HOUSE
HOUSE
LIBERTY ST.
HOLMES ST.
HOUSE
STORE
HOUSE
STORE
W. FLOYD BAKER BLVD.
AUTUMN GLEN VILLAS
EMPTY BUILDING
ALLEY
HOUSE
HOUSE
HOUSE
SHED
HOUSE
HOUSE
W. BUFORD ST.
S. OLIVER ST.
BROWN ST.
HOUSE
HOUSE
HAMRICK MILLS OFFICE
HOUSE
HOUSE
HOUSE
HOUSE
STORE
HOUSE
HOUSE
GARAGE
EVENT CENTER
STORE
STORE
HOUSE
HOUSE
HOUSE
HOUSE
EXISTING 6" POTABLE WATER LINE
NEW GAS LINE
NEW COMMUNICATIONS
SETBACK 35'
BUFFER 15'
NEW SANITARY SEWER
EXISTING SANITARY SEWER LINE
SETBACK 15'
BUFFER 15'
NEW POTABLE WATER LINE
NEW POTABLE WATER LINE
8'X20' CANOPY
LOADING AREA
BUFFER 15'
SETBACK 15'
SHED
EXISTING MH
S. OLIVER ST.
SETBACK & BUFFER 15'
PROPERTY LINE
IRENE PARK DR.
STORE
HOUSE
HOUSE
HOUSE
HOUSE
EXISTING PLAYGROUND

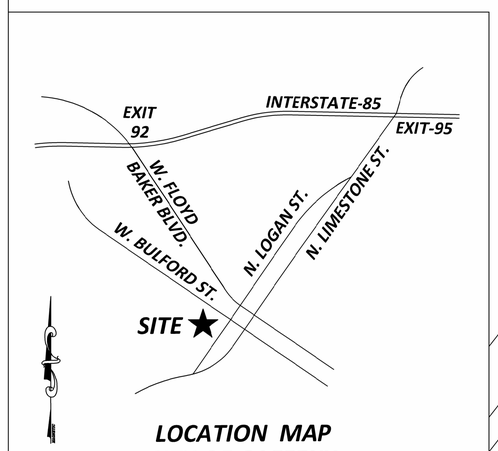
SHEET NOTES

NO EXISTING WETLANDS
OR FLOODPLAIN ON SITE.
(SEE WETLANDS REPORT)

NOT TO SCALE
ID# 081-15-00-003.000
2.2 ACRES

BLDG. NOTES

MULTI-FAMILY 4-STORY
60 TOTAL UNITS
92 PARKING SPACES
1 TRASH DUMPSTER



LOCATION MAP
CITY OF GAFFENY

PREPARED BY:
JM Cope
199 S. Cherry Road
Rock Hill,SC 29732
803-329-3250
www.jmcope.com

CERTIFICATE OF AUTHORIZATION:
SOUTH CAROLINA
J M Cope Inc
No. 6360
CERTIFICATE OF AUTHORIZATION

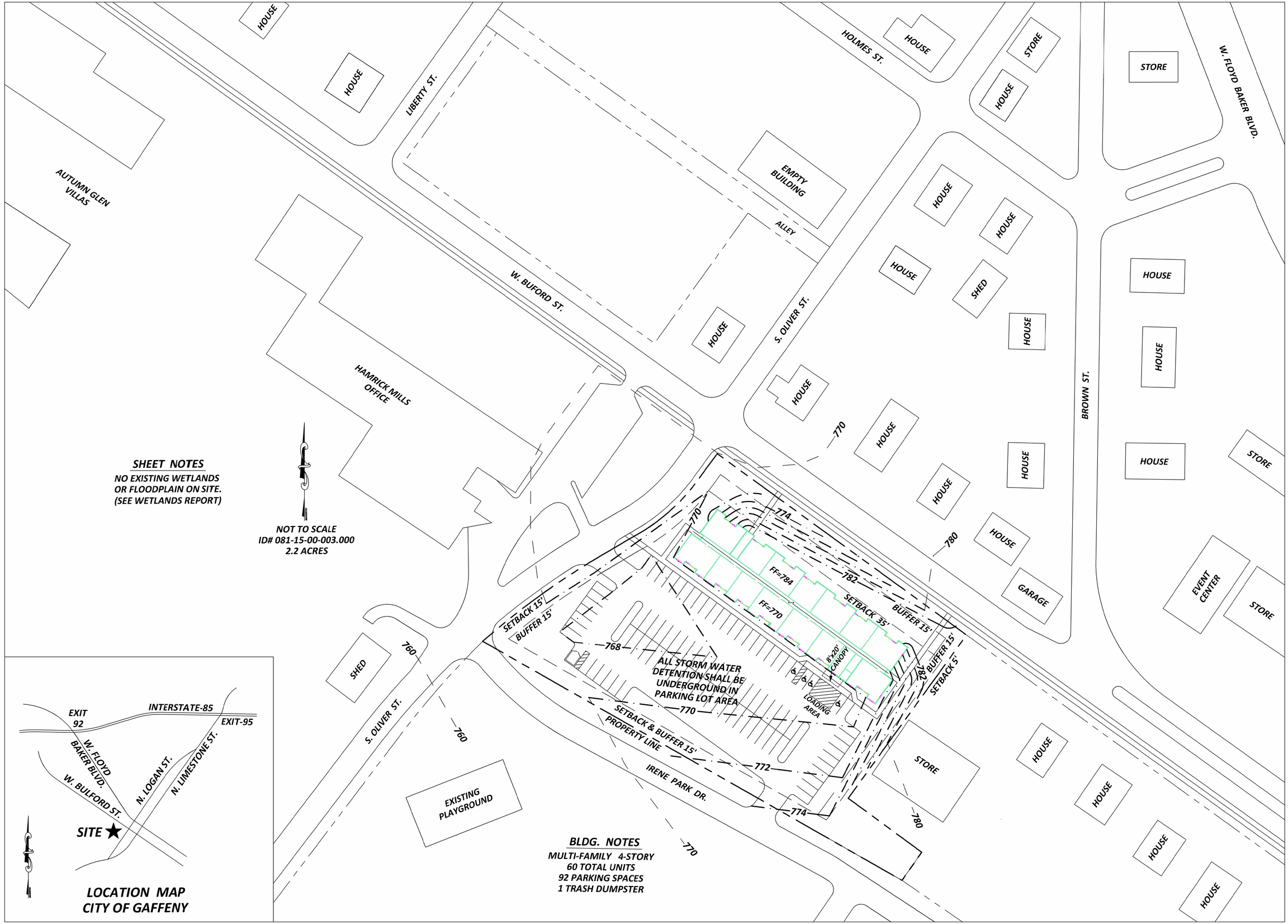
CURRENT ZONE	GC
MUST REZONE TO RM	
SETBACKS	
LOCAL ROADS	15'
NON-ROAD SIDE	5'
NON-ROAD REAR	5'
MAX. HEIGHT	50'
BLDG. PL BUFFER	15'
MIN. 20' BLDG. GAP	
MAX. 400' BLDG FACE	
MIN.20% GREEN AREA	
MINIMUM PARKING- 1.5 SPACES PER UNIT	

AIA LICENSE # 30072290

CONCEPTUAL UTILITY PLAN
W. BUFORD ST. - MULTI-FAMILY
CITY OF GAFFNEY, SC.

DATE	5-8-26
SCALE	1" = 40'
DRAWN BY	WME

CSP-18



SHEET NOTES

NO EXISTING WETLANDS
OR FLOODPLAIN ON SITE.
(SEE WETLANDS REPORT)

NOT TO SCALE
ID# 081-15-00-003.000
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LOCATION MAP
CITY OF GAFFENY

BLDG. NOTES

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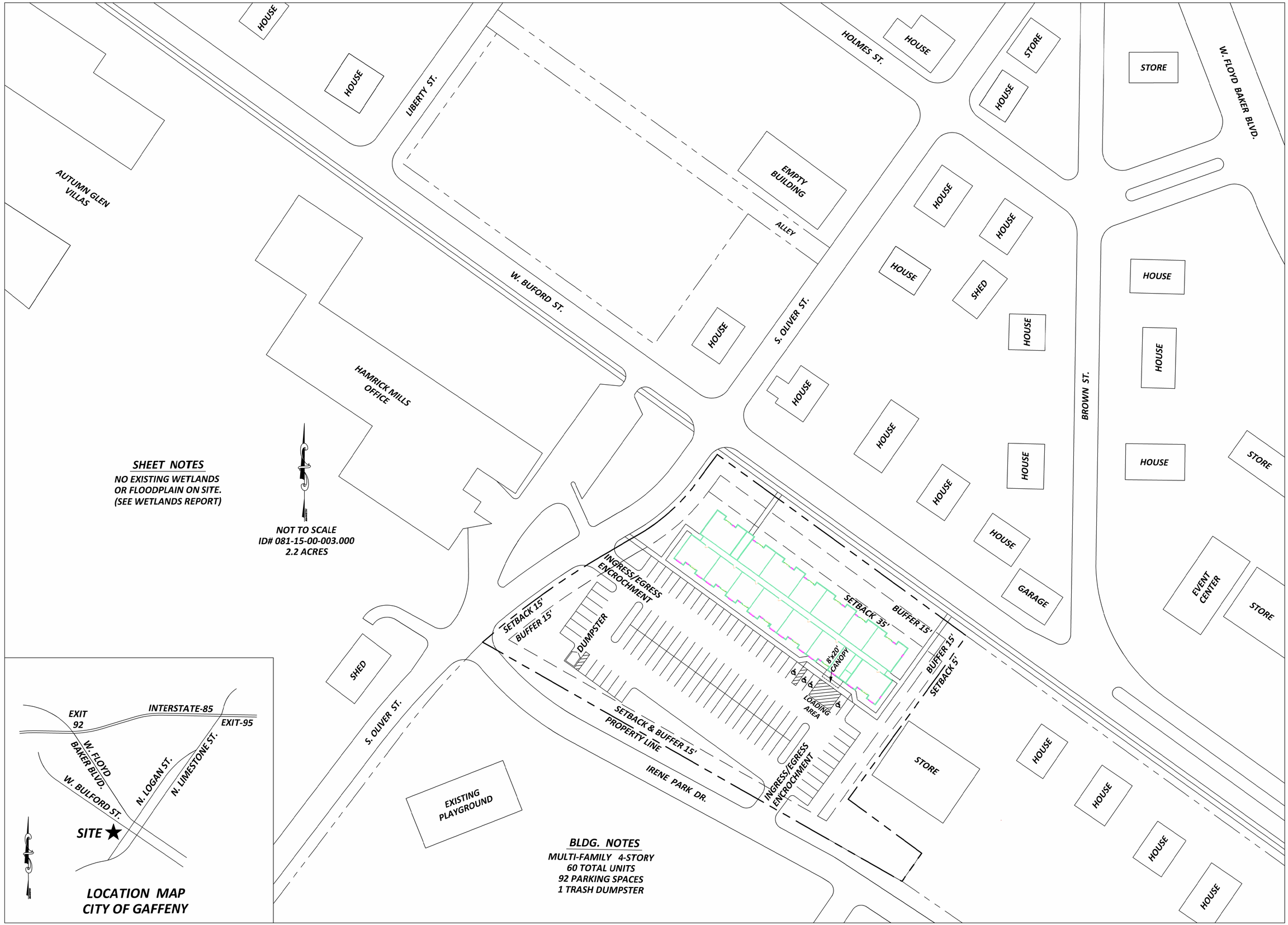
CURRENT ZONE	GC
MUST REZONE TO RM	
SETBACKS	
LOCAL ROADS	15'
NON-ROAD SIDE	5'
NON-ROAD REAR	5'
MAX. HEIGHT	50'
BLDG. PL BUFFER	15'
MIN. 20' BLDG. GAP	
MAX. 400' BLDG FACE	
MIN.20% GREEN AREA	
MINIMUM PARKING- 1.5 SPACES PER UNIT	

AIA LICENSE # 30072290

CONCEPTUAL GRADING PLAN
W. BUFORD ST. - MULTI-FAMILY
CITY OF GAFFNEY, SC.

DATE	5-8-26
SCALE	1" = 40'
DRAWN BY	WME

CSP-18



SHEET NOTES

NO EXISTING WETLANDS
OR FLOODPLAIN ON SITE.
(SEE WETLANDS REPORT)

NOT TO SCALE
ID# 081-15-00-003.000
2.2 ACRES

BLDG. NOTES

MULTI-FAMILY 4-STORY
60 TOTAL UNITS
92 PARKING SPACES
1 TRASH DUMPSTER

LOCATION MAP
CITY OF GAFFENY

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CURRENT ZONE	GC
MUST REZONE TO RM	
SETBACKS	
LOCAL ROADS	15'
NON-ROAD SIDE	5'
NON-ROAD REAR	5'
MAX. HEIGHT	50'
BLDG. PL BUFFER	15'
MIN. 20' BLDG. GAP	
MAX. 400' BLDG FACE	
MIN.20% GREEN AREA	
MINIMUM PARKING- 1.5 SPACES PER UNIT	

AIA LICENSE # 30072290

CONCEPTUAL SITE PLAN
W. BUFORD ST. - MULTI-FAMILY
CITY OF GAFFNEY, SC.

DATE	5-8-26
SCALE	1" = 40'
DRAWN BY	WME

CSP-18

PREPARED BY:
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199 S. Cherry Road
Rock Hill,SC 29732
803-329-3250
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CERTIFICATE OF AUTHORIZATION:
SOUTH CAROLINA
J M Cope Inc
No. 6360
CERTIFICATE OF AUTHORIZATION

CURRENT ZONE	GC
MUST REZONE TO RM	
SETBACKS	
LOCAL ROADS	15'
NON-ROAD SIDE	5'
NON-ROAD REAR	5'
MAX. HEIGHT	50'
BLDG. PL BUFFER	15'
MIN. 20' BLDG. GAP	
MAX. 400' BLDG FACE	
MIN.20% GREEN AREA	
MINIMUM PARKING- 1.5 SPACES PER UNIT	

AIA LICENSE # 30072290

CONCEPTUAL UTILITY PLAN
W. BUFORD ST. - MULTI-FAMILY
CITY OF GAFFNEY, SC.

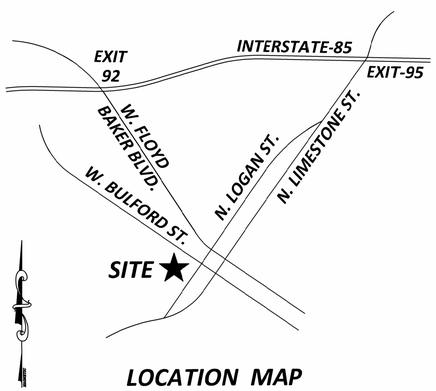
DATE	5-8-26
SCALE	1" = 40'
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SHEET NOTES
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LOCATION MAP
CITY OF GAFFENY