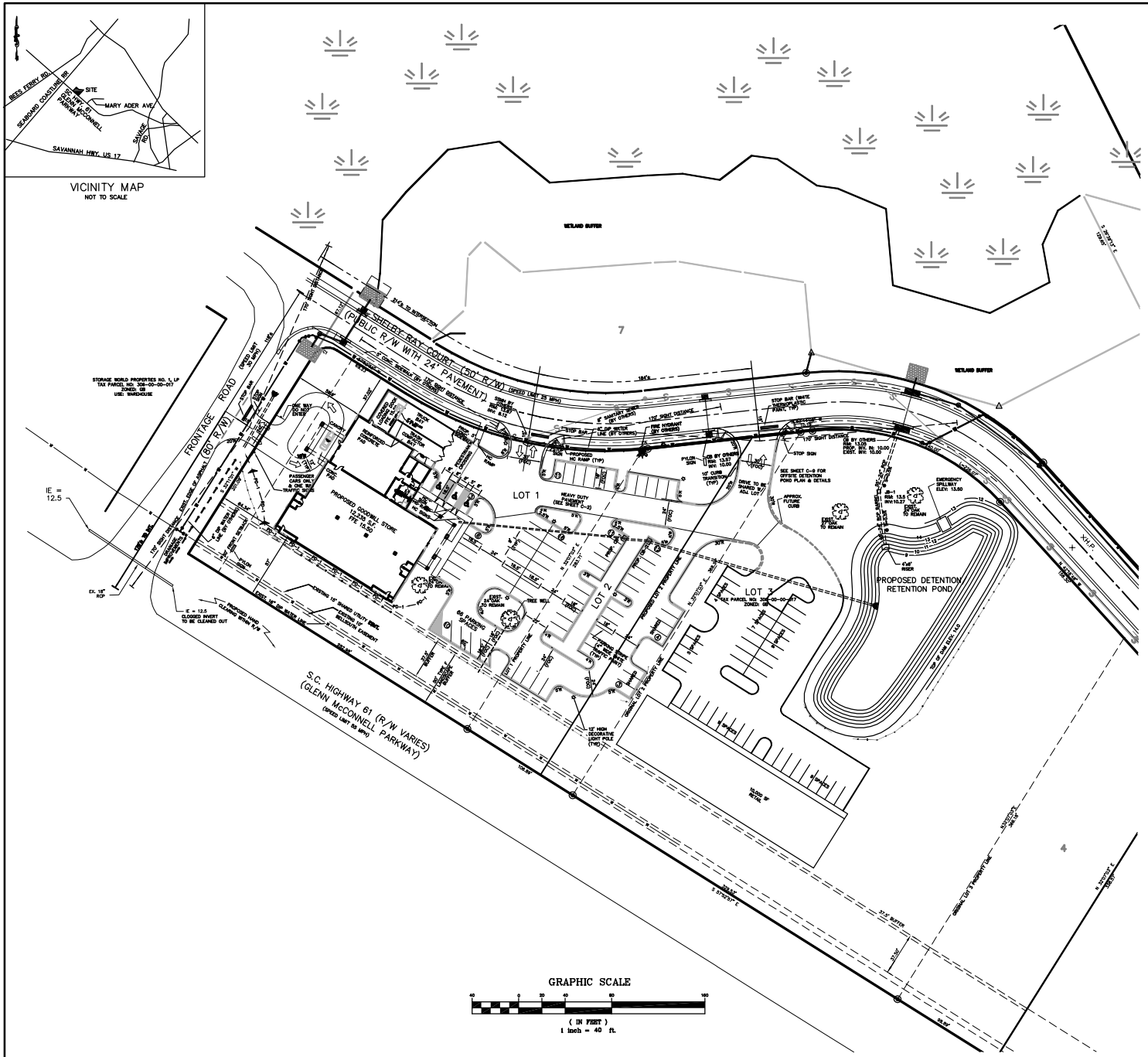

LEGEND

- = Culvert w/ Catch Basin
- = Fire Hydrant
- S = Existing Sanitary Sewer Line
- W = Existing Water Line
- = Water Meter
- = Clean Out
- = Existing Sanitary Sewer Manhole
- = Proposed Water Service Lateral
- = Proposed Sanitary Sewer Service Lateral
- 816 = Existing Grade Contour
- 818 = Proposed Finished Contour
- 784.7 = Proposed Spot Elevation
- PD-1 = Permanent Diversion Channel
- = Riprap Check Dam
- = Inlet Protection
- = Direction of Flow
- = Proposed Light Pole

Approx.

SITE INFORMATION

OWNER INFORMATION:
PIEDMONT COMPANIES, INC.
PO BOX 1732
LINCOLNTON, NC 28093-9906

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

PROPERTY ACREAGE:
LOT 1 EXISTING ACREAGE = 1.50 AC.
LOT 2 EXISTING ACREAGE = 0.80 AC.
PROPOSED LOT 1 ACREAGE = 1.50 AC.
PROPOSED LOT 2 ACREAGE = 0.53 AC.
TOTAL DISTURBED ACREAGE = 2.7 AC.

WATERSHED 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.
PERCENT IMPERVIOUS AREA LOTS 1 & 2 = 1.14/2.03 = 56%
PROPOSED IMPERVIOUS AREA LOT 3 = 0.14 AC.
TOTAL PROPOSED IMPERVIOUS AREA = 1.28 AC.

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

FRONT:	30 FT.
SIDE:	NOT REQUIRED
REAR:	NOT REQUIRED

BUILDING INFORMATION:
APPROX. SQUARE FOOTAGE: 12,235 SQ. FT.
BUILDING HEIGHT = 15'-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. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED. CURB RADII ARE FROM BACK OF CURB.
2. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY AND STATE STANDARDS.
3. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
4. PRIOR TO BEGINNING ANY DEMOLITION, GRADING OR CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
5. GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
6. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
7. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. SIGHT DISTANCE VISIBILITY AT ALL EXITS SHALL BE MAINTAINED IN ACCORDANCE WITH SCDOT'S "ACCESS AND ROADSIDE MANAGEMENT STANDARDS" MANUAL.
9. ALL CONSTRUCTION TO CONFORM WITH SCDOT SPECIFICATIONS AND THE CITY OF CHARLESTON LAND DEVELOPMENT STANDARD SPECIFICATIONS AND DETAILS.
10. SITE INFORMATION TAKEN FROM SURVEY FOR THE ROSS DEVELOPMENT CO. BY NIELSON & ASSOC., DATED AUG. 9, 2002, REVISED SEPTEMBER 24 AND NOVEMBER 13, 2002.

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CHAS. H. SELLS, INC.
CIVIL ENGINEERS
128 Overhill Drive
Suite 105
Mooresville, NC 28117
Tel: 704-662-0100
Fax: 704-662-0101
www.chashsells.com

A NEW FACILITY FOR:
GOODWILL INDUSTRIES
CHARLESTON, S. C.

REVISIONS	
11/25/03	REVISIONS PER CITY COMMENTS

PROJECT #: 036263 DATE: 10/13/03
DRAWN BY: DB CHECKED BY: DB
TITLE
SITE PLAN
SHEET
C-2