

c:\roberts\civil\engineering\proj-sav\data\2025\25513\713 main s multi-family\civil design\03\25513\713 main s multi-family\proj-sav\25513.dwg, plotted 12/12/2025 2:47 PM by owen garrett



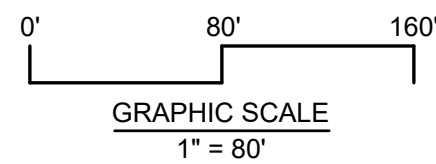
PROJECT NOTES:

1. THE PROPOSED DEVELOPMENT COMPRISES OF NINE (9) 36-UNIT MULTI-FAMILY BUILDINGS, ONE (1) 24-UNIT BUILDING AND A CLUBHOUSE FEATURING A POOL AND ASSOCIATED AMENITY AREA. A TOTAL OF 348-UNITS TO BE PROVIDED WITH ASSOCIATED PARKING AREA.
2. OWNER / DEVELOPER:
MICHAEL CZYMBOR
3273 ARGENT BLVD. UNIT 102, RIDGELAND SC 28836
MCZYMBOR@FORINO.COM
3. SITE DESCRIPTION
PROPERTY ADDRESS
713 MAIN STREET
HARDEEVILLE, SC 29927

PROPERTY IDENTIFICATION NUMBER: 041-06-06018
4. DEVELOPMENT STANDARDS
ZONING: DMU (DOWNTOWN MULTI-USE)
FRONT SETBACK: 0-FEET
SIDE SETBACK: 7-FEET
REAR SETBACK: 25-FEET
BUILDING HEIGHT: 50-FEET
5. SITE COVERAGE:
TOTAL AREA: 38.92 ACRES
WETLANDS: 7.02 ACRES (18.03%)
IMPERVIOUS: 13.40 ACRES (34.43%)
 - ASPHALT: 5.87 ACRES
 - CONCRETE: 0.78 ACRES
 - BUILDINGS: 3.93 ACRES
 - PONDS: 2.82 ACRESOPEN SPACE (EXCLUDING WETLANDS): 18.50 ACRES (47.54%)
6. PARKING REQUIREMENTS:
REQUIRED: 2 SPACES PER UNIT → 648 SPACES
PROVIDED: 672 SPACES
7. PROPOSED UTILITIES
WATER: THE PROPOSED WATER WILL TIE INTO THE EXISTING PUBLIC MAINS ON MAIN ST. AND COLUMBIA ST.
SEWER: THE PROPOSED SEWER WILL CONNECT TO THE EXISTING GRAVITY SYSTEM ON MAIN STREET
STORM: THE PROPOSED STORMWATER WILL BE COLLECTED AND CONVEYED THROUGH BMP'S PRIOR TO DISCHARGE TO THE WETLANDS
8. BUFFERS - ADJACENT TO RESIDENTIAL
15-FOOT WIDE BUFFER, EVERY 100' MUST CONSIST OF 8 TREES & 24 SHRUBS OR A 6-FOOT TALL FENCE WITH COMBINATION OF 20 SHRUBS & TREES



Know what's below.
Call before you dig.



NOT RELEASED
FOR
CONSTRUCTION

REVISIONS



ROBERTS
CIVIL ENGINEERING
17 SHAWNS ISLAND | SAVANNAH | GEORGIA 31406
WWW.ROBERTSCIVILENGINEERING.COM

SITE PLAN

713 MAIN STREET MULTI-FAMILY
HARDEEVILLE, SC
PREPARED FOR:
MICHAEL CZYMBOR

DATE: 12/12/25

PROJECT NUMBER: 25513

DRAWN BY: OAG

CHECKED BY: CKS

SCALE: 1"=80' (FOR 24"x36" PLT.)

SP

SHEET: