

J:\2023\20230000\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\SOUTHERNSIDE WEST\20230000 - CS - SITE 2.DWG - May 1, 2023 - 10:58 PM

CONSTRUCTION PLANS

OF

SOUTHERNSIDE WEST

GREENVILLE, SC

PREPARED FOR:

GREYSTONE AFFORDABLE DEVELOPMENT

4025 LAKE BOONE TRAIL

SUITE 209

RALEIGH, NC 27607-3080

TM# 00230000202900, 00230000203000,

00230000203100, 00230000203200

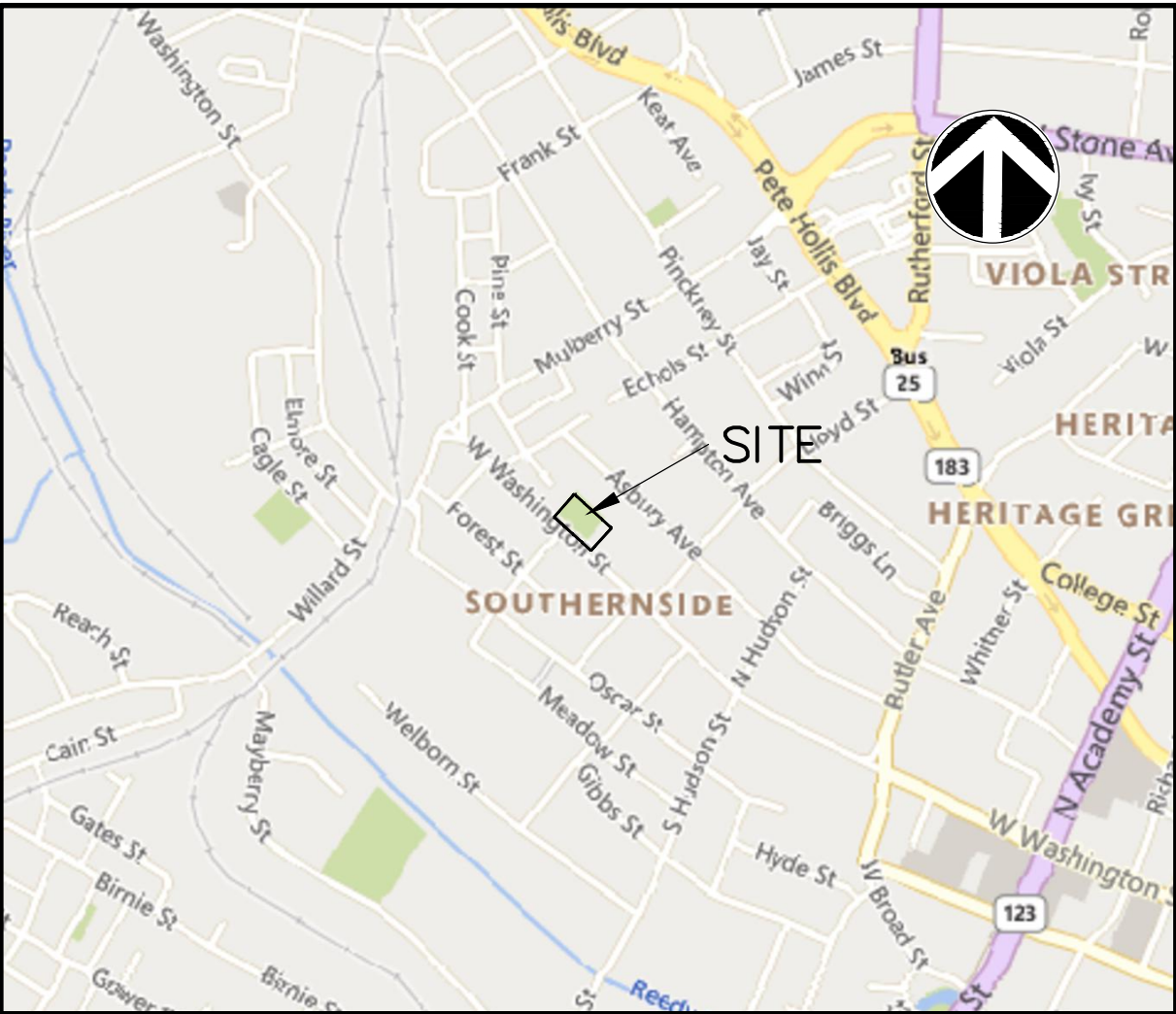
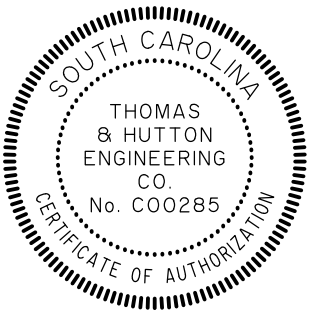
AUGUST 2, 2023

REVISED: APRIL 16, 2025

J-29133.0000

PREPARED BY:

THOMAS
&
HUTTON



VICINITY MAP
SCALE: 1" = 1008.6109'

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REVISION HISTORY			
C	PARKING REVISION	WBH	4/16/25
B	GREENVILLE WATER COMMENTS	BR	09/13/23
A	REVISED SCREENING FOR UTILITIES	BR	08/14/23
REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY	
GREENVILLE WATER	09/13/23
GREENVILLE WATER	08/09/23
CITY OF GREENVILLE AND SCDOT	08/01/23
SUBMITTED TO	DATE



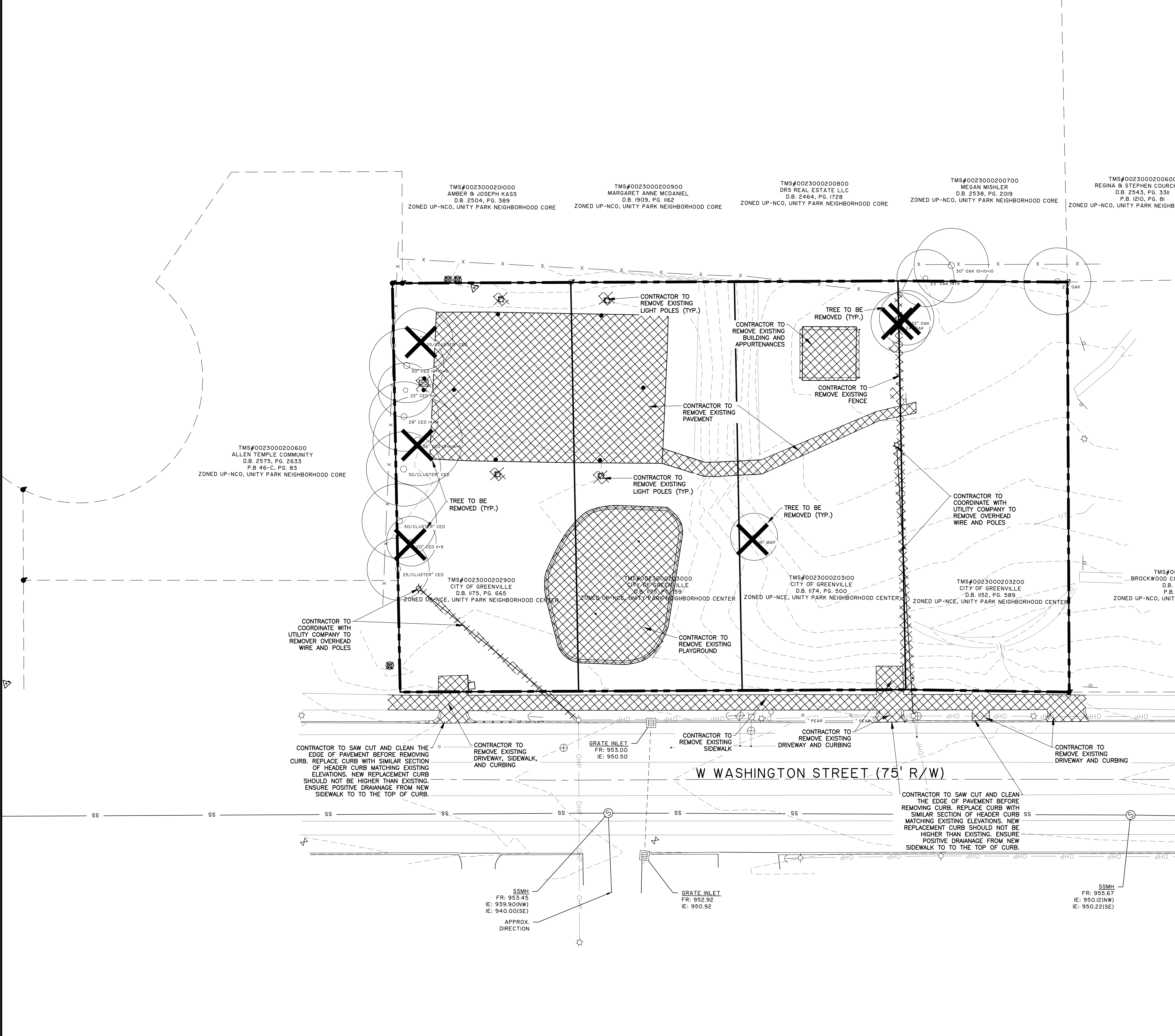
Know what's below.
Call before you dig.



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Greenville, SC 29601
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J-29133.0000
4/16/25

Z:\3013\2023\2023\0000\CHANGING.DWG:THOMAS & HUTTON\CONSTRUCTION & LAND\2023\0000 - EX - P1 - SITE 2.DWG - May 1, 2023 - 10:08 PM



DEMOLITION NOTES:

1. CONTRACTOR RESPONSIBLE FOR OBTAINING CITY ENCROACHMENT PERMITS FOR UTILITY WORK.
2. THE BEST AVAILABLE INFORMATION WAS USED TO IDENTIFY EXISTING UTILITIES UNDERGROUND. CONTACT THE ENGINEER AND OWNER IF UNIDENTIFIED OBJECTS OR UTILITIES ARE DISCOVERED.
3. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY NOT REPRESENT ACTUAL, AND ALL LOCATIONS. UTILITIES SHOWN ON THIS PLAN WERE COLLECTED FROM SURVEY OF INDEPENDENT UTILITY LOCATE SERVICES. IT IS THE CONTRACTORS RESPONSIBILITY TO ORDER UTILITY LOCATES AND COORDINATE WITH THE PROVIDERS PRIOR TO DEMOLITION.
4. TREE PROTECTION, EROSION, AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES. TREE PROTECTION SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE DEMOLITION WORK OUTLINED BY THIS PLAN.
5. UTILITIES TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION, AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
6. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., ACCORDING TO BEST PRACTICES. COVER MUST BE PROVIDED OVER OPEN EXCAVATION THAT MUST REMAIN OPEN SUITABLE FOR PEDESTRIAN OR VEHICLE TRAFFIC, WHICHEVER IS THE CASE.
7. EXISTING DRAINAGE, WATER AND SANITARY SEWER UTILITIES AND ASSOCIATED APPURTENANCES SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
8. REMOVE ALL TREES AND LANDSCAPING WITHIN PROPOSED PROJECT LIMITS UNLESS OTHERWISE SHOWN TO REMAIN.
9. CAUTION OVERHEAD POWER LINES: CONTRACTOR TO OBSERVE SAFE CLEARANCES FROM OVERHEAD POWER LINES.
10. MAINTAIN THE EXPOSED AREAS FREE FROM DUST WHICH COULD CAUSE A HAZARD OR NUISANCE. UTILIZE APPROVED WATER SPRINKLING OR OTHER CITY APPROVED TREATMENT TO KEEP THE SITE DAMP AND FREE FROM VULNERABILITY TO MOVEMENT.
11. WARNING: DEADLY SEWER GASES MAY BE PRESENT WHERE WORKING EXPOSED TO EXISTING ACTIVE SEWER MAINS. FOLLOW ALL OSHA AND OTHERWISE APPLICABLE REQUIREMENTS FOR WORKING WITH OPEN SEWER SYSTEMS.
12. SEE SEDIMENT AND EROSION CONTROL PLAN FOR STABILIZATION REQUIREMENTS.
13. ANY MATERIAL REMOVED FROM THE SITE SHALL BE DONE SO, BOTH IN TRANSPORT AND DEPOSIT, IN A MANNER CONSISTENT WITH ALL LOCAL, STATE AND FEDERAL LAW.

NO.	REVISIONS	BY	DATE



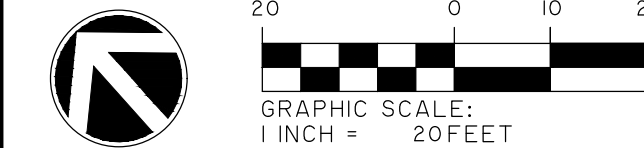
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Greenville, SC 29601 • 864.412.2222
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EXISTING CONDITIONS AND DEMO PLAN

SOUTHERNSIDE WEST

PROJECT LOCATION:
Greenville, SC

CLIENT/OWNER:
Greystone Affordable Development
4025 Lake Boone Trail
Suite 209
Raleigh, NC 27607-3080



DATUM: HORIZ.: NAD83 VERT.: NAVD83

JOB NO: 29133.0000
DATE: 4/16/25
DRAWN: JB
DESIGNED: JR
REVIEWED: JR
APPROVED: KS
SCALE: 1" = 20'

EX1.1

CITY OF GREENVILLE - STAKING NOTES

- CITY OF GREENVILLE - RETAINING WALL NOTES

1. THE DESIGN AND CALCULATIONS (BY OTHERS) MUST BE PREPARED BY A REGISTERED SOUTH CAROLINA PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. ALL ENGINEERED RETAINING WALLS (BY OTHERS) MUST BE SUBMITTED TO THE BUILDING CODES DEPARTMENT FOR REVIEW
3. ALL ENGINEERED RETAINING WALLS (BY OTHERS) MUST BE INSPECTED THROUGH THE COURSE OF CONSTRUCTION BY A CERTIFIED 3RD PARTY INSPECTOR. ALL INSPECTION RECORDS MUST BE SUBMITTED TO THE CITY OF GREENVILLE BUILDING INSPECTOR PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.

CITY OF GREENVILLE - CIVIL ENGINEERING NOTES

1. ANY REVIEW/ACCEPTANCE BY THE CITY OF GREENVILLE DOES NOT RELIEVE THE CONTRACTOR OR SUBCONTRACTORS FROM MEETING CODE/ORDINANCE REQUIREMENTS (SOUTH CAROLINA CODE OF LAWS SECTIONS 40-II-110 AND 40-59-90)
2. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR PHYSICALLY LOCATING THE LIMITS OF THE RIGHT-OF-WAY OR EASEMENT AND SHALL NOT CONSTRUCT ANY FEATURES OR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OR EASEMENT OF THE ENGINEER. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR RELOCATION AND/OR REMOVAL OF UNAPPROVED FEATURES WITHIN THE RIGHT-OF-WAY/EASEMENT AT NO COST TO THE CITY OF GREENVILLE.
3. ALL IMPROVEMENTS PROPOSED WITHIN THE CITY'S PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO THE REQUIREMENTS OF ARTICLES I AND 2 OF CHAPTER 36 STREETS, SIDEWALKS AND OTHER PUBLIC PLACES OF THE CITY OF GREENVILLE CODE OF ORDINANCES. ANY ADVERSE IMPACTS TO THE CITY'S PUBLIC STREETS OR INFRASTRUCTURE AS A RESULT OF THE PROJECT AND CODE VIOLATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
4. SCDOT ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE EXISTING RIGHT-OF-WAY OF WEST WASHINGTON STREET. DO NOT COMMENCE WORK IN THE SCDOT RIGHT-OF-WAY WITHOUT AN APPROVED PERMIT FROM SCDOT.

ZONED UP-NCO, UNITY PARK NEIGHBORHOOD CORE

TMS#0023000200600
REGINA & STEPHEN COURCHAINE
D.B. 2543, PG. 33II
P.B. 1210, PG. 8I

SUMMARY
OWNER NAME: GREENVILLE HOUSING FUND LLC

OWNER ADDRESS: 100 W ANTRIM DRIVE
GREENVILLE, SC 29607

TAX PARCEL NUMBER 0052000100300, 0052000100200
052000101600, 0052000101500

CURRENT ZONING	UP-NCE
FUTURE PROPERTY USE	MULTIFAMILY DEVELOPMENT
TOTAL SITE ACREAGE	± 1.0 AC.

PROPOSED BUILDING

SIZE: 63,421 SF
MAX. HEIGHT: 29'-10"

TOTAL UNITS	54 UNITS
-------------	----------

TOTAL PARKING REQUIRED 0 SPACES

PARKING
STANDARD PARKING PROVIDED: 15

HANDICAP PARKING PROVIDED:	7
TOTAL PARKING PROVIDED:	22

WATER - PROVIDED BY: GREENVILLE WATER
SEWER - PROVIDED BY: CITY OF GREENVILLE

100 YEAR FLOOD - THE PROPOSED DEVELOPMENT DOES NOT
LIE WITHIN THE 100 YEAR FLOOD PLAIN - 45045C038IE OF THE FEMA
FLOOD INSURANCE RATE MAPS FOR GREENVILLE COUNTY.

LEGEND:

LIGHT DUTY ASPHALT PAVING

HEAVY DUTY ASPHALT PAVIN

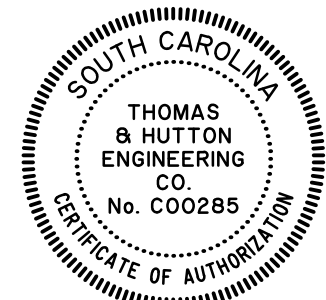


STANDARD CONCRETE PAVING
SIDEWALK



HEAVY DUTY CONCRETE PAVING

C	PARKING REVISION	WBH	4/16/25
A	REVISED SCREENING FOR UTILITIES	BR	08/14/23
NO.	REVISIONS	BY	DATE



SITE PLAN

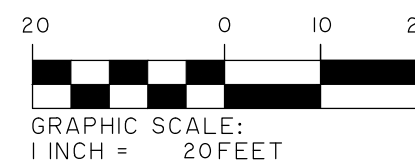
SOUTHERNSIDE WEST

PROJECT LOCATION:

Greenville, SC

CLIENT/OWNER:

Greystone Affordable Development
4025 Lake Boone Trail
Suite 209
Raleigh, NC 27607-3080



DATUM: HORIZ.: NAD83

VERT.: NAVD88

JOB NO:	29133.0000
DATE:	4/16/25

DRAWN: JB

DESIGNED: JR

REVIEWED: JR

APPROVED: KS

SCALE: 1" = 20'

C1.1

1. ACCESSIBLE ROUTE - EXTERIOR:
MINIMUM CLEAR WIDTH IS 4', IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5'X5' SHALL BE LOCATED EVERY 200' OR LESS (NEWALKS MUST MEET THIS REQUIREMENT). LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS MAY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED 1/2" IN WIDTH.
2. FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:
 - A. 0 TO 1/4" : NO REQUIREMENTS
 - B. 1/4" TO 1/2" : BEVEL WITH 1:2 SLOPE
 - C. LARGER THAN 1/2" : CONFORM TO REQUIREMENTS FOR RAMP

3. RAMPS:
- MAX RAMP SLOPE 8.33% (1:12).
 - RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE.
 - MAX RISE FOR ANY RAMP RUN IS 30" (AT 8.33% SLOPE, MAXIMUM RUN OF RAMP IS 30').
 - MAX CROSS SLOPE OF RAMP 2% (1:50)

A. LANDINGS:

- RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP.
- LANDING SHALL BE AT LEAST AS WIDE AS RAMP LEADING TO IT.
- LANDING LENGTH SHALL BE MINIMUM 5' CLEAR.
- IF RAMPS CHANGE DIRECTION AT LANDING, MINIMUM LANDING SIZE SHALL BE 5'X5'.
- ALL LANDINGS ARE TO BE NO MORE THAN 2% SLOPE IN ANY DIRECTION.

B. HANDRAILS:

- HANDRAILS REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
- PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
- PROVIDE MINIMUM 36" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
- ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
- STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.

4. CURB RAMPS:
- MAX SLOPE OF CURB RAMP 8.33%.
 - MAX SLOPE OF SIDE FLARES 10%.
 - MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
 - NO WIDENING TO 36" OR FLARES).
 - DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHTS OF WAY, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.

5. PAVEMENT MARKINGS:
AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK
MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)

- ## 6. PARKING SPACES
- MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE
 - MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
 - MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
 - MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION

7. SIGNAGE
- ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (60" ABOVE GRADE UNLESS OTHER HEIGHT REQUIRED BY LOCAL JURISDICTION).

8. ACCESSIBLE ROUTES
MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2017.

LEGEND:

ADA ACCESSIBLE ROUTE

C	PARKING REVISION	WBH	4/16/25
NO.	REVISIONS	BY	DATE



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ADA ACCESSIBILITY PLAN

SOUTHERNSIDE WEST

PROJECT LOCATION:
Greenville, SC

CLIENT/OWNER:

Greystone Affordable Development
4025 Lake Boone Trail
Suite 209
Raleigh, NC 27607-3080



20 0 10 2

GRAPHIC SCALE:
1 INCH = 20 FEET

DATUM: HORIZ.: NAD83

VERT.: NAVD88

JOB NO:	29133.000
DATE:	4/16/25
DRAWN:	JB
DESIGNED:	JR
REVIEWED:	JR
APPROVED:	KS
SCALE:	1" = 20'

C1.2

Z:\2023\29133.0000\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\SOUTHERNSIDE WEST\29133.0000 - WS - PL - SITE 2.DWG - May 2, 2025 - 10:58 PM

- WATER NOTES:**
- CONTRACTOR TO COORDINATE FINAL DESIGN WITH GREENVILLE WATER.
 - CONNECTION TO GREENVILLE WATER SYSTEM SHALL BE MADE IN THE PRESENCE OF GREENVILLE WATER INSPECTOR.
 - TEE INSTALLATION SHALL BE SCHEDULED WITH GREENVILLE WATER A MINIMUM OF 10 DAY PRIOR TO WORK.
 - ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 36".
 - WATER SERVICES SHALL MAINTAIN A MINIMUM 5' SEPARATION.
 - RESTRAINED JOINTS TO BE PROVIDED IN ACCORDANCE WITH DETAILS ALL LINE FROM TAP TO BACKFLOWS OR CAP TO BE DUCTILE IRON PIPE.
 - CONTRACTOR SHALL REVIEW PAVING, GRADING, AND DRAINAGE DRAWING FOR LOCATION AND DEPTH OF STORM DRAINS AND SHALL ADJUST DEPTH OF WATER MAINS TO AVOID INTERFERENCES.
 - IRRIGATION WATER MAIN AND METER SIZE TO BE DETERMINED BY OTHERS. A SEPARATE TAP AT WATER MAIN WILL BE REQUIRED. COORDINATE WITH GREENVILLE WATER.

- FIRE LINE NOTES:**
- ALL WATER SYSTEM JOINTS FOR FIRE PROTECTION SHALL BE MECHANICAL JOINT RESTRAINTS.
 - ALL SITE FIRE MAIN, VALVES, JOINTS, AND ASSOCIATED APPURTENANCES SHALL BE IN ACCORDANCE WITH NFPA 24, LATEST ADDITION.

- SEWER NOTES:**
- CONTRACTOR TO SCHEDULE MEETING WITH CITY OF GREENVILLE AT LEAST 72 HOURS BEFORE BEGINNING WORK.
 - COVER OVER GRAVITY SEWER LINE SHALL BE NO LESS THAN 3 FEET.

TMS#0023000201000
AMBER B JOSEPH KASS
D.B. 2504, PG. 389
ZONED UP-NCO, UNITY PARK NEIGHBORHOOD CORE

TMS#0023000200900
MARGARET ANNE MCDANIEL
D.B. 1909, PG. 1162
ZONED UP-NCO, UNITY PARK NEIGHBORHOOD CORE

ZONED UP-NCO

TMS#0023000200600
ALLEN TEMPLE COMMUNITY
D.B. 2575, PG. 2633
P.B. 46-C, PG. 83
ZONED UP-NCO, UNITY PARK NEIGHBORHOOD CORE

EXISTING ACCOUNTS TO BE REUSED
OR KILLED AT MAIN:
0000141380 846 W WASHINGTON ST
0000141430 860 W WASHINGTON ST

APPROVED DOUBLE CHECK
WATER VALVE ASSEMBLY IN
VAULT (FIRE LINE).

APPROVED DOUBLE CHECK
WATER VALVE ASSEMBLY IN
VAULT (DOMESTIC LINE).

DOMESTIC WATER METER
VAULT. SEE DETAILS.

2" PEX W/ FACTORY
APPLIED TRACER WIRE

CONTRACTOR TO EXCAVATE
FOR GREENVILLE WATER
TO INSTALL 8"x2" TEE &
2" M.J. GATE VALVE (O.R.)

CONTRACTOR TO COORDINATE
INSTALLATION
OF WATER TAPS AND
DRAINAGE BOX SO ROAD
IS ONLY CUT AND
EXCAVATED ONCE.

APPROXIMATELY 375 S.F.
AREA OF EXCAVATION.
PAVEMENT TO BE RESTORED
TO EXISTING CONDITION
AFTER WORK IS COMPLETE

CONTRACTOR TO COORDINATE
WITH GREENVILLE WATER TO
INSTALL 8"x8" M.J. TEE &
8" M.J. GATE VALVE (O.R.)
FOR FIRE SERVICE

SSMH
FR: 953.45
IE: 939.90(NW)
IE: 940.00(SE)

APPROX.
DIRECTION

GRATE INLET
FR: 952.92
IE: 950.92

APPROXIMATELY 320 S.F.
AREA OF EXCAVATION.

CONTRACTOR TO TIE INTO EXISTING
SEWER LINE (SEE DETAIL).
CONTRACTOR TO CONFIRM INVERT
ELEVATION OF TIE IN PRIOR TO STARTING WORK.
INV. IN: 941.00 (NE)

49 L.F. 14" STEEL
CASING INSTALLED
BY JACK AND BORE.

6" CO #2-2
FR: 777777
INV. IN: 941.98 (N)
INV. OUT: 941.98 (SW)

21 LF 6" PVC - SDR 26
@ 7.80%

10'X30'
BORE PIT

84 LF 6" PVC - SDR 26
@ 7.70%

6" CO
FR: 777777
INV. IN: 950.04 (SE)
INV. OUT: 950.04 (SW)

6" CAP
INV. OUT: 950.06 (NW)
SEWER CONNECTION
(RE: MEP PLANS
FOR CONTINUATION)

2" CAP
INV. IN: 950.98 (NW)
DOMESTIC WATER
CONNECTION (RE: MEP
PLANS FOR CONTINUATION)

CONTRACTOR TO TIE INTO
EXISTING SEWER MANHOLE BY
CORING. REWORK EXISTING
BOTTOM OF MANHOLE AS
NECESSARY PER CITY
STANDARD. CONTRACTOR TO
CONFIRM INVERT ELEVATION OF
TIE IN PRIOR TO STARTING WORK.

15" RCP
IE: 950.33

6" DIP
IE: 948.70

10" PVC
IE: 952.78

2 LF 6" PVC - SDR 26
@ 1.00%

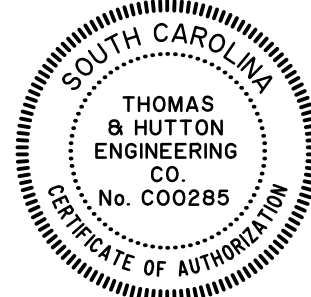
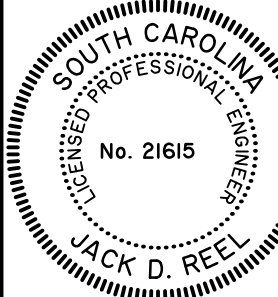
29133.0000 - SEWER - SITE 2 - RUN 1

STATIONS: -0+25 - 2+00
SCALE: HORIZ.: 1" = 20'
VERT.: 1" = 4'

FFE :
958.28'

PROPOSED BUILDING

TMS#0023000203700
BROCKWOOD COMMUNITY ASSOCIATION
D.B. 1266, PG. 261
P.B. 1149, PG. 90
ZONED UP-NCO, UNITY PARK NEIGHBORHOOD CORE



THOMAS & HUTTON

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WATER AND SEWER PLAN

SOUTHERNSIDE WEST

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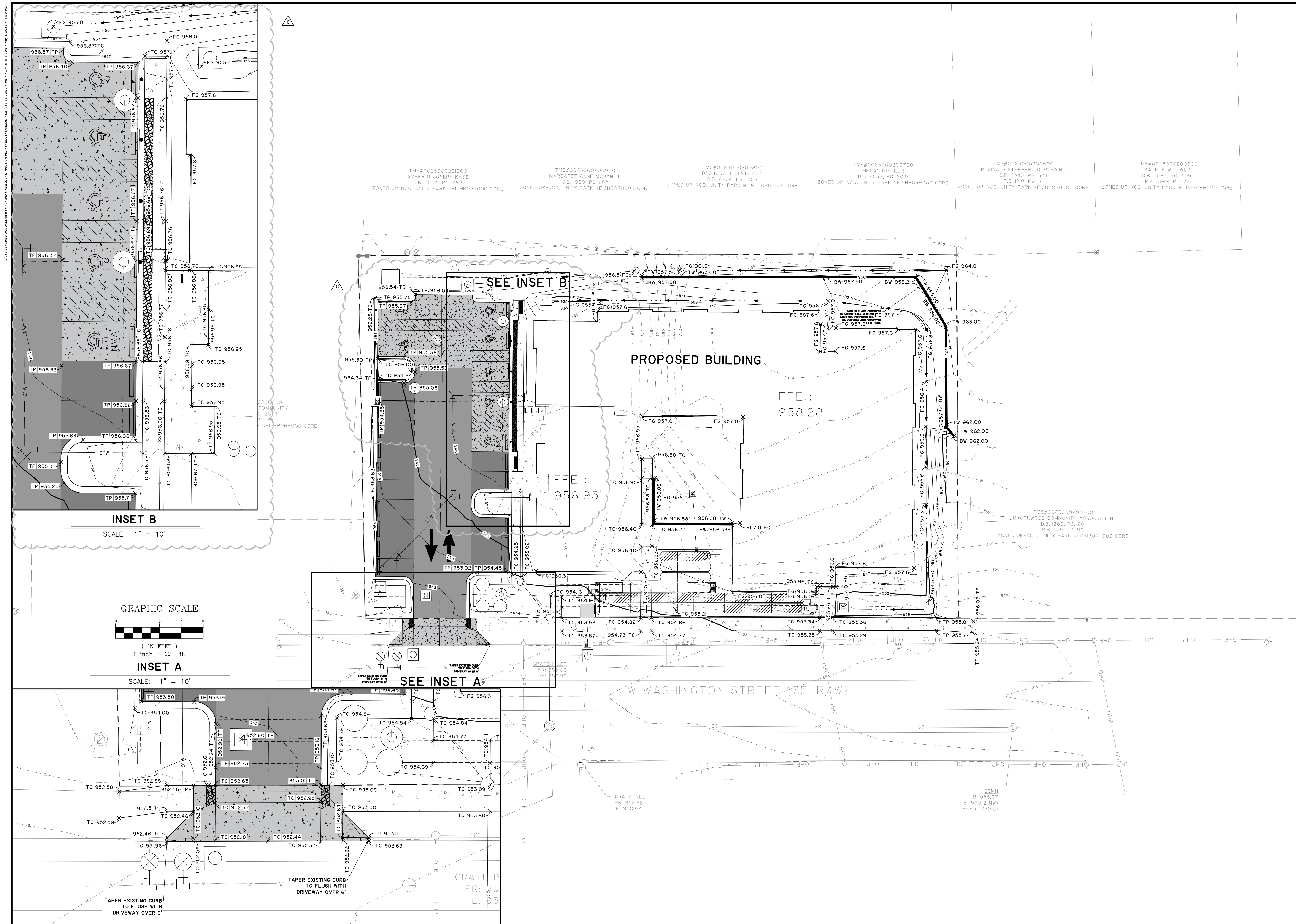
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C2.1



C	PARKING REVISION	WBH	4/16
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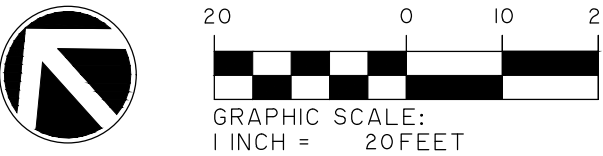
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PAVING AND GRADING PLAN

SOUTHERNSIDE WEST

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C3.1

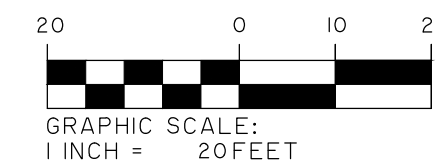
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