

Order Plans @

C2.1, C5.1

**NOTES**  
 1. ONLY THE FIRESTONE SITE IS BEING REVIEWED WITH THESE PLANS. SEPARATE PLANS ADDRESS THE ADJACENT AUTOBELL CAR WASH SITE CONSTRUCTION.  
 2. ANY PROPOSED LIGHTING IS ARRANGED SO THAT LIGHT DOES NOT INTERFERE WITH TRAFFIC AND IS SHIELDED OR DIRECTED AWAY FROM ADJOINING RESIDENCES AND PRODUCES NO GLARE ACROSS RESIDENTIAL PROPERTY. THIS REQUIREMENT GOES FOR ALL PROPOSED LIGHTING (POLE OR ON THE BUILDING).

**PARKING REQUIREMENTS:**  
 PER CANE BAY DEVELOPMENT AGREEMENT ZONING ORDINANCE:  
 SERVICE AND REPAIR ESTABLISHMENT: ONE (1) SPACE, PLUS AN ADDITIONAL SPACE FOR EACH TWO HUNDRED-FIFTY (250) SQUARE FEET OF FLOOR SPACE NOT USED AS STORAGE.

GROSS BUILDING AREA = 4,375 SQ. FT.  
 1 SPACE + (4,375/250) = 19 SPACES REQUIRED

32 TOTAL SPACES PROVIDED  
 30 STANDARD  
 2 ADA SPACES (PER ADA DESIGN GUIDELINES)

MAX. BUILDING HEIGHT = 25'  
 RESTRICTED TO 40' TO THE HIGHEST PART OF THE STRUCTURE, NOT TO EXCEED 45'

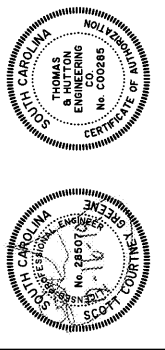
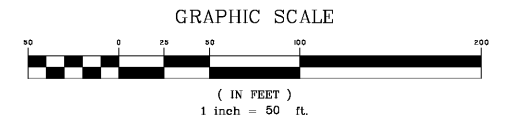
MINIMUM DRIVE ISLE WIDTH = 22'

BUILDING SETBACKS		IMPERVIOUS AREA (FIRESTONE AND AUTOBELL)	
FRONT	20'	TOTAL PARCEL AREA	2.04 AC
REAR	10'	IMPERVIOUS AREA	0.91 AC 45%
SIDE	10'	PERVIOUS AREA	1.13 AC 55%
		FIRESTONE PARCEL AREA	1.04 AC
		FIRESTONE-IMPERVIOUS AREA	0.60 AC 58%

G1.1, EC1.1, C3.1, C4.1

G1.2, EC1.2, C3.2, C4.2

OLD STATE ROAD - U.S. HIGHWAY 176  
 R/W VARIES



NO.	REVISED PER BERKELEY COUNTY COMMENTS	CAE	DATE

**THOMAS & HUTTON**  
 682 Johnnie Dodds Boulevard • Suite 100  
 Mt. Pleasant, SC 29464 • 843.849.0200  
 www.thomasandhutton.com

**PAVILION DEVELOPMENT COMPANY**  
 BERKELEY COUNTY, SOUTH CAROLINA  
**FIRESTONE SITE DEVELOPMENT**  
**OVERALL SITE PLAN AND SHEET INDEX**

JOB NO: J-23390.8120  
 DATE: 10/04/19  
 DRAWN: JEA  
 DESIGNED: CAE  
 REVIEWED: SCG  
 APPROVED: SCG  
 SCALE: 1" = 50'

**C1.1**

PERMIT SET - FOR REVIEW PURPOSES ONLY