



FLEX SITE INFO	
Zoning:	C-2 REZONE S-1
Overlay Dist:	NONE
Acreage:	9.988 ACRES
AHJ:	GREENVILLE CO, SC
Setbacks Required By Code:	
Front	45'
Rear	20'
Any Road	15'
Sides	25'
Buffers Required by Code:	
8' LANDSCAPE STRIP AT ROAD	
Parking:	
90' Aisle Min.	24'
All Space Min.	9' X 20'
Industrial Min.1-500SF (1st 3k SF)	then 1-2,500SF
Parking Provided	167
Parking Ratio	1.34
Building Area:	124,200 SF

GAS STATION SITE INFO	
Zoning:	C-2
Overlay Dist:	NONE
Acreage:	3.553 ACRES
AHJ:	GREENVILLE CO, SC
Setbacks Required By Code:	
Front	25'
Rear	20'
Any Road	15'
Sides	5'
Buffers Required by Code:	
8' LANDSCAPE STRIP AT ROAD	
Parking:	
90' Aisle Min.	24'
All Space Min.	9' X 20'
Gas Min.	3-1000SF
Parking Provided	22
Parking Ratio	4.23
Building Area:	5,200 SF

REALTYLINK, LLC
 201 RIVERPLACE, SUITE 400
 GREENVILLE, SC 29601
 864-242-4008
 REALTYLINKDEV.COM



NOT TO SCALE

NOTE
 ALL OF PROPERTY
 IS OUT OF THE
 FLOOD ZONE.

CONCEPTUAL SITE PLAN
 SC Greenville Donaldson
 STARTING WITH GREENVILLE
 COUNTY GIS DATA

DATE 08-08-23
 DRAWN BY ASB

CSP-29