



NEW PARKING LOT
403 WILLSON STREET

FOR

LANDER UNIVERSITY
320 STANLEY AVENUE
GREENWOOD, SOUTH CAROLINA 29646



LOCATION MAP

WATER METER
FIRE HYDRANT
SANITARY SEWER MANHOLE
WATER VALVE
STORM SEWER
GAS LINE
OVERHEAD POWER LINE
SANITARY SEWER
10" WATER LINE
8" WATER LINE
2" WATER LINE
1 1/2" WATER LINE
1" WATER LINE
3/4" WATER LINE
OVERHEAD UTILITY LINES
UNDERGROUND POWER LINE
SIGN
GAS VALVE
GRATE INLET
CATCH BASIN
JUNCTION BOX
FIBER OPTIC LINE
SANITARY SEWER CLEANOUT
LIGHT POLE
GUARD POST
GAS MARKER
TELEPHONE PEDESTAL
BUILDING
CONCRETE
GRAVEL
VARIOUS TREES
POWER POLE
CHAIN LINK FENCE
COMMUNICATION MH
ELECTRICAL MH
FIBER OPTIC MARKER

UTILITY CONTACTS:

SEWER:
GREENWOOD METROPOLITAN DISTRICT
110 METRO DRIVE
GREENWOOD, SC 29646
(864) 943-8005

WATER:
GREENWOOD CPW
810 BY-PASS 225 SW
GREENWOOD, SC 29646
(864) 942-8183

STORM DRAINAGE:
GREENWOOD CITY/COUNTY
528 MONUMENT STREET ROOM B-02
GREENWOOD, SC 29646
(864) 942-8639

POWER:
GREENWOOD CPW
810 BY-PASS 225 SW
GREENWOOD, SC 29646
(864) 942-8100
OR
DUKE POWER
720 BY-PASS 72 NW
GREENWOOD, SC 29649
(864) 227-3868

GAS:
GREENWOOD CPW
810 BY-PASS 225 SW
GREENWOOD, SC 29646
(864) 942-8164

ROADWAY:
GREENWOOD CITY/COUNTY
528 MONUMENT STREET ROOM B-02
GREENWOOD, SC 29646
(864) 942-8639
OR
SCDOT
510 WEST ALEXANDER AVE
GREENWOOD, SC 29646
(864) 227-6701

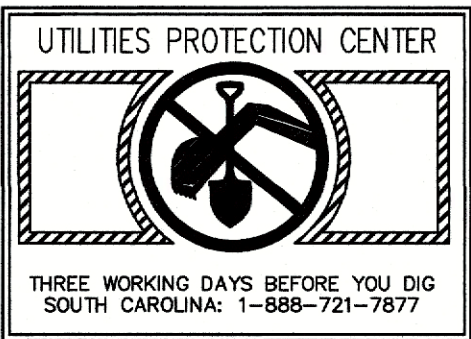
DRAWING INDEX

CS	COVER SHEET
C100	SITE PLAN
C200	GRADING PLAN
C800	SITE DETAILS

PREPARED
BY



- NOTES:
- CONTRACTOR SHALL COORDINATE ALL WORK ASSOCIATED WITH THIS PROJECT WITH LANDER UNIVERSITY, JEFF BEAVER, DIRECTOR OF ENGINEERING SERVICES AT (864) 388-8208 PRIOR TO BEGINNING ANY WORK.
 - CALL SC811 FOR UTILITY LOCATION BEFORE BEGINNING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE ON ALL WORK. POOLING OF RUNOFF WILL NOT BE ACCEPTED.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING SIDEWALKS/PAVEMENTS/LANDSCAPING THAT ARE NOT WITHIN THE PROJECT AREA AT NO ADDITIONAL COST TO THE OWNER.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE PROJECT SURROUNDINGS AND CONDITIONS PRIOR TO BIDDING THE PROJECT.
 - ANY WASTE MATERIAL REMOVED FROM THIS PROJECT SHALL BE PROPERLY DISPOSED OF OFF SITE.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS AND LICENSES THAT MAY BE REQUIRED FOR THIS PROJECT.
 - CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY UTILITY LINES, IRRIGATION LINES, SPRINKLER HEADS, TELEPHONE LINES, COMMUNICATION LINES, ETC... AS PART OF THIS PROJECT AND THERE SHALL BE NO ADDITIONAL COSTS TO THE OWNER FOR SAID REPAIR.
 - THE CONTRACTOR IS RESPONSIBLE FOR SECURING THE PROJECT AREA DURING CONSTRUCTION AND AFTER HOURS.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING MANHOLE TOPS AND STORM DRAIN INLETS.
 - ANY REROUTING OF NORMAL TRAFFIC FLOW TO ACCOMMODATE CONSTRUCTION SHALL BE COORDINATED WITH LANDER UNIVERSITY.
 - THE CONTRACTOR WILL ADHERE TO THE WEIGHT LIMITS PRESCRIBED ON COUNTY AND STATE MAINTAINED ROADS FOR HAULING EQUIPMENT AND/OR MATERIALS TO AND FROM THIS SITE. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO THE STREETS AND/OR UTILITIES DUE TO NON-COMPLIANCE OF WEIGHT LIMIT REGULATIONS.
 - THE EXISTENCE, ABSENCE, LOCATION, AND DEPTH OF UTILITIES AND UNDERGROUND ITEMS HAVE BEEN DETERMINED BY ORDINARY SURVEYING METHODS, FROM FIELD OBSERVATIONS, AND FROM INFORMATION PROVIDED BY THE UTILITY COMPANIES AND THE OWNER AND ARE NOT GUARANTEED.
 - CONTRACTOR IS RESPONSIBLE FOR REMOVING OR CLEANING OUT ANY SILT, DIRT, MUD OR ANY OTHER TYPE OF DEBRIS THAT COMES OFF THIS SITE AND FINDS ITS WAY ONTO PRIVATE OR COUNTY OWNED PROPERTIES TO INCLUDE RIGHT OF WAYS.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL EXISTING PIPES, UTILITIES AND STRUCTURES BEFORE BEGINNING CONSTRUCTION. CALL P.U.P.S. BEFORE DIGGING.
 - PARKING LOT BASE MATERIAL COMPACTED TO NO LESS THAN 95% OF MAXIMUM DENSITY. THE BASE SHALL SHOW NO MORE THAN 1/4" DEFLECTION OVER A TEN FOOT SPAN WHEN SUBJECTED TO A LOAD OF 18,000 POUNDS ON A SINGLE AXLE.
 - ALL WORK ADJACENT TO EXISTING ASPHALT SHALL MATCH THE GRADE AND HAVE A SMOOTH TRANSITION.
 - ALL WORKMANSHIP WILL CONFORM TO LANDER UNIVERSITY, CITY OF GREENWOOD, SCDES, SCDOT & OSHA STANDARDS, AND THE PROJECT PLANS.
 - ALL DISTURBED AREAS MUST BE STABILIZED UPON COMPLETION OF CONSTRUCTION.
 - PRIOR TO FILL OPERATIONS, ALL AREAS THAT ARE TO RECEIVE FILL SHALL BE PROOF-ROLLED WITH APPROPRIATE CONSTRUCTION EQUIPMENT APPROVED BY THE GEOTECHNICAL ENGINEER, AND ALL UNSTABLE MATERIAL SHALL BE REMOVED OR STABILIZED IN PLACE, AND THEN COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY TO A MINIMUM DEPTH OF TWELVE (12) INCHES, AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR) OR AS OTHERWISE DETERMINED BY THE GEOTECHNICAL ENGINEER. THESE TESTS WILL BE AT THE CONTRACTOR'S EXPENSE AND ARE THE CONTRACTOR'S RESPONSIBILITY.
 - CONTRACTOR IS RESPONSIBLE FOR ALL FIELD LOCATION OF PROPOSED DEVELOPMENT.
 - THE CONTRACTOR SHALL COORDINATE THE WORK OF THE UTILITY COMPANIES, AS NEEDED.
 - THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF ALL EXISTING PIPES, UTILITIES, AND STRUCTURES BEFORE BEGINNING CONSTRUCTION. CALL SC811 BEFORE DIGGING.
 - CONTRACTOR SHALL CONDUCT A PROOF-ROLL TEST ON THE SUBGRADE IN THE PRESENCE OF THE ENGINEER PRIOR TO INSTALLING ANY STONE BASE MATERIAL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER AT LEAST 48 HOURS IN ADVANCE OF THE PROOF-ROLL TEST.
 - ANY EXCESS SOIL GENERATED AS A RESULT OF THIS PROJECT THAT IS NOT USED FOR THIS PROJECT SHALL BE DELIVERED TO AN ON CAMPUS LOCATION DESIGNATED BY THE OWNER OR HAULED OFF-SITE, COORDINATE WITH LANDER.
 - CONTRACTOR SHALL COORDINATE, WITH LANDER, A LOCATION TO STOCKPILE TOPSOIL DURING GRADING OPERATIONS. THE APPROVED LOCATION SHALL BE RETURNED TO AS-IS CONDITIONS AT THE CONCLUSION OF CONSTRUCTION.
 - SILT BARRIERS SHALL BE INSTALLED PRIOR TO BEGINNING OF GRADING.
 - PARKING LOT & DRIVEWAY PAVEMENT SHALL ASPHALTIC SURFACE COURSE MEETING THE ASPHALT REQUIREMENTS OF SECTION 403 OF THE SCDOT STANDARDS SPECIFICATIONS OF HIGHWAY CONSTRUCTION.
 - STORM SEWER PIPE SHALL BE HP STORM DUAL WALL PIPE WITH WATERTIGHT JOINTS OR APPROVED EQUAL STANDARD.
 - ASPHALT PAVEMENT SHALL BE ALLOWED TO CURE A MINIMUM OF 48-72 HOURS PRIOR TO ALLOWING ANY VEHICULAR TRAFFIC TO DRIVE ON THE SURFACE AND A MINIMUM OF 24 HOURS PRIOR TO STRIPING.
 - TRAFFIC MARKINGS SHALL BE HOTLINE FAST-DRY WATERBORNE PAINT BY SHERWIN WILLIAMS OR APPROVED EQUAL.



UTILITY WARNING:
The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

NO.	REVISED	CHKD	DATE
1		DEF	11
2		DEF	11
3		DEF	11
4		DEF	11
5		DEF	11
6		DEF	11

WILLSON STREET

COORDINATE REMOVAL OR CAPPING OF EXISTING WATER W/ LANDER.

POSSIBLE UNDERGROUND UTILITY SERVICE LINES TO FORMER HOUSE FOUNDATION. COORDINATE W/ LANDER & CPW.

REMOVE ALL OF EXISTING CONCRETE FOUNDATION

REMOVE CURB & GUTTER AT NEAREST JOINT ON EACH SIDE.

COORDINATE RELOCATION OF EMERGENCY PHONE W/ OWNER.

REMOVE CURB & GUTTER AT NEAREST JOINT

REMOVE SHRUBS AS NEEDED FROM MULCHED AREA. COORDINATE REPLANTING W/ OWNER.

SCULPTURE & CONCRETE PAD TO BE REMOVED & RELOCATED. COORDINATE W/ OWNER.

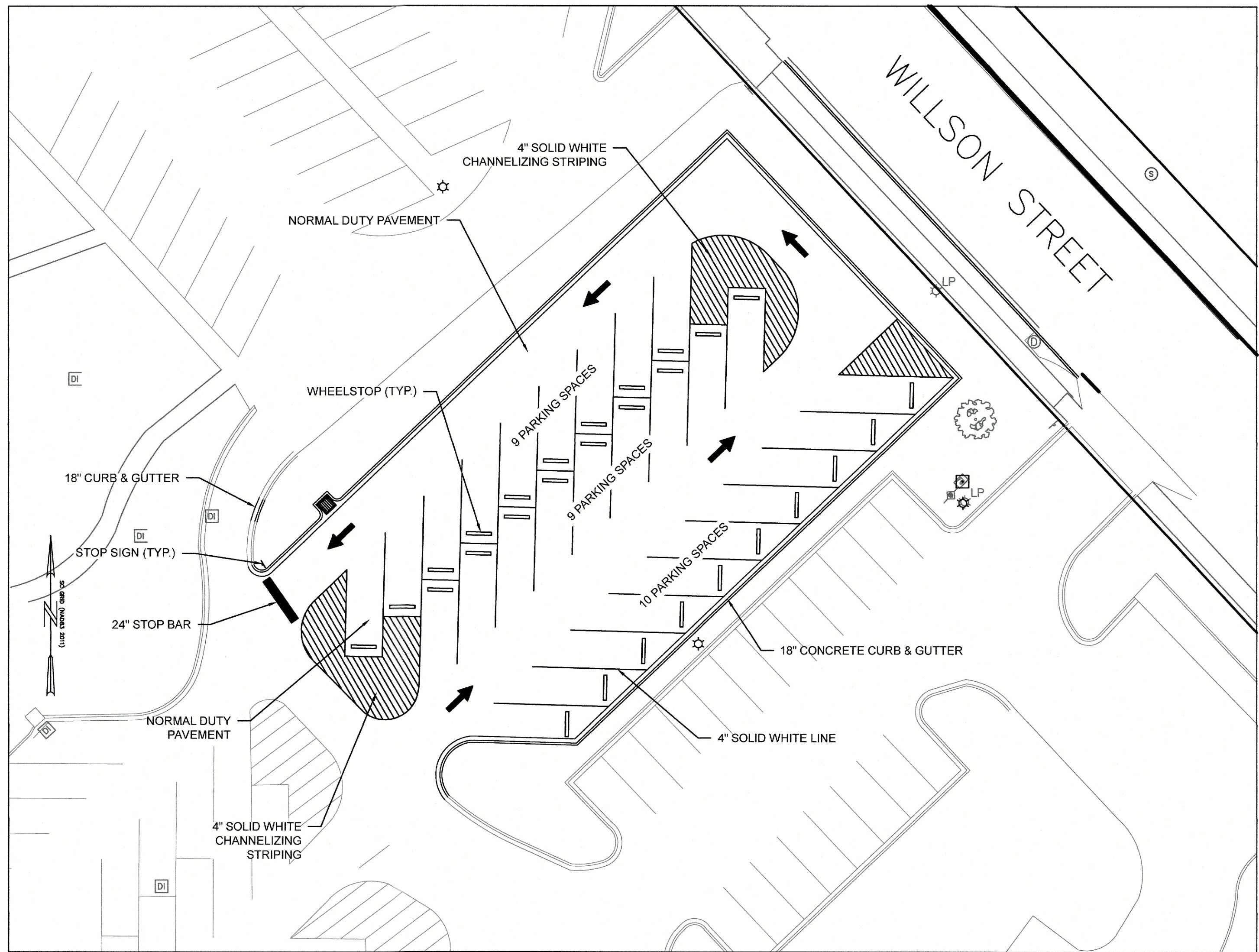
PROTECT LIGHT & UNDERGROUND WIRING DURING CONSTRUCTION

SAW CUT & REMOVE ASPHALT FOR PIPE INSTALLATION.

CURB INLET
TOP 638.42
INLET 637.73
INV 636.17

636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

(Scale in feet)
1 inch = 20 ft.



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1 inch = 20 ft

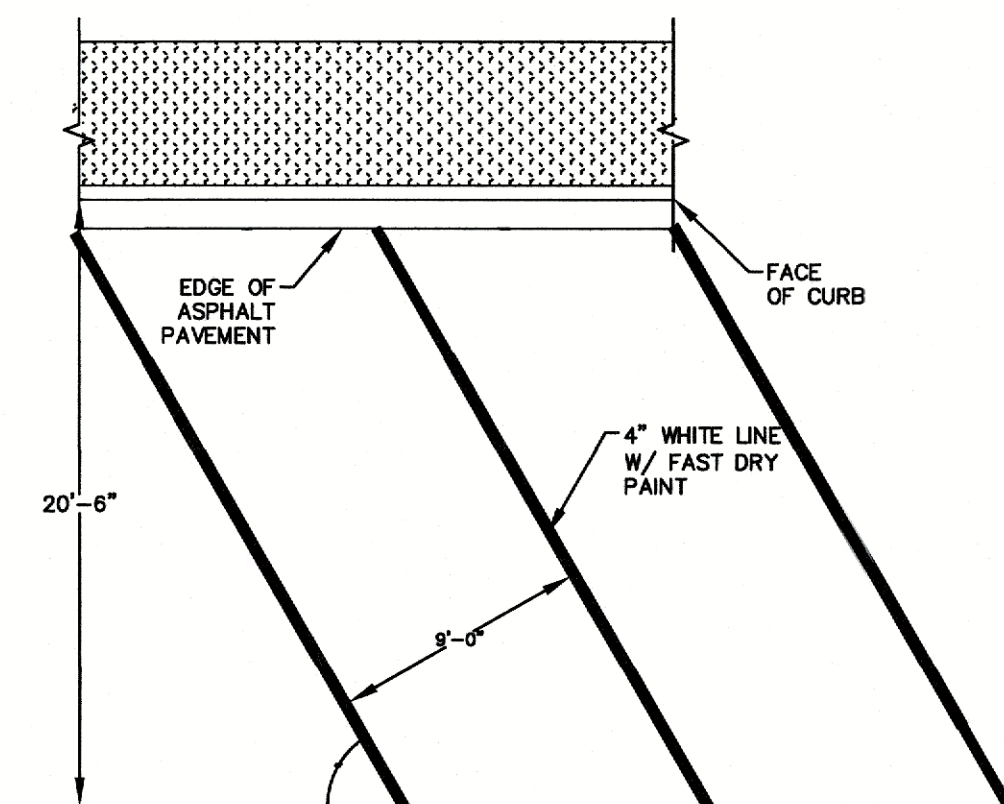


Diagram illustrating the dimensions for a stop sign and its mounting post:

- Sign dimensions:
 - Overall width: 24"
 - Inner width: 20"
 - Height: 24"
 - Top border: 6"
 - Text color: RED
 - Background color: 1 1/8" WHITE
- Post dimensions:
 - Post diameter: 4" MINIMUM
 - Post height: 7'-0" NOT LESS THAN 5'-0"
 - Base width: 4" EARTH
 - Base height: 24"

[illegible]

FINISHED GRADE
1" BELOW TOP
OF CURB IN ALL
LAWN AREAS

$R=3/4"$

6"

$R=3/4"$

2"

MATCH EDGE OF
PAVEMENT GRADE
 $R=1/2"$

12"

6"

1"

$R=1"$

18"

SEE PAVEMENT
DETAIL FOR
DIMENSIONS

The diagram shows an isometric plan view of a tapered curb. The curb is 6'-0" long and tapers from a 6" width at one end to a 4" width at the other. The height is 5". The curb is made of 16"-#6 rebar driven through asphalt (typ.). The color is yellow or other if approved by owner. The curb is shown in a perspective view with a 6" width at the top and a 4" width at the bottom. The height is 5". The curb is shown in a perspective view with a 6" width at the top and a 4" width at the bottom. The height is 5".

ISOMETRIC PLAN VIEW

16"-#6 REBAR
DRIVEN THROUGH
ASPHALT (TYP.)

COLOR: YELLOW
OR OTHER IF
APPROVED BY
OWNER.

SECTION A-A

4" DIAMETER
HOLE

A diagram showing a horizontal rectangle representing a lane. Above the rectangle, the text "WIDTH OF LANE" is written, with lines extending from the text to the top corners of the rectangle.

HOT MIX ASPHALT (HMA)
TYPE C SURFACE COURSE
MEETING SCODT STD. SPEC 403

GRADED AGGREGATE BASE COURSE
COMPACTED TO 95% STD. PROCTOR AT
OPTIMUM MOISTURE CONTENT, MEETING
SCODT STD. SPEC 305.

INSTALL BIMATRIX GEOGRID
OVER SUBGRADE,
TENSAR OR EQUAL.

EXISTING SUBGRADE SHALL BE
COMPACTED TO 95% STD. PROCTOR AT OPTIMUM
MOISTURE CONTENT & HAVE A SMOOTH
SURFACE.

NOTE:

1. SUBGRADE SHALL BE PROOF ROLLED IN THE PRESENCE OF THE ENGINEER AFTER UNDERCUTTING IS COMPLETE.
2. GRADED AGGREGATE BASE SHALL BE PLACED IN 6" LIFTS AND COMPACTED.
3. GEOGRID ROLLS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.
4. EACH ROLL SHALL OVERLAP 1 FOOT.
5. GEOGRID SHALL BE PULLED TAUT AFTER UNROLLING AND ANCHORED TO THE BASE MATERIAL USING HEAVY DUTY STAPLES. THERE SHOULD BE A MINIMUM 6" OF AGGREGATE FILL BETWEEN THE GEOGRID AND TRACKED EQUIPMENT.
- 6.

1/2" DIAMETER HOLE

420 WEST CAMBRIDGE AVENUE • P.O. BOX 50627
GREENWOOD, SOUTH CAROLINA 29649
PHONE: (864) 223-1553 • WWW.HEANERGW.COM

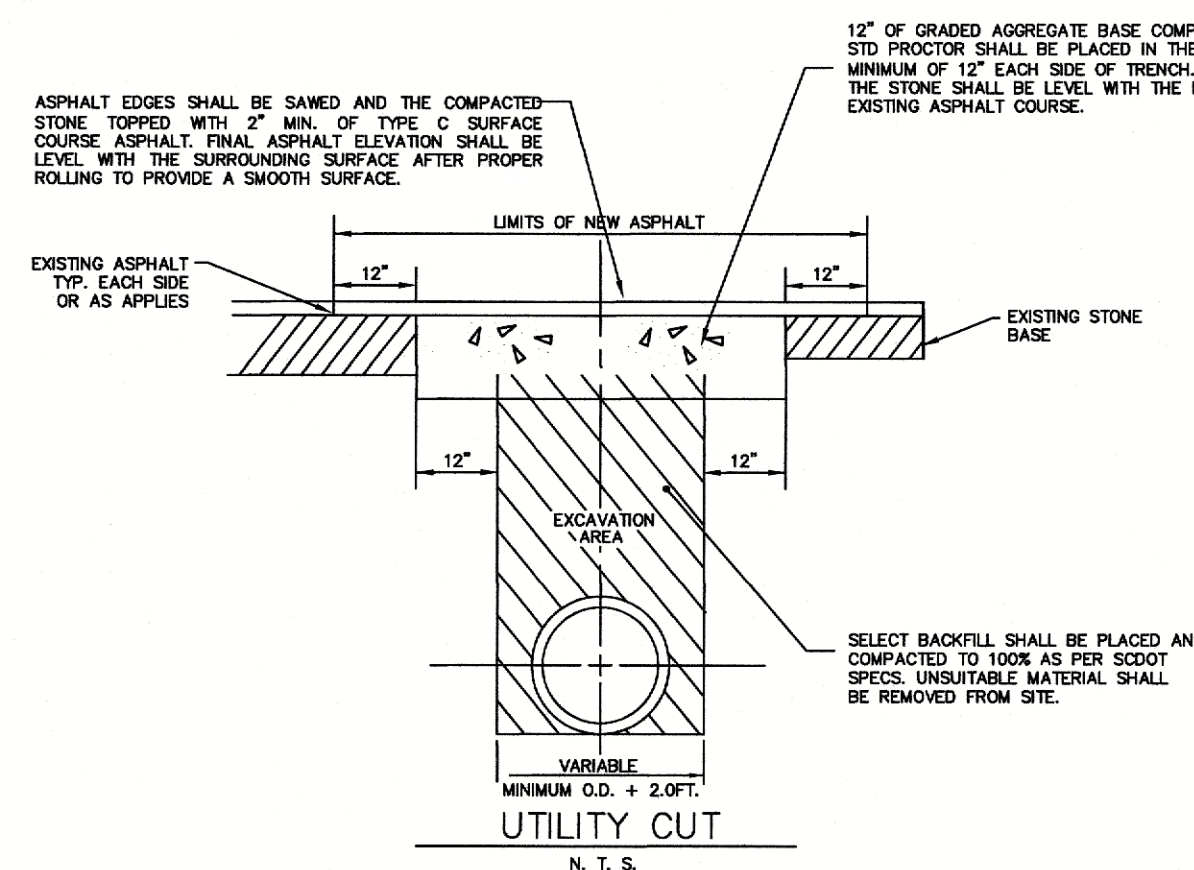
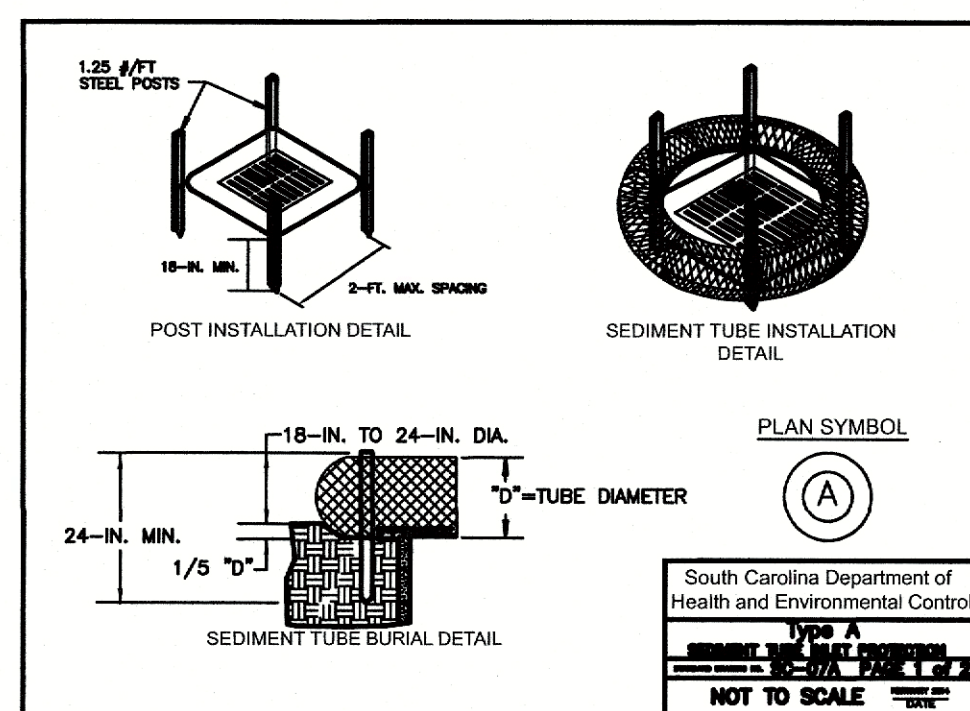
320 STANLEY AVENUE, GREENWOOD, SOUTH CAROLINA 29646

NO.	REVISED	CHKD	DATE
DESIGNED BY:			
DRAWN:		CHECKED:	JOB NUMBER:
DEFILL	DEFILL	DEFILL	2025-131
APPROVED:		DATE:	
DEFILL	DEFILL	6/11/2026	

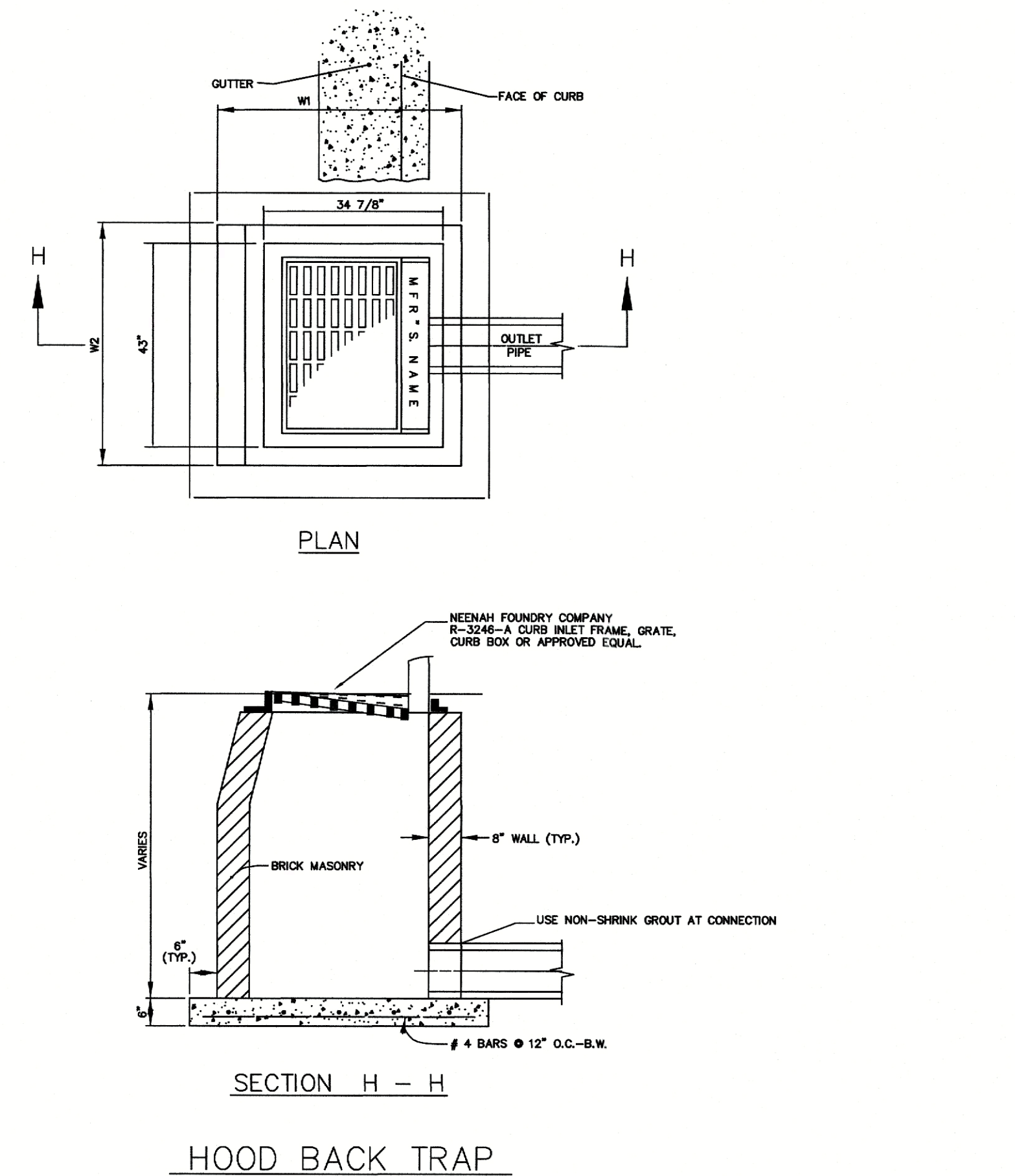
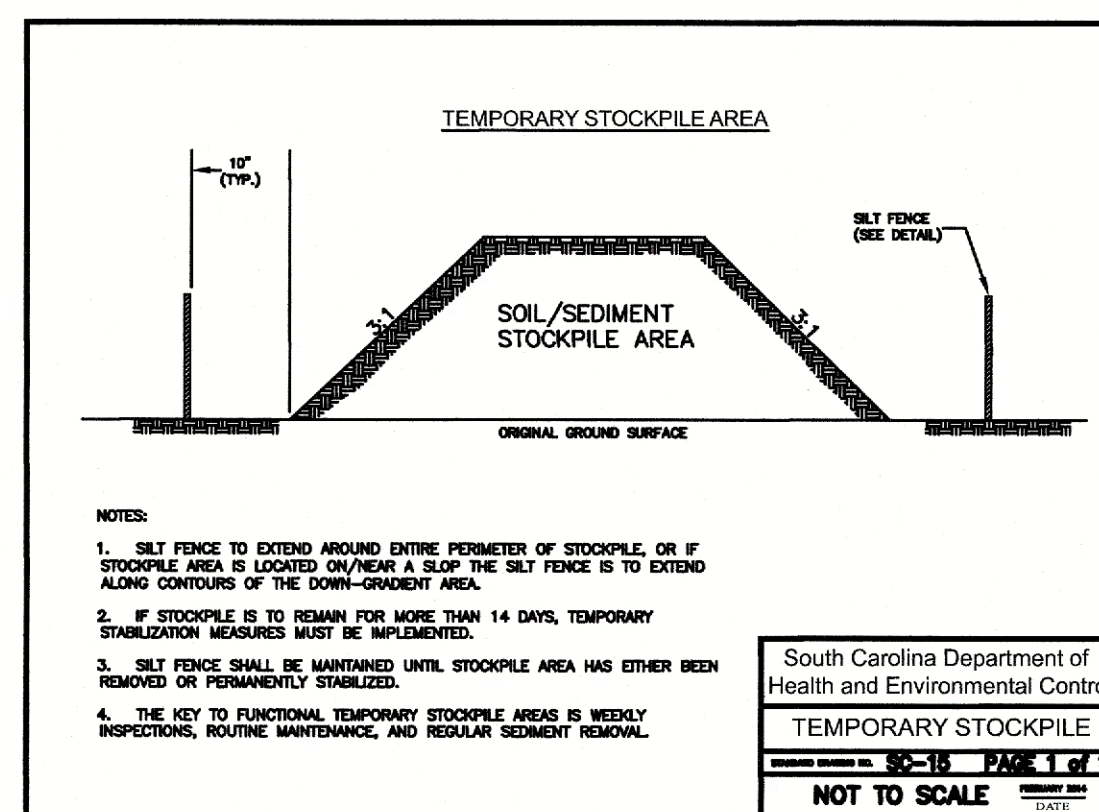
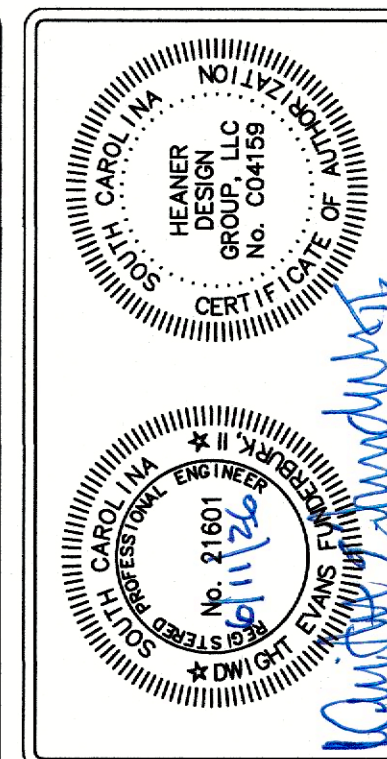
C100

The site plan illustrates the proposed 100-unit, 10-story multifamily building at 1000 Willson Street. The building footprint is shown with a total area of 13,000 square feet. The plan includes dimensions for the lot (128.1 feet wide by 127.9 feet deep) and the building footprint (130.0 feet wide by 130.0 feet deep). The building is situated on a corner lot, with Willson Street to the north and east. The plan also shows the location of the building relative to the adjacent lot and the surrounding streets. Key dimensions include a lot width of 128.1 feet and a depth of 127.9 feet. The building has a total area of 13,000 square feet. The plan also shows the location of the building relative to Willson Street and the adjacent lot.

(Scale in feet)
1 inch = 20 ft.



(Scale in feet)
1 inch = 20 ft.

[illegible]

HEANER
DESIGN GROUP

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