

TAB 22 – PLANS AND **SPECIFICATIONS**



May 14, 2025

Ms. Kim Wilbourne
Tax Credit Program Manager
SC State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29210

Re: Parking Letter - Kennedy Street Apartments

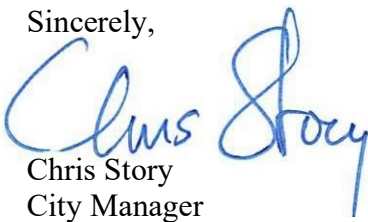
Dear Ms. Wilbourne:

Please accept this letter to confirm that the City of Spartanburg owns the parking garage directly adjacent to the proposed Kennedy Street Apartments project. The City has agreed to lease 57 parking cards to the tenants of the Kennedy Street Apartments project. The City's garage has capacity to accommodate these 57 tenants and the City will ensure that the garage is managed such that capacity remains available to tenants.

Kennedy Street Housing, LP has agreed to pay for the costs of leasing these spaces to allow for the spaces to be available to tenants free of any cost.

If I may be able to answer any additional questions or provide additional information, please do not hesitate to contact me.

Sincerely,



Chris Story
City Manager

SC HOUSING WAIVER
APPROVAL LETTER



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210
Telephone: 803.896.9001 TTY: 803.896.8831
SCHousing.com

May 1, 2025

Via email to: jje@scgdevelopment.com

Jon Enos
SCG Development

RE: Development Design Criteria Waiver Request – Kennedy Street

Dear Mr. Enos,

The Authority is in receipt of your waiver requests pursuant to the 2025 Qualified Allocation Plan, Appendix B – Mandatory Design Criteria. You have requested the Authority make a determination on the following requested items:

- Request – Unit Mix- 10 – 0BR/1BA, 21 – 1BR/1BA, and 17 - 2BR/2BA - *Waiver Granted*
- Request – Unit 006- No balcony due to design and site requirements – *Waiver Granted*

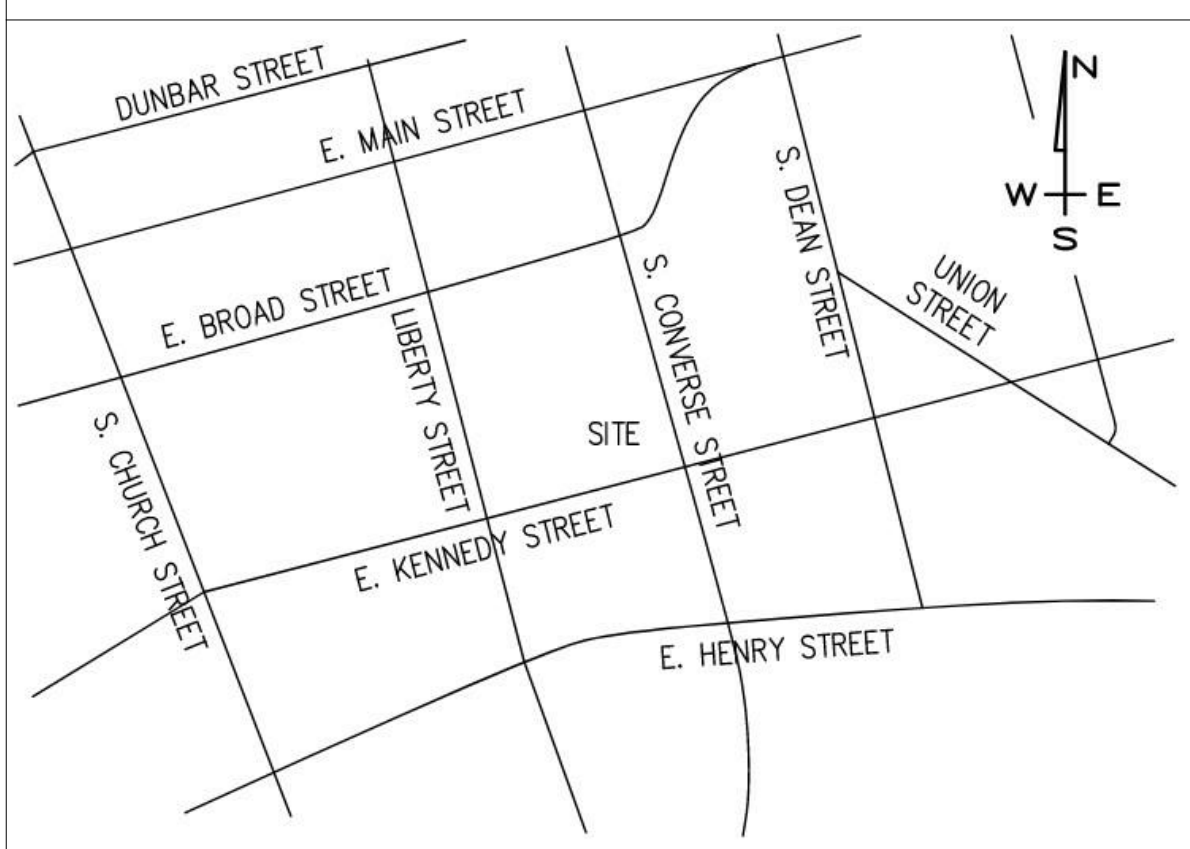
The Authority has reviewed your requests and has granted a waiver to your development team with respect to the above-referenced items. Please submit this letter in Tab 1 of the full application.

Sincerely,

Kim Wilbourne

Kim Wilbourne
LIHTC Manager

PLANS AND **SPECIFICATIONS**



TOTAL # OF UNITS
48

TOTAL BLDG AREA:
56633 SF

MAX # OF STORIES
5 + PODIUM

OF TYPE A ACCESSIBLE UNITS: 3 UNITS
3 UNITS/48 TOTAL UNITS= 6.25%

OF TYPE B HEARING/SIGHT
IMPAIRED UNITS: 1 UNIT
1 UNIT/48 TOTAL UNITS= 2%

UNIT TYPE	HEATED SF	UNCONDITIONED/ BALCONY	COUNT
STUDIO A	571 SF	75 SF	9
STUDIO A (TYPE A ACCESSIBLE)	571 SF	75 SF	1
1 BEDROOM A	816 SF	75 SF	5
1 BEDROOM B	830 SF	75 SF	9
1 BEDROOM B (TYPE B HEARING/SIGHT IMPAIRED)	830 SF	75 SF	1
1 BEDROOM C	825 SF	75 SF	5
1 BEDROOM C (TYPE A ACCESSIBLE)	825 SF	75 SF	1
2 BEDROOM A	1042 SF	75 SF	5
2 BEDROOM A (TYPE A ACCESSIBLE)	1042 SF	75 SF	1
2 BEDROOM B	975 SF	75 SF	11
48 TOTAL			

		DATE	DATE
61.01	COVER SHEET 4 PROJECT DATA		
C100	EXISTING CONDITIONS AND DEMOLITION PLAN		
C200	SITE PLAN		
C400	GRADING PLAN		
C500	UTILITY PLAN		
A0.01	SITE PLAN		
A1.00	FLOOR PLAN - LEVEL 00		
A1.01	FLOOR PLAN - LEVEL 01		
A1.02	FLOOR PLAN - LEVEL 02		
A1.03	FLOOR PLAN - LEVEL 03		
A1.04	FLOOR PLAN - LEVEL 04		
A1.05	FLOOR PLAN - LEVEL 05		
A2.01	EXTERIOR ELEVATIONS		
A2.02	EXTERIOR ELEVATIONS		
A4.00	ENLARGED PLANS COMMUNITY		
A4.01	ENLARGED PLANS STUDIO A		
A4.02	ENLARGED PLANS 1 BEDROOM A		
A4.03	ENLARGED PLANS 1 BEDROOM B		
A4.04	ENLARGED PLANS 1 BEDROOM C		
A4.05	ENLARGED PLANS 2 BEDROOM A		
A4.06	ENLARGED PLANS 2 BEDROOM B		



JDG JOHNSTON
DESIGN GROUP

[illegible]

G1.01



KENNEDY
STREET
APARTMENTS

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SPARTANBURG, SC

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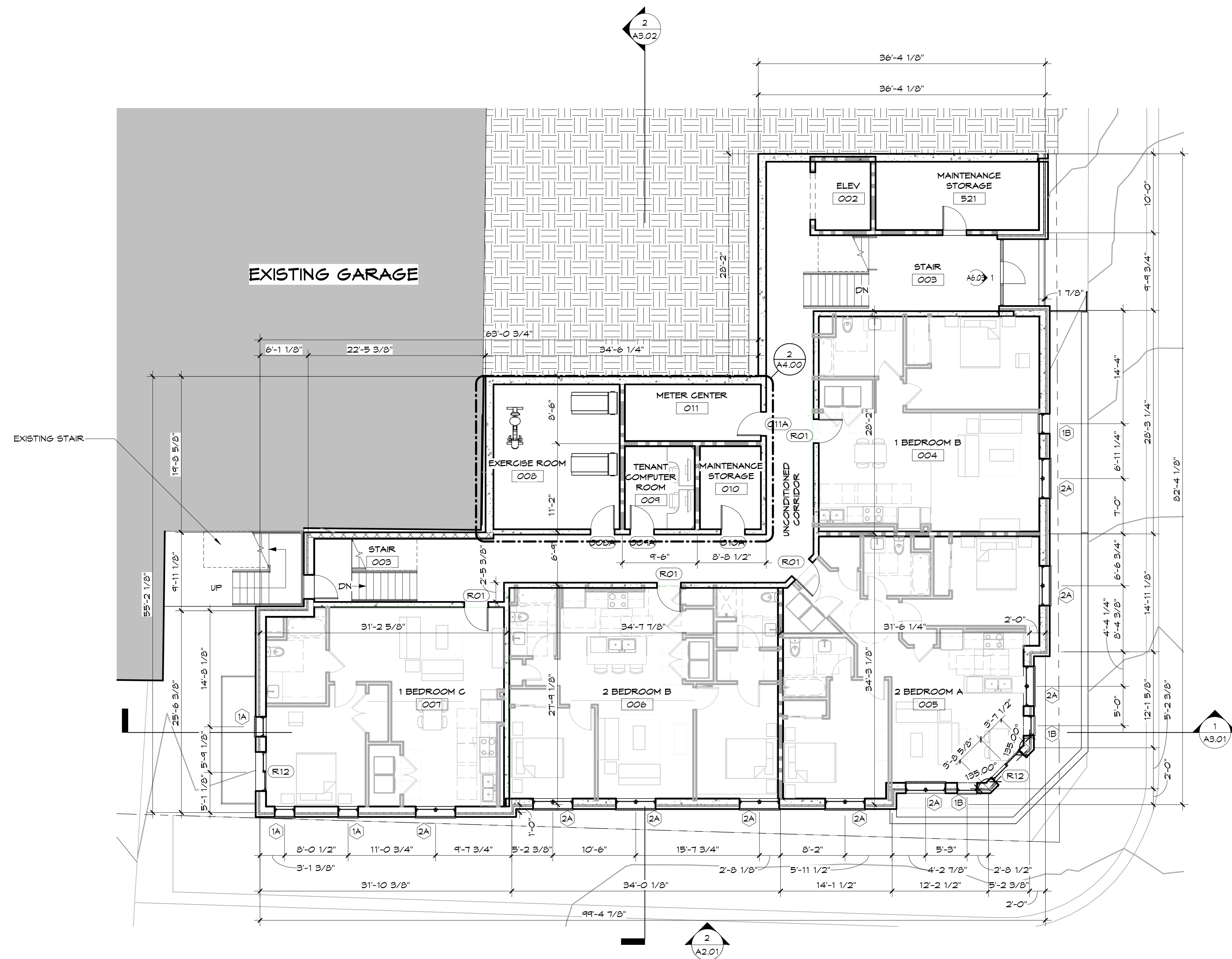
Revisions:

[illegible]

Commission: 221003
Date: 05/09/2025
Drawn By: xxx
Checked By: xxx

FLOOR PLAN -
LEVEL 00

A1.00



1
A1.00

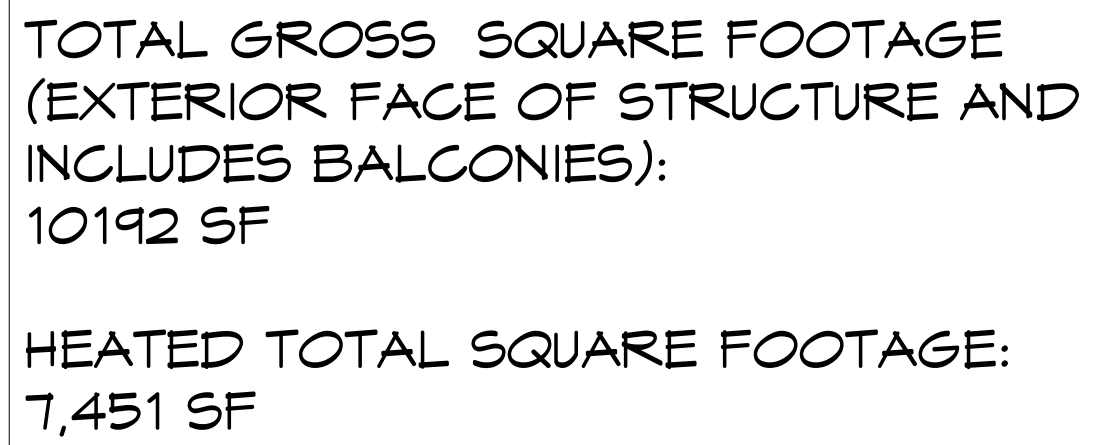
LEVEL 0 FLOOR PLAN

1/8" = 1'-0"

TOTAL GROSS SQUARE FOOTAGE
(MEASURED TO EXTERIOR FACE
OF STRUCTURE AND INCLUDES
BALCONIES :
5673 SF

HEATED TOTAL SQUARE FOOTAGE
(MEASURED TO EXTERIOR
FACE OF STRUCTURE):
4359 SF

UNCONDITIONED SQUARE FOOTAGE:
1314 SF



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FLOOR PLAN - LEVEL 01

A1.01

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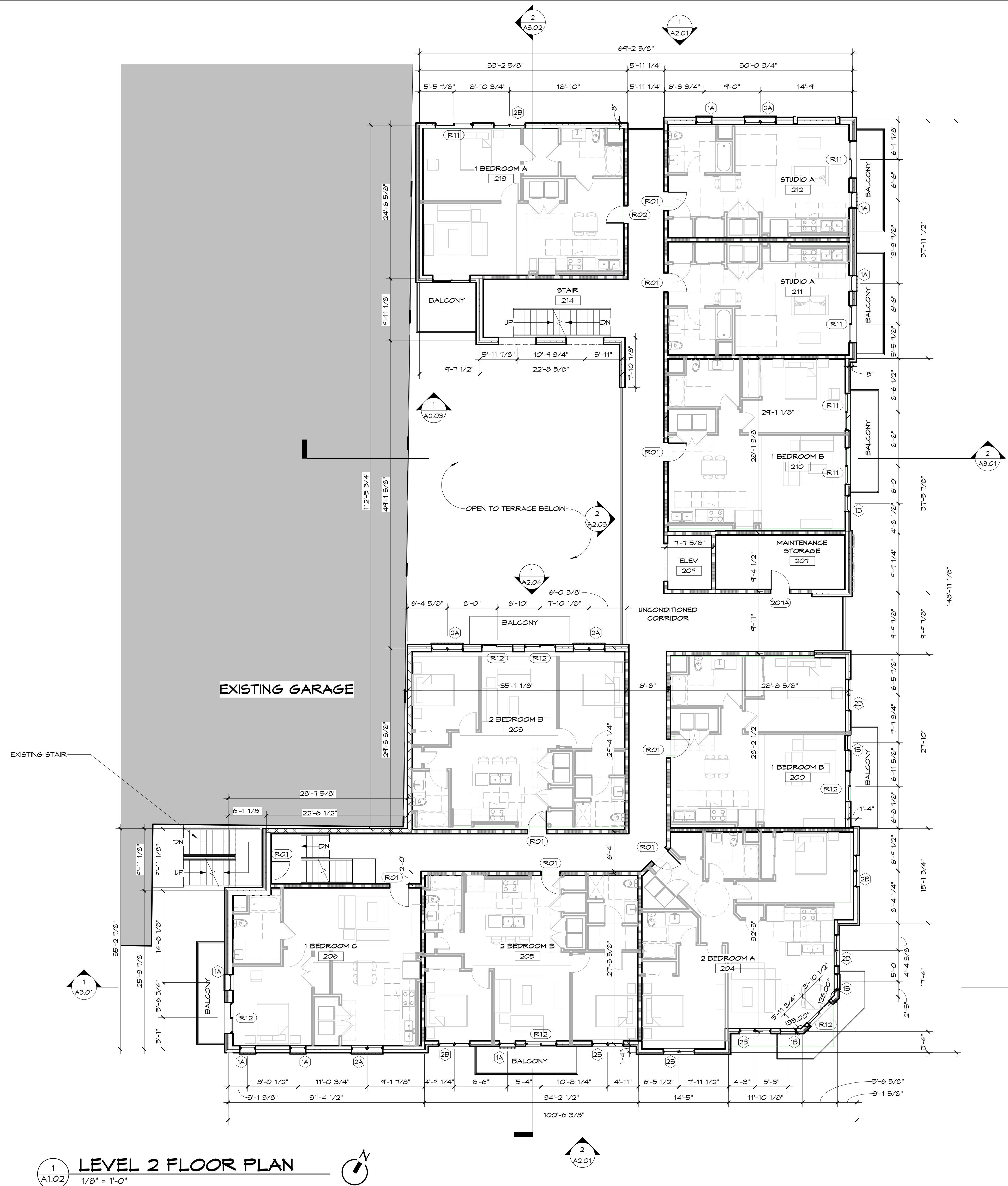
Revisions:

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Commission: 221003
Date: 05/09/2025
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FLOOR PLAN - LEVEL 02

A1.02



TOTAL GROSS SQUARE FOOTAGE
(EXTERIOR FACE OF STRUCTURE AND
INCLUDES BALCONIES):
10192 SF

HEATED TOTAL SQUARE FOOTAGE:
7,502 SF

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hnsstondesigngroup

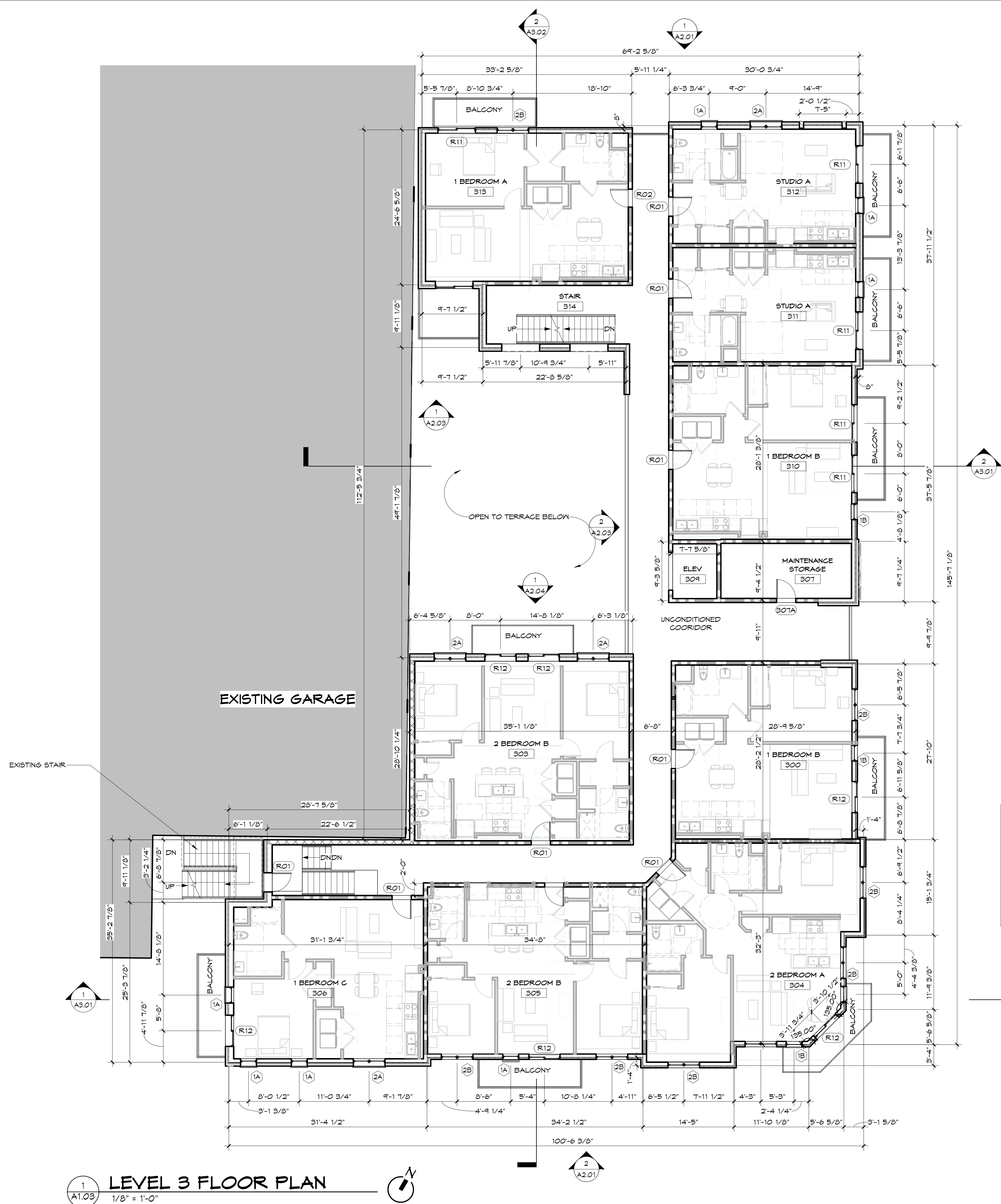
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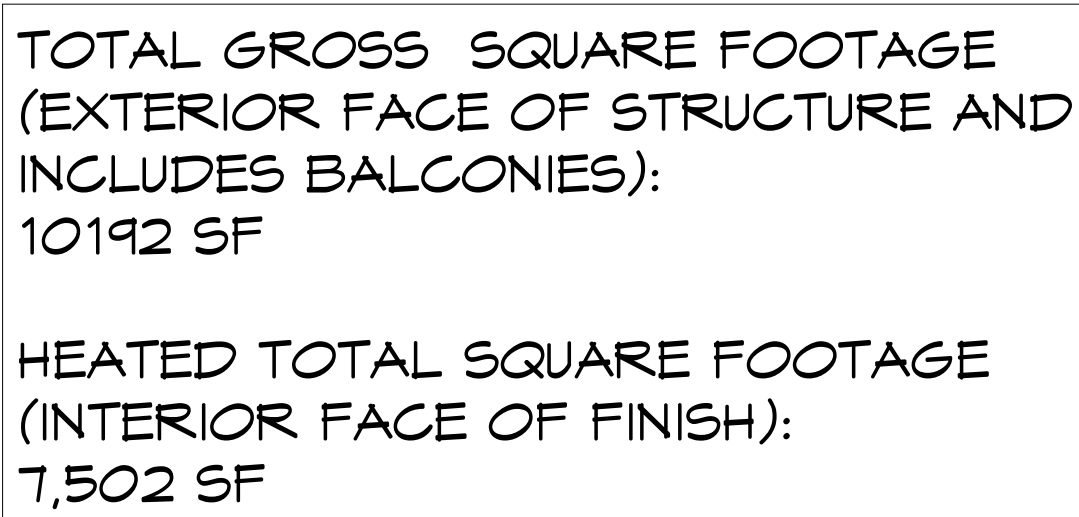
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FLOOR PLAN - LEVEL 03

A1.03





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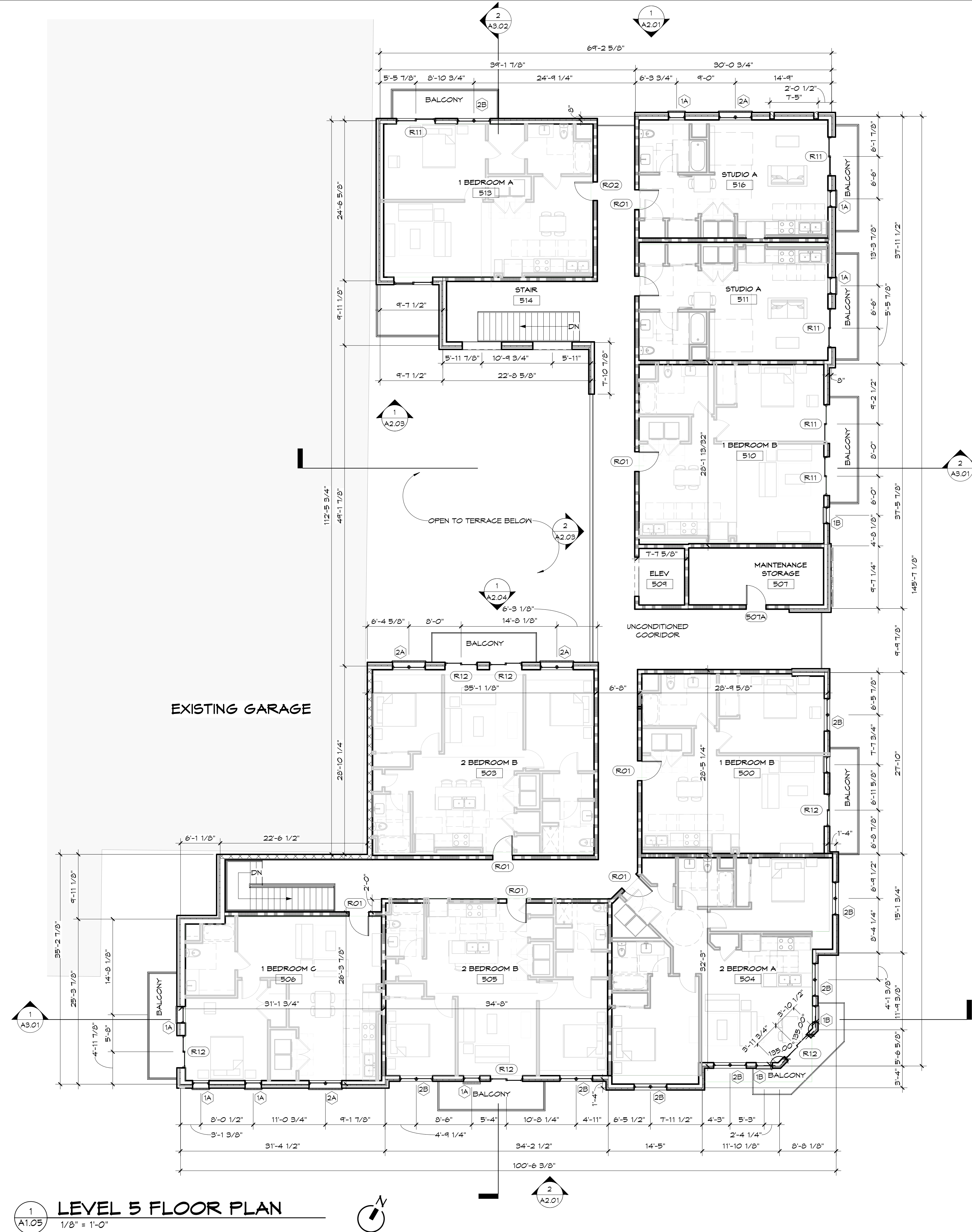
Revisions:

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FLOOR PLAN -
LEVEL 04

A1.04



1 NORTH
A2.01 $1/8" = 1'-0"$

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

1	CLAY BRICK CLADDING	MATERIAL: CLAY BRICK FINISH: TUMBLED RED MIX
2	WOOD PLANKS	MATERIAL: FIBER CEMENT FINISH: BARK
3	SMOOTH PANELS	MATERIAL: FIBER CEMENT FINISH: HIGH GLOSS SNOW
4	NATURAL STONE	MATERIAL: TBD FINISH: TBD
5	CLAD WINDOW & DOORS	MATERIAL: ALUMINUM FINISH: ONYX
6	RAILING ASSEMBLY	MATERIAL: STAINLESS STEEL FINISH: POWDER COAT
7	PREFORMED METAL COPING	MATERIAL: TBD FINISH: TBD

NOTE: CONSTRUCT FULL SCALE EXTERIOR SAMPLE PANEL TO DEMONSTRATE ALL PRIMARY BUILDING MATERIALS. SAMPLE SHALL BE APPROVED BY ARCHITECT, TO BE MAINTAINED ON SITE FOR DURATION OF PROJECT.

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Drawn By:

Checked By: xxx

A2.01

NOTE:
RE SHEET A3.02 FOR MATERIAL LEGEND



EXTERIOR MATERIALS LEGEND

- | | | |
|---|---------------------------|---|
| 1 | CLAY BRICK CLADDING | MATERIAL: CLAY BRICK
FINISH: TUMBLED RED MIX |
| 2 | WOOD PLANKS | MATERIAL: FIBER CEMENT
FINISH: BARK |
| 3 | SMOOTH PANELS | MATERIAL: FIBER CEMENT
FINISH: HIGH GLOSS SNOW |
| 4 | NATURAL STONE | MATERIAL: TBD
FINISH: TBD |
| 5 | GLAZ WINDOW
& DOORS | MATERIAL: ALUMINUM
FINISH: ONYX |
| 6 | RAILING ASSEMBLY | MATERIAL: STAINLESS STEEL
FINISH: POWDER COAT |
| 7 | PREFORMED
METAL COPING | MATERIAL: TBD
FINISH: TBD |

NOTE: CONSTRUCT FULL SCALE EXTERIOR SAMPLE PANEL TO DEMONSTRATE ALL PRIMARY BUILDING MATERIALS. SAMPLE SHALL BE APPROVED BY ARCHITECT, TO BE MAINTAINED ON SITE FOR DURATION OF PROJECT.

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EXTERIOR ELEVATIONS

A2.02



TOTAL HEATED SF: 670 SF
COMMUNITY ROOM: 438 SF
LEASING OFFICE: 232 SF

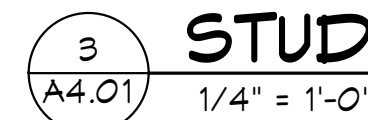
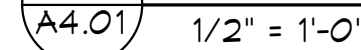
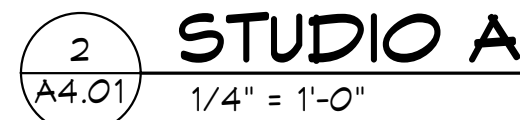
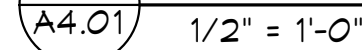
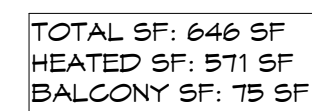
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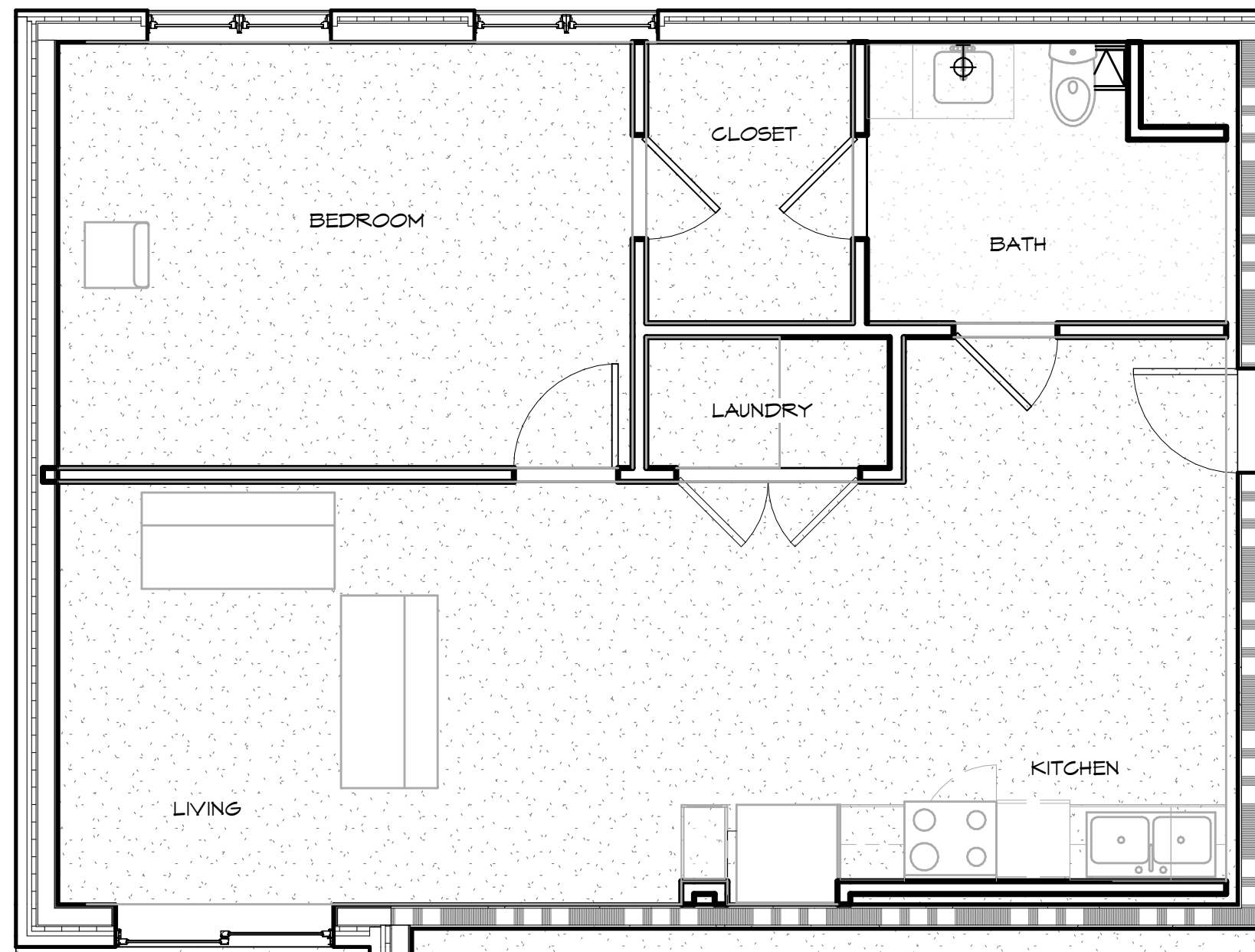
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ENLARGED
PLANS
COMMUNITY

A4.00

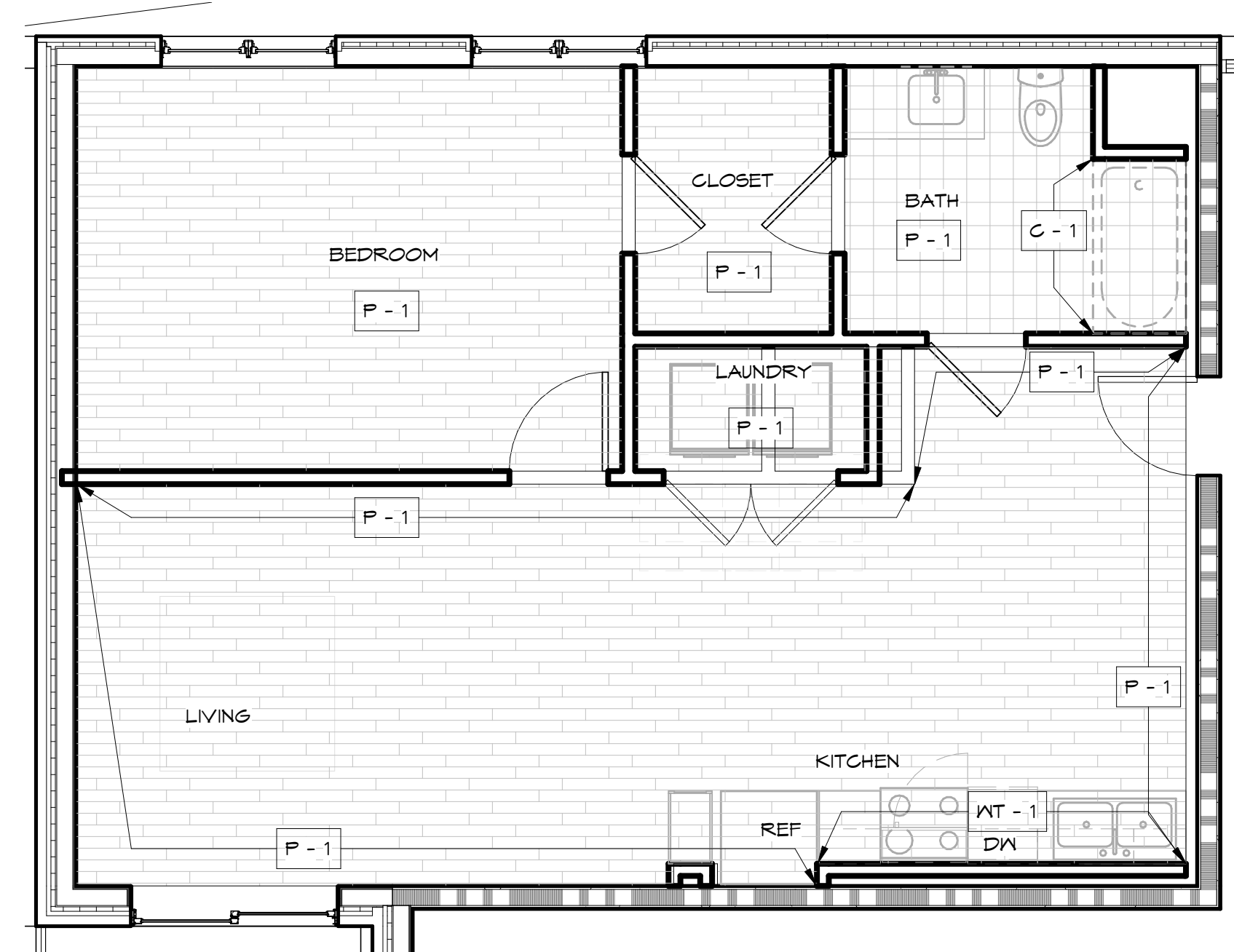


TOTAL SF: 891 SF
HEATED SF: 816 SF
BALCONY SF: 75 SF

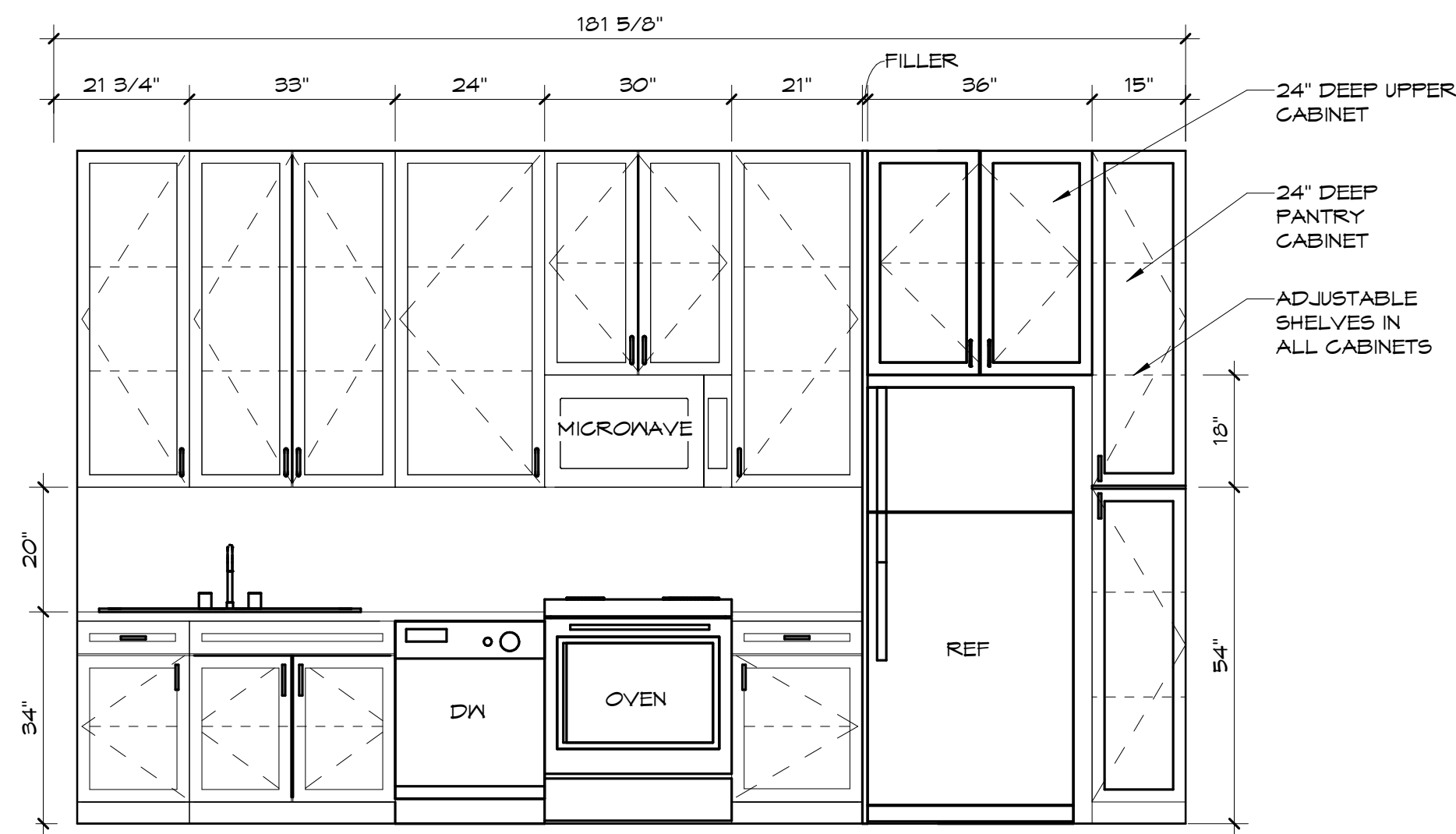


2
A4.02

1 BED
1/4" = 1'-0"

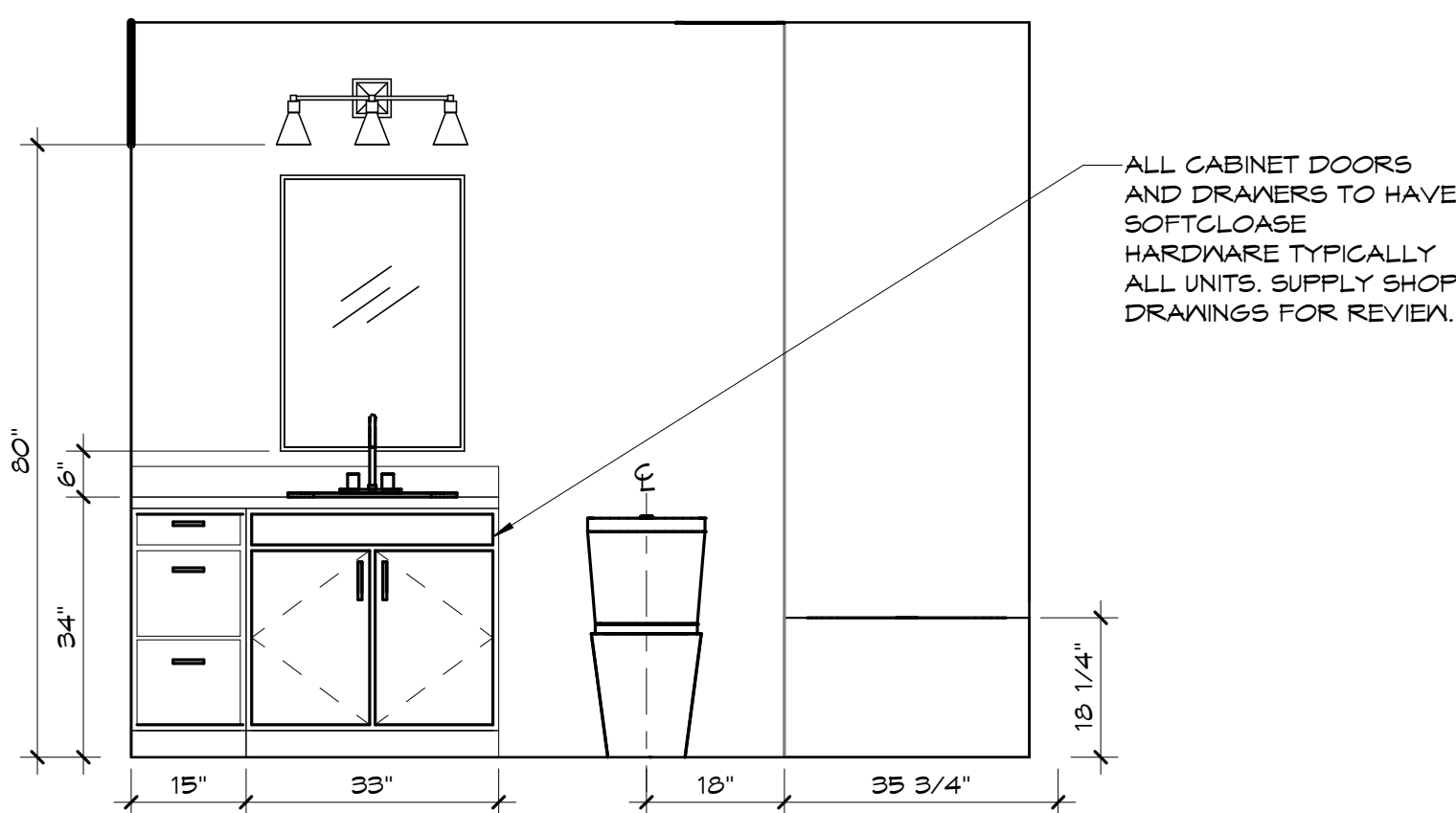


3
A4.02



4
A4.02

1 BED
1/2" = 1'-0"



5 1 BED
A4.02 1/2" = 1'-0"

ALL CABINET DOORS
AND DRAWERS TO HAVE
SOFTCLOSE
HARDWARE TYPICALLY
ALL UNITS. SUPPLY SHOP
DRAWINGS FOR REVIEW.

A4.02



2 REFLECTED CEILING PLAN UNIT 1 BR B
A4.03 1/4" = 1'-0"

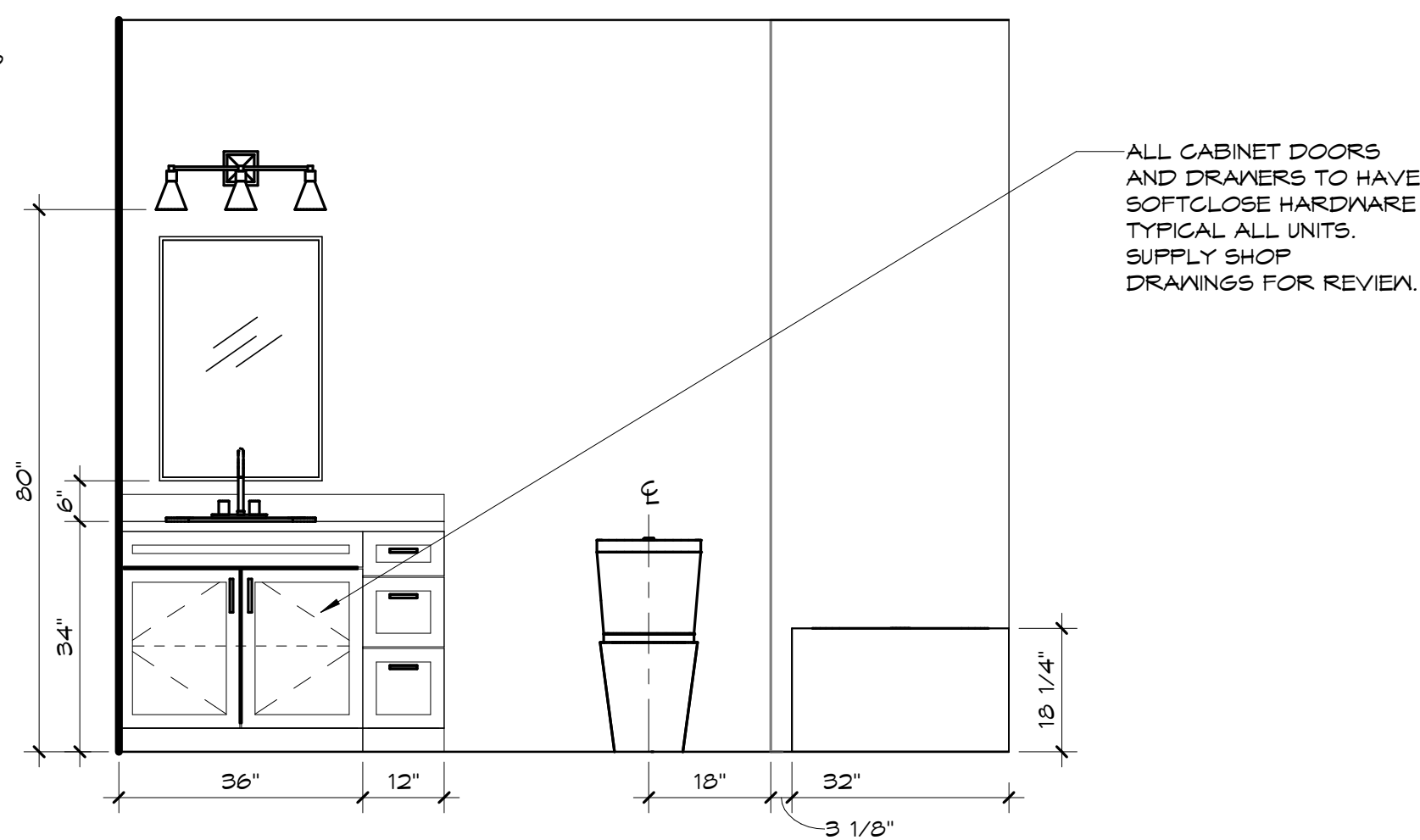




Diagram illustrating the layout and dimensions of a kitchen unit. The overall width is 171 3/4" and the overall height is 54". The layout includes:

- Upper Cabinets:**
 - Left section: 15" wide.
 - Middle section: 36" wide.
 - Section with FILLER: 21" wide.
 - Section with MICROWAVE: 30" wide.
 - Section with DW (Dishwasher): 24" wide.
 - Section with REF (Refrigerator): 33" wide.
 - Right section: 18" wide.
- Lower Cabinets:**
 - Left section: 15" wide.
 - Middle section: 36" wide.
 - Section with FILLER: 21" wide.
 - Section with MICROWAVE: 30" wide.
 - Section with DW (Dishwasher): 24" wide.
 - Section with REF (Refrigerator): 33" wide.
 - Right section: 18" wide.
- Dimensions:**
 - Overall width: 171 3/4"
 - Overall height: 54"
 - Upper cabinet depth: 24" DEEP UPPER CABINET
 - Adjustable shelves in all cabinets
 - Lower cabinet height: 34"
 - Upper cabinet height: 20"

ENLARGED ELEVATION 1 BEDROOM C - KITCHEN



5
A4.04

ENLARGED ELEVATION 1 BEDROOM C - BATH

1/2" = 1'-0"



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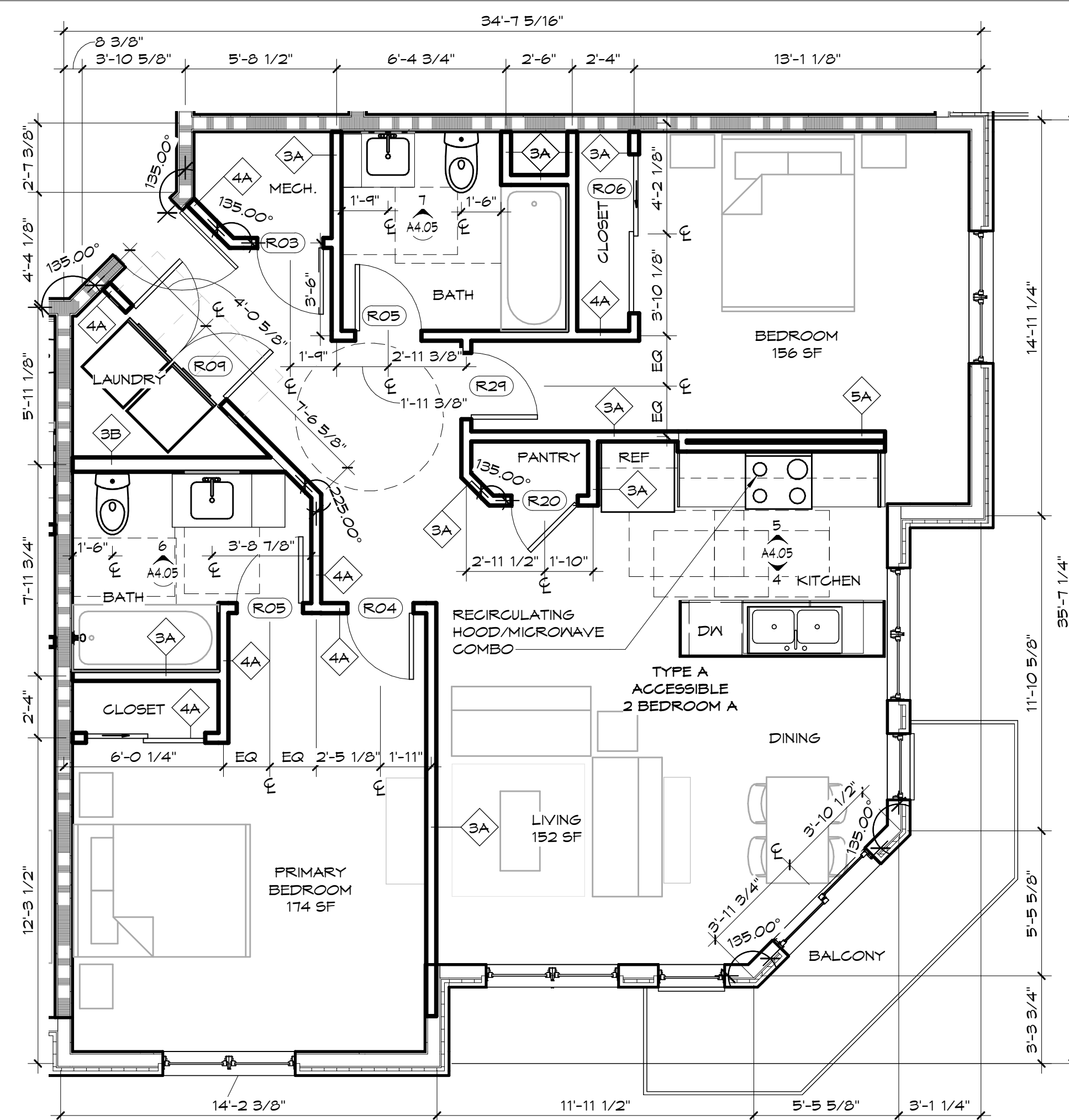
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ENLARGED
PLANS 1
BEDROOM C

A4.04



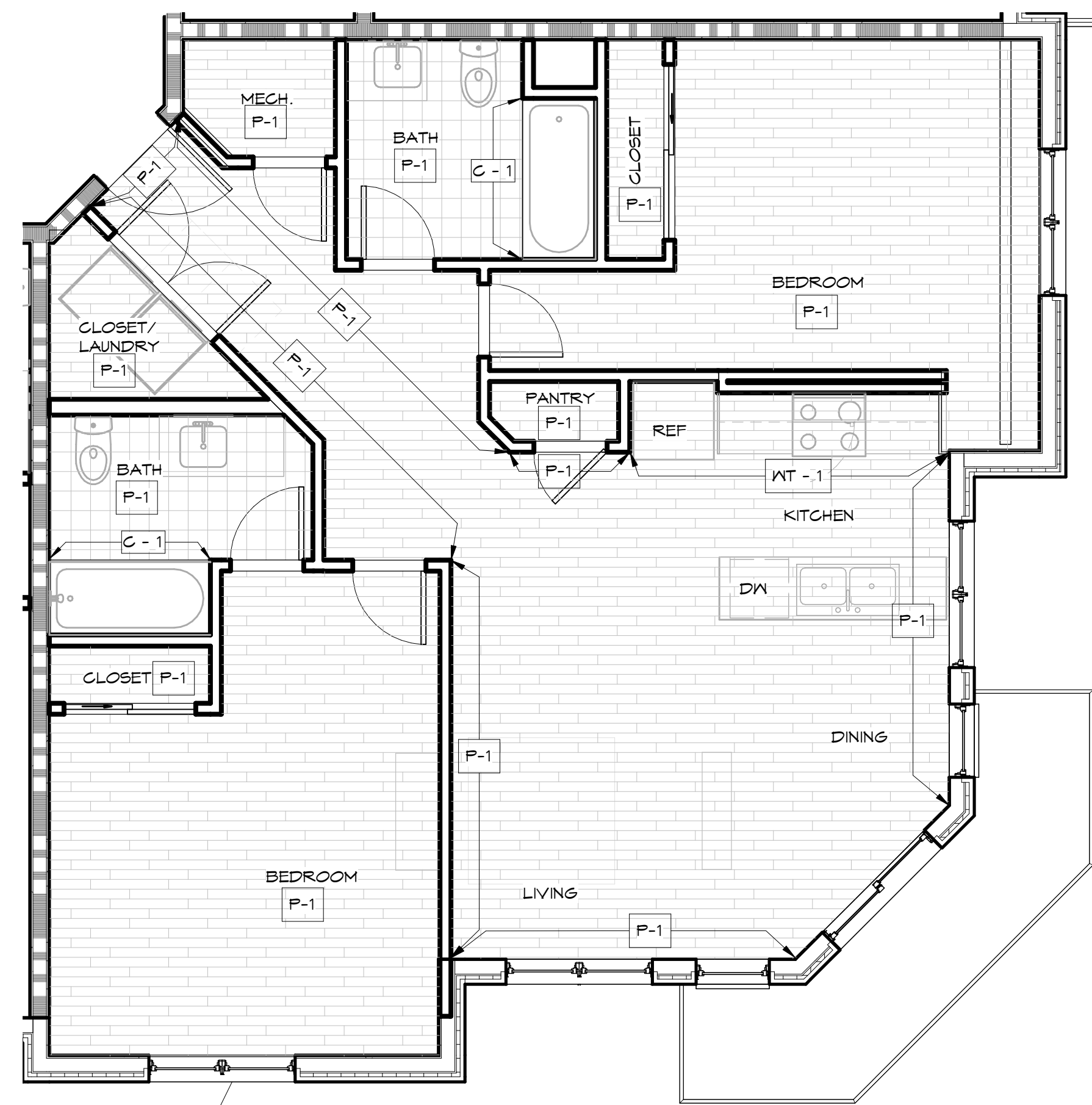
1
A4.05

2 BR A PLAN

1/4" = 1'-0"

$$\frac{1}{4}'' = 1'-0''$$

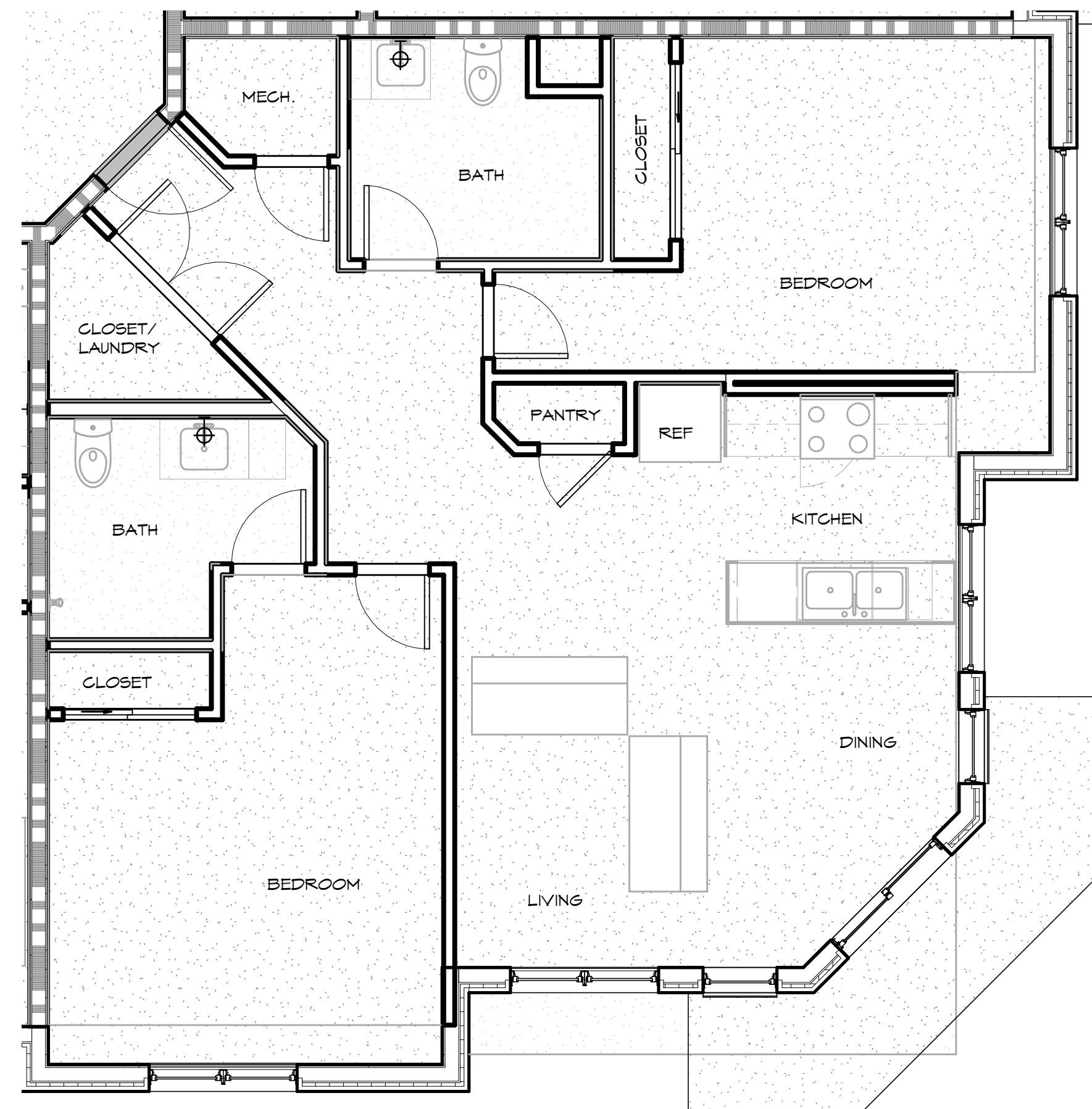
TOTAL SF: 1117 SF
HEATED SF: 1042 SF
BALCONY SF: 75 SF



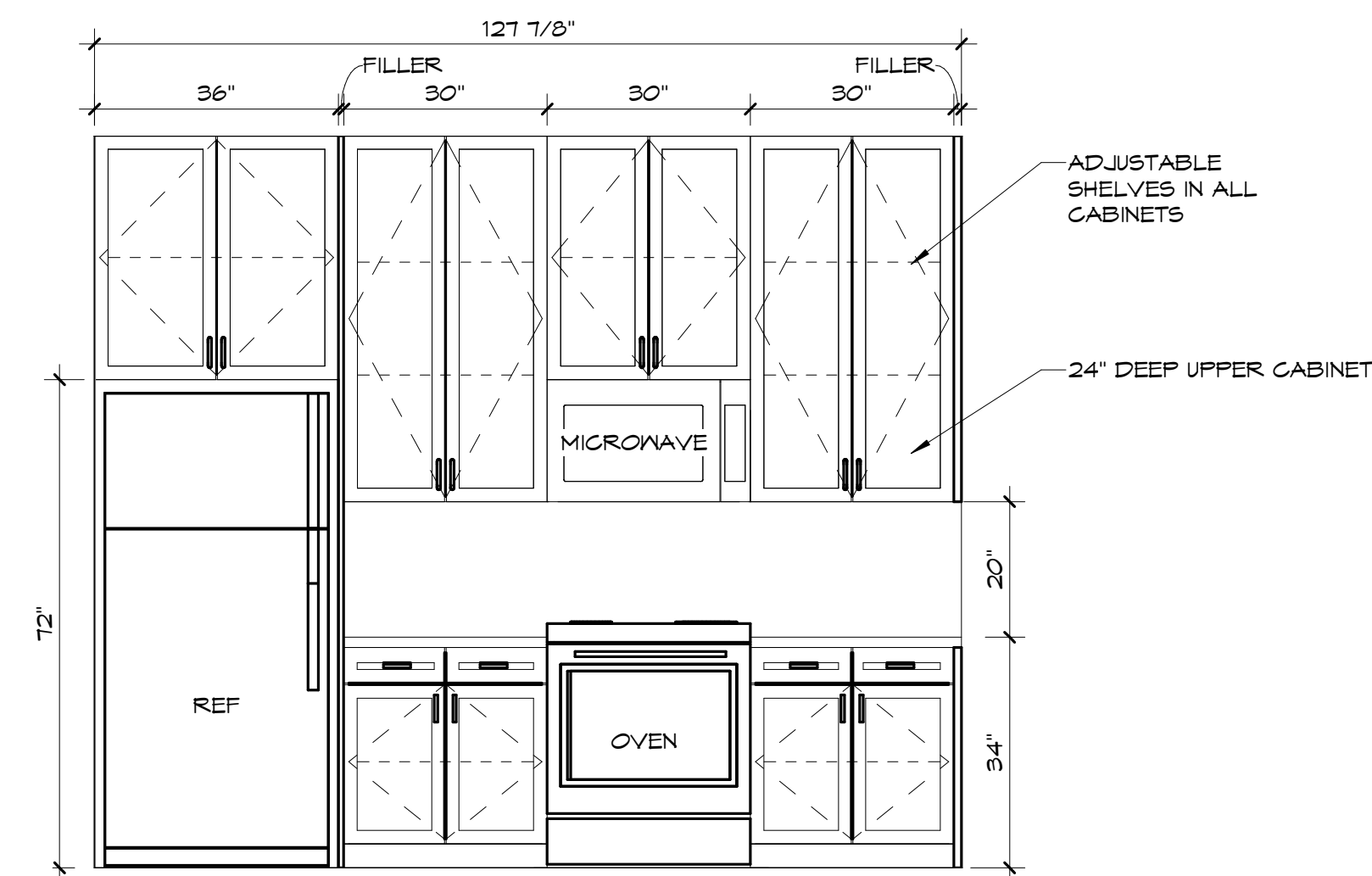
3
A4.05

ENLARGED FINISH PLAN UNIT 2 BR A

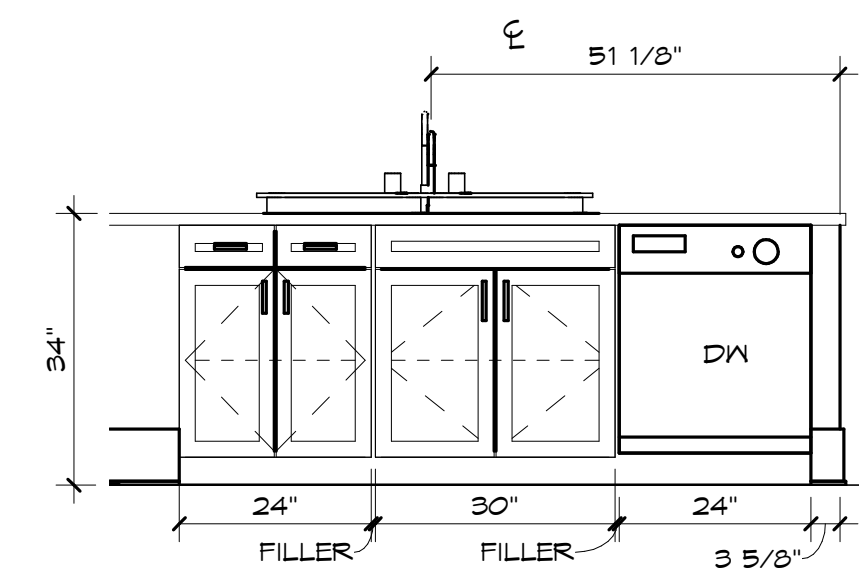
1/4" = 1'-0"

$$1/4'' = 1'-0''$$


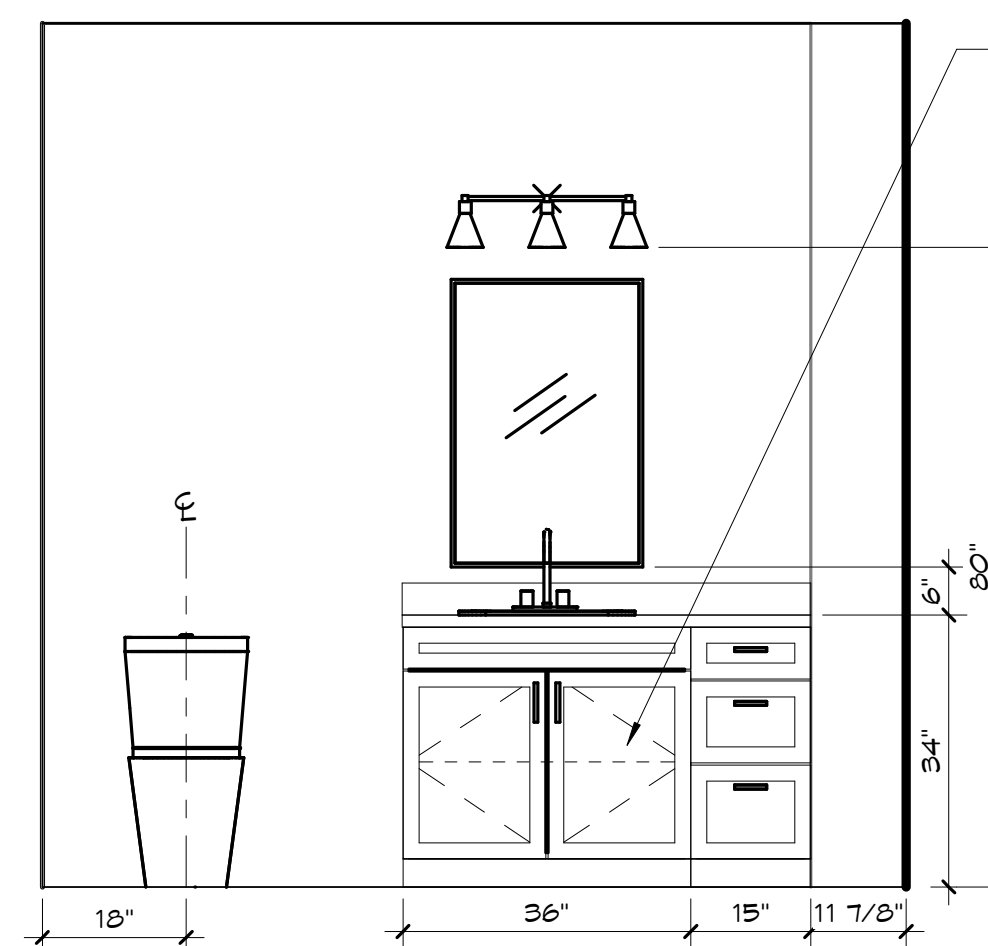
REFLECTED CEILING PLAN
UNIT 2 BR A

$$1/4'' = 1'-0''$$


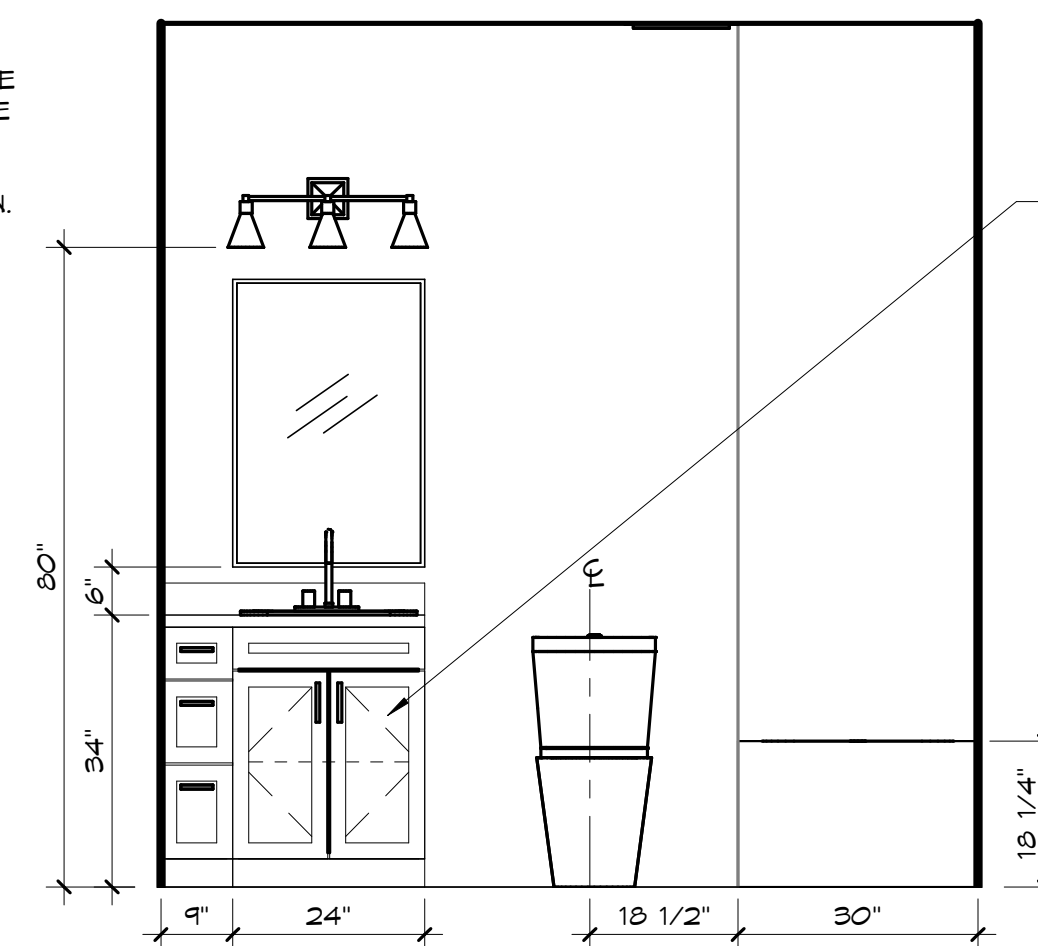
ENLARGED ELEVATION
2 BEDROOM - KITCHEN A

$$\overline{1/2'' = 1'-0}$$


ENLARGED ELEVATION
2 BEDROOM A - KITCHEN B

$$\overline{1/2'' = 1'-0}$$


ENLARGED ELEVATION
2 BEDROOM A - BATH A

$$1/2'' = 1'-0''$$


ENLARGED ELEVATION
2 BEDROOM A - BATH B

$$1/2'' = 1' - 0''$$

KENNEDY
STREET
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ENLARGED
PLANS 2
BEDROOM A

A4.05



(A4.06) $1/4" = 1'-0"$

TOTAL SF: 1050 SF
HEATED SF: 975 SF
BALCONY SF: 75 SF



A4.06 $1/4" = 1'-0'$



3
A4.06



4
A4.06

2 BEI
 $1/2" = 1'-0"$



(A4.06) $1/4'' = 1'-0''$



6
A4.06



2 BE
1/2" = 1'-0"

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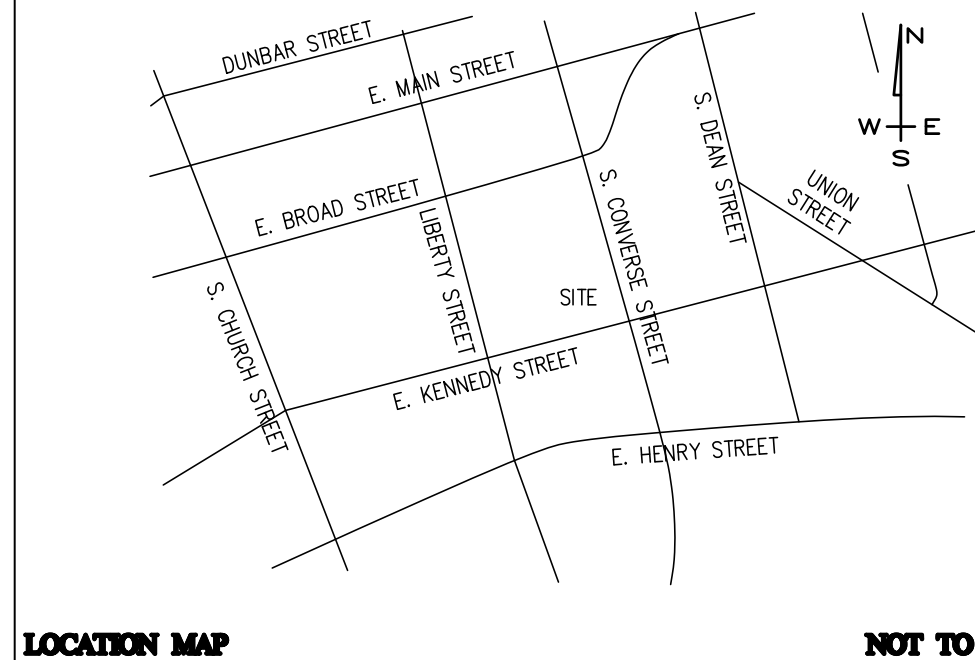
Revisions:

[illegible]

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Checked By: Checker

ENLARGED
PLANS 2
BEDROOM B

A4.06



1. DEMOLITION AND REMOVAL IS NOT NECESSARILY LIMITED TO THE ITEMS SHOWN ON THIS PLAN. CONTRACTOR SHALL REMOVE ADDITIONAL EXISTING UNSUITABLE MATERIAL OR STRUCTURES WITHIN THE CONSTRUCTION AREA AS NECESSARY.
2. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF UNDERGROUND STORAGE TANKS OR OTHER EQUIPMENT IS UNEARTHED OR OTHERWISE DISCOVERED.
3. ALL EXISTING UTILITY DEMOLITION, REMOVAL, OR ABANDONMENT (WATER, SEWER, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE, ETC.) SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS, RULES, REGULATIONS, AND REQUIREMENTS OF THE APPLICABLE GOVERNING UTILITY ENTITY. CONTRACTOR SHALL COORDINATE UTILITY WORK WITH THE APPROPRIATE UTILITY ENTITY. CONTRACTOR TO VERIFY USEFULNESS OF EXISTING SITE UTILITIES WITH THE APPROPRIATE UTILITY ENTITY.
4. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FROM CITY OF SPARTANBURG NECESSARY OR REQUIRED TO PERFORM DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF DEMOLITION DEBRIS.
5. THE CONTRACTOR SHALL CONDUCT ALL DEMOLITION, REMOVAL, STORAGE, CLEANUP, ETC. IN ACCORDANCE WITH ALL REGULATING AUTHORITIES INCLUDING BUT NOT LIMITED TO CITY OF SPARTANBURG, SCDHEC, AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY.
6. NO WORK MAY BE PERFORMED WITHIN THE STATE RIGHT-OF-WAY WITHOUT AN APPROVED SCDOT ENCROACHMENT PERMIT.
7. EVERY ATTEMPT TO RECYCLE DEMOLISHED MATERIALS SHOULD BE MADE. COORDINATE WITH ON-SITE CONSTRUCTION MATERIALS TESTING FIRM TO IDENTIFY ANY MATERIAL TO BE RECYCLED.

FLOOD ZONE 'X' PER FEMA PANEL 45083C0258D EFFECTIVE 01/06/2011

NO WETLANDS PRESENT ON SITE



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

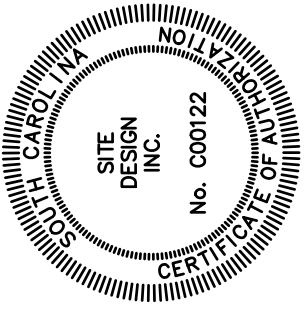
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE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

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

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



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INSTRUCTION

SC REG XXXXX

**KENNEDY STREET
APARTMENTS**

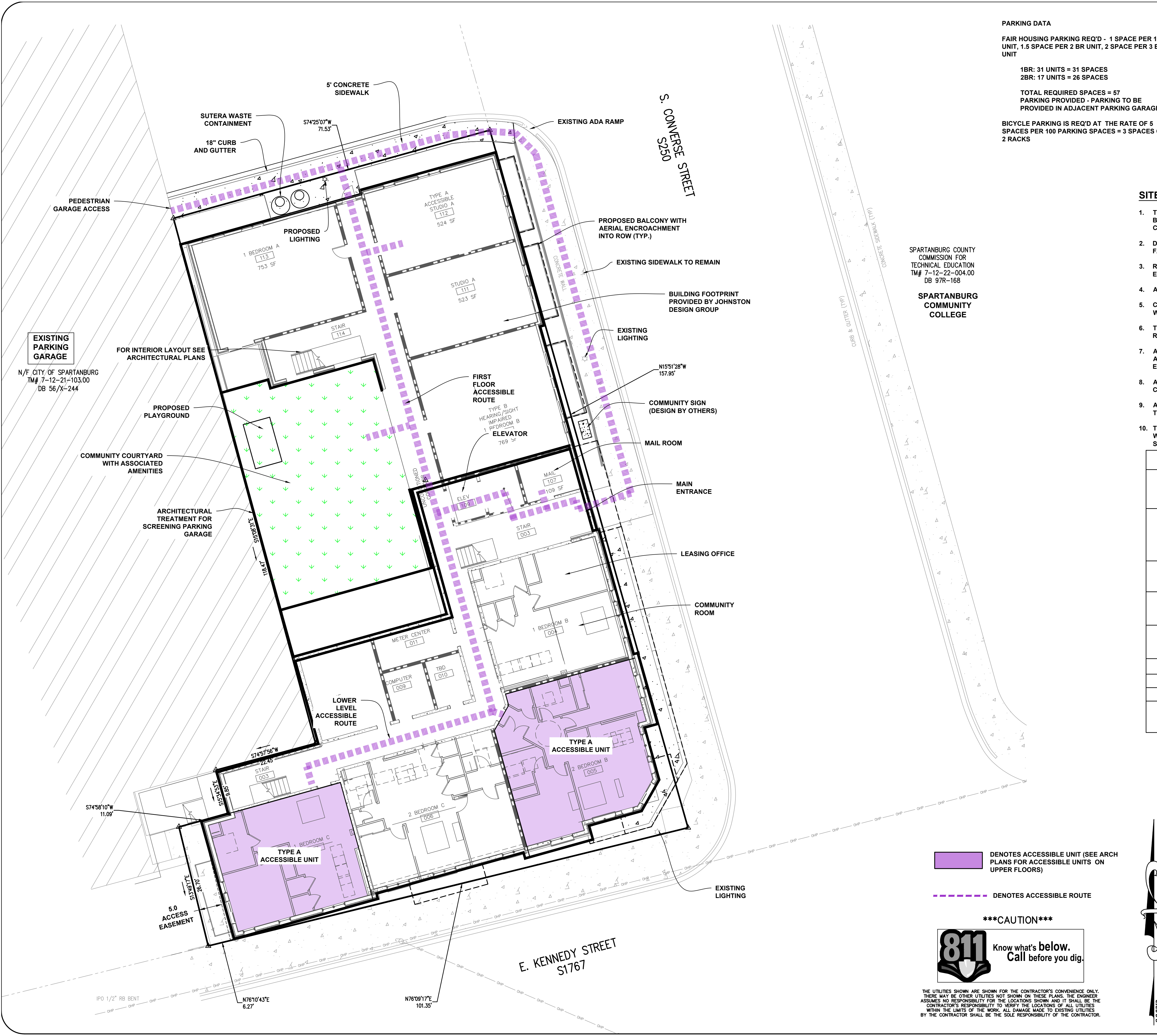
CITY OF SPARTANBURG
SPARTANBURG COUNTY
SOUTH CAROLINA

HORZ. SCALE:	1" = 10'
VERT. SCALE:	N/A
DESIGNED BY:	ZMH
DRAWN BY:	XXX
CHECKED BY:	PFM
DATE:	05/13/2025

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET 1 OF 4

C100



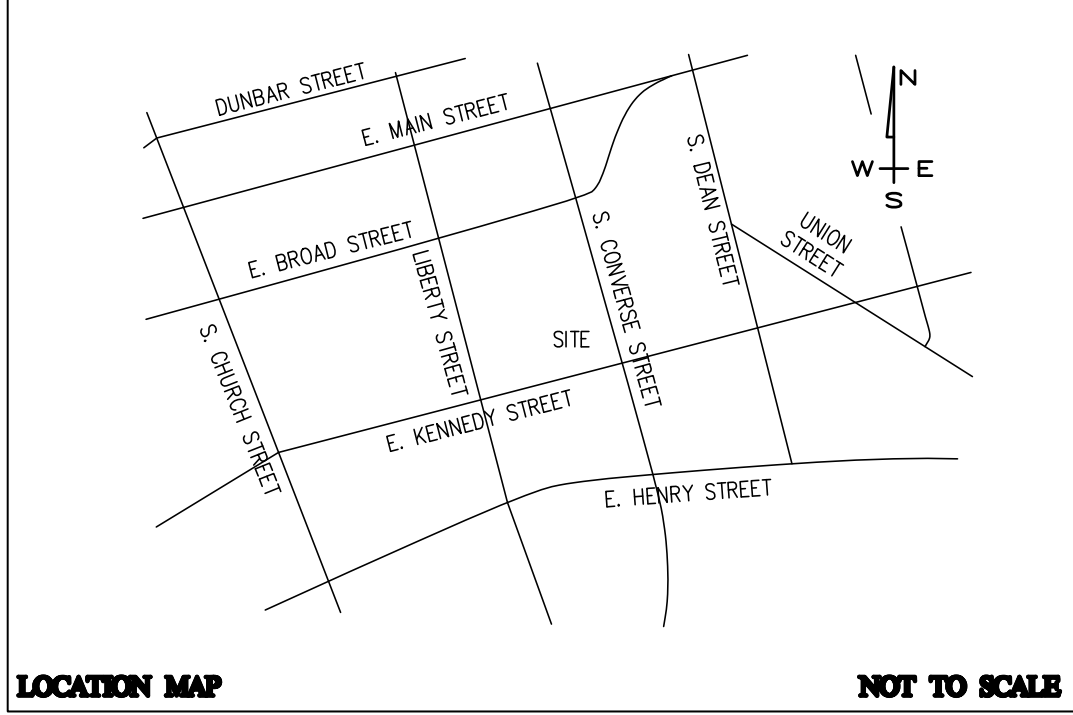
PARKING DATA

FAIR HOUSING PARKING REQ'D - 1 SPACE PER 1 BR UNIT, 1.5 SPACE PER 2 BR UNIT, 2 SPACE PER 3 BR UNIT

1BR: 31 UNITS = 31 SPACES
2BR: 17 UNITS = 26 SPACES

TOTAL REQUIRED SPACES = 57
PARKING PROVIDED - PARKING TO BE PROVIDED IN ADJACENT PARKING GARAGE

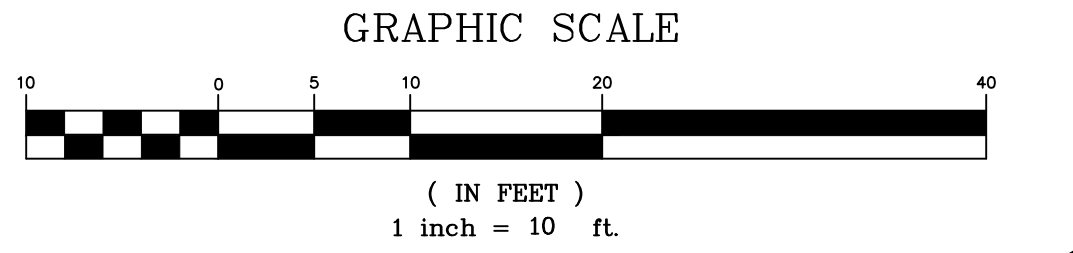
BICYCLE PARKING IS REQ'D AT THE RATE OF 5 SPACES PER 100 PARKING SPACES = 3 SPACES OR 2 RACKS



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

SITE DATA	
SITE ADDRESS	120 E KENNEDY ST SPARTANBURG, SOUTH CAROLINA 29306
OWNER/DEVELOPER	NHE DEVELOPMENT 325 ROCKY SLOPE RD, SUITE 301 GREENVILLE, SC 29607
CIVIL ENGINEER	SITE DESIGN, INC. 225 ROCKY CREEK ROAD GREENVILLE, SC 29615
ARCHITECT	JOHNSTON DESIGN GROUP 411 UNIVERSITY RIDGE SUITE D GREENVILLE, SC 29601
ZONING	D-T6 URBAN CORE ZONE
PROPOSED USE	MULTI FAMILY RESIDENTIAL
TAX MAP #	TMS# 7-12-21-103.00
PARCEL AREA	0.285 ACRES
SETBACKS	FRONT: 0' SIDES: 0' REAR: 0'

- LEGEND**
- | | | |
|------------------------------|-------------------------|-------------------------|
| BL. BUILDING LINE | TEL. TELEPHONE PEDESTAL | 67 GREASE TRAP MANHOLE |
| CL. CENTERLINE | CATV. CABLE TV PEDESTAL | TC/BC TOP/BOTTOM CURB |
| CMP CORRUGATED METAL PIPE | EM ELECTRIC METER | TW/BW TOP/BOTTOM WALL |
| CT. CRIMP TOP | CB CATCH BASIN | VC VITRIFIED CLAY PIPE |
| DE DRAINAGE EASEMENT | DI DROP INLET | WM WATER METER |
| EP EDGE OF PAVEMENT | ET ELEC TRANS | WV WATER VALVE |
| FEE FINISHED FLOOR ELEVATION | 90.0 ELEVATION | PI POST INDICATOR VALVE |
| FG FINISHED GRADE | FI FIRE HYDRANT | ST STORMWATER FLOW |
| IE INVERT ELEVATION | GM GAS METER | TR TRAFFIC FLOW |
| IPO IRON PIN OLD | GV GAS VALVE | |
| IPS IRON PIN SET | LP LIGHT POLE | |
| N&O NAIL & CAP | PP TOWER POLE | |
| OT OPEN TOP | GP GUY ANCHOR | |
| RB REBAR | SDH SD MANHOLE | |
| RCP REINFORCED CONC PIPE | SS SS MANHOLE | |
| R/W RIGHT OF WAY | TM TELEPHONE MANHOLE | |
| SD STORM DRAIN | CO CLEAN OUT | |
| SS SANITARY SEWER | | |
| SSE SS EASEMENT | | |
- LINE TYPES**
- | | |
|--------------------------------|----------------------------|
| CTV CABLE TV | SS SANITARY SEWER - EXIST. |
| CH CHAIN LINK FENCE (PROPOSED) | SS SANITARY SEWER - NEW |
| SL SLT FENCE | |
| 680 CONTOURS - EXIST. GRADE | |
| 678 CONTOURS - FINISHED GRADE | |
| FOC FIBER OPTIC | |
| FM FORCE MAIN | |
| GAS GAS LINE | |
| OP OVERHEAD POWER | |
| OT OVERHEAD TELEPHONE | |
| RD ROOF DRAIN - NEW | |
| | UG UNDERGROUND POWER |
| | UGT UNDERGROUND TEL |
| | W WATER - EXIST. |
| | W WATER - NEW |
| | WF WOOD FENCE |
| | WPS LIMITS OF DISTURBANCE |



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10.										

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S.C. REG. XXXXX

KENNEDY STREET APARTMENTS

CITY OF SPARTANBURG
SPARTANBURG COUNTY
SOUTH CAROLINA

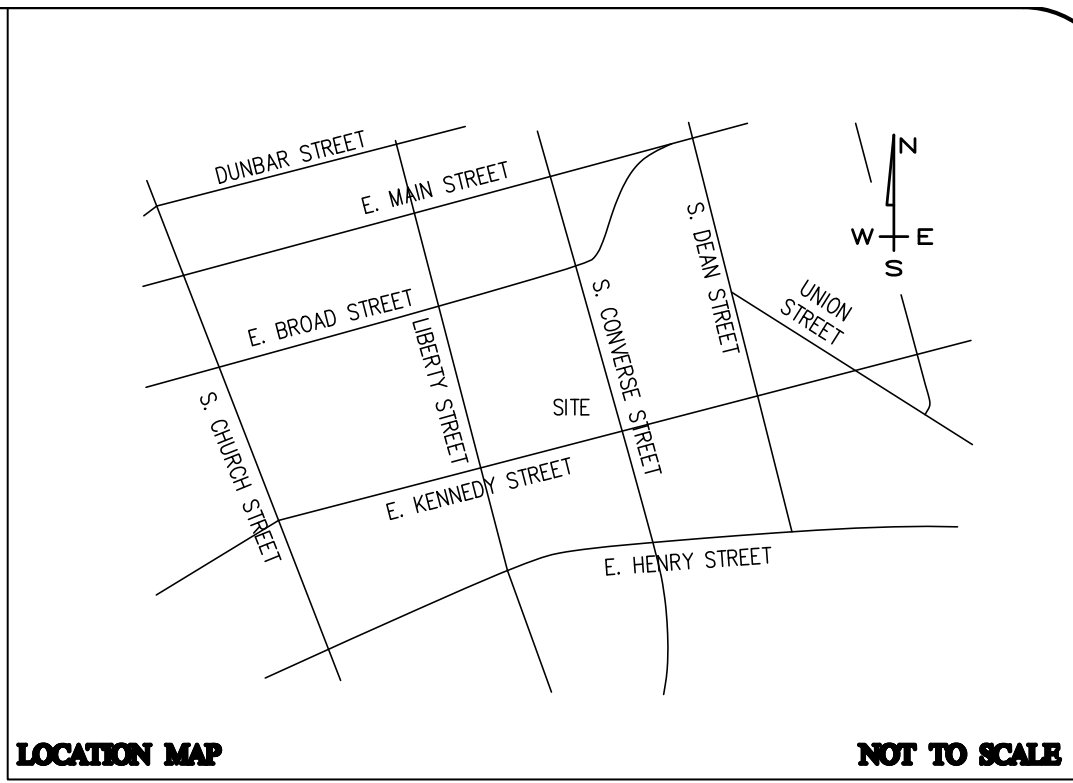
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DATE:	05/13/2025

S220429/BASESHEETS

SITE PLAN

SHEET 2 OF 4

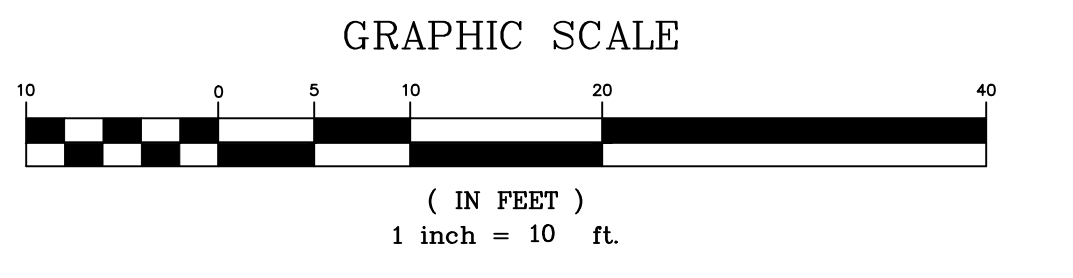
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- GRADING NOTES:**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR A REVIEW SHOULD ANY DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS.
 3. PROOFROLLING AND COMPACTION TESTS SHALL BE ACCOMPLISHED IN THE FIELD TO TEST FILLED AREAS. INITIAL COMPACTION TESTS WILL BE CONDUCTED AT OWNER'S EXPENSE. RETESTING REQUIRED BECAUSE OF POOR COMPACTION SHALL BE CONDUCTED AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL SUPPLY RESULTS TO THE ENGINEER BEFORE ANY PRELIMINARY AND/OR FINAL APPROVALS.
 4. THE GRADING CONTRACTOR SHALL PROOFROLL THE CONSTRUCTION AREA WITH HEAVY RUBBER-TIRED EQUIPMENT. ALL SOFT SPOTS SHALL BE STABILIZED BY FURTHER COMPACTIVE EFFORT OR UNDERCUT AND BACKFILLED WITH COMPACTED STRUCTURAL FILL MATERIAL.
 5. EARTHWORK SHALL BE TO THE GRADES AND LINES SHOWN. EXISTING AND PROPOSED CONTOUR INTERVALS ARE AT 1'.
 6. ALL NEW ELEVATIONS SHOWN ARE FINISH ELEVATIONS. THE GRADING CONTRACTOR SHALL DEDUCT THE APPROPRIATE AMOUNT TO ESTABLISH SUBGRADE ELEVATION.
 7. WALL ELEVATIONS WHERE NOTED ARE TOP OF WALL AND FINISH GRADE AT BOTTOM OF WALL. SEE RETAINING WALL PLANS FOR DETAILED CONSTRUCTION INFORMATION.
 8. CONTRACTOR SHALL REMOVE TOPSOIL AS NECESSARY (MINIMUM OF 4") TO PROVIDE ADEQUATE SUBGRADE FOR ROADWAYS.
 9. ALL EXCAVATION SHALL BE "UNCLASSIFIED EXCAVATION". ALL NEW FILL AND UTILITY TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698). IN ADDITION, THE UPPER 18" OF ALL FILL MATERIALS BENEATH FLOOR SLABS AND PAVEMENTS SHALL BE COMPACTED TO AT LEAST 95% 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 SCODT 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 SCODT 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 DESIGN DRAWINGS.



- LEGEND**
- | | | |
|------------------------------|--------------------------|-------------------------|
| BL BUILDING LINE | TEL ☐ TELEPHONE PEDESTAL | ⊗ GREASE TRAP MANHOLE |
| CL CENTERLINE | CATV ☐ CABLE TV PEDESTAL | T/C BC TOP/BOTTOM CURB |
| CMP CORRUGATED METAL PIPE | ⊗ ELECTRIC METER | TW/BW TOP/BOTTOM WALL |
| CT CRIMP TOP | CB ☐ CATCH BASIN | VCP VITRIFIED CLAY PIPE |
| DE DRAINAGE EASEMENT | DI ☐ DROP INLET | ⊗ WATER METER |
| EP EDGE OF PAVEMENT | ⊗ ELEC TRANS | WV WATER VALVE |
| FPE FINISHED FLOOR ELEVATION | ⊗ 90.0 ELEVATION | ⊗ POST INDICATOR VALVE |
| FG FINISHED GRADE | ⊗ FIRE HYDRANT | → STORMWATER FLOW |
| IE INVERT ELEVATION | ⊗ GAS METER | |
| IPO IRON PIN OLD-Ø | ⊗ GAS VALVE | |
| IPS IRON PIN SET-Ø | LP ☐ LIGHT POLE | |
| N&C NAIL & CAP | PP ☐ POWER POLE | |
| OT OPEN TOP | GP ☐ GUY ANCHOR | |
| RB REBAR | SDMH SD MANHOLE | |
| RCP REINFORCED CONC PIPE | SSMH SS MANHOLE | |
| R/W RIGHT OF WAY | TMH ☐ TELEPHONE MANHOLE | |
| SD STORM DRAIN | CO ☐ CLEAN OUT | |
| SS SANITARY SEWER | | |
| SSE SS EASEMENT | | |
- 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. |
| — (675) — CONTOURS — FINISHED GRADE | — SD — STORM SEWER — NEW |
| — FOC — FIBER OPTIC | — UGP — UNDERGROUND POWER |
| — FM — FORCE MAIN | — UGT — UNDERGROUND TEL |
| — GAS — GAS LINE | — W — WATER LINE — EXIST. |
| — OHP — OVERHEAD POWER | — W — WATER — NEW |
| — OHT — OVERHEAD TELEPHONE | — W — WOOD FENCE |
| — RD — ROOF DRAIN — NEW | — NPDS — LIMITS OF DISTURBANCE |



SPARTANBURG COUNTY
COMMISSION FOR
TECHNICAL EDUCATION
TM# 7-12-22-004.00
DB 97R-168

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S.C. REG. XXXXX

KENNEDY STREET APARTMENTS

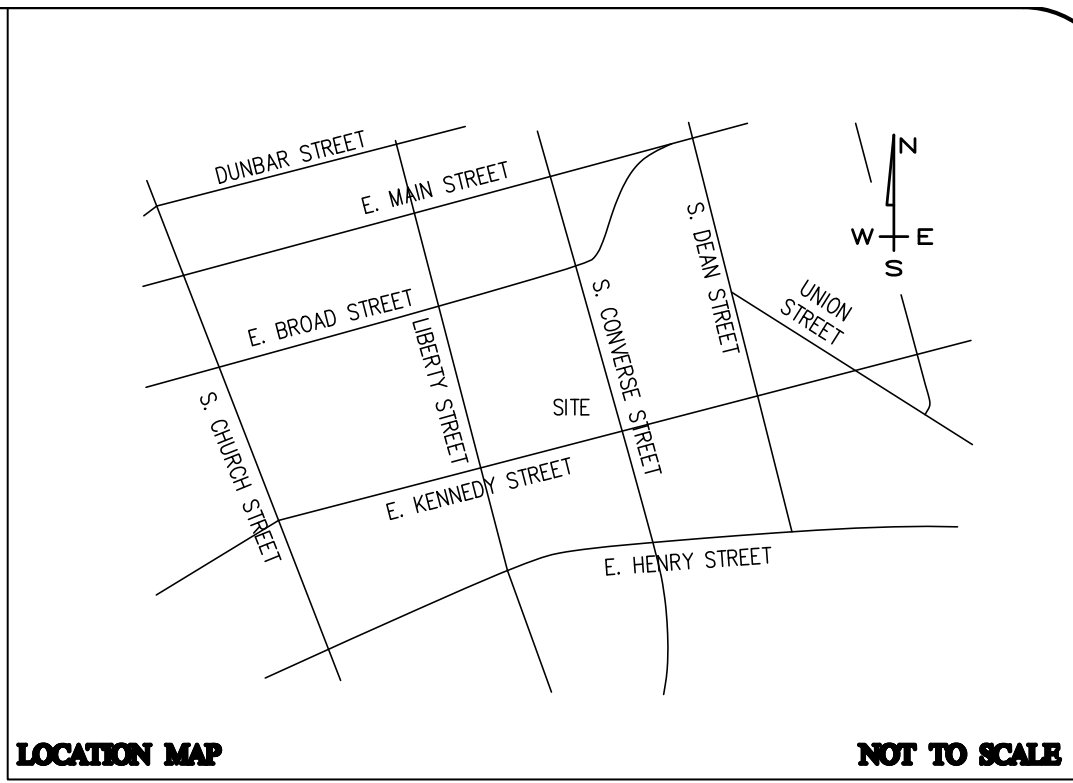
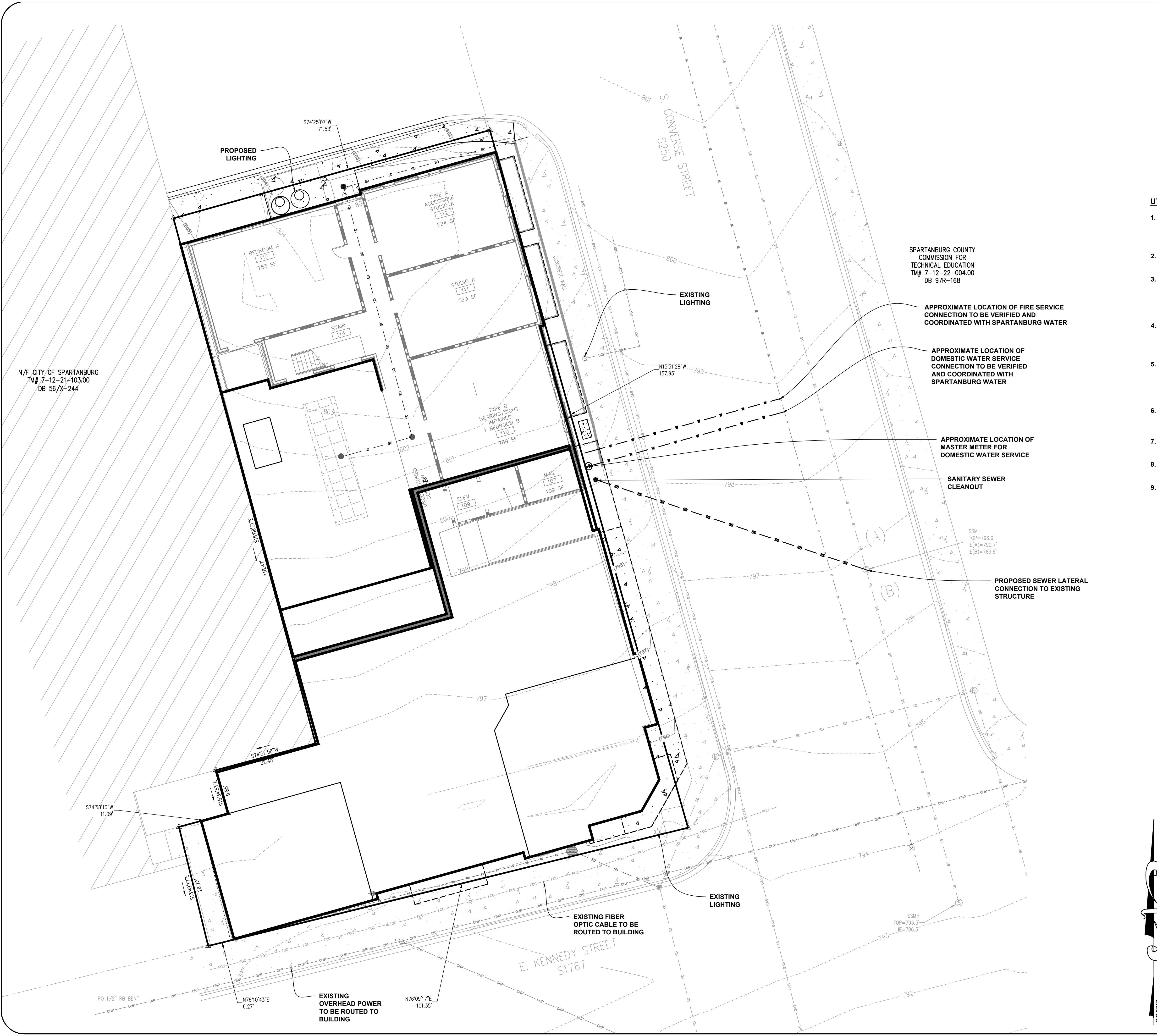
CITY OF SPARTANBURG
SPARTANBURG COUNTY
SOUTH CAROLINA

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VERT. SCALE:	N/A
DESIGNED BY:	ZMH
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GRADING PLAN

SHEET 3 OF 4

C400

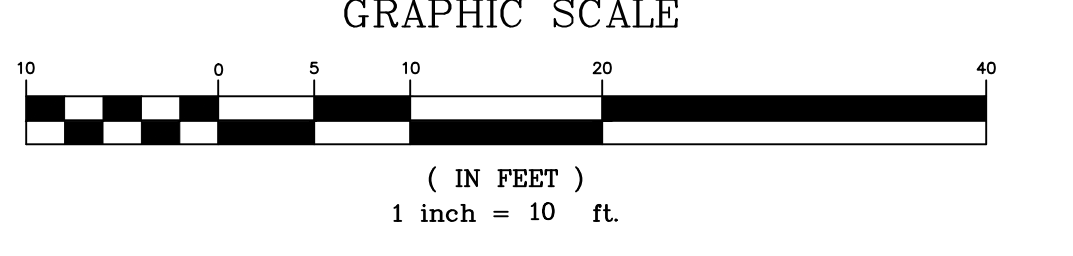


- UTILITY NOTES:**
- ALL UTILITIES LOCATED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL COORDINATE LOCATION OF UNDERGROUND UTILITIES WITH THE UTILITY LOCATING SERVICE, BY CALLING 811 THREE (3) DAYS PRIOR TO CONSTRUCTION, AND UTILITY PROVIDERS.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER 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 AND FIRE LINE AS 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.
 - WHERE PLUMBING FIXTURES ARE INSTALLED ON A FLOOR WITH A FINISHED FLOOR ELEVATION BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, SUCH FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, OR HORIZONTAL BRANCH SERVING SUCH FIXTURES. PLUMBING FIXTURES INSTALLED ON A FLOOR WITH A FINISHED FLOOR ELEVATION ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.



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 | ☑ GREASE TRAP MANHOLE |
| CL CENTERLINE | CATV ☐ CABLE TV PEDESTAL | TC/BC TOP/BOTTOM CURB |
| CMP CORRUGATED METAL PIPE | ⊗ ELECTRIC METER | TW/BW TOP/BOTTOM WALL |
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| DE DRAINAGE EASEMENT | DI ☐ DROP INLET | ⊗ WATER METER |
| EP EDGE OF PAVEMENT | ⊗ ELEC TRANS | WV WATER VALVE |
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| FG FINISHED GRADE | ⊗ FIRE HYDRANT | ⊗ STORMWATER FLOW |
| IE INVERT ELEVATION | ⊗ GAS METER | → TRAFFIC FLOW |
| IPO IRON PIN OLD-○ | ⊗ GAS VALVE | |
| IPS IRON PIN SET-○ | LP ☐ LIGHT POLE | |
| N&C NAIL & CAP | PP ☐ POWER POLE | |
| OT OPEN TOP | GP ☐ GUY ANCHOR | |
| RB REBAR | SDH SD MANHOLE | |
| RCP REINFORCED CONC PIPE | SSM 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 | — SS | SANITARY SEWER - NEW |
| -x- CHAIN LINK FENCE (EXISTING) | — SF | — SF | SILT FENCE |
| -680- CONTOURS - EXIST. GRADE | — SD | — SD | STORM SEWER - EXIST. |
| -(678)- CONTOURS - FINISHED GRADE | — SD | — SD | STORM SEWER - NEW |
| — FOC | — UGP | — UGP | UNDERGROUND POWER |
| — FM | — UGT | — UGT | UNDERGROUND TEL |
| — GAS | — W | — W | WATER LINE - EXIST. |
| — OHP | — W | — W | WATER - NEW |
| — OHT | — W | — W | WOOD FENCE |
| — RD | — W | — W | LIMITS OF DISTURBANCE |



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UTILITY PLAN

SHEET 4 OF 4

C500