

DEMOLITION NOTES

- 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.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF UNDERGROUND STORAGE TANKS OR OTHER EQUIPMENT IS UNEARTHED OR OTHERWISE DISCOVERED.
- 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.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS FROM CITY OF LANCASTER NECESSARY OR REQUIRED TO PERFORM DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF DEMOLITION DEBRIS.
- THE CONTRACTOR SHALL CONDUCT ALL DEMOLITION, REMOVAL, STORAGE, CLEANUP, ETC. IN ACCORDANCE WITH ALL REGULATING AUTHORITIES INCLUDING BUT NOT LIMITED TO LANCASTER COUNTY, SCDES, AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY.
- NO WORK MAY BE PERFORMED WITHIN THE STATE RIGHT-OF-WAY WITHOUT AN APPROVED SCDOT ENCROACHMENT PERMIT.
- EVERY ATTEMPT TO RECYCLE DEMOLISHED MATERIALS SHOULD BE MADE. COORDINATE WITH ON-SITE CONSTRUCTION MATERIALS TESTING FIRM TO IDENTIFY ANY MATERIAL TO BE RECYCLED.

HWY 9 BYPASS E  
200' R/W

JOMARS FAMILY RESTAURANT  
TM # 0068H-0A-024.02  
COMMERCIAL

MCDONALDS CORP  
TM # 0068H-0A-024.01  
COMMERCIAL

CLAUDE SMITH  
ENTERPRISES  
P/O TAX # 0068H-0A-024.00  
COMMERCIAL

WILLIAMS DONALD E & JUDY S  
TM# 0068H-0A-024.04  
USE COMMERCIAL

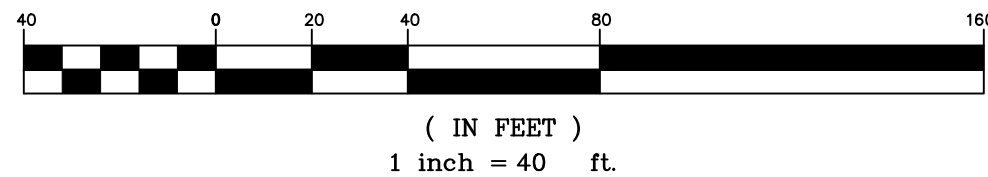
USE: VACANT  
PORTION OF TM# 0068H-0A-024.00  
CLAUDE SMITH ENTERPRISES

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



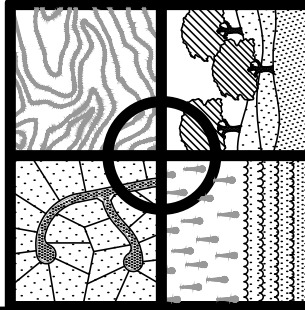
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE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

GRAPHIC SCALE



SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



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

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

THIS DRAWING IS THE PROPERTY OF SITE DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION OF SITE DESIGN, INC. ANY UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED AND WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ENGINEER. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER USE OF THIS DRAWING. THE USER SHALL BE RESPONSIBLE FOR THE PROPER USE OF THIS DRAWING. THE USER SHALL BE RESPONSIBLE FOR THE PROPER USE OF THIS DRAWING.

NOT FOR  
CONSTRUCTION

S.C. REG XXXXX

BLUE RIDGE  
APARTMENTS

CITY OF LANCASTER  
LANCASTER COUNTY  
SOUTH CAROLINA

HORZ. SCALE: 1" = 40'  
VERT. SCALE: N/A  
DESIGNED BY: AGB  
DRAWN BY: AGB  
CHECKED BY: PFM  
DATE: 05/02/2025

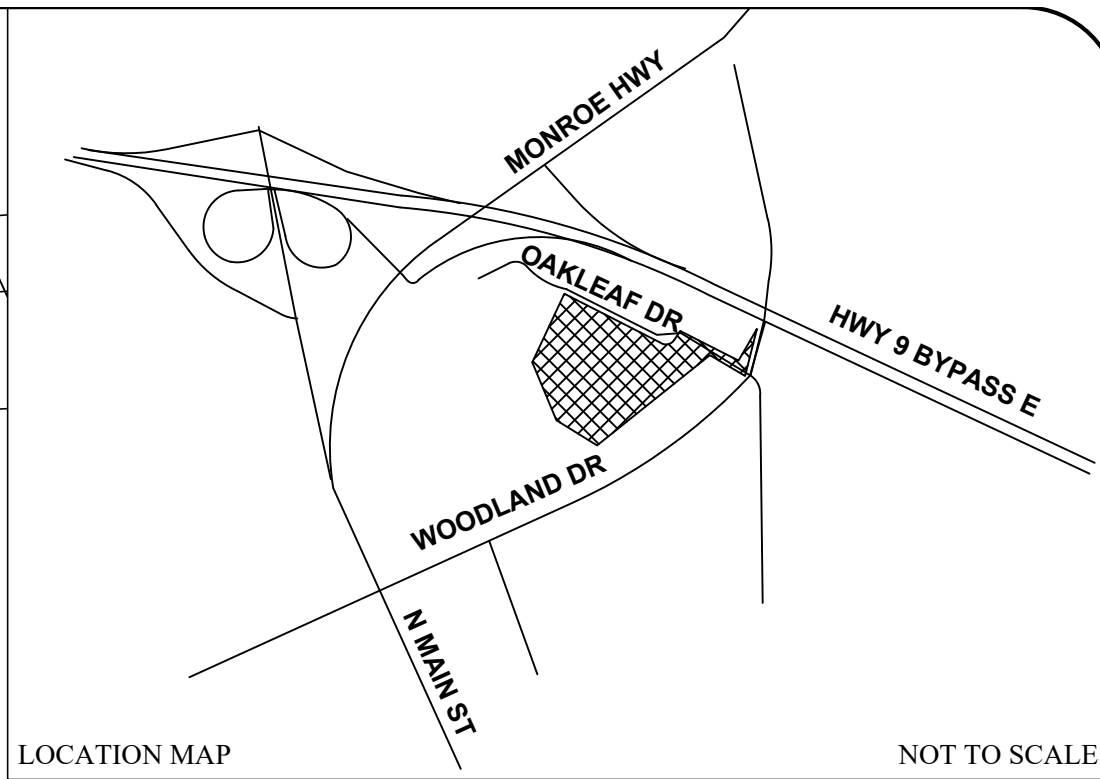
S250494/BASESHEETS

EXISTING CONDITONS  
AND DEMOLITION  
PLAN

SHEET 1 OF 4

C100





BUILDING/UNIT BREAKDOWN				
BLDG #	1 BR	2 BR	3 BR	TOTAL
1	12	6	6	24
2		8	8	16
3	12	6	6	24
<b>TOTAL</b>	12	20	20	64

**PARKING DATA**

**LANCASTER PARKING REQUIRED - 1.5 SP PER UNIT**  
**96 SPACES REQ'D**

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

1BR: 24 UNITS = 24 SPACES  
2BR: 20 UNITS = 30 SPACES  
3BR: 20 UNITS = 40 SPACES  
TOTAL REQUIRED SPACES = 94

**PARKING PROVIDED - 100 SPACES**

NOTES:

1. PROPERTY OWNERS/PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPE AREAS, OPEN SPACE, AND STORM WATER FACILITIES.
2. MONUMENT SIGN TO BE MINIMUM OF 6 S.F. IN SIZE AND IS TO BE PERMITTED SEPARATELY.
3. ALL UNITS TO BE ACCESSIBLE FROM INTERIOR DRIVES ONLY. PARKING SPACES AT EACH UNIT TO BE CONCRETE.
4. TRASH PICKUP TO BE PROVIDED BY CITY OF SPARTANBURG.

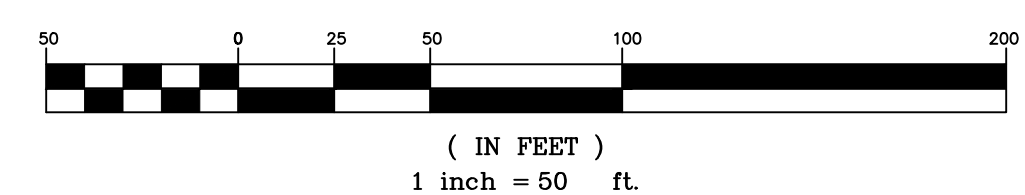
SITE DATA	
SITE ADDRESS	270 HWY 9 BYPASS EAST LANCASTER, SOUTH CAROLINA 29720
OWNER/DEVELOPER	BLUE RIDGE FAMILY 1, LP 3715 NORTHSIDE PARKWAY, NW BUILDING 200, SUITE 175 ATLANTA, GA 30327
CIVIL ENGINEER	SITE DESIGN, INC. 225 ROCKY CREEK ROAD GREENVILLE, SC 29615
ARCHITECT	GEHEBER LEWIS ARCHITECTS 1325 LOGAN CIRCLE NW ATLANTA, GEORGIA 30318
ZONING	TO BE REZONED
PROPOSED USE	MULTI FAMILY RESIDENTIAL
TAX MAP #	TMS# 0068H-0A-024.00
PARCEL AREA	8.43 ACRES
SETBACKS	FRONT: 25' SIDES: 10' REAR: 20'

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



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.

GRAPHIC SCALE



**\*\*EXISTING CONDITIONS TAKEN FROM LANCASTER COUNTY GIS**

USE: VACANT  
PORTION OF TM# 0068H-0A-024.00  
CLAUDE SMITH ENTERPRISES

MATCHLINE C201  
MATCHLINE C202

**JOMARS FAMILY RESTAURANT**  
**TM # 0068H-0A-024.02**  
**COMMERCIAL**

MCDONALDS CORP  
TM # 0068H-0A-024.01  
COMMERCIAL

PLAYGROUND →

← MAIL KIOSK

GAZEBO

COMM

#1

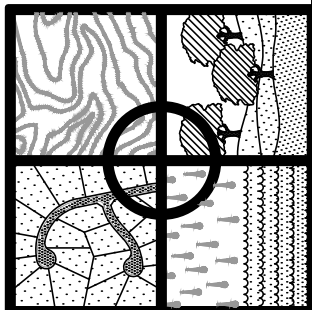
WILLIAMS DONALD E & JUDY S  
TM# 0068H-0A-024.04  
USE: COMMERCIAL

— FLOOD PLAIN

CLAUDE SMITH  
ENTERPRISES  
P/O TAX # 0068H-0A-024.00  
COMMERCIAL

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

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



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

DATE \_\_\_\_\_

No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

THIS DRAWING IS THE PROPERTY OF SITE DESIGN, INC. AND IS FURNISHED WITH THE CONDITION THAT IT IS NOT TO BE CHANGED WITHOUT THE WRITTEN AUTHORIZATION OF SITE DESIGN, INC. FURTHERMORE, THIS DRAWING IS NOT TO BE COPIED, REPRODUCED, OR USED BY OTHERS EXCEPT AS REQUIRED FOR THE WORK OF THIS SPECIFIC PROJECT.  
© 2023 SITE DESIGN, INC.

**NOT FOR  
CONSTRUCTION**

**S.C. REG XXXXX**

BLUE RIDGE  
APARTMENTS

CITY OF LANCASTER  
LANCASTER COUNTY  
SOUTH CAROLINA

HORZ. SCALE: 1" = 50'

VERT. SCALE:	N/A
--------------	-----

DESIGNED BY: AGB

DRAWN BY: AGB

CHECKED BY:	PFM
-------------	-----

DATE: 05/02/2025

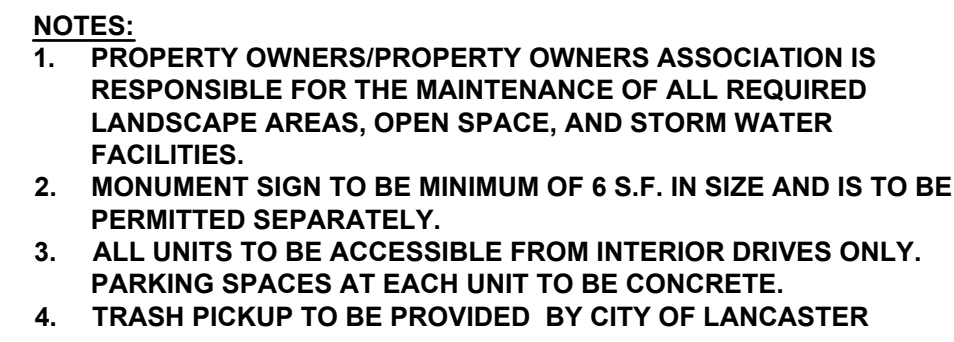
S250494/BASESHEETS

OVERALL SITE PLAN

SHEET 2 OF 4

# C200





**PARKING PROVIDED - 100 SPACES**



KEYED NOTES	
①	18" CONCRETE CURB AND GUTTER
②	ASPHALT PAVING (SEE LEGEND FOR TYPE)
③	CONCRETE PAVING
④	DUMPSTER ENCLOSURE
⑤	STOP SIGN & 24" STOP BAR
⑥	PAVEMENT FLUSH WITH SIDEWALK
⑦	WHEEL STOP
⑧	ADA PARKING SPACE & ACCESS AISLES 1-1/2% (2% MAX) SLOPE IN ALL DIRECTIONS
⑨	HANDICAP SIGN
⑩	DETECTABLE WARNING SURFACE
⑪	4" PAINTED STRIPE
⑫	CONCRETE SIDEWALK
⑬	ADA RAMP
⑭	MONUMENT SIGN
⑮	STRIPED PATH (4" PAINTED STRIPE)
⑯	GAZEBO (SEE ARCH PLANS)
⑰	TRAFFIC DIRECTIONAL ARROWS
⑱	MAIL KIOSK
⑲	PLAYGROUND
⑳	4" HIGH BLACK VINYL COATED CHAIN LINK FENCE WITH 4' WIDE DOUBLE SWING GATE



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

( IN FEET )  
1 inch = 40 ft.

C201



- NOTES:
1. PROPERTY OWNERS/PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPE AREAS, OPEN SPACE, AND STORM WATER FACILITIES.
  2. MONUMENT SIGN TO BE MINIMUM OF 6 S.F. IN SIZE AND IS TO BE PERMITTED SEPARATELY.
  3. ALL UNITS TO BE ACCESSIBLE FROM INTERIOR DRIVES ONLY. PARKING SPACES AT EACH UNIT TO BE CONCRETE.
  4. TRASH PICKUP TO BE PROVIDED BY CITY OF SPARTANBURG.


PARKING DATA


LANCASTER PARKING REQUIRED - 1.5 SP PER UNIT  
96 SPACES REQ'D

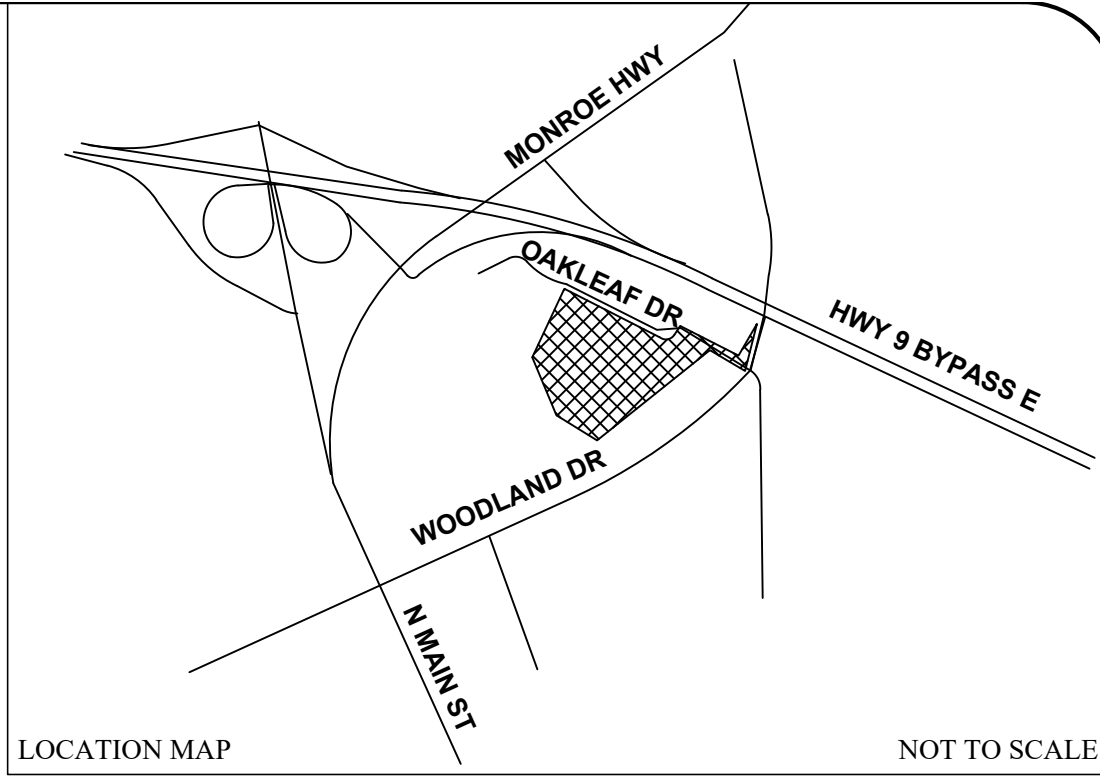
FAIR HOUSING PARKING REQ'D - 1 SP PER 1 BR UNIT, 1.5 SP PER 2 BR UNIT, 2 SP PER 3 BR UNIT

1BR: 24 UNITS = 24 SPACES  
2BR: 20 UNITS = 30 SPACES  
3BR: 20 UNITS = 40 SPACES  
TOTAL REQUIRED SPACES = 94

PARKING PROVIDED - 100 SPACES

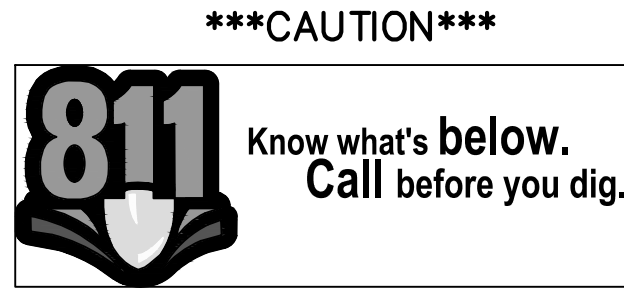
 DENOTES ACCESSIBLE UNIT

 DENOTES ACCESSIBLE ROUTE

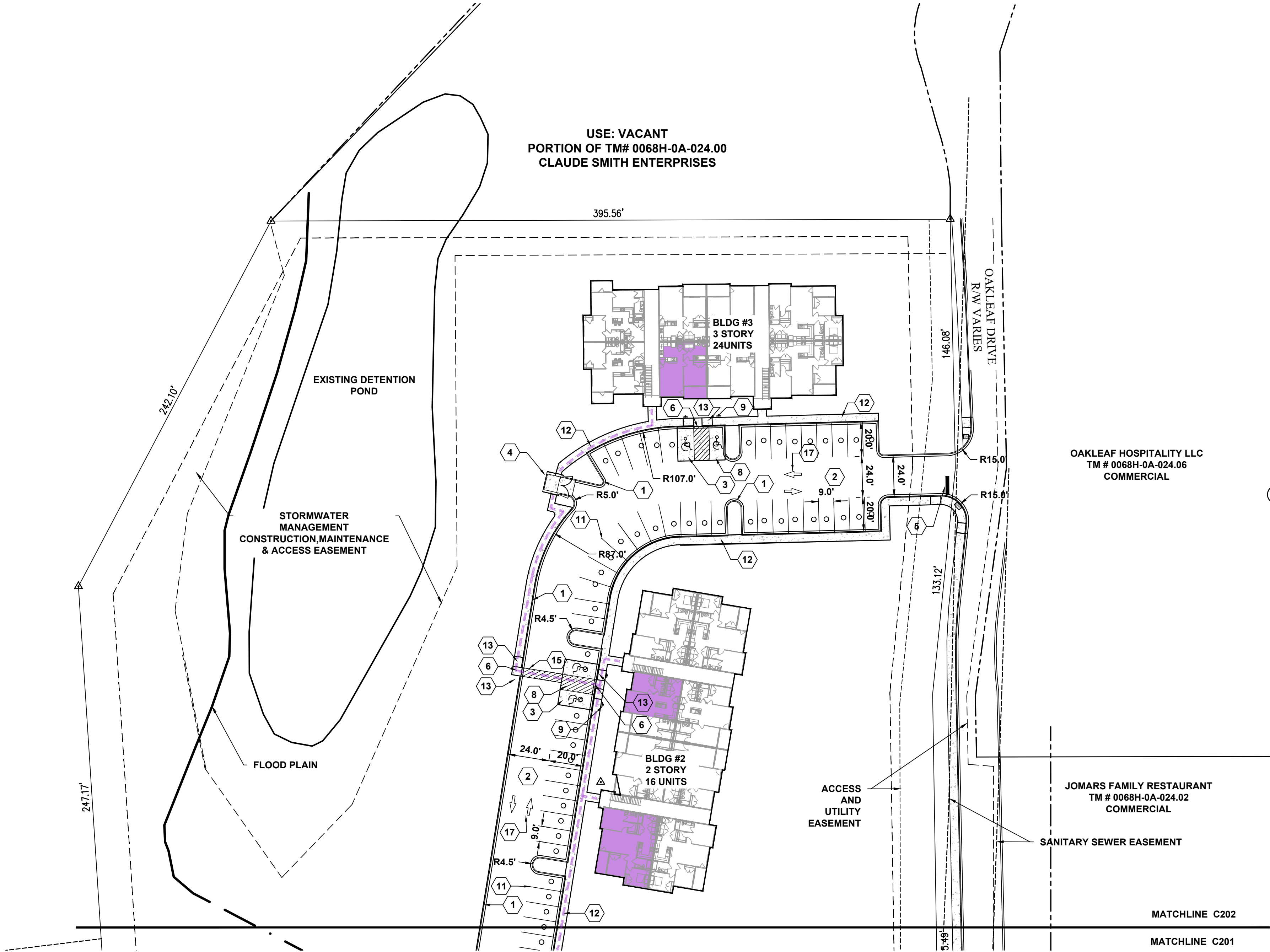
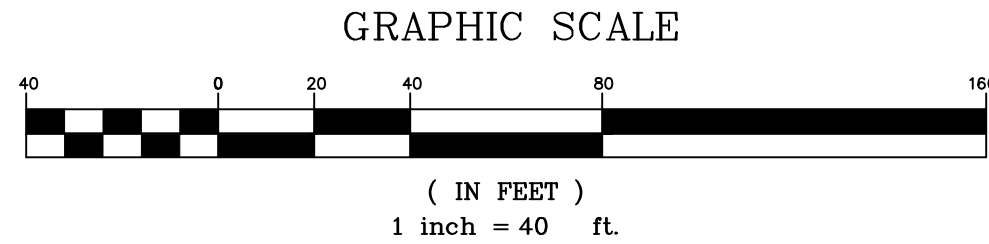


SITE DATA	
SITE ADDRESS	270 HWY 9 BYPASS EAST LANCASTER, SOUTH CAROLINA 29720
OWNER/DEVELOPER	BLUE RIDGE FAMILY 1, LP 3715 NORTHSIDE PARKWAY,NW ATLANTA, GA 30327
CIVIL ENGINEER	SITE DESIGN, INC. 225 ROCKY CREEK ROAD GREENVILLE, SC 29615
ARCHITECT	GEHEBER LEWIS ARCHITECTS 1325 LOGAN CIRCLE NW ATLANTA, GEORGIA 30318
ZONING	MF - MULTI FAMILY
PROPOSED USE	MULTI FAMILY RESIDENTIAL
TAX MAP #	TMS# 0068H-0A-024.00
PARCEL AREA	3.02 ACRES
SETBACKS	FRONT: 25' SIDES: 10' REAR: 20'

KEYED NOTES	
1	18" CONCRETE CURB AND GUTTER
2	ASPHALT PAVING (SEE LEGEND FOR TYPE)
3	CONCRETE PAVING
4	DUMPSTER ENCLOSURE
5	STOP SIGN & 24" STOP BAR
6	PAVEMENT FLUSH WITH SIDEWALK
7	WHEEL STOP
8	ADA PARKING SPACE & ACCESS AISLES 1-1/2% (2% MAX) SLOPE IN ALL DIRECTIONS
9	HANDICAP SIGN
10	DETECTABLE WARNING SURFACE
11	4" PAINTED STRIPE
12	CONCRETE SIDEWALK
13	ADA RAMP
14	CURB TRANSITION
15	STRIPED PATH (4" PAINTED STRIPE)
16	GAZEBO (SEE ARCH PLANS)
17	TRAFFIC DIRECTIONAL ARROWS
18	MAIL KIOSK
19	PLAYGROUND
20	4" HIGH BLACK VINYL COATED CHAIN LINK FENCE WITH 4' WIDE DOUBLE SWING GATE



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.



\*\*EXISTING CONDITIONS TAKEN FROM LANCASTER COUNTY GIS

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

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

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

THIS DRAWING IS THE PROPERTY OF SITE DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION OF SITE DESIGN, INC. SPECIFIC PROJECT: 225 ROCKY CREEK ROAD, GREENVILLE, SC 29615. S.D. SITE DESIGN, INC.

**NOT FOR CONSTRUCTION**

S.C. REG XXXXX

BLUE RIDGE APARTMENTS

CITY OF LANCASTER  
LANCASTER COUNTY  
SOUTH CAROLINA

HORZ. SCALE:	1" = 40'
VERT. SCALE:	N/A
DESIGNED BY:	AGB
DRAWN BY:	AGB
CHECKED BY:	PFM
DATE:	05/02/2025

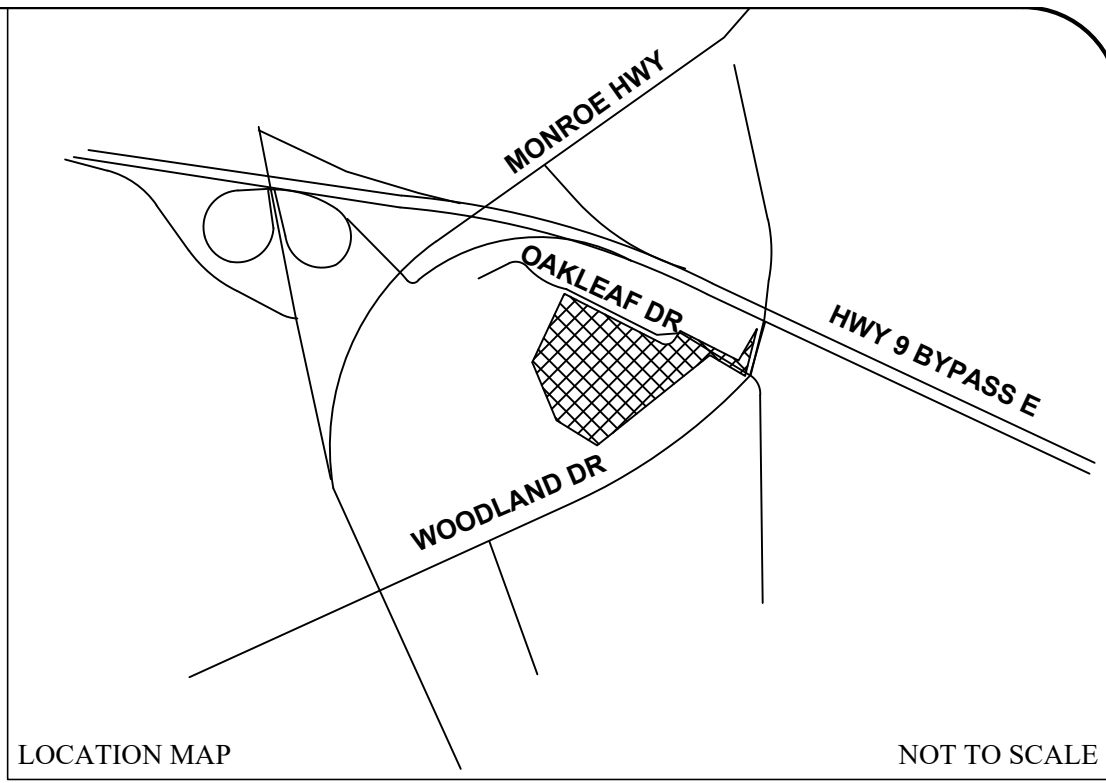
S250494/BASESHEETS

PARTIAL SITE  
PLAN(SHT 2 OF 2)

SHEET 4 OF 4

C202





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 FILL MATERIAL. FIELD 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 VENTILATIONS WHERE NOTED ARE TO TOP OF WALL. ALL FINISH GRADE AT BOTTOM OF WALL. SEE RETAINING WALL PLANS PROVIDED BY OTHERS FOR DETAILED CONSTRUCTION INFORMATION.
8. CONTRACTOR SHALL REMOVE TOPSOIL AS NECESSARY (MINIMUM OF 4") TO PROVIDE ADEQUATE SUBGRADE FOR ROADWAYS.
9. ALL EXCAVATION SHALL BE "UNCLASSIFIED EXCAVATION". ALL NEW FILL AND UTILITY TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698). IN ADDITION, THE UPPER 18" OF ALL FILL MATERIALS BENEATH FLOOR SLABS AND PAVEMENTS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY (ASTM D-698).
10. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST EDITION OF THE REQUIREMENTS OF 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 SEEDED.
15. AN AS-BUILT CERTIFICATION OF THE STORMWATER DRAINAGE SYSTEM WILL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE SITE. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR THE DELAYS RESULTING FROM NON-COMPLIANCE WITH THE DESIGN DRAWINGS.
16. CONTRACTOR TO CONFIRM ALL ELEVATIONS AND ADA COMPLIANCE PRIOR TO INSTALLING CURB, SIDEWALK, OR PAVEMENT AND BRING ANY DISCREPANCIES TO THE ENGINEER'S ATTENTION.
17. BUILDING ROOF DRAINAGE WILL TIE TO UNDERGROUND STORMWATER DRAINAGE SYSTEM. COORDINATE WITH MEP PLANS.

**\*\*EXISTING CONDITIONS TAKEN FROM LANCASTER COUNTY GIS**



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.

50 0 25 50 100 200

( IN FEET )

1 inch = 50 ft.

**NOTES:**

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



MATCHLINE THIS SHEET

WILLIAMS DONALD E & JUDY S  
TM# 0068H-0A-024.04  
USE: COMMERCIAL

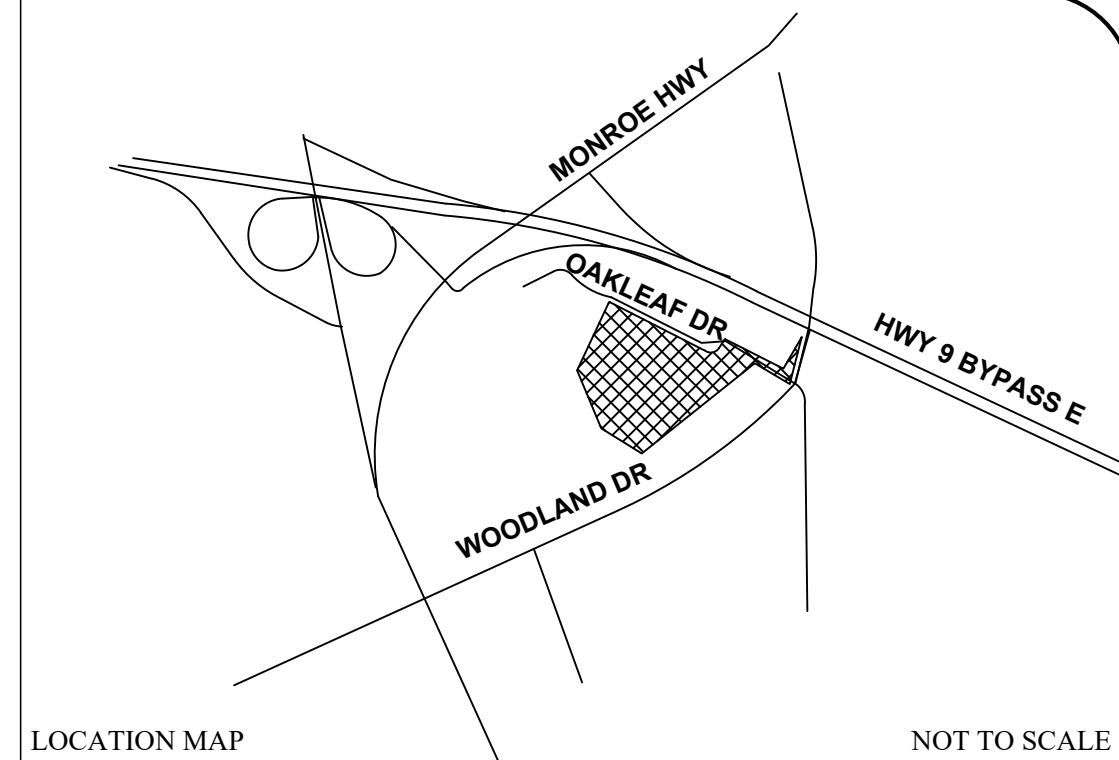
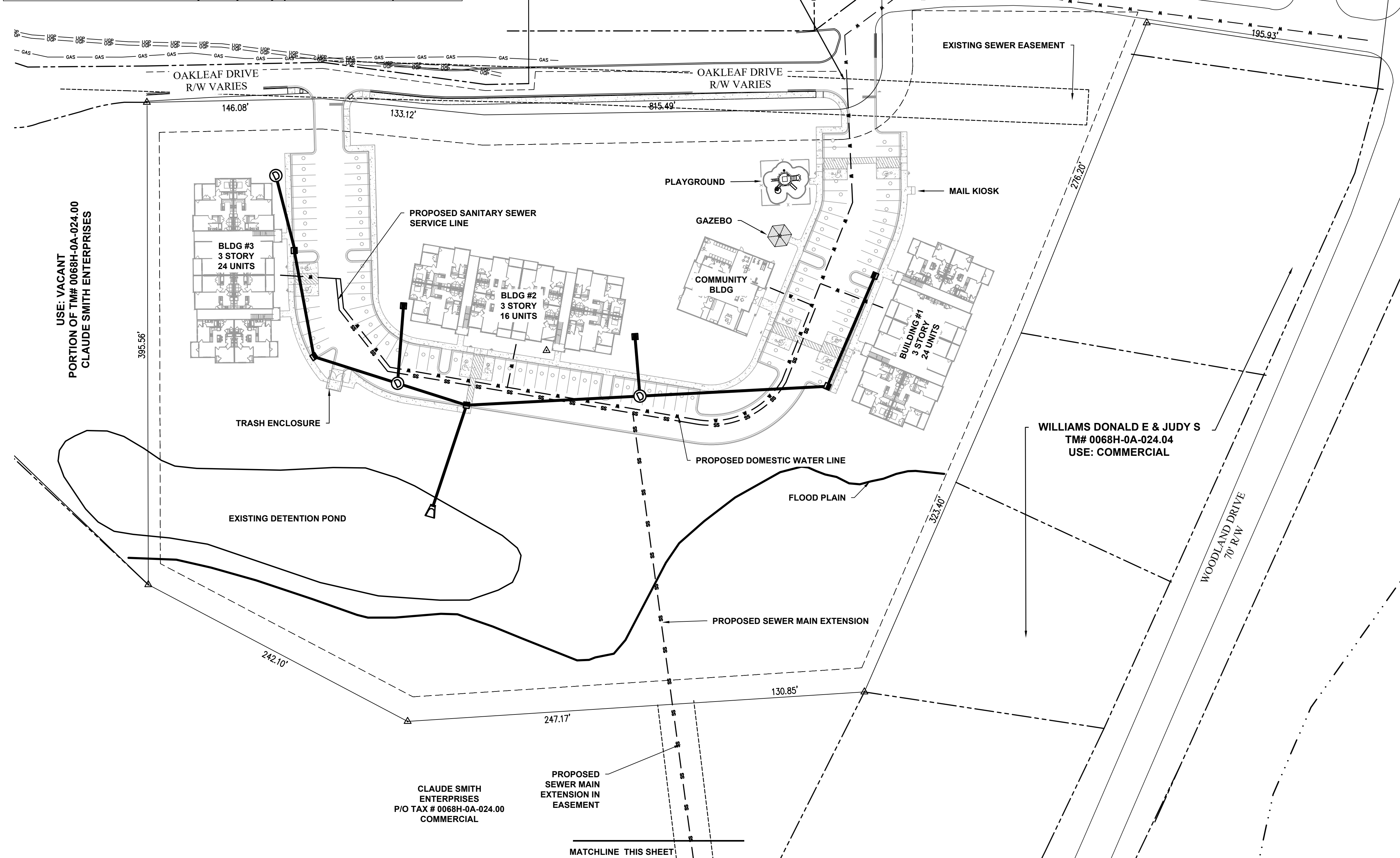
PROPOSED  
SEWER MAIN  
EXTENSION IN  
EASEMENT

NEW MANHOLE - APPROX LOCATION OF  
SEWER SERVICE CONNECTION TO BE  
VERIFIED AND COORDINATED WITH  
SPARTANBURG WATER DISTRICT

CLAUDE SMITH  
ENTERPRISES  
P/O TAX # 0068H-0A-024.00  
COMMERCIAL

WOODLAND DRIVE  
70' R/W

EXISTING SEWER MAIN

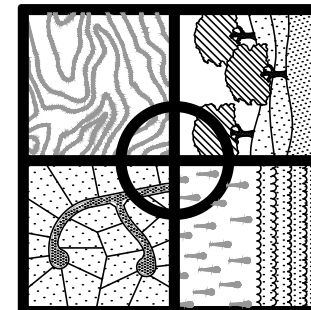


1. ALL UTILITIES LOCATED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL COORDINATE LOCATION OF UNDERGROUND UTILITIES WITH THE UTILITY LOCATING SERVICE, BY CALLING 811 THREE (3) DAYS PRIOR TO CONSTRUCTION, AND UTILITY PROVIDERS.
2. CONTRACTOR SHALL NOTIFY THE ENGINEER FOR A REVIEW SHOULD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

( IN FEET )  
1 inch = 40 ft.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



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

[illegible]

THIS DRAWING IS THE PROPERTY OF SITE DESIGN, INC. AND IS FURNISHED WITH THE CONDITION THAT IT IS NOT TO BE CHANGED WITHOUT THE WRITTEN AUTHORIZATION OF SITE DESIGN, INC. FURTHERMORE, THIS DRAWING IS NOT TO BE COPIED, REPRODUCED OR USED BY OTHERS EXCEPT AS REQUIRED FOR THE WORK OF THIS PROJECT.

**NOT FOR  
CONSTRUCTION**

S.C. REG XXXXX

BLUE RIDGE  
APARTMENTS

CITY OF LANCASTER  
LANCASTER COUNTY  
SOUTH CAROLINA

HORZ. SCALE:	1" = 40'
VERT. SCALE:	N/A
DESIGNED BY:	AGB
DRAWN BY:	AGB
CHECKED BY:	PFM
DATE:	05/02/2025

S250494/BASESHEETS

## UTILITY PLAN

SHEET 6 OF 4

# C500