

NOTES

PARCEL SIZE
1.11 AC. TOTAL

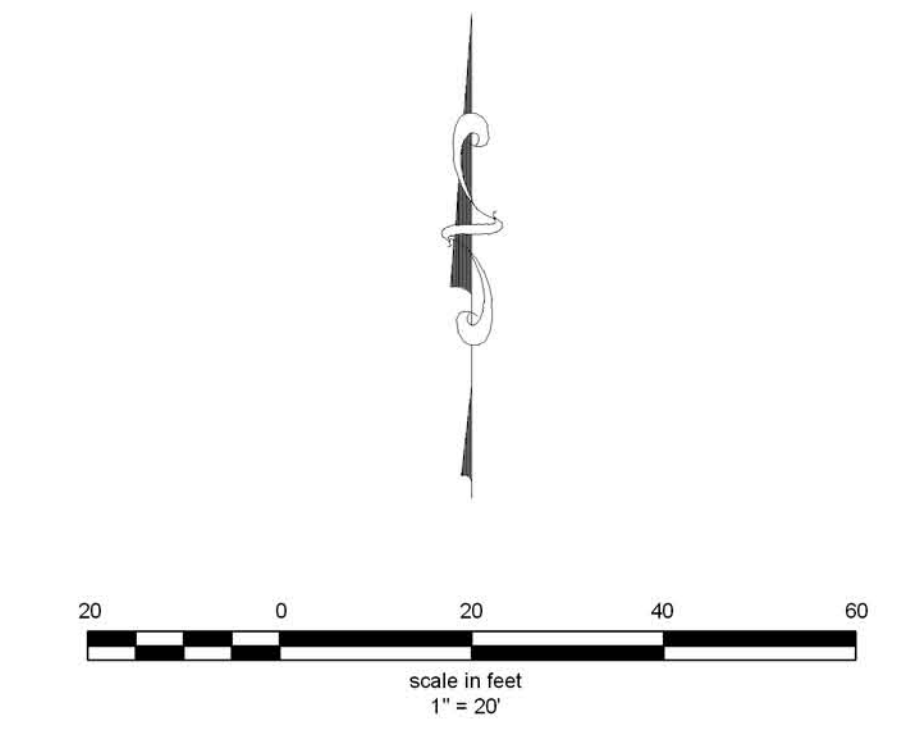
SHOP SPACE
8,000 SF
59 SPACES (7.38 PARKING RATIO)
REQUIRED - 1 PER 200 sf = 40

ZONING - B-1
FRONT SET-BACK - 50' FROM PRIMARY ROADWAY
REAR SET-BACK (NON-PRIMARY ROAD) - 35'
SIDE SETBACK - 3' OR 15'

LANDSCAPING
8' FRONT LANDSCAPING BUFFER
12% OF PARKING TO BE OPEN LANDSCAPE SPACE
50% OF THAT 12% TO BE INTERIOR

PARKING - 27,060 sf
12% X 27,060 = 3,247 sf (1,624 sf TO BE INTERIOR)
1,700 sf PROVIDED INTERIOR

SIGN ORDINANCE - ONE FREE STANDING MONUMENT STYLE SIGN PER OUTPARCEL, 150' BETWEEN SIGNS (MIN.), 10' MAX. HEIGHT, 15' MAX. WIDTH, 55 SF TOTAL SIGNAGE



PO Box 11504
Columbia, SC 29211

1330 Lady Street, Suite 205
Columbia, SC 29201
(803) 744-4500 (Main)
(803) 744-4501 (Fax)
www.genesis-consulting-group.com

RETAIL DEVELOPMENT

COLUMBIA DEVELOPMENT
JACKSONVILLE, NORTH CAROLINA

Drawing Information		Revisions	
Project No.	11-000	No.	
Drawn By	DWB	Name	
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Checked By	RJK		
Approved By	DWB		

CONCEPTUAL SITE PLAN

Drawing No. **CSP-25**