



**SITE DATA**

TMS NUMBERS: 0548020103207  
JURISDICTION: COUNTY OF GREENVILLE, SC  
TOTAL AREA: ±3.71 ACRES

**EXISTING ZONING:** O-D (OFFICE DISTRICT)  
**PROPOSED ZONING:** C-2 OR FRD (FLEXIBLE REVIEW DISTRICT)

**BUILDING SETBACKS:**

FRONT = 25' (C-2) / 12.5' (FRD)  
SIDE = 0' (C-2) / 12.5' (FRD)  
REAR = 20' (C-2) / 12.5' (FRD)

**PARKING REQUIRED:**

Office & Professional Building- 3 / 1000 sf of leasable floor area  
Office Medical or Dental- 3 / each examining room  
Restaurant- 1 / every 3 seats  
Retail Sales/Commercial- 3 / 1000 sf of leasable floor area

**PARKING PROVIDED:**

180 SPACES

**NOTES:**

1. COMMERCIAL BUILDINGS ADJACENT TO RESIDENTIAL DISTRICT TO BE SET BACK 15' FROM PROPERTY LINE OR 5' WHERE A SIDE YARD IS PROVIDED.  
2. COORDINATION WITH FIRE MARSHAL ON FIRE ACCESS IS NEEDED.  
3. CONCEPT ASSUMES UNDERGROUND STORMWATER DETENTION.

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

