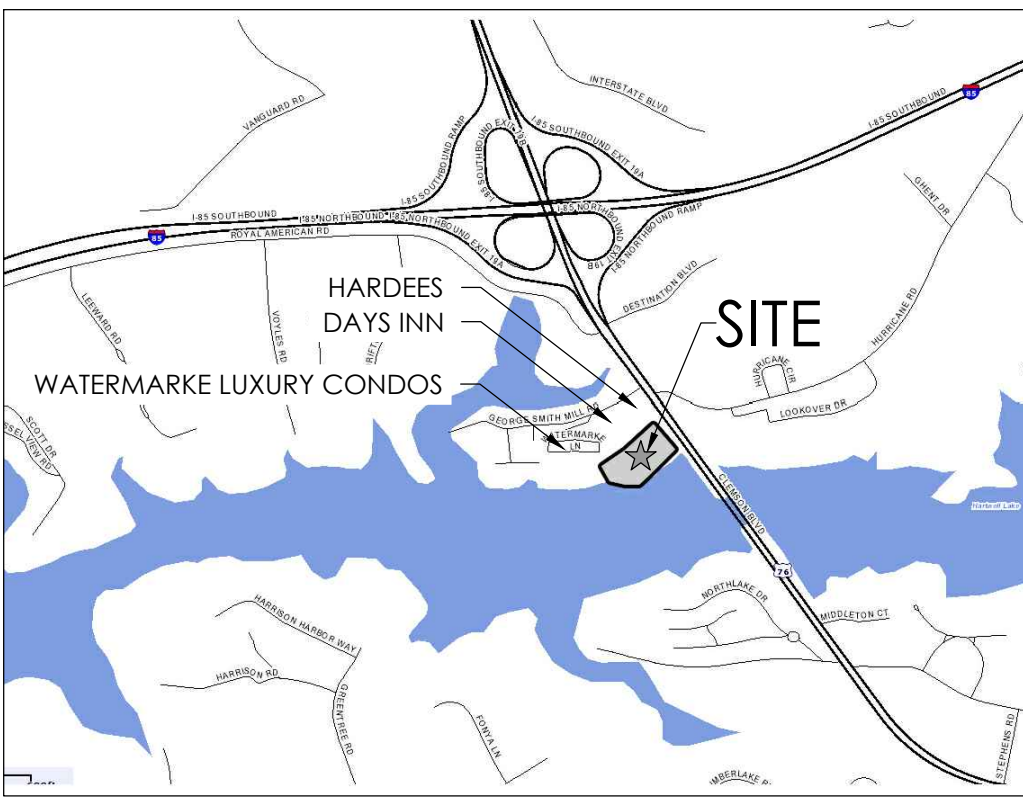
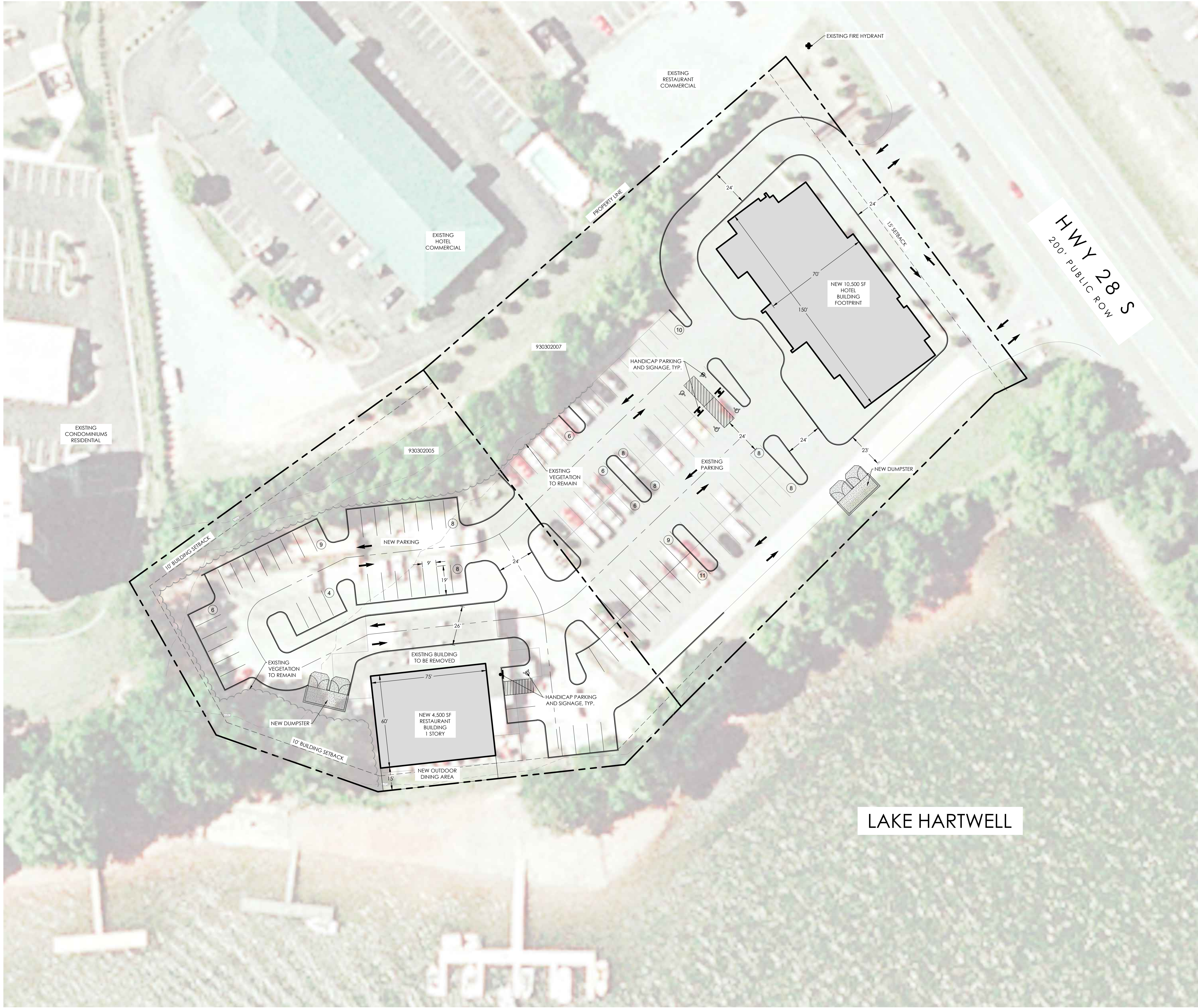




VICINITY MAP
SCALE: N.T.S.

SITE DATA	
LOCATION:	4403 CLEMSON BLVD ANDERSON, SC 29625 (PID #930302005, 930302007)
EXISTING ZONING:	C-2
PROPOSED USE:	RESTAURANT, HOTEL
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615
ITEM	PROVIDED
LOT AREA	3.20 AC
MIN. FRONT SETBACK	0
MIN. SIDE SETBACK	10'
MIN. REAR SETBACK	10'
MAX. BUILDING HEIGHT	45'

ZONING CODE SUMMARY		
ITEM#	ITEM	PROVIDED
1	BUILDING SIZE	15,000 TOTAL 10,500 SF HOTEL 4,500 SF RESTAURANT
2	PARKING SPACES REQUIRED	120 SPACES
3	PARKING SPACES PROVIDED	123 SPACES
4	HANDICAP SPACES	3 SPACES (1 VAN)
5	BUILDING HEIGHTS	1 STORY, 3 STORY
6	BUILDING TYPE	RESTAURANT, HOTEL

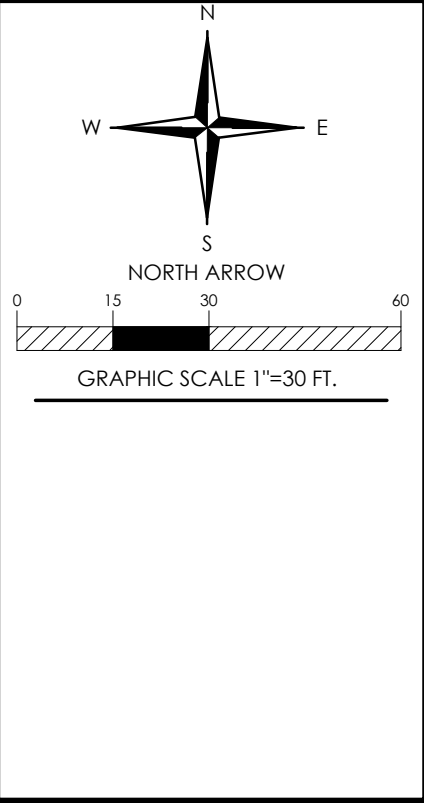
ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA	139,392	3.20	N/A
EXISTING BUA	99,936 SF	2.29 AC	71.69 %
EXISTING PERVIOUS	39,456 SF	0.91 AC	28.31 %
PROPOSED BUILDING (BUA)	15,000 SF	0.34 AC	10.76 %
PROPOSED ASPHALT (BUA)	67,702 SF	1.55 AC	48.57 %
PROPOSED CONCRETE (BUA)	2,450 SF	0.06 AC	1.76 %
PROPOSED GRAVEL (BUA)	0 SF	0.00 AC	0.00 %
TOTAL BUA	85,152 SF	1.95 AC	61.09 %
TOTAL PERVIOUS	54,240 SF	1.25 AC	38.91 %

PARKING REQUIREMENTS
HOTEL: 1.5 SPACES PER ROOM RESTAURANT: 1 SPACE PER 100 SF
HOTEL = 50 ROOMS (75 SPACES) RESTAURANT = 4,500 SF (45 SPACES)
TOTAL REQUIRED: 120 SPACES PROVIDED: 123 SPACES

NOTES
1. EXISTING PUMP STATION TO BE UPGRADED TO ACCOMMODATE HOTEL AND RESTAURANT.



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NC LAND SURVEYING BOARD LICENSE # L-1580



ANDERSON RESTAURANT

PIN # 930302007, 930302005
4403 CLEMSON BLVD, ANDERSON, SC

REVISIONS:

X-BASE:218041 HOTEL AND RESTAURANT.DWG
PROJECT NUMBER: 218041
DATE: 07/11/2018 DRAWN BY: TLM
SHEET C OF X