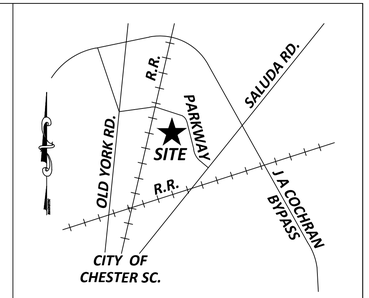
1"= 40'

MAGNETIC

MULTI FAMILY
3-THREE STORY BUILDINGS
90 TOTAL UNITS
1 ADMINISTRATIVE CENTER
187 PARKING SPACES
1 TRASH DUMPSTER



LOCATION MAP
CHESTER COUNTY, SC.

PROPERTY TAX MAP #
PART OF
079-01-08-001-000
±4.37 ACRES

NORFORK SOUTHERN RAILROAD

NEW FENCE ON WEST P/L

EXISTING TREE BUFFER

EXISTING TREE BUFFER

275'

GARDENDALE CIRCLE

25' SETBACK

BUILDING-B
FF=540

1,800 SF ADMIN.

DUMPSTER

2 HANDICAPE UNITS

BUILDING-C
FF=539

BUILDING-A
FF=538.5

PARKWAY DR.

5' BUFFER

PROPOSED POTABLE WATER

EXISTING 12" WATER LINE

PLAYGROUND

3 HANDICAPE UNITS

SUBDIVISION LINE

20' SETBACK

DETENTION POND AREA

5' BUFFER

12' SETBACK

GRASSY RUN BRANCH

GREEN SPACE

GOBBLERS KNOB

100 YEAR FLOOD ZONE

JURISDICTIONAL STREAM
AS DELINEATED BY THE
WETLAND PROFESSIONAL
REFER TO TAB-16

PROPOSED SANITARY SEWER

EXISTING SANITARY SEWER

EXISTING MH

PREPARED BY:

JM Cope

1069 Bayshore Drive
Rock Hill,SC 29732
803-329-3250
www.jmcope.com

CERTIFICATE OF AUTHORIZATION:
SOUTH CAROLINA
J M Cope Inc
No. 6360
CERTIFICATE OF AUTHORIZATION

CURRENT ZONING ID-2 MULTI FAMILY AREA TO BE REZONED - RG-1
RG-1 MIN. SETBACKS FRONT 25' ROAD SIDE 12' NON-ROAD SIDE 15' REAR 20'
RG-1 BUFFER ALL ROADS 5'
RG-1 MAX. HEIGHT 35' TO ROOF LINE
MIN. MULTI FAMILY PARKING - 2 PER UNIT 20 SPACES-ROW MAX.

REVISION HISTORY:

No.	DATE	DESCRIPTION

CONCEPTUAL SITE PLAN
MULTI FAMILY & SOLAR USE

PARKWAY DRIVE
CHESTER CO., SOUTH CAROLINA

DATE	6-24-25
SCALE	1" = 40'
DRAWN BY	WME

CSP-24