

- ### LEGEND
- Existing Water Line
 - Proposed Water Line
 - Existing Sewer Line
 - Proposed Sewer Line
 - Proposed Storm Water Service Lateral
 - Proposed Storm Water Manhole
 - Proposed Storm Water Catchment Basin
 - Proposed Storm Water Retention Pond
 - Proposed Storm Water Detention Basin
 - Proposed Storm Water Inlet
 - Proposed Storm Water Outlet
 - Proposed Storm Water Structure
 - Proposed Storm Water Structure Foundation
 - Proposed Storm Water Structure Pier
 - Proposed Storm Water Structure Wall
 - Proposed Storm Water Structure Slab
 - Proposed Storm Water Structure Roof
 - Proposed Storm Water Structure Floor
 - Proposed Storm Water Structure Ceiling
 - Proposed Storm Water Structure Window
 - Proposed Storm Water Structure Door
 - Proposed Storm Water Structure Vent
 - Proposed Storm Water Structure Stair
 - Proposed Storm Water Structure Elevator
 - Proposed Storm Water Structure Lift
 - Proposed Storm Water Structure Hoist
 - Proposed Storm Water Structure Crane
 - Proposed Storm Water Structure Duct
 - Proposed Storm Water Structure Pipe
 - Proposed Storm Water Structure Cable
 - Proposed Storm Water Structure Cable Tray
 - Proposed Storm Water Structure Cable Channel
 - Proposed Storm Water Structure Cable Conduit
 - Proposed Storm Water Structure Cable Raceway
 - Proposed Storm Water Structure Cable Tray Cover
 - Proposed Storm Water Structure Cable Channel Cover
 - Proposed Storm Water Structure Cable Conduit Cover
 - Proposed Storm Water Structure Cable Raceway Cover

CHAS. H. SELLS, INC.
 128 Owrith Drive
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 Mooreville, NC 28117
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SITE INFORMATION

OWNER INFORMATION:
 FREDMONT COMPANIES, INC.
 3000 GAITHERS BLVD.
 LINCOLN, NC 28093-9905

CHARLESTON COUNTY PARCEL NO: 306-00-00-025

PROPERTY ACREAGE:
 TOTAL ACREAGE = 1.50 AC.
 PROPOSED LOT 1 ACREAGE = 1.50 AC.
 PROPOSED LOT 2 ACREAGE = 0.80 AC.
 PROPOSED LOT 3 ACREAGE = 0.14 AC.
 TOTAL DISTURBED ACREAGE = 0.73 AC.
 TOTAL UNDISTURBED ACREAGE = 0.77 AC.

WATERAGED INFORMATION:
 SITE IS WITHIN CHURCH CREEK BASIN
 OFFSITE STORMWATER DETENTION SYSTEM TO BE PROVIDED ON LOT 3
 MAXIMUM IMPERVIOUS AREA ALLOWED ON LOT 3 = 37%

IMPERVIOUS INFORMATION:
 PROPOSED IMPERVIOUS AREA LOTS 1 & 2 = 1.14 AC.
 PROPOSED IMPERVIOUS AREA LOT 3 = 0.14 AC.
 TOTAL PROPOSED IMPERVIOUS AREA = 1.28 AC.
 TOTAL IMPERVIOUS AREA ALLOWED ON LOT 3 = 0.56 AC.

PROPERTY IS ZONED: GB - GENERAL BUSINESS, 3X HEIGHT LIMIT
 PROPOSED USE: RETAIL, 1 STORY
 REQUIRED BUILDING SETBACKS:

FRONT: 30 FT. MIN. (REQUIRED)
REAR: NOT REQUIRED

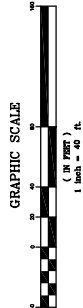
BUILDING INFORMATION:
 APPROX. SQUARE FOOTAGE: 10,235 SQ. FT.
 BUILDING HEIGHT: 12'-4" (TOP OF MASONRY)

PARKING SPACE REQUIREMENTS:
 TOTAL SPACES REQUIRED = 1 PER 200 SF = 62
 HANDICAP SPACES PROVIDED = 3 SPACES
 TOTAL PARKING SPACES PROVIDED = 66
 ADDITIONAL 7 SHARED SPACES PROVIDED

LANDSCAPING & SITE LIGHTING:
 REFER TO SHEET C-6 FOR LANDSCAPING REQUIREMENTS.
 PARKING LOT LIGHTING TO BE DESIGNED BY UTILITY COMPANY.
 LIGHTING TO HAVE 5 FT. CANDLE MAX.
 ALL LIGHTING TO BE SHIELDED

SITE PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
2. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY AND STATE STANDARDS.
3. PRIOR TO BEGINNING ANY DEMOLITION, GRADING OR CONSTRUCTION, THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS HAVE CONSTRUCTION OF ALL IMPROVEMENTS AND CONSTRUCTION SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
4. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
5. ALL SIGNS, PAVERS, MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION AND MAINTENANCE WITH SOUTH CAROLINA'S ACCESS AND ROUTAGE MANAGEMENT STANDARDS MANUAL.
7. ALL CONSTRUCTION SHALL CONFORM WITH SCOT'S SPECIFICATIONS AND THE CITY OF CHARLESTON LAND DEVELOPMENT STANDARD SPECIFICATIONS AND THE CITY OF CHARLESTON LAND DEVELOPMENT STANDARD SPECIFICATIONS.
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9. SITE INFORMATION TAKEN FROM SURVEY FOR THE ROSS DEVELOPMENT CO. BY WILSON & ASSOC., DATED AUG. 9, 2006, REVISED SEPTEMBER 24 AND NOVEMBER 14, 2008.
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GRAPHIC SCALE
 (IN FEET)
 1 inch = 40 ft.

