RECEIVED BY Land Development Division 11/03/2025

LDP #2024-0510 (Plan Modification)

Approved Land Development Division Isabella Mello 12/03/2025

Approved Floodplain Management Kelli Hembree 12/03/2025

Approved Planning & Zoning Division Todd Bailey 12/03/2025 4:31:57 PM

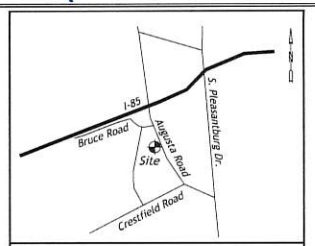
SITE DATA

TAX MAP NUMBER	0369000100100
LOCATION	4680 AUGUSTA RD, GREENVILLE SC 29605
CURRENT ZONING	C-2
PROPOSED DISTURBANCE:	3.2 ACRES
FRONT SETBACK:	25'
SIDE SETBACK:	5'
REAR SETBACK:	20'
TOTAL ACREAGE	6.53 ACRES

LAND USE: RETAIL - 1.54 ACRES
AUTO SERVICE - 0.28 ACRES
COMMON AREA (UNDEVELOPED AREA "A") - 4.71 ACRES

REQUIRED PARKING SPACES: 51
RETAIL SALES
MINIMUM OF 3 SPACES PER 1000 SQUARE FEET OF TENANT SPACE
3 BUILDINGS * 5,000 SQ FT = 15,000 SF FT LEASABLE SPACE - 45 PARKING SPACES
AUTO SERVICE SHOP
3 PER BAY * 2 BAYS = 6 PARKING SPOTS

PROVIDED PARKING SPACES:100
- INCLUDES 3 HANDICAP SPACES



LOCATION MAP

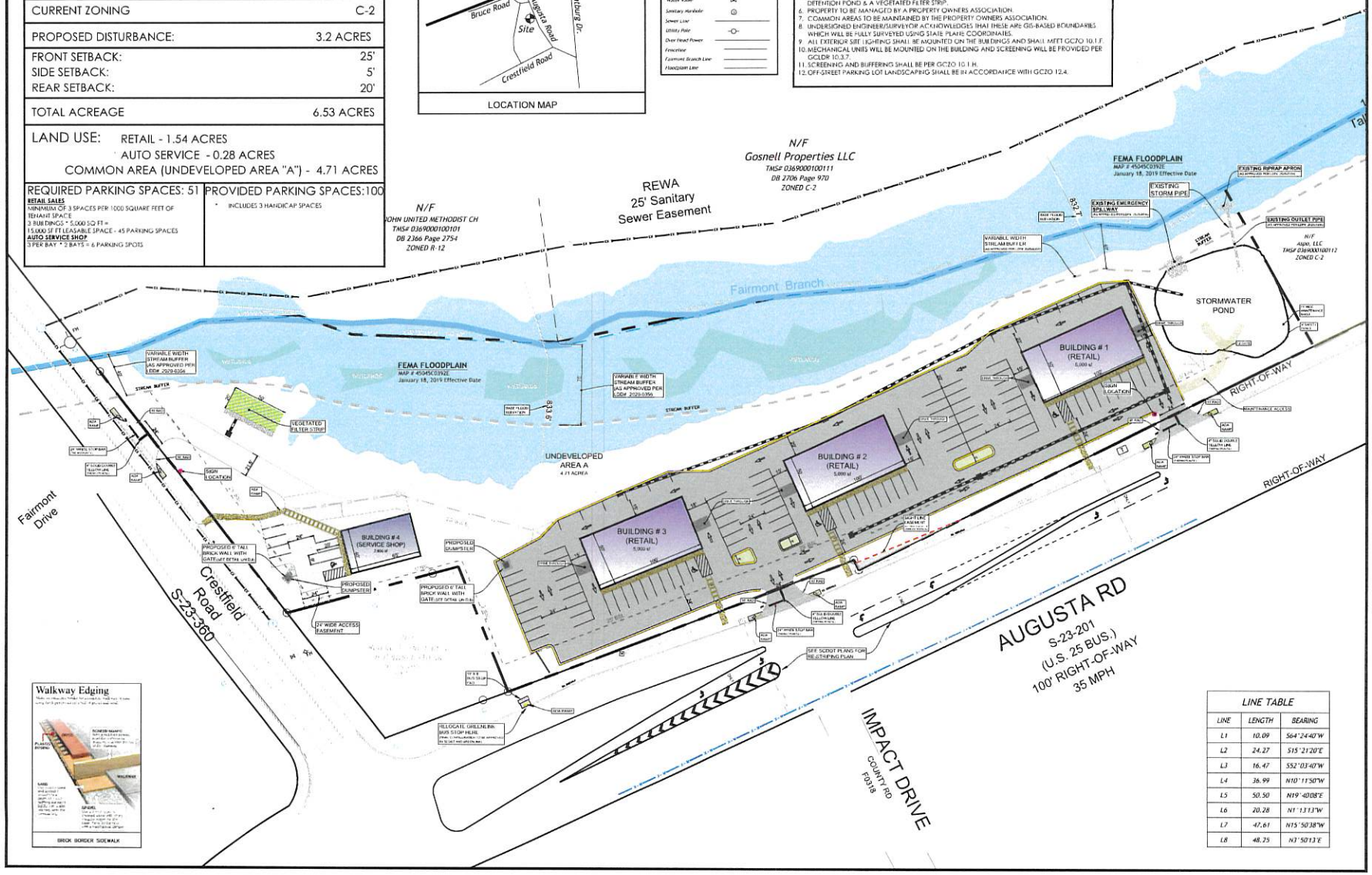
LEGEND

- Iron Pin, Old, Found (IPF)
- Iron Pin, New, Placed (IPS)
- New MH (Mag Nail New) PKD (Old PK Nail) NRC (Old Nail & Bottle Cap)
- Computed Point
- Fire Hydrant
- Water Valve
- Sanitary Manhole
- Sewer Line
- Utility Pole
- Over Head Power
- Fenceline
- Easement Branch Line
- Floodplain Line

GENERAL NOTES

1. PUBLIC GRAVITY SEWER IS AVAILABLE VIA METRO SEWER SUB-DISTRICT.
2. PUBLIC WATER IS AVAILABLE VIA GREENVILLE WATER SYSTEM.
3. THERE IS FLOODPLAIN ON THE PROPERTY BUT NO IMPACTS ARE PROPOSED. ALL STRUCTURES MUST HAVE THE LOWEST FLOOR ELEVATION INCLUDING ALL UTILITIES NO LOWER THAN 4 FT ABOVE THE BASE FLOOD ELEVATION.
4. THERE ARE WETLANDS AND WATERS OF THE U.S BUT A CONSTRUCTION BUFFER WILL BE OBSERVED TO PREVENT DIRECT IMPACTS.
5. STORMWATER PEAK RATE ATTENUATION AND WATER QUALITY CONTROL WILL BE PROVIDED VIA DRY DETENTION POND & A VEGETATED FILTER STRIP.
6. PROPERTY TO BE MANAGED BY A PROPERTY OWNERS ASSOCIATION.
7. COMMON AREAS TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
8. UNDERSIGNED ENGINEER/SURVEYOR ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES.
9. ALL EXTERIOR SITE LIGHTING SHALL BE MOUNTED ON THE BUILDINGS AND SHALL MEET GCZO 10.1.F.
10. MECHANICAL UNITS WILL BE MOUNTED ON THE BUILDING AND SCREENING WILL BE PROVIDED PER GCLDR 10.3.7.
11. SCREENING AND BUFFERING SHALL BE PER GCZO 10.1.H.
12. OFF-STREET PARKING LOT LANDSCAPING SHALL BE IN ACCORDANCE WITH GCZO 12.4.

LEGEND
18" CURBING



LINE TABLE

LINE	LENGTH	BEARING
L1	10.09	S64°24'40"W
L2	24.27	S15°21'20"E
L3	16.47	S52°03'40"W
L4	36.99	N10°11'50"W
L5	50.50	N19°40'08"E
L6	20.28	N1°13'13"W
L7	47.61	N15°50'38"W
L8	48.25	N3°50'13"E

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Client

Revisions

No.	Description	Date

SOUTH CAROLINA CIVILSD, LLC NO. 5412 CERTIFICATE OF AUTHORIZATION

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SOUTH CAROLINA PROFESSIONAL ENGINEER No. 28676 JONATHAN C. NETT

Project Title
4680 Augusta Rd Commercial

Project Location
4680 Augusta Rd
Greenville County, SC

Project No. 24-004
Date: 10/31/23
Dwg: 24004 - CIVIL.dwg

0 40 80 12
Scale 1" = 40'

Sheet Title
Site Plan

Sheet Number
CV-1