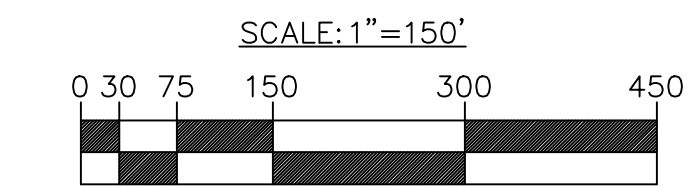


LINE	BEARING	DIST.
L1	S84°42'17"W	81.26'
L2	S76°13'52"W	104.45'
L3	S69°13'43"W	104.53'
L4	S60°54'33"W	104.63'
L5	S53°02'43"W	104.79'
L6	S44°15'19"W	103.11'
L7	S42°28'24"W	135.00'
L8	N44°14'00"W	277.74'
L9	N44°10'48"W	217.29'
L10	N46°40'50"W	191.90'
L11	N48°39'20"W	343.76'
L12	N48°32'21"W	34.73'
L13	N48°32'21"W	314.86'
L14	N45°10'37"W	174.15'
L15	N39°06'49"W	96.93'
L16	N34°41'39"W	145.86'
L17	N29°06'04"W	146.48'
L18	N22°29'04"W	85.34'
L19	N18°24'23"W	212.59'
L20	N09°03'26"W	216.12'
L21	N04°04'56"W	802.63'
L22	N03°58'41"W	409.79'
L23	S86°01'19"W	61.01'

NOTE:
SEE PE SHEET FOR ADDITIONAL
UTILITY LAYOUT INFORMATION

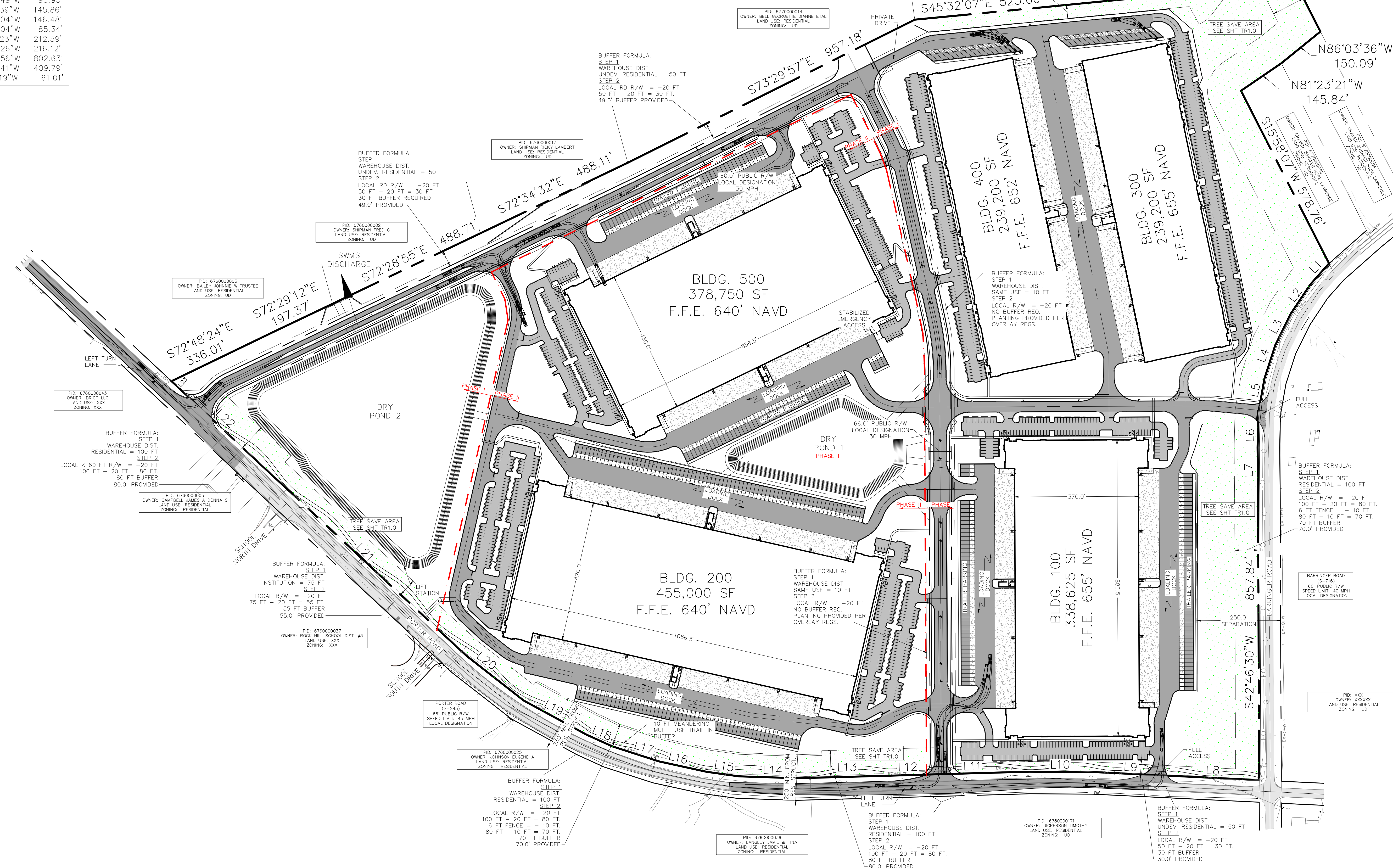


LOCATION MAP
N.T.S.

TABULAR DATA

OWNER NAME:	MPC PORTER ROAD INVESTMENTS, LLC
OWNER ADDRESS:	
PROPOSED USE:	WHOLESALE WAREHOUSE (GENERAL)
PROPERTY AREA:	127.03 ACRES
TOTAL LOTS:	1
BUILDING AREA:	1,650,775 SF
MAX. HEIGHT:	60 FT
MAX. LOT COVERAGE:	65%
FAR:	29.81%
PROPERTY CONTROL NUMBERS:	6770000028 6770000004
ZONING:	INDUSTRIAL GENERAL, IG
OVERLAY DISTRICT:	DESIGN OVERLAY
MINIMUM LOT SF:	43,560 SF
FRONT SETBACK:	10 FT
REAR SETBACK:	25 FT
SIDE SETBACK:	10 FT
PARCEL ACREAGE =	127.03 ACRES
PROJECT AREA =	127.03 ACRES
FEMA FLOOD MAP:	LOCATED IN ZONE X
REQUIRED OPEN SPACE:	15%
PROVIDED OPEN SPACE:	35.76%
REQUIRED TREE RETENTION:	7%
PROVIDED TREE RETENTION:	8.86%
PARKING CALCULATION:	
PARKING PROVIDED:	
OFFICE:	1 SPACE PER 250 SF = 165,078 SF/250 = 660
WAREHOUSE:	1 SPACE PER 5,000 SF = 1,485,698 SF / 5,000 = 297
TOTAL NUMBER OF STANDARD SPACES PROVIDED:	1,123
TOTAL VAN ACCESSIBLE SPACES:	30
TRUCK/TRAILER PARKING:	361
DUMPSTER/COMPACTOR MAY BE PROVIDED AT FUTURE DOCK DOOR LOCATIONS DEPENDENT ON TENANT NEEDS.	

	HEAVY DUTY ASPHALT PAVEMENT
	REGULAR ASPHALT PAVEMENT
	EXISTING ASPHALT PAVEMENT
	CONCRETE PAVEMENT



CAROLINA CROSSROADS
AT 77
FOR
MPC PORTER ROAD INVESTMENTS, LLC
ROCK HILL, SOUTH CAROLINA

SITE PLAN - OVERVIEW

624 Kingfish Road, North Palm Beach, Florida 33408
561-596-0562 • msmiley@smiley-associates.com
www.smiley-associates.com
CoA # 6958

DRT	DRT
DSG	MS
CHK	MS
CADDWG	PORTER

REV.	DESCRIPTION	APRV	DATE
REVISION NOTES			

SMILEY & ASSOCIATES, INC.
No. 6958

SMILEY & ASSOCIATES, INC.
No. 40435
2/8/23

SP1.0
SHEET TYPE
SHEET 1 OF 8
JOB # 22-013

DIGITAL SEAL
DATE 2/8/23