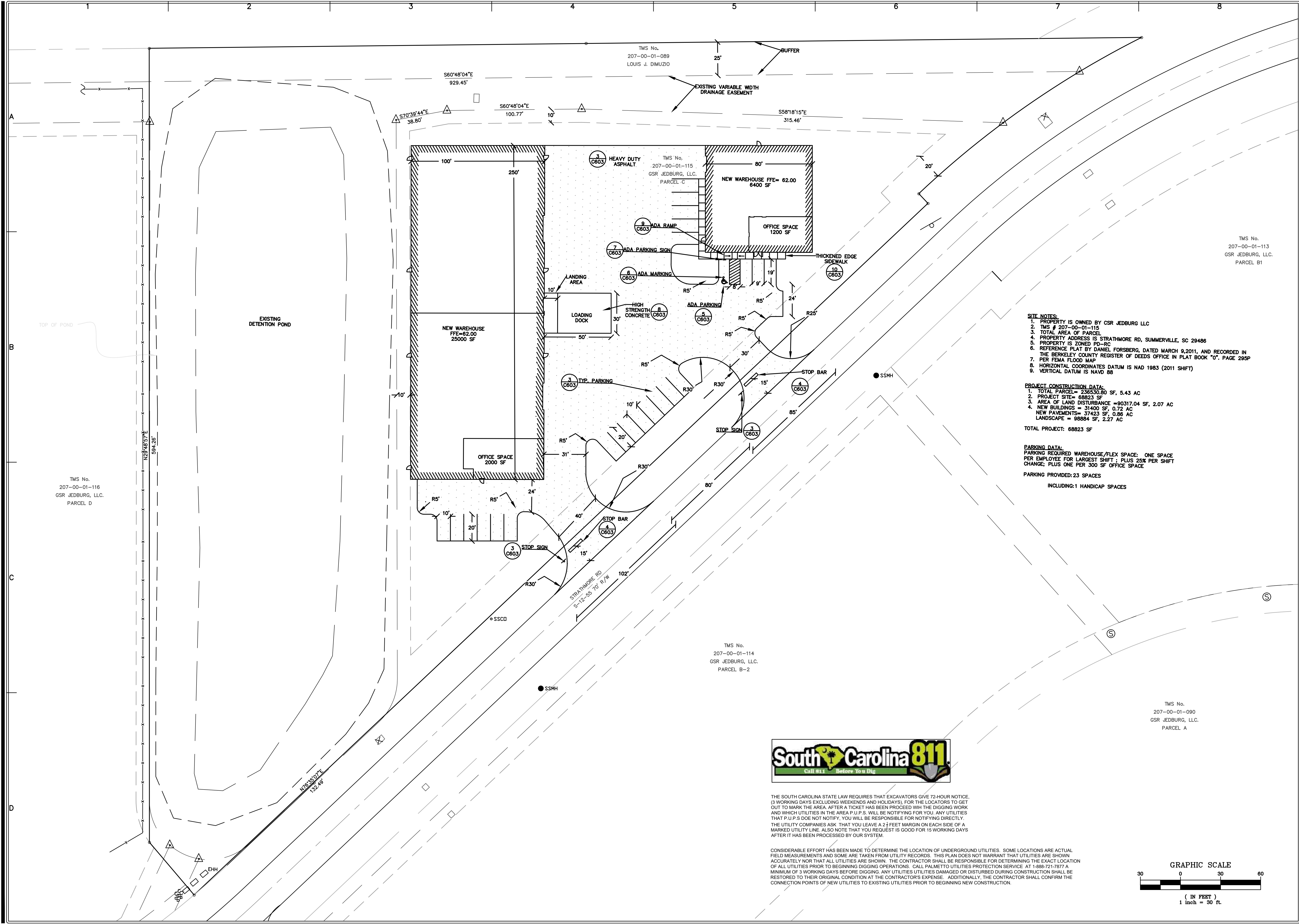




TMS No.
207-00-01-116
GSR JEDBURG, LLC.
PARCEL D

TMS No.
207-00-01-089
LOUIS J. DIMUZIO

TMS No.
207-00-01-113
GSR JEDBURG, LLC.
PARCEL B1

TMS No.
207-00-01-114
GSR JEDBURG, LLC.
PARCEL B-2

TMS No.
207-00-01-090
GSR JEDBURG, LLC.
PARCEL A



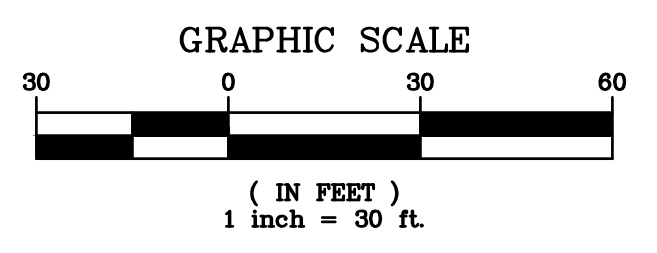
THE SOUTH CAROLINA STATE LAW REQUIRES THAT EXCAVATORS GIVE 72-HOUR NOTICE, (3 WORKING DAYS EXCLUDING WEEKENDS AND HOLIDAYS), FOR THE LOCATORS TO GET OUT TO MARK THE AREA. AFTER A TICKET HAS BEEN PROCDED WITH THE DIGGING WORK AND WHICH UTILITIES IN THE AREA P.U.P.S. WILL BE NOTIFYING FOR YOU. ANY UTILITIES THAT P.U.P.S. DO NOT NOTIFY, YOU WILL BE RESPONSIBLE FOR NOTIFYING DIRECTLY. THE UTILITY COMPANIES ASK THAT YOU LEAVE A 2 1/2 FEET MARGIN ON EACH SIDE OF A MARKED UTILITY LINE. ALSO NOTE THAT YOU REQUEST IS GOOD FOR 15 WORKING DAYS AFTER IT HAS BEEN PROCESSED BY OUR SYSTEM.

CONSIDERABLE EFFORT HAS BEEN MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES. SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS. THIS PLAN DOES NOT WARRANT THAT UTILITIES ARE SHOWN ACCURATELY NOR THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING DIGGING OPERATIONS. CALL PALMETTO UTILITIES PROTECTION SERVICE AT 1-888-721-7677 A MINIMUM OF 3 WORKING DAYS BEFORE DIGGING. ANY UTILITIES UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.

- SITE NOTES:**
1. PROPERTY IS OWNED BY CSR JEDBURG LLC
 2. TMS # 207-00-01-115
 3. TOTAL AREA OF PARCEL
 4. PROPERTY ADDRESS IS STRATHMORE RD, SUMMERVILLE, SC 29486
 5. PROPERTY IS ZONED PD-RC
 6. REFERENCE PLAT BY DANIEL FORSBERG, DATED MARCH 9, 2011, AND RECORDED IN THE BERKELEY COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK "0". PAGE 295P
 7. PER FEMA FLOOD MAP
 8. HORIZONTAL COORDINATES DATUM IS NAD 1983 (2011 SHIFT)
 9. VERTICAL DATUM IS NAVD 88

- PROJECT CONSTRUCTION DATA:**
1. TOTAL PARCEL= 236530.80 SF, 5.43 AC
 2. PROJECT SITE= 68823 SF
 3. AREA OF LAND DISTURBANCE = 90317.04 SF, 2.07 AC
 4. NEW BUILDINGS = 31400 SF, 0.72 AC
 5. NEW PAVEMENTS = 37423 SF, 0.86 AC
 6. LANDSCAPE = 98884 SF, 2.27 AC
- TOTAL PROJECT: 68823 SF

PARKING DATA:
PARKING REQUIRED WAREHOUSE/FLEX SPACE: ONE SPACE PER EMPLOYEE FOR LARGEST SHIFT ; PLUS 25% PER SHIFT CHANGE; PLUS ONE PER 300 SF OFFICE SPACE
PARKING PROVIDED: 23 SPACES
INCLUDING: 1 HANDICAP SPACES



FORSBERG ENGINEERING AND SURVEYING, INC.
1387 SAVANNAH HIGHWAY, SUITE B
CHARLESTON, SOUTH CAROLINA 29417
(843) 571-2622 FAX (843) 571-6780
CIVIL ENGINEERING, SURVEYING
AND LANDSCAPE ARCHITECTURE

NEW SITE PLAN
GSR JEDBURG, LLC
OF TMS 207-00-01-115
JEDBURG
BERKELEY COUNTY, SOUTH CAROLINA

DATE	JUNE 01, 2021
DRAWN/CHECKED	AEF/TL
LAST REVISED	JUNE 01, 2021
APPROVED	TL
SCALE	1"=30'
PROJECT NO.	3609-6
SHEET NUMBER	C301
OF TOTAL	