approval with Conditions** for the proposed development, Spartanburg Hudson Automotive Parking, located at 400 E. Daniel Morgan Avenue, zoned D-T5, subject to the following conditions:

1. Staff shall review and approve opacity options for the front-facing glass.
2. The upper mullion above the front-facing door shall be removed.
3. A slate base shall be included on the façade.

The following exceptions were also approved:

- Permit an accessory building in the side yard
- Allow front yard parking
- Allow the use of metal paneling as a building material
- Allow a 14-foot streetscape zone with an 8-foot sidewalk and no tree wells
- Allow shrubbery to be maintained at 2 feet in height instead of the required 3 feet for parking area screening

The motion carried by a vote of 5–0.

Staff Announcements

Staff is currently reviewing continuing education credits and will notify Board members if any outstanding credits are identified. Staff is also exploring opportunities to host local and/or virtual continuing education and onboarding sessions and will share updates as they become available.

Adjourned meeting at 6:00 P.M.

Lauren Rogers, Chair

DATE

January 27, 2026

TO

Design Review Board Members

PROJECT/ADDRESS/ TAX ID

Railyards Apartments / W Saint John St & Wofford St /
7-12-09-347.00, 7-12-09-328.00, 7-12-09-329.00

PROJECT NUMBER

DRB- 25-02000012

REVIEW STATUS – Preliminary Review

COPIES TO

City Departments/Applicant

STAFF

Fredalyn M. Frasier, Planning Director
Dominick Calace, Planner I

GENERAL PROJECT OVERVIEW

The proposed Railyards development is a multi-family residential project consisting of 177 dwelling units distributed among three buildings. The site plan also includes an amenity area, a dumpster enclosure, and associated parking facilities. Stormwater management will be provided through underground detention systems.

A road crossing is proposed at the on-site creek that bisects the property. A buffer will be delineated and maintained along the remaining portions of the creek. A portion of the property to the west of the creek will not be developed in this phase; however, it may be developed in the future.

Vehicular access to the site will be provided by two access points along West Saint John Street, an SCDOT-maintained roadway. The eastern access will be a right in/left in, while the western access will be a right in/right out. The project has received conceptual approval from the SCDOT; however, an encroachment application still needs to be submitted for final approval.

AUTHORITY & APPLICABILITY

This parcel is zoned D-T5. The proposed project is a new construction development on a previously undeveloped site. In accordance with Section 2.2.3 all standards of the Downtown Code apply. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

Application is complete.

EXCEPTIONS REQUIRED

- **3.3.2.a Front Setback:** To permit an increased front setback to accommodate an existing overhead power line easement.
- **3.3.2.b Interior Side Setback:** To permit an increased interior side setback to provide additional separation from the adjacent railroad and to allow for sewer line relocation.
- **3.3.2.g Frontage Buildout:** To permit the required 60% frontage buildout to be measured at the building line rather than the front setback line, due to the approved front setback exception.
- **3.3.5 Permitted Parking Location:** To permit parking within the side yard.
- **3.3.6 Building Frontage:** To permit a common yard frontage in the D-T5 District.

- **7.1.4.b Parking Area Access:** To permit front yard parking access at two locations along W Saint John Street.
- **7.1.4.d Driveway Width:** To permit a 28-foot right-in/right-out vehicular entrance along W Saint John Street
- **7.2 Bicycle Parking:** Bicycle parking is not shown on the submitted drawings. Compliance with Section 7.2 is required prior to Final Approval.

CODE REVIEW

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

- A. **Use Standards:** The proposed use is Dwelling - Multi-Family. This use is permitted by right.
- B. **District Standards:**
 - **3.3.1 Lot Configuration:** *Compliant*
 - **3.3.2 Primary Building Standards:** *Exception Required – See Below:*
 - **3.3.2.a Front Setback:** *Exception Required – Greater than 12ft front setback requested to accommodate overhead power line easement*
 - **3.3.2.b Interior Side Setback:** *Exception Required – Greater than 24ft side setback requested to allow for further distance from railroad and relocation of sewer line*
 - **3.3.2.g Frontage Buildout:** *Exception Required – The required 60% frontage buildout is not met at the front setback line due to the front setback exception. The requirement is met at the front building line.*
 - **3.3.3 Accessory Building Standards:** *Not Applicable*
 - **3.3.4 Building Height:** *5 stories – Compliant*
 - **3.3.5 Permitted Parking Location:** *Exception Required – Side yard parking requested*
 - **3.3.6 Building Frontage:** *Common Yard – Exception Required*
- C. **General Standards:**
 - *Not Applicable*
- D. **Lot/Site Standards:**
 - **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space - *Compliant*
 - **5.1.3 Pedestrian Entries from Frontage Line:** *Compliant*
 - **5.1.4 Setbacks:** *Compliant*
 - **5.1.5 Adjacent Lots:** *Compliant*
- E. **Utilities and Trash Containment:**
 - **5.2.1 Underground Utilities:** *Presumed Compliant*
 - **5.2.2 Solid Waste Storage Areas:** *Compliant*
 - **5.2.3 Mechanical and Utility Equipment:** *Presumed Compliant*
- F. **Building Standards:**
 - **6.1.1 General Design Principles - Connectivity:** *Compliant*
 - **6.1.2 General Design Principles - Housing:** *Compliant*
 - **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment:** *Compliant*

- **6.1.4 General Design Principles - Downtown Should be Urban:** *Compliant*
- **6.1.5 General Design Principles - Put People First:** *Compliant*
- **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Compliant*
 - **6.2.2 Compatibility:** *Compliant*
 - **6.2.3 Proportions:** *Compliant*
 - **6.2.4 Wall Materials:** *Compliant*
 - **6.2.5 Façade Treatment:** *Compliant*
 - **6.2.6 Building Entrances:** *Not Applicable*
- **6.3 Specific Building Design Standards for all D-T4 Mixed-Use and Residential Structures/Frontages in D-T5 & D-T6**
 - **6.3.1 Roof and Eaves:** *Compliant; Rooftop equipment screening to be confirmed with Final Approval*
 - **6.3.2 Facade Design:** *Compliant*
 - **6.3.3 Building Entrances:** *Compliant*
 - **6.3.4 Garages:** *Not Applicable*
 - **6.3.5 Materials:** *Compliant*

G. Parking:

- **7.1.3 Interconnected Parking Lots:** *Compliant*
- **7.1.4 Parking Area Access:**
 - **7.1.4.b:** Parking must be accessed from a rear alley or a secondary frontage unless approved as a Discretionary Review. *Exception Required – Front yard parking access is requested at two points on W Saint John Street.*
 - **7.1.4.d:** The vehicular entrance of a parking lot or garage on a frontage must be no wider than 24 feet. *Exception Required – Entrance on W Saint John Street is proposed as 28 feet to accommodate a right-in/right-out driveway (28 feet is the required width per SCDOT)*
- **7.2 Bicycle Parking:** *Compliance Required – 5 spaces required per 100 auto spaces (272 auto spaces proposed)*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
 - D-T5: 12 ft zone with 8 ft wide sidewalk and trees in wells: *Compliant – Existing streetscape is 20 feet (8 foot sidewalk and 12 foot grass strip with trees). Applicant will replace and repair existing sidewalk as necessary.*
- **8.2 Parking Area Landscaping:** *Compliant*
- **8.2.1 Required Plantings:**
 - *One (1) Shade Tree and Eight (8) Shrubs required per 10 parking spaces: Compliant*
 - *No parking space shall be further than 60 feet from the trunk of a canopy tree: Compliant*
- **8.2.2 Parking Area Screening:** *Compliant*
- **8.4 Fences:** *Compliant*

I. Signage: *Not Applicable*

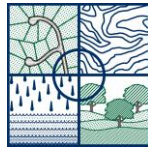
ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

The proposed development is located approximately a quarter mile from downtown; a distance considered highly walkable. Although the utility easement limits building placement at the sidewalk edge, opportunities remain to activate both the facade and the lawn area. The current facades along W. St. John Street do not meet the frontage activation standards for DT-5. The applicant was strongly encouraged to explore design strategies such as stoops, forecourts, or other pedestrian-oriented features to better engage the streetscape.

RECOMMENDATION

The following eight (8) exceptions are required for Preliminary Approval:

1. **3.3.2.a Front Setback:** To permit an increased front setback to accommodate an existing overhead power line easement.
2. **3.3.2.b Interior Side Setback:** To permit an increased interior side setback to provide additional separation from the adjacent railroad and to allow for sewer line relocation.
3. **3.3.2.g Frontage Buildout:** To permit the required 60% frontage buildout to be measured at the building line rather than the front setback line, due to the required front setback exception.
4. **3.3.5 Permitted Parking Location:** To permit parking within the side yard.
5. **3.3.6 Building Frontage:** To permit a common yard frontage in the D-T5 district.
6. **7.1.4.b Parking Area Access:** To permit front yard parking access at two locations along W. Saint John Street.
7. **7.1.4.d Driveway Width:** To permit a 28-foot right-in/right-out vehicular entrance along W. Saint John Street, consistent with SCDOT requirements.
8. **7.2 Bicycle Parking:** Bicycle parking is not shown on the submitted drawings. Compliance with Section 7.2 is required prior to Final Approval.



SITE DESIGN, INC.

CIVIL ENGINEERS ▪ SURVEYORS ▪ LANDSCAPE ARCHITECTS

Project Narrative

To: Fredalyn Frasier
From: Paul Mills, P.E.
Date: January 5, 2026
Project: Railyards Multi-Family Development
SDI # 230216
Subject: Design Review Board Submittal

The Railyards Multi-Family project is being submitted for DRB review. The project consists of 177 residential units spread over three buildings, an amenity area, dumpster enclosure, and associated parking. Stormwater controls will be managed by underground detention systems. There will be a road crossing at the creek that bisects the site; a buffer will be delineated for the remainder of the creek. A portion of the property to the west of the creek will not be developed in this phase; however, it may be developed in the future.

The site will be served by two access points on W. Saint John Street, an SCDOT road. The eastern access will be a right in/left in, while the western access will be a right in/right out. We have a received conceptual approval from the SCDOT; however, an encroachment application still needs to be submitted for final approval.

Water and sanitary sewer main extensions will be required to serve the site. These will be coordinated with Spartanburg Water System and Spartanburg Sanitary Sewer System.



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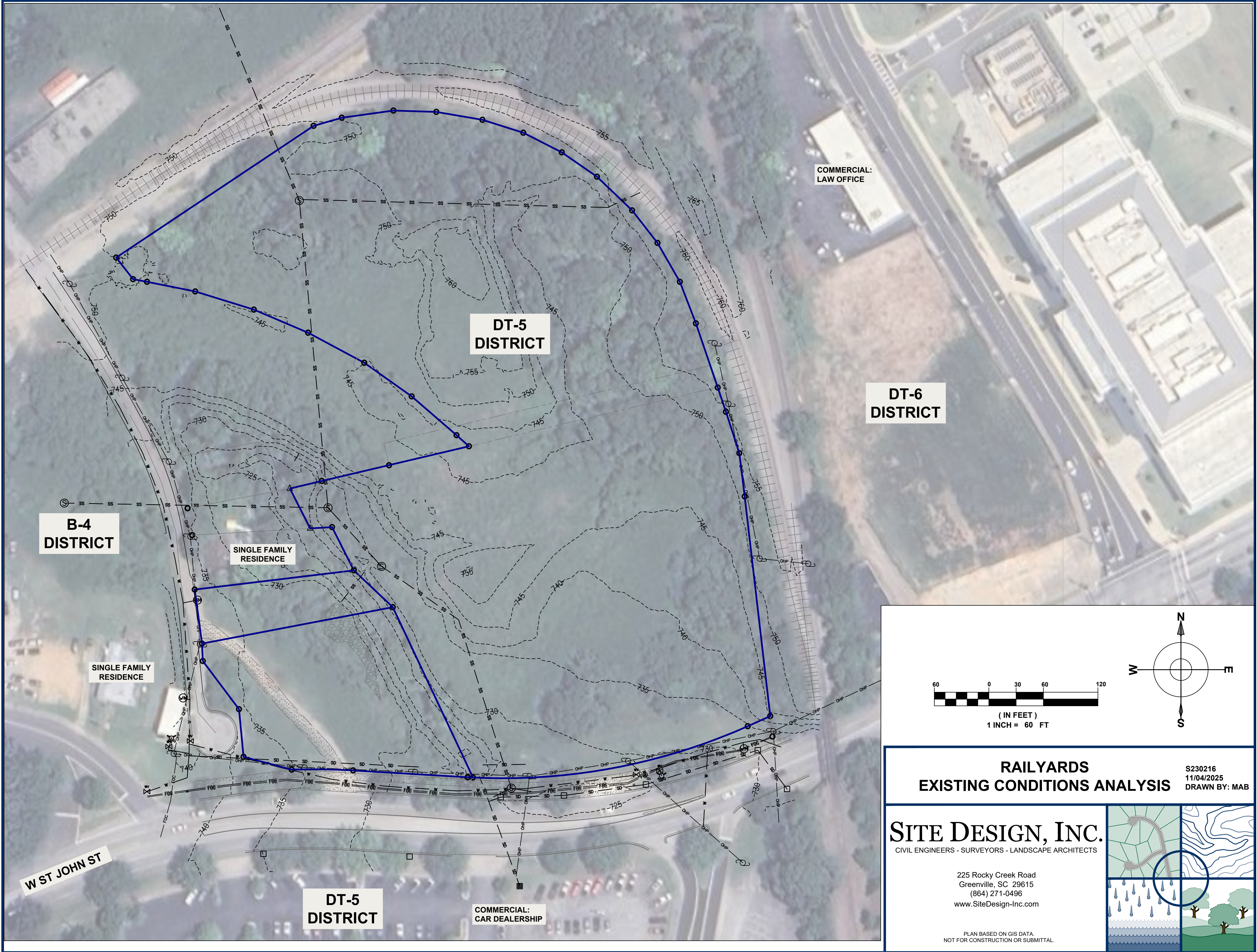
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND SURVEYING

Exceptions Request

Project: Railyard Apartments

Location: Wofford Street Spartanburg, SC 29301 (TM #7-12-09-347.00)

- Front Setback 0-12 ft (min-max) – Need exception to maximum setback due to easement for overhead power.
- Interior Side Setback 0-24 (min-max) – Need exception to maximum due to railroad presence and sewer line relocation necessity.
- Minimum 60% Buildout – Not met at setback. It is met at the building line for the portion of the parcel being developed.
- Sideyard Parking – We are showing a little parking along the side of the building, but given site constraints, we need to provide some side parking along the drive. Parking is not in front of the building and it is only considered the side of the building due to the ‘L’ shape.
- Streetscape (12’ w/ tree wells 14’ w/o wells) – Existing streetscape is (20’) 8’ sidewalk with 12’ continuous grass strip. This exceeds requirements. Would recommend to leave as is and replace/repair existing sidewalk as necessary.
- Entrance must be no wider than 24’ – Need exception as SCDOT minimum width for Right-In/Right-out is 28’.



COMMERCIAL:
LAW OFFICE

DT-5
DISTRICT

DT-6
DISTRICT

B-4
DISTRICT

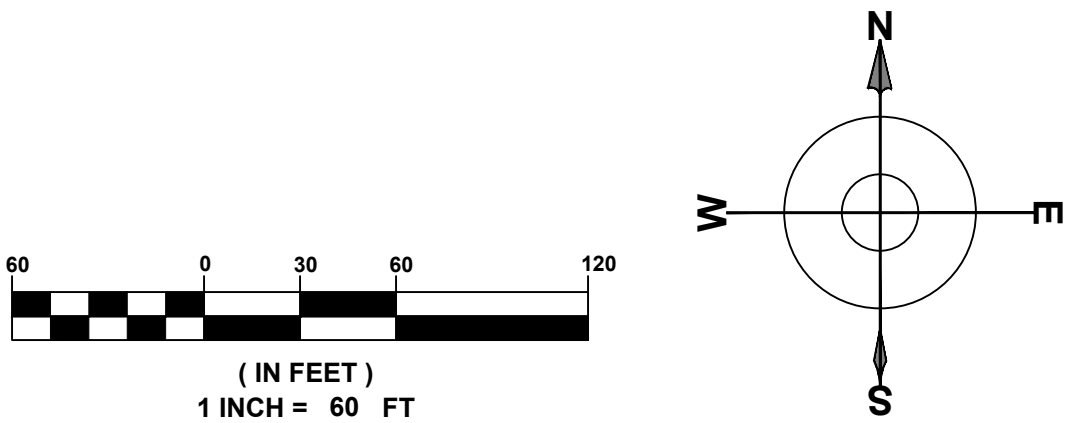
SINGLE FAMILY
RESIDENCE

SINGLE FAMILY
RESIDENCE

COMMERCIAL:
CAR DEALERSHIP

DT-5
DISTRICT

W ST JOHN ST



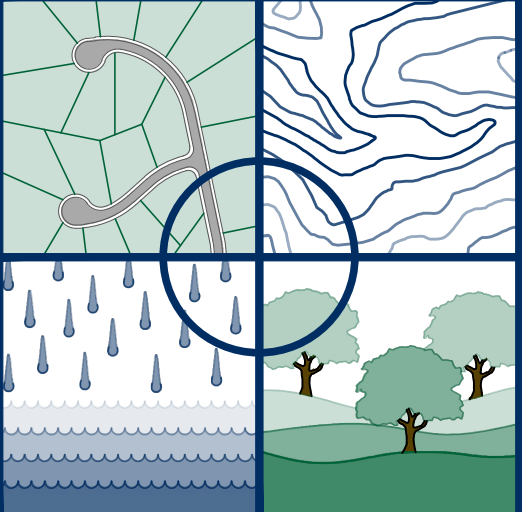
**RAILYARDS
EXISTING CONDITIONS ANALYSIS**

S230216
11/04/2025
DRAWN BY: MAB

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

225 Rocky Creek Road
Greenville, SC 29615
(864) 271-0496
www.SiteDesign-Inc.com

PLAN BASED ON GIS DATA.
NOT FOR CONSTRUCTION OR SUBMITTAL.



RAILYARD APARTMENTS



12/12/2025, 9:23:57 AM

Streets

— Secondary

— Local

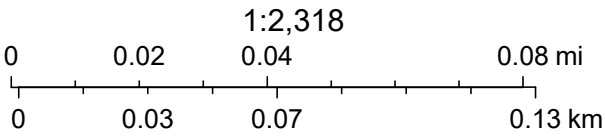
— Primary

— Walkway/Pedestrian

— Parcels

Municipalities

SPARTANBURG



FROM DRIVEWAY ON WEST ST. JOHN LOOKING WEST:



WEST OF SITE LOOKING NORTH UP BRAWLEY STREET:



WOFFORD ST. LOOKING NORTH-WEST:



WOFFORD ST. LOOKING SOUTH:



DRIVEWAY ON W. ST. JOHN LOOKING EAST:

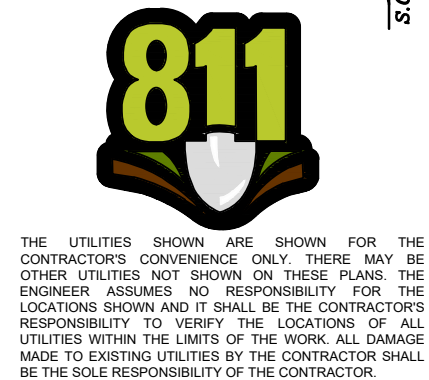


EAST OF DRIVEWAY LOOKING WEST TOWARD SITE:



WEST OF DRIVEWAY LOOKING EAST TOWARD SITE:



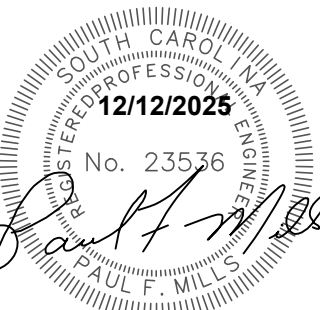


LINE TABLE		
LINE #	BEARING	LENGTH
L1	N02°41'20"W	19.16
L2	S86°38'59"W	24.12
L3	N48°19'30"W	18.39
L4	N79°29'49"W	15.55
L5	N38°04'29"W	30.24
L6	N73°58'30"E	32.26
L7	S18°33'00"E	28.13
L8	S65°51'49"W	27.06
L9	S79°07'01"W	114.56



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NO.	DATE

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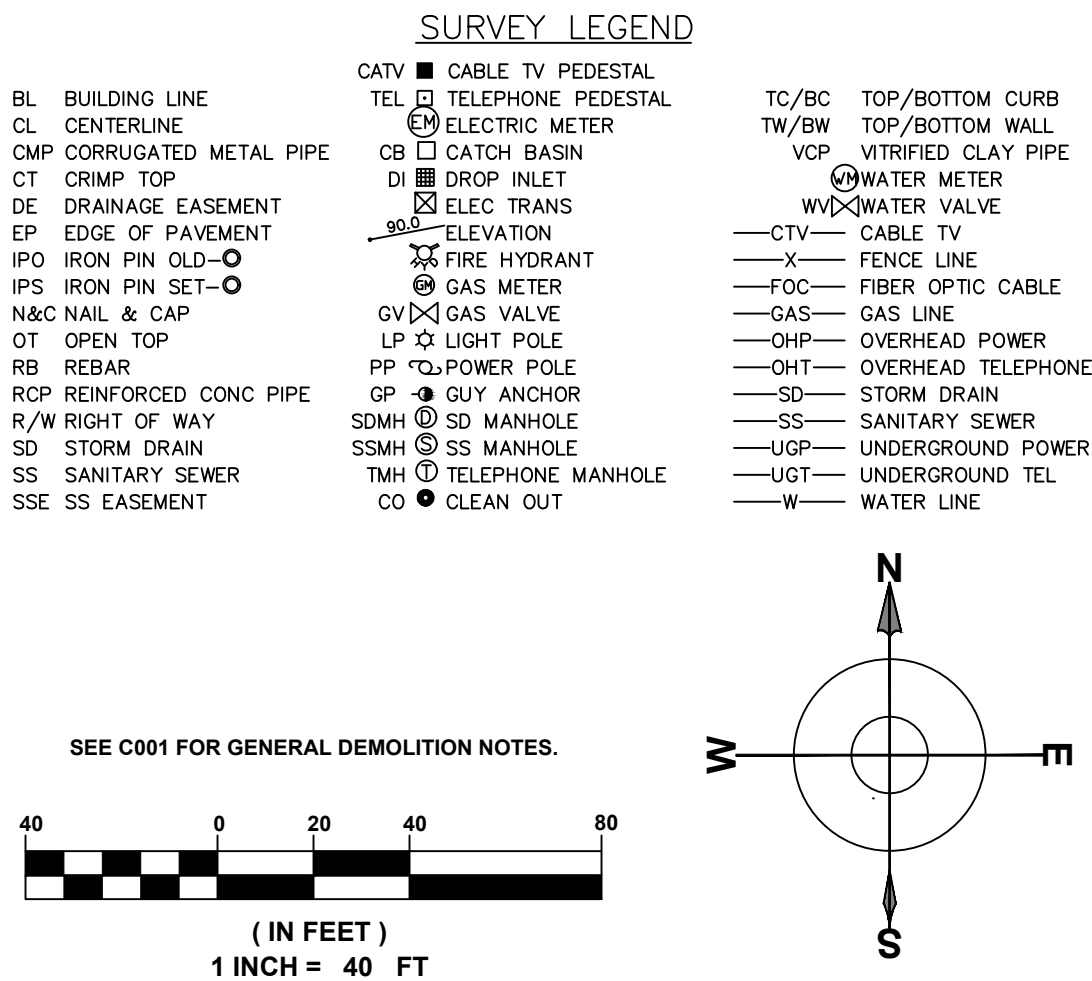
WOFFORD ST
SPARTANBURG, SC 29301

FITCH IRICK SC LLC

DESIGNED BY:	OCJ
DRAWN BY:	OCJ
CHECKED BY:	PFM
DATE:	12/12/2025
S230216_SHEETS	

SHEET 1 OF 6

C100



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.

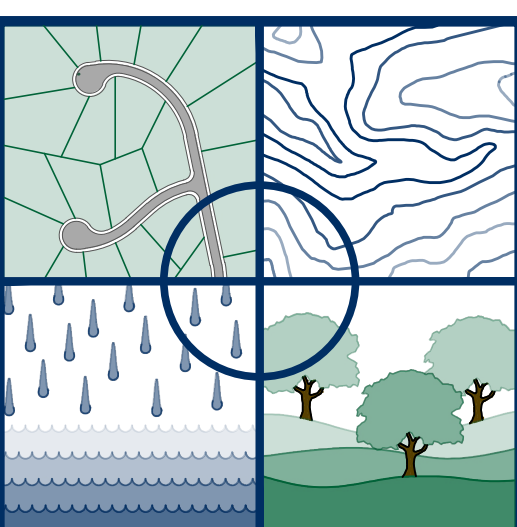


GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED ROOF DRAIN
- DRAINAGE ARROW

STRUCTURE SCHEDULE		
STRUCTURE	TYPE	RIM EL.
SD - A1	HEADWALL	N/A
SD - A2	SDMH	744.44
SD - A3	SDMH	745.34
SD - B1	SDMH	745.71
SD - B2	TYPE 1	747.01
SD - B3	TYPE 1	746.69
SD - B4	TYPE 1	747.46
SD - B5	TYPE 1	745.66
SD - B5-2	TYPE 1	747.82
SD - B6	TYPE 1	745.96
SD - C1	SDMH	743.67
SD - C2	TYPE 1	741.48
SD - C3	TYPE 1	741.24
SD - D1	TYPE 1	742.04
SD - D2	TYPE 1	741.43
SD - E1	TYPE 1	734.42
SD - F1	HEADWALL	N/A
SD - F2	SDMH	730.21

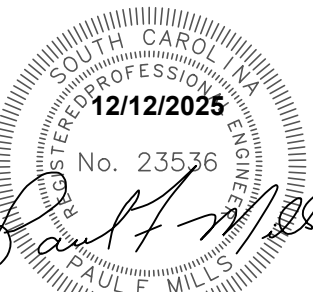
STORMDRAIN SCHEDULE							
STRUCTURE DOWN	STRUCTURE UP	LENGTH	SLOPE	SIZE	IE DOWN	IE UP	
SD - A1	SD - A2	77'	0.65%	18" RCP	732.00	732.50	
SD - A2	SD - A3	236'	0.55%	18" RCP	732.70	734.00	
SD - B1	SD - B2	36'	1.10%	15" RCP	734.00	734.40	
SD - B2	SD - B3	115'	3.66%	15" RCP	734.60	738.80	
SD - B3	SD - B4	104'	1.53%	15" RCP	739.00	740.60	
SD - B4	SD - B5	108'	1.11%	15" RCP	740.80	742.00	
SD - B5	SD - B6	15'	5.31%	15" RCP	742.20	743.00	
SD - B5	SD - B5-2	68'	3.17%	15" RCP	742.20	744.35	
SD - C1	SD - C2	59'	0.24%	15" RCP	737.33	737.48	
SD - C2	SD - C3	86'	0.26%	15" RCP	737.48	737.70	
SD - D1	SD - D2	55'	0.26%	15" RCP	737.79	737.93	
SD - F1	SD - F2	63'	1.20%	18" RCP	721.50	722.25	



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(864) 271-0496
www.SiteDesign-Inc.com

DATE											

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SPARTANBURG, SC 29301

CITY OF SPARTANBURG
SPARTANBURG COUNTY
SC

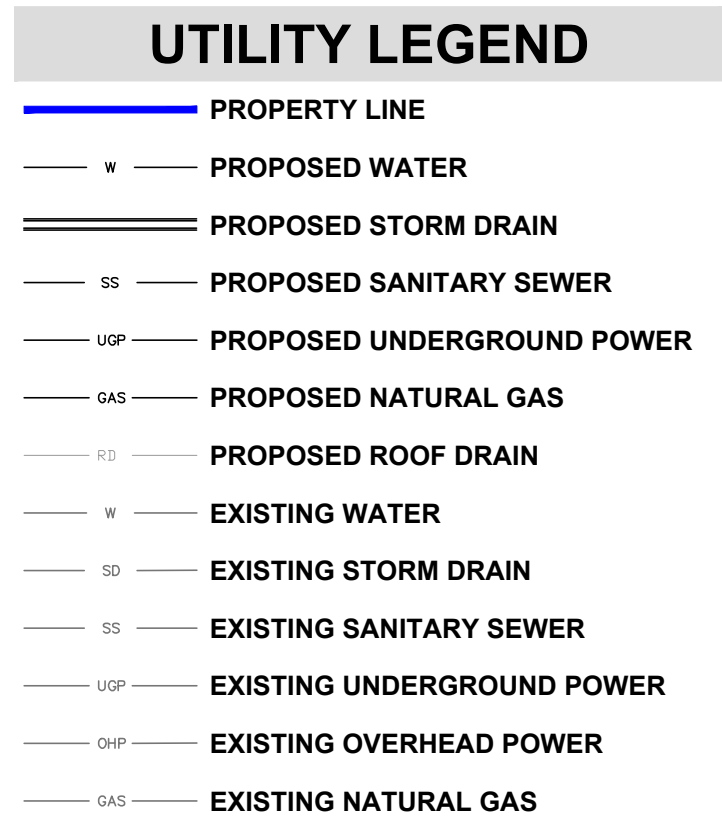
FITCH IRICK SC LLC

DESIGNED BY: OCJ
DRAWN BY: OCJ
CHECKED BY: PFM
DATE: 12/12/2025
S230216. SHEETS

GRADING AND STORMWATER PLAN

SHEET 3 OF 6

C400



PROPERTY LINE

— W — **PROPOSED WATER**

===== **PROPOSED STORM DRAIN**

— SS — **PROPOSED SANITARY SEWER**

— UGP — **PROPOSED UNDERGROUND POWER**

— GAS — **PROPOSED NATURAL GAS**

— SD — **PROPOSED ROOF DRAIN**

— W — **EXISTING WATER**

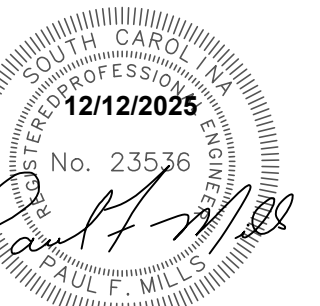
— SD — **EXISTING STORM DRAIN**

— SS — **EXISTING SANITARY SEWER**

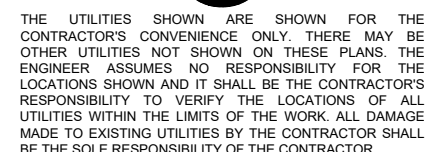
— UGP — **EXISTING UNDERGROUND POWER**

— RP — **EXISTING OVERHEAD POWER**

— GAS — **EXISTING NATURAL GAS**

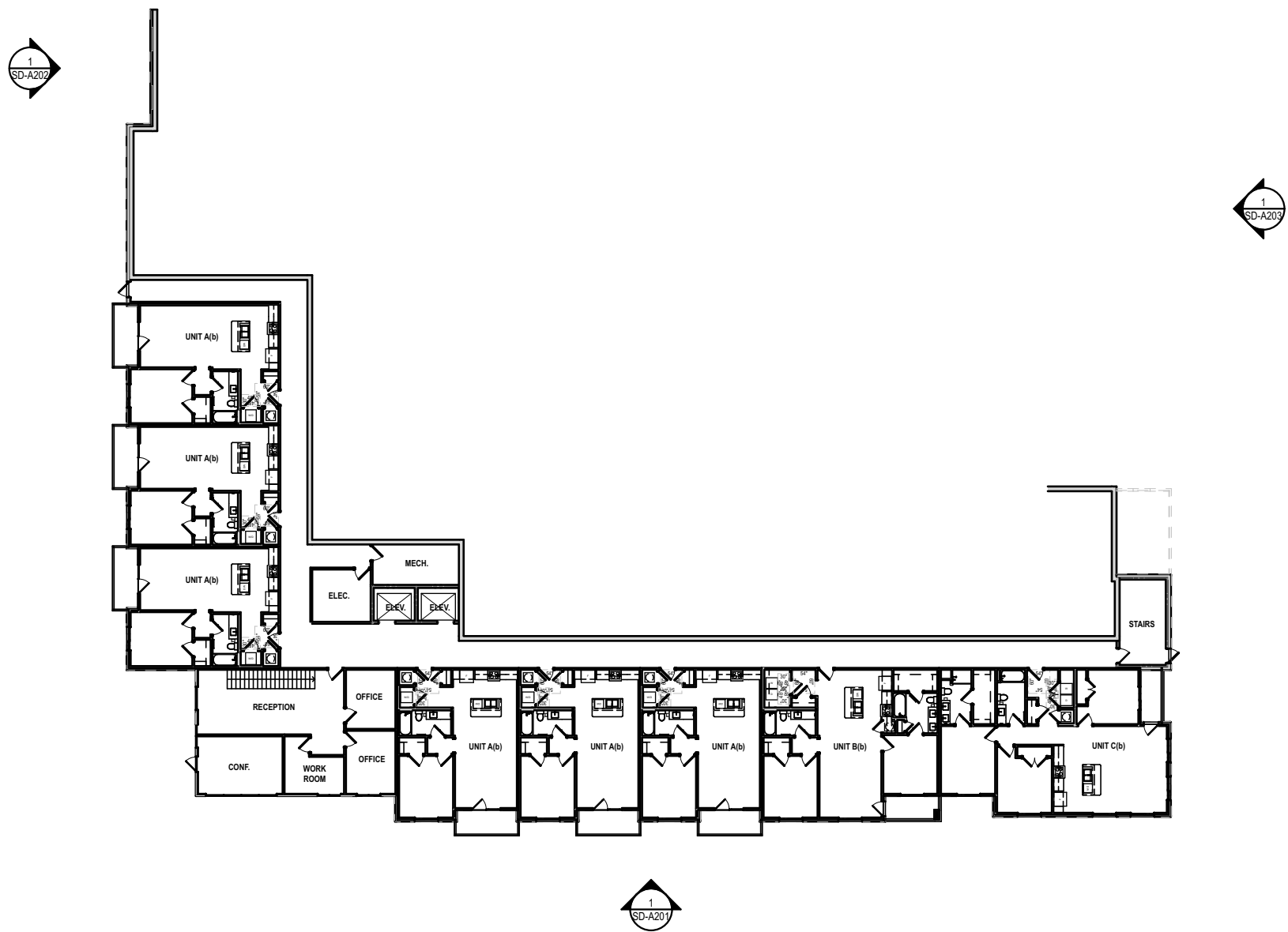


C500





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LOWER GROUND FLOOR - BLDG TYPE A

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



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SHEET TITLE:
**LOWER GROUND FLOOR
- BLDG TYPE A**

SHEET TITLE:
SD-A101



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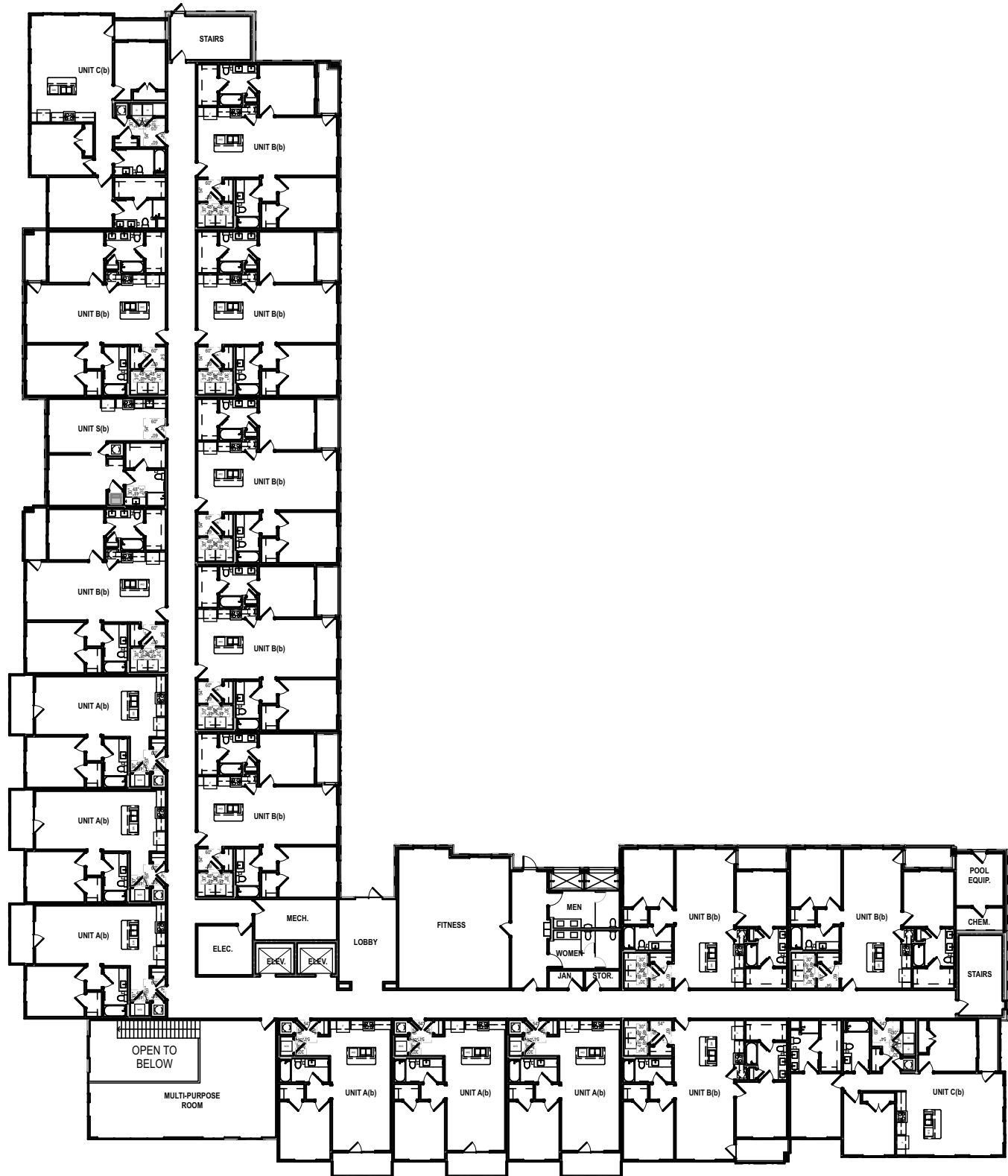
DATE:
2025-11-10

PROJECT NUMBER:
Preliminary

SHEET TITLE:
**GROUND FLOOR - BLDG
TYPE A**

SHEET TITLE:

SD-A102



GROUND FLOOR - BLDG TYPE A

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

0 16' 32' 64'



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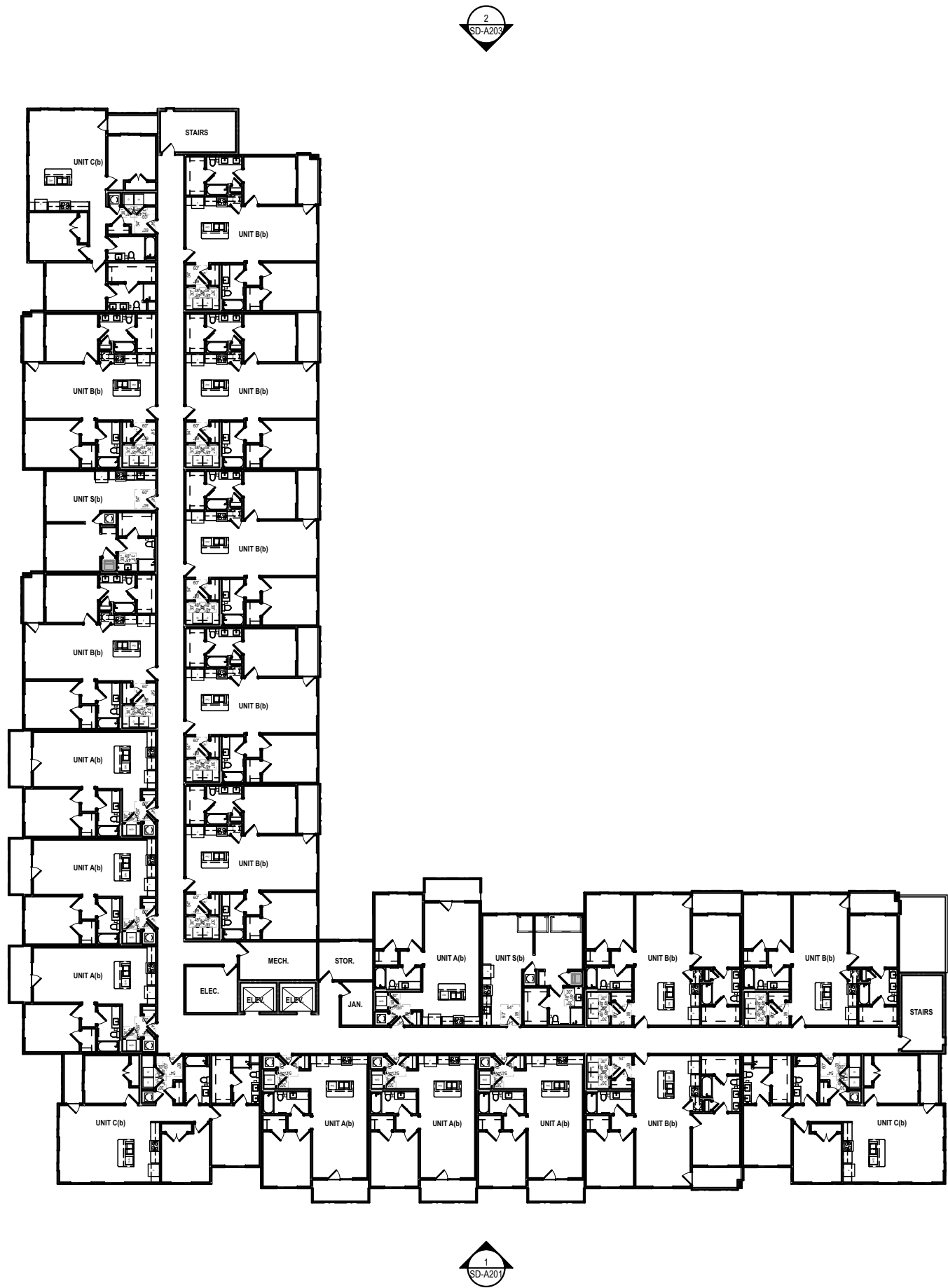
DATE:
2025-11-10

PROJECT NUMBER:
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SHEET TITLE:
**SECOND FLOOR - BLDG
TYPE A**

SHEET TITLE:

SD-A103



SECOND FLOOR - BLDG TYPE A

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

0 16' 32' 64'



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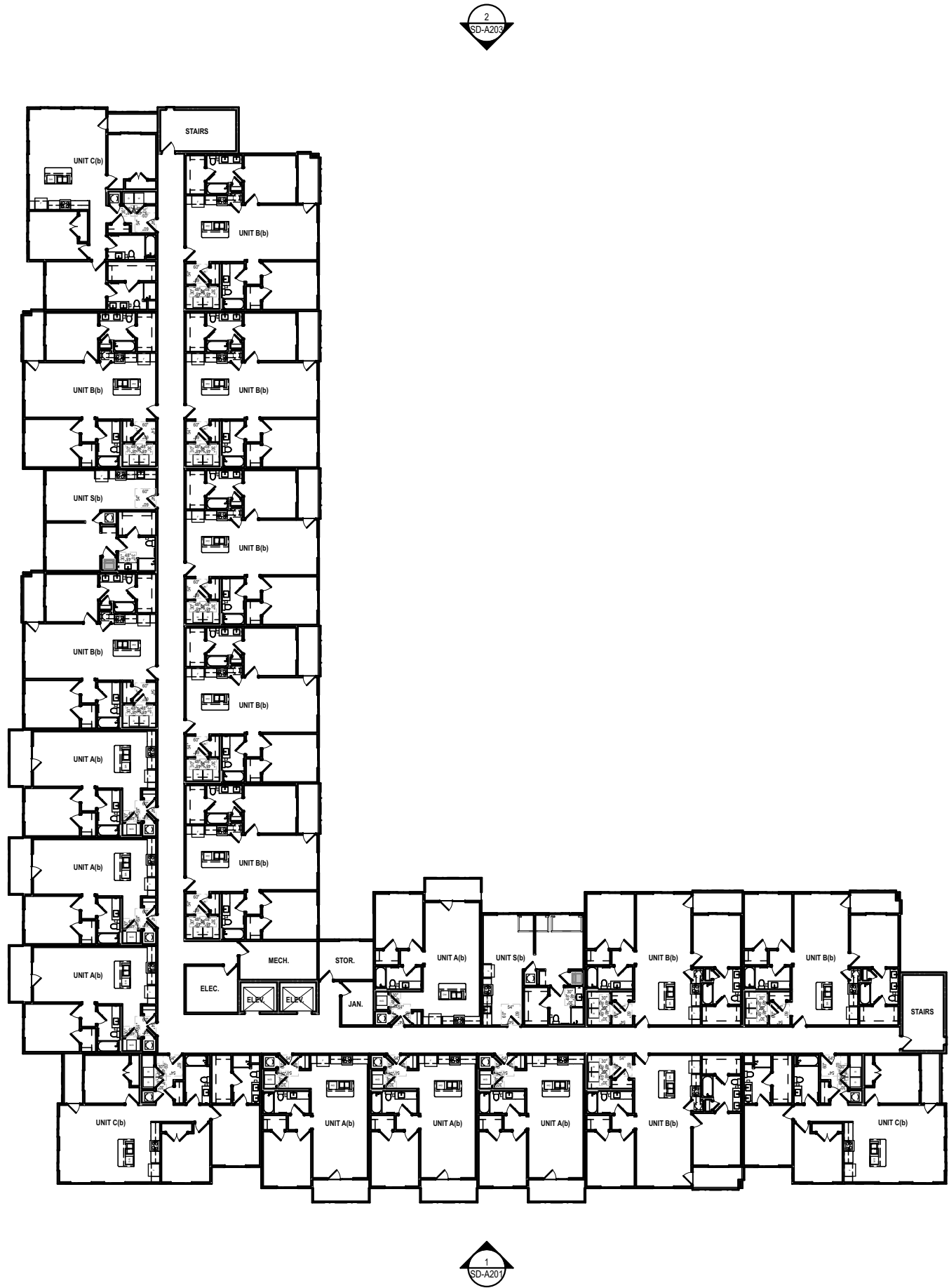
DATE:
2025-11-10

PROJECT NUMBER:
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SHEET TITLE:
**THIRD FLOOR - BLDG
TYPE A**

SHEET TITLE:

SD-A104



THIRD FLOOR - BLDG TYPE A

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





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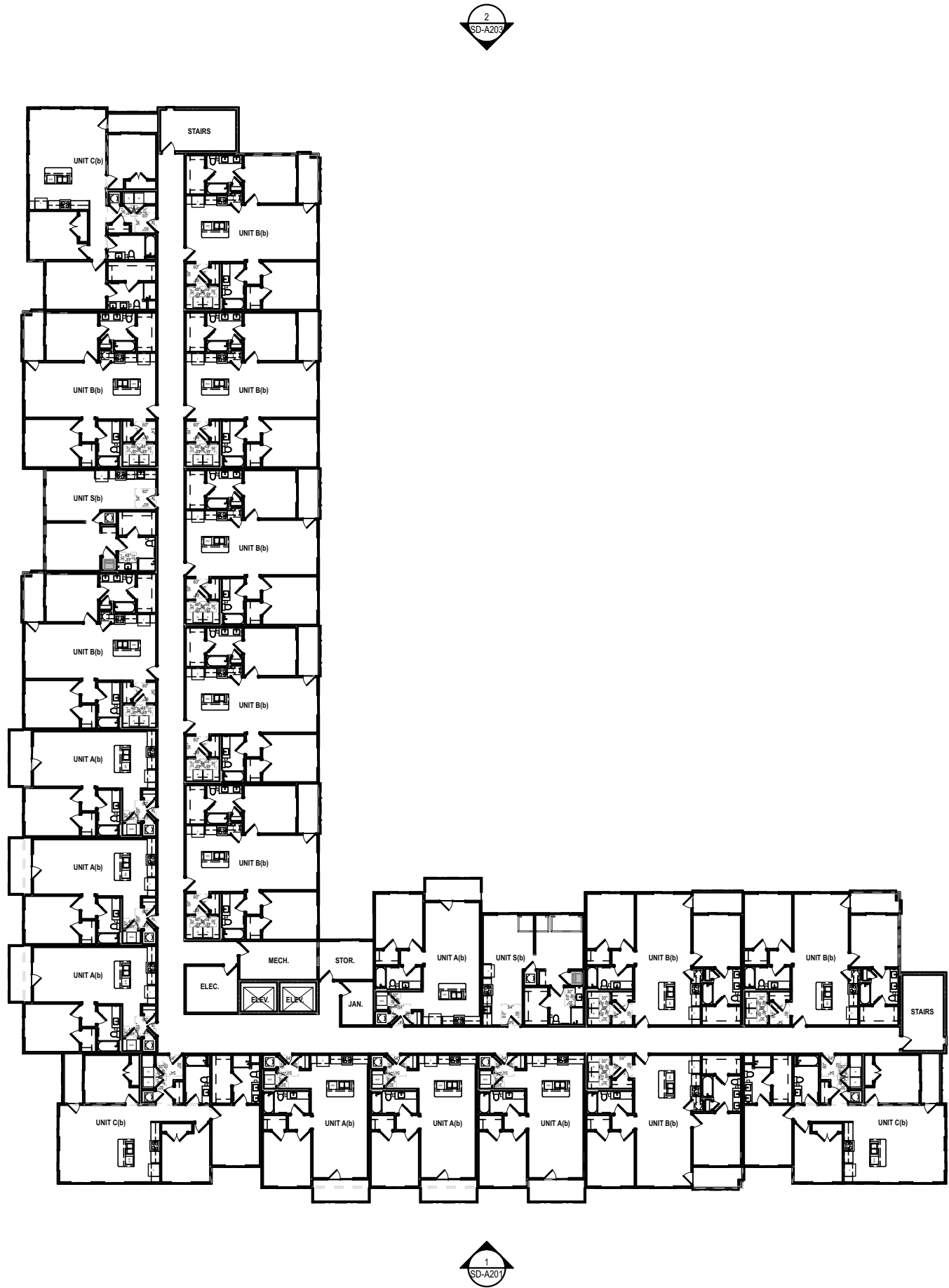
DATE:
2025-11-10

PROJECT NUMBER:
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SHEET TITLE:
**FOURTH FLOOR - BLDG
TYPE A**

SHEET TITLE:

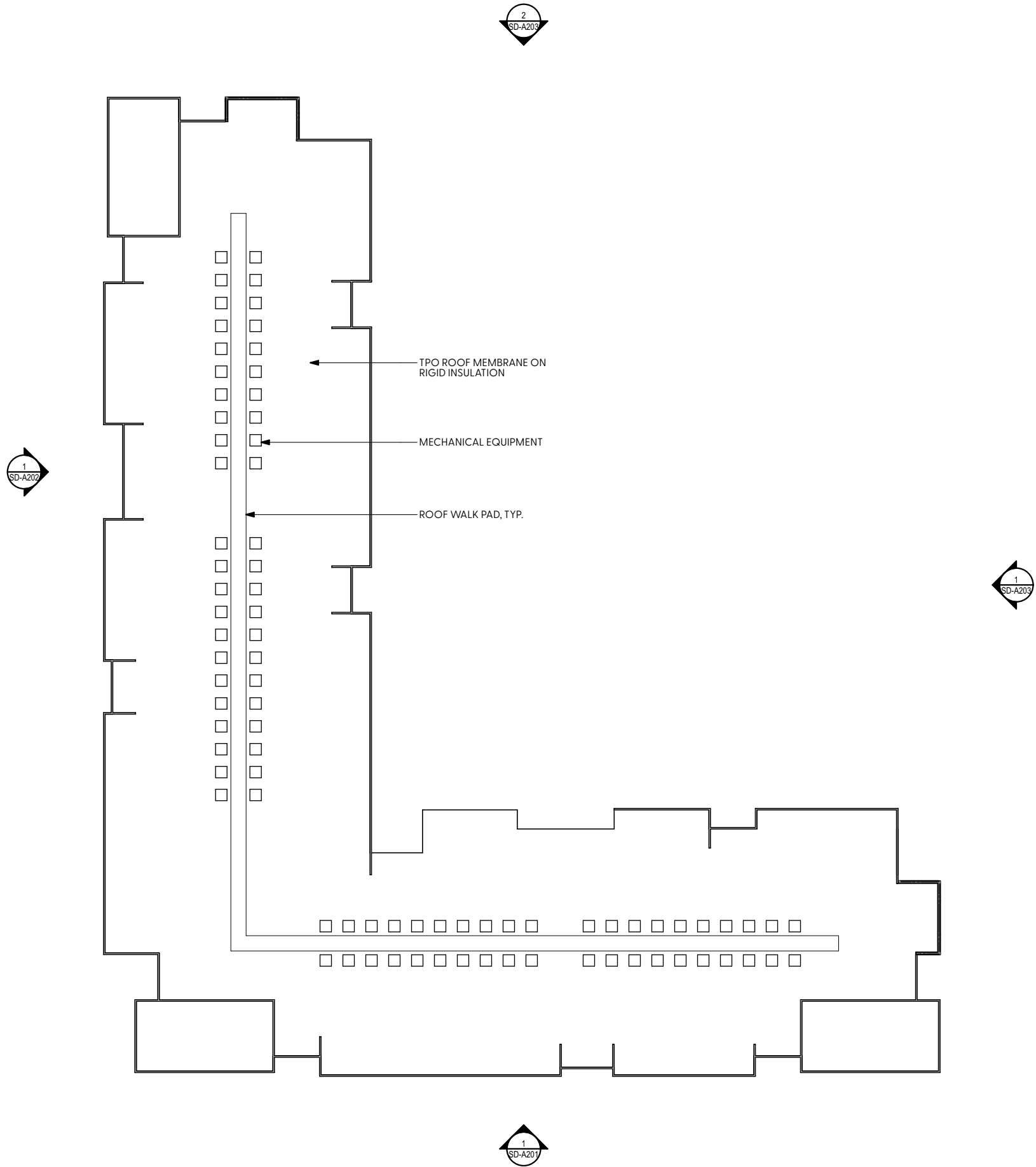
SD-A105



FOURTH FLOOR - BLDG TYPE A

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

0 16' 32' 64'



ROOF PLAN - BLDG. TYPE A

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



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SHEET TITLE:
**ROOF PLAN - BLDG TYPE
A**

SHEET TITLE:

SD-A106



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GROUND FLOOR - BLDG TYPE B

SCALE: 1" = 20'



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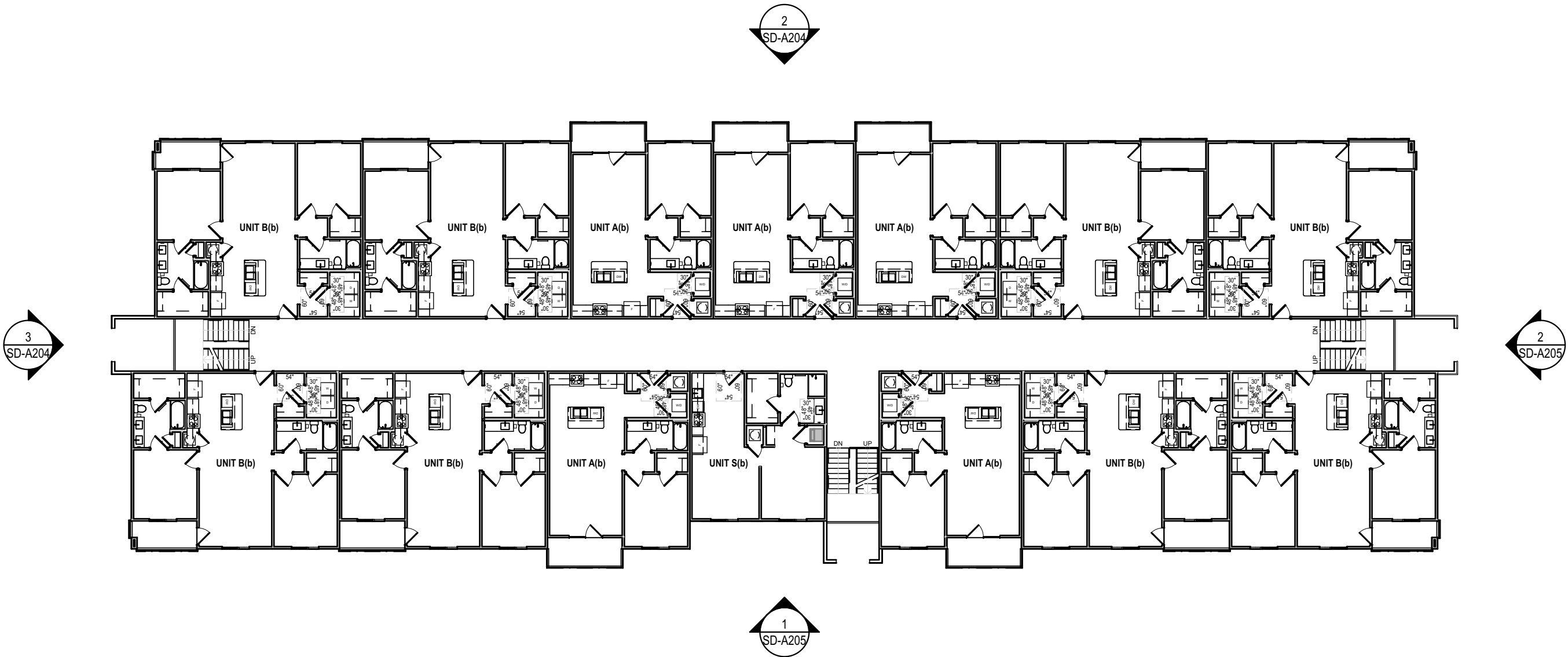
SHEET TITLE:
**GROUND FLOOR - BLDG
TYPE B**

SHEET TITLE:

SD-A107



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SHEET TITLE:
**SECOND FLOOR - BLDG
TYPE B**

SHEET TITLE:

SECOND FLOOR - BLDG TYPE B

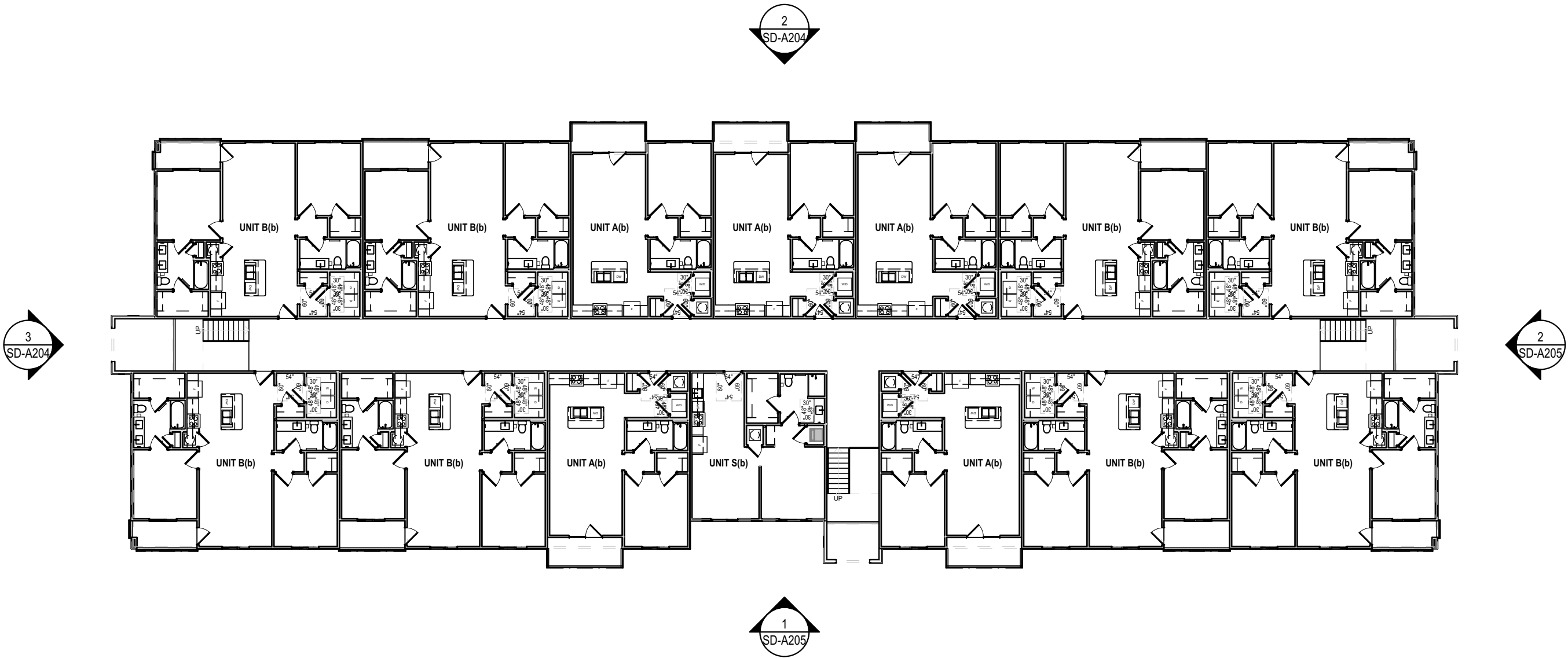
SCALE: 1" = 20'



SD-A108



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THIRD FLOOR - BLDG TYPE B

SCALE: 1" = 20'



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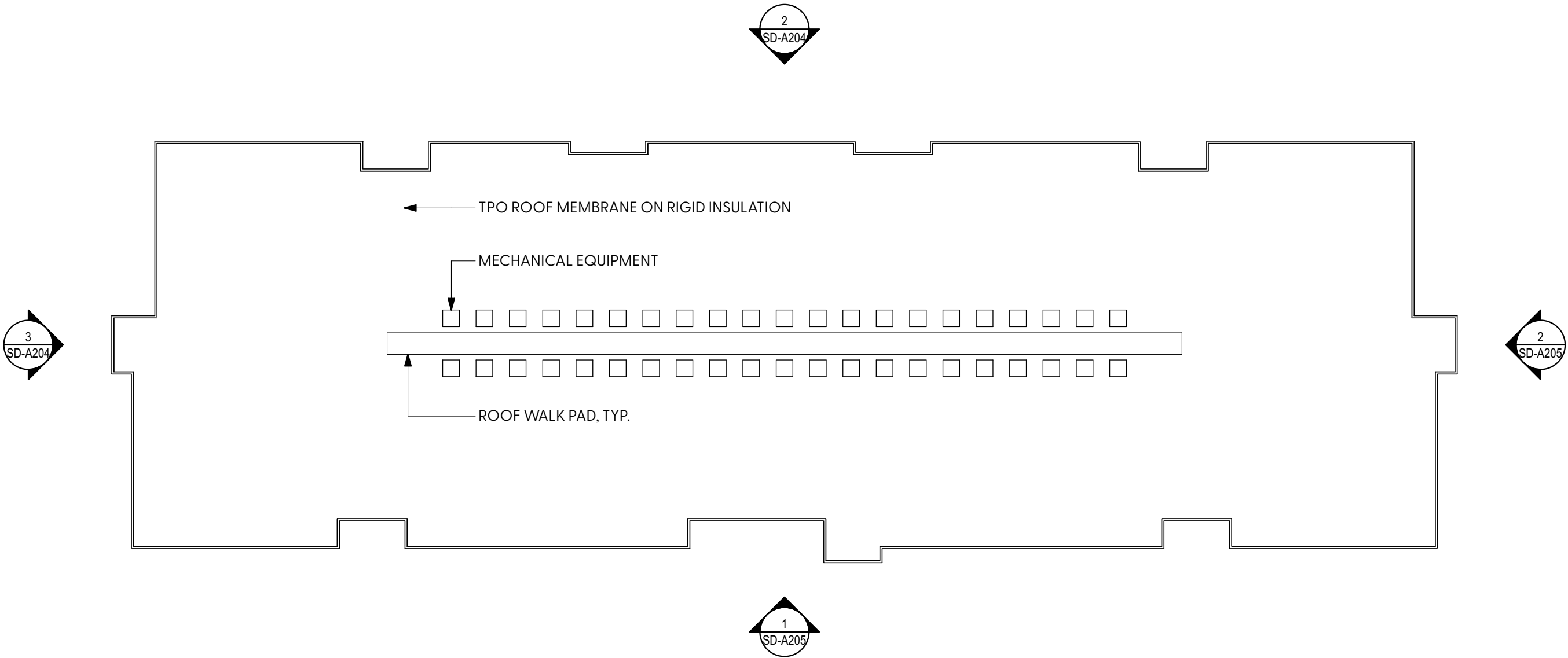
DATE:
2025-11-10

PROJECT NUMBER:
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SHEET TITLE:
**THIRD FLOOR - BLDG
TYPE B**

SHEET TITLE:

SD-A109



ROOF PLAN - BLDG. TYPE B

SCALE: 1" = 20'



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SHEET TITLE:
**ROOF PLAN - BLDG TYPE
B**

SHEET TITLE:
SD-A110



ELEVATION KEYNOTES	
KEY	NOTE
01	BRICK VENEER
02	BRICK SOLDIER COURSE & ROWLOCK
03	RECESSED BRICK BAND
04	VINYL SINGLE HUNG WINDOW
05	VINYL FIXED WINDOW
06	FIBER CEMENT PANEL
07	FIBER CEMENT LAP SIDING
08	FIBER CEMENT BOARD & BATTEN
09	FIBER CEMENT TRIM
10	ALUMINUM STOREFRONT WINDOW
11	ALUMINUM STOREFRONT DOOR
12	HOLLOW METAL DOOR
13	METAL CLAD DOOR
14	METAL CANOPY
15	VINYL RAIL SYSTEM



BUILDING A SOUTH ELEVATION

SCALE: 1" = 20'

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SHEET TITLE:
**EXTERIOR ELEVATIONS -
TYPE A**

ELEVATION KEYNOTES	
KEY	NOTE
01	BRICK VENEER
02	BRICK SOLDIER COURSE & ROWLOCK
03	RECESSED BRICK BAND
04	VINYL SINGLE HUNG WINDOW
05	VINYL FIXED WINDOW
06	FIBER CEMENT PANEL
07	FIBER CEMENT LAP SIDING
08	FIBER CEMENT BOARD & BATTEN
09	FIBER CEMENT TRIM
10	ALUMINUM STOREFRONT WINDOW
11	ALUMINUM STOREFRONT DOOR
12	HOLLOW METAL DOOR
13	METAL CLAD DOOR
14	METAL CANOPY
15	VINYL RAIL SYSTEM



BUILDING A WEST ELEVATION

SCALE: 1" = 20'

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SHEET TITLE:
**EXTERIOR ELEVATIONS -
TYPE A**

SHEET TITLE:

SD-A202



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BUILDING A NORTH ELEVATION

SCALE: 1" = 20'



BUILDING A EAST ELEVATION

SCALE: 1" = 20'



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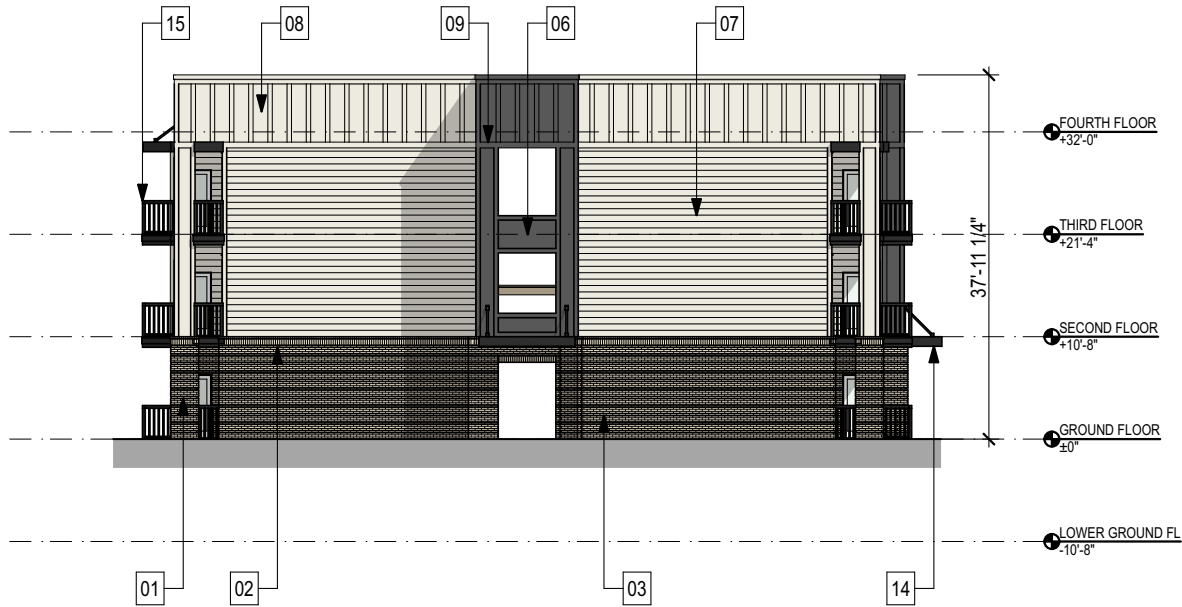
DATE:
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PROJECT NUMBER:
Preliminary

SHEET TITLE:
**EXTERIOR ELEVATIONS -
TYPE A**

SHEET TITLE:

SD-A203



BUILDING B WEST ELEVATION

SCALE: 1" = 20'



ELEVATION KEYNOTES	
KEY	NOTE
01	BRICK VENEER
02	BRICK SOLDIER COURSE & ROWLOCK
03	RECESSED BRICK BAND
04	VINYL SINGLE HUNG WINDOW
05	VINYL FIXED WINDOW
06	FIBER CEMENT PANEL
07	FIBER CEMENT LAP SIDING
08	FIBER CEMENT BOARD & BATTEN
09	FIBER CEMENT TRIM
10	ALUMINUM STOREFRONT WINDOW
11	ALUMINUM STOREFRONT DOOR
12	HOLLOW METAL DOOR
13	METAL CLAD DOOR
14	METAL CANOPY
15	VINYL RAIL SYSTEM



BUILDING B NORTH ELEVATION

SCALE: 1" = 20'



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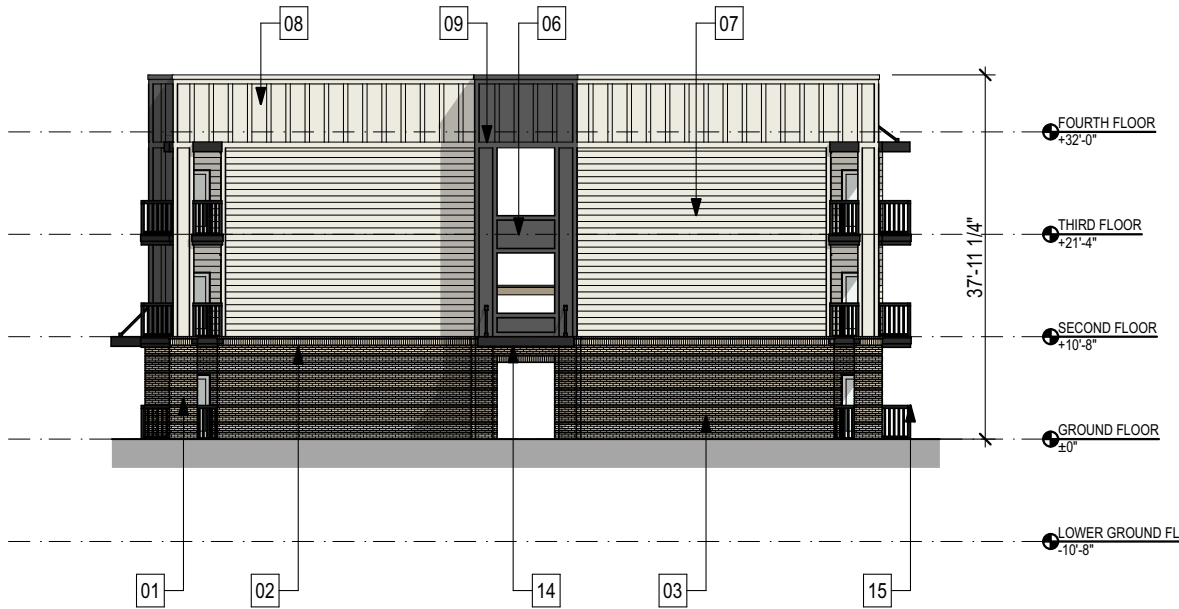
DATE:
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PROJECT NUMBER:
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SHEET TITLE:
**EXTERIOR ELEVATIONS -
TYPE B**

SHEET TITLE:

SD-A204



BUILDING B EAST ELEVATION

SCALE: 1" = 20'



ELEVATION KEYNOTES	
KEY	NOTE
01	BRICK VENEER
02	BRICK SOLDIER COURSE & ROWLOCK
03	RECESSED BRICK BAND
04	VINYL SINGLE HUNG WINDOW
05	VINYL FIXED WINDOW
06	FIBER CEMENT PANEL
07	FIBER CEMENT LAP SIDING
08	FIBER CEMENT BOARD & BATTEN
09	FIBER CEMENT TRIM
10	ALUMINUM STOREFRONT WINDOW
11	ALUMINUM STOREFRONT DOOR
12	HOLLOW METAL DOOR
13	METAL CLAD DOOR
14	METAL CANOPY
15	VINYL RAIL SYSTEM



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BUILDING B SOUTH ELEVATION

SCALE: 1" = 20'



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SHEET TITLE:
**EXTERIOR ELEVATIONS -
TYPE B**

SHEET TITLE:

SD-A205

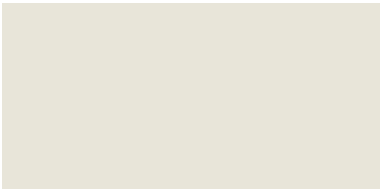


EXTERIOR MATERIALS

SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES	
KEY	NOTE
01	BRICK VENEER
02	BRICK SOLDIER COURSE & ROWLOCK
03	RECESSED BRICK BAND
04	VINYL SINGLE HUNG WINDOW
05	VINYL FIXED WINDOW
06	FIBER CEMENT PANEL
07	FIBER CEMENT LAP SIDING
08	FIBER CEMENT BOARD & BATTEN
09	FIBER CEMENT TRIM
10	ALUMINUM STOREFRONT WINDOW
11	ALUMINUM STOREFRONT DOOR
12	HOLLOW METAL DOOR
13	METAL CLAD DOOR
14	METAL CANOPY
15	VINYL RAIL SYSTEM

EXTERIOR MATERIALS



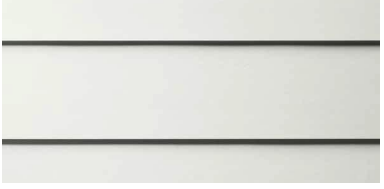
SHERWIN WILLIAMS
COLOR: SW 7008
ALABASTER



SHERWIN WILLIAMS
COLOR: SW 6349
PENNYWISE



SHERWIN WILLIAMS
COLOR: SW 7674
PEPPERCORN



JAMES HARDIE FIBER
CEMENT SIDING
SMOOTH FINISH:
LAP
PANEL
BOARD & BATTEN



GENERAL SHALE BRICK
COLOR: OLD EDISTO



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SHEET TITLE:
EXTERIOR MATERIALS

SHEET TITLE:

SD-A206



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SHEET TITLE:
BIRDS EYE

SHEET TITLE:

SD-A901

Birds Eye



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SHEET TITLE:
SE CORNER AERIAL

SHEET TITLE:

SD-A902

SE Corner Aerial



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SHEET TITLE:
SW CORNER AERIAL

SHEET TITLE:

SD-A903

SW Corner Aerial



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SHEET TITLE:
**SE CORNER PEDESTRIAN
RENDERING**

SHEET TITLE:

SD-A904



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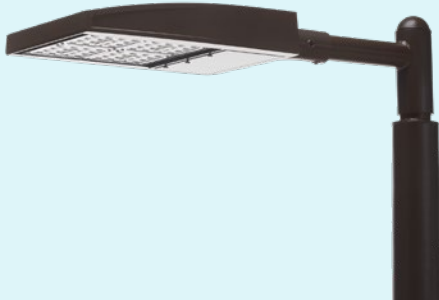
SHEET TITLE:
**SW CORNER
PEDESTRIAN RENDERING**

SHEET TITLE:

SD-A905

Outdoor Lighting

SHOEBOX LED



SHOEBOX LED

LED
(Light-emitting diode) 150/220/420/530 watts

Mounting height 25' – 35'

Color
Black
Bronze
Gray (Special conditions)

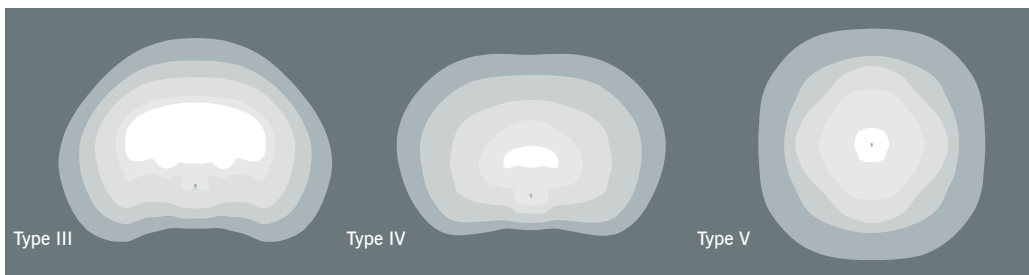
Pole
Wood
Style A

IESNA cutoff classification: Full-cutoff

Color temperature: 3,000K Primary
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Shoebox	150	19,007	III	B2-U0-G3
		18,460	IV	B3-U0-G4
		19,580	V	B5-U0-G3
Shoebox	220	23,744	III	B3-U0-G4
		23,061	IV	B3-U0-G4
		24,461	V	B5-U0-G3
Shoebox	420	41,379	IV	B3-U0-G5
		45,868	V	B5-U0-G5
Shoebox	530	51,429	IV	B3-U0-G5
		57,009	V	B5-U0-G5

LIGHT DISTRIBUTION PATTERNS



light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	25', 30', 35'	Direct Bury, Anchor Base
Wood	25', 30', 35'	Direct Bury

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



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