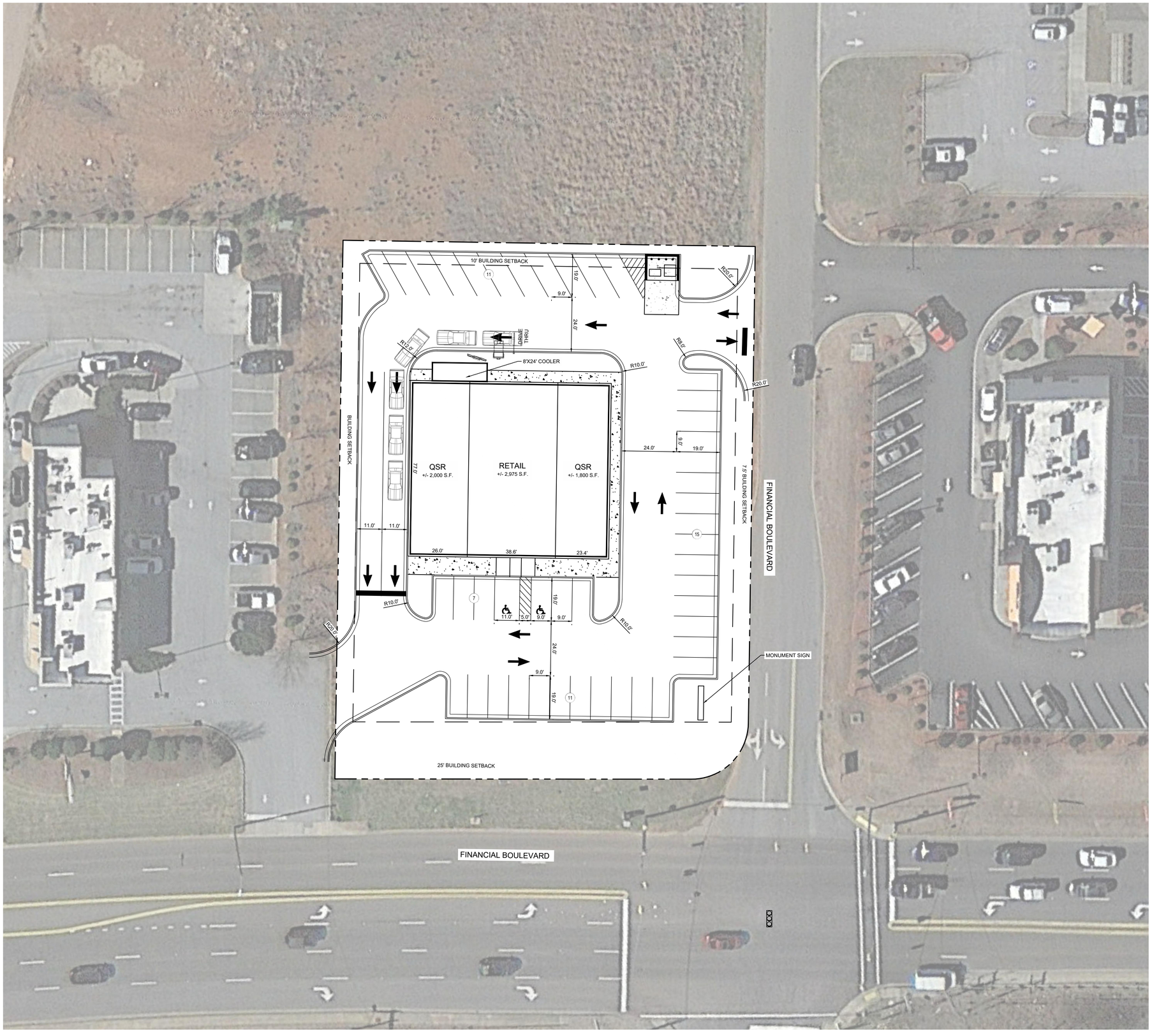




LOCATION MAP
NOT TO SCALE

SITE SUMMARY

SITE AREA		
	SITE AREA:	0.99 ACRES
	IMPERVIOUS AREA:	--- SF (--%)
	PERVIOUS AREA:	--- SF (--%)
ZONING CLASSIFICATION		
	JURISDICTION:	CITY OF ANDERSON
	ZONING:	N-C (NEIGHBORHOOD COMMERCIAL)
	ADJACENT ZONING:	N-C / NA
BUILDING SETBACKS		
	FRONT:	25'
	SIDE:	7.5'
	REAR:	15'
BUILDING SUMMARY		
	BUILDING AREA:	6,775 S.F.
	BUILDING COVERAGE:	15.4%
PARKING SUMMARY		
	PARKING REQ.:	4 SPACES/1,000 S.F.
		28 SPACES
	PARKING PROV.:	6.5 SPACES/1,000 S.F.
		44 SPACES
	STANDARD STALL DIMENSIONS:	9' x 19'
	MIN. DRIVE WIDTH:	24'

CONCEPT PLAN DISCLAIMER:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
2. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.
3. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT SURVEY, GEOTECHNICAL AND/OR ENVIRONMENTAL INVESTIGATION, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. THE LOCATION OF ANY JURISDICTIONAL WATERS, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIMEN TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

GENERAL SITE NOTES:

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 45007C0242E, DATED SEPTEMBER 29, 2011.

4) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.

5) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

6) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

7) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

PREPARED IN THE OFFICE OF:
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REV. #	DATE	DRAWN BY:	CHECKED BY:

CLIENT
SOUTHBOUND DEVELOPMENT GROUP
300 GALLERIA PARKWAY, ATLANTA, GA 30339

PROJECT
RETAIL DEVELOPMENT
2011 E GREENVILLE STREET
ANDERSON, ANDERSON COUNTY, SC 29621

SEAL:

PRELIMINARY 9/21/21

DESIGN TEAM:

DRAWN BY:	XXX
DESIGNED BY:	XXX
REVIEWED BY:	XXX

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

SCALE & NORTH ARROW:

NORTH ARROW

0' 10' 20' 40'
SCALE: 1"=20'

JOB #:	304004
DATE:	9/21/21

CONCEPT SITE PLAN

CS-1

Drawing name: C:\Users\chris.klentz\LeCraw Engineering Dropbox\Shared Folders\LeCraw Engineering\304004 - Southbound - Dunkin - Anderson _SC\CADD\EXHIBITS\2021-09-14 - CONCEPT PLAN.dwg Sep 21, 2021 11:46am by: chris.klentz

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