

# SITE PLAN NOTES:

NAME OF DEVELOPMENT: HOWARD'S AUTOMOTIVE, LLC.  
 OWNER OF PROPERTY: WILLIAM H & DEBORAH S EDDINGTON  
 ADDRESS OF OWNER: 3281 ENOLA DRIVE  
 ROCK HILL, SC, 29732  
 803-366-3693

DEVELOPER: HOWARD'S AUTOMOTIVE, LLC  
 HOWARD EDDINGTON, MANAGER /OWNER  
 3281 ENOLA DRIVE  
 ROCK HILL, SC 29732  
 803-366-3693

TELEPHONE NUMBER: 803-366-3693

TAX MAP NUMBER: 637-00-00-044  
 EXISTING ZONING: RC2, RESIDENTIAL CONSERVATION  
 PROPOSED ZONING: BD III CONDITIONAL  
 STREET FRONTAGE: 99.722'  
 LOT SIZE: 0.731 ACRES  
 31,842 SQUARE FEET.

MAXIMUM IMPERVIOUS ALLOWED: 23,881.77 SQUARE FEET. OR 75%, NOT TO EXCEED

LOT AREA TO BE DEVELOPED: 0.731 ACRES  
 38,000 SQUARE FEET. OR 65%  
 DISTURBED AREA: 0 SQ. FT. .0 ACRES, NO GRADING OR LAND DISTURBANCE.

PROPOSED DEVELOPMENT USE: AUTOMOTIVE REPAIR.  
 BUILDING: EXISTING, 2487 SQ.FT.  
 PARKING REQUIREMENTS: 8 SPACES INCLUDING 1 HANDICAPP  
 1 SPACE PER 300 SQ. FT. OF BUILDING.  
 NO NEW PROPOSED CURB AT THIS TIME.  
 CURB CUT NOTES: ENOLA DRIVE: 50' RIGHT OF WAY  
 SPEED LIMIT 25 M.P.H.

ANY NEW PROJECT SIGN TO COMPLY WITH ARTICLE IX OF YORK COUNTY ZONING CODE.  
 ALL SIGNS TO BE PERMITTED SEPARTELY.

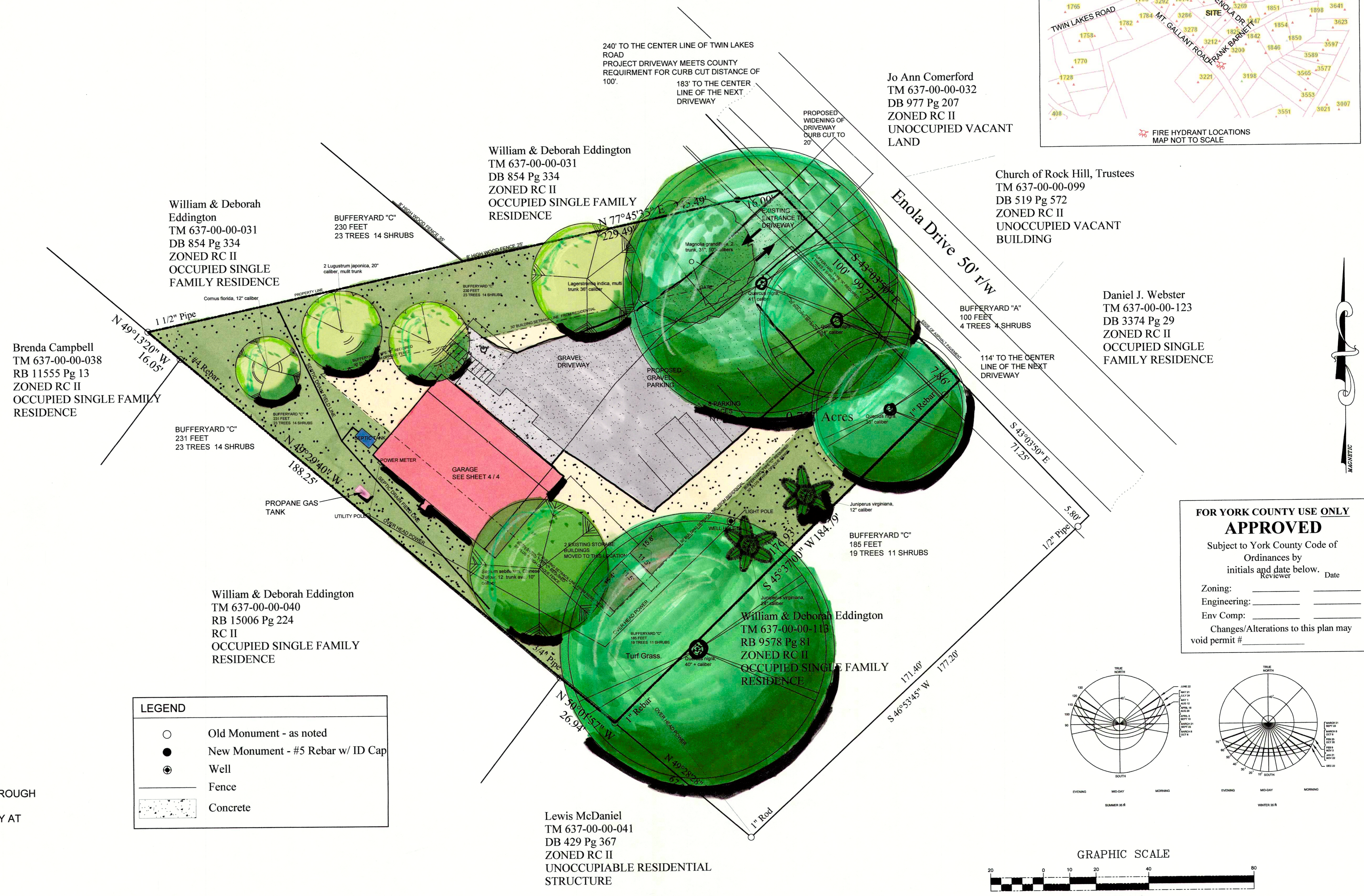
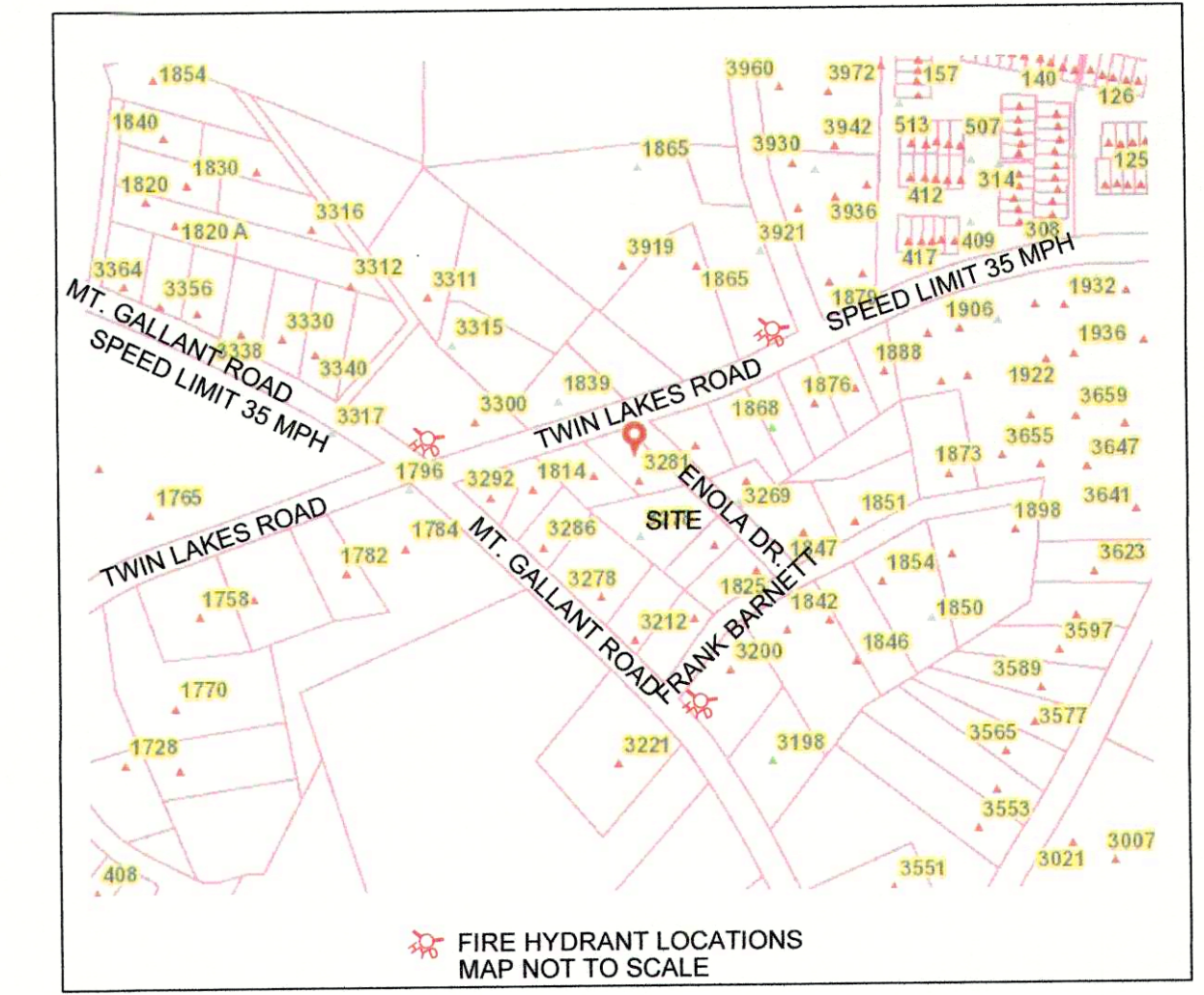
SURVEY PERFORMED BY WILLIAM C. WHITE JR  
 PLS#11077  
 P.O. BOX 685  
 421 E. BLACK STREET  
 ROCK HILL, SC 29730  
 803-327-5758  
 DFC&A, LLC MAKES NO WARRENTY OR CERTIFICATION REGARDING SURVEY INFORMATION AND NO LIABILITY FOR THE INFORMATION PROVIDED.

## ZONING NOTES OTHER:

1. DIMENSIONS OF EXISTING STRUCTURES AS SHOWN,
2. BUILDING HEIGHT NOT TO EXCEED 50 FEET.
3. NO ADDITIONAL LANDSCAPED AREAS REQUIRED DO TO LESS THAN 20 PARKING SPACES IN THE SITE.
4. NO SANITARY SEWER UTILITY IS ASSOCIATED WITH THIS DEVELOPMENT.
5. NO PROPOSED WATER.
6. DESIGN ALL IN ACCORDANCE WITH SECTION 155.594 OF THE YORK COUNTY CODE.
7. PROPERTY LINE, SET BACK LINE, BUFFERYARD LINE ARE ALL LABELED AS SUCH AS PER ZONING CODES SECTIONS 155.440-155.445 & 155.594 OF THE YORK COUNTY ZONING CODE.
8. TRAFFIC WILL ENTER AND EXIT EXISTING DRIVEWAY AS SHOWN.

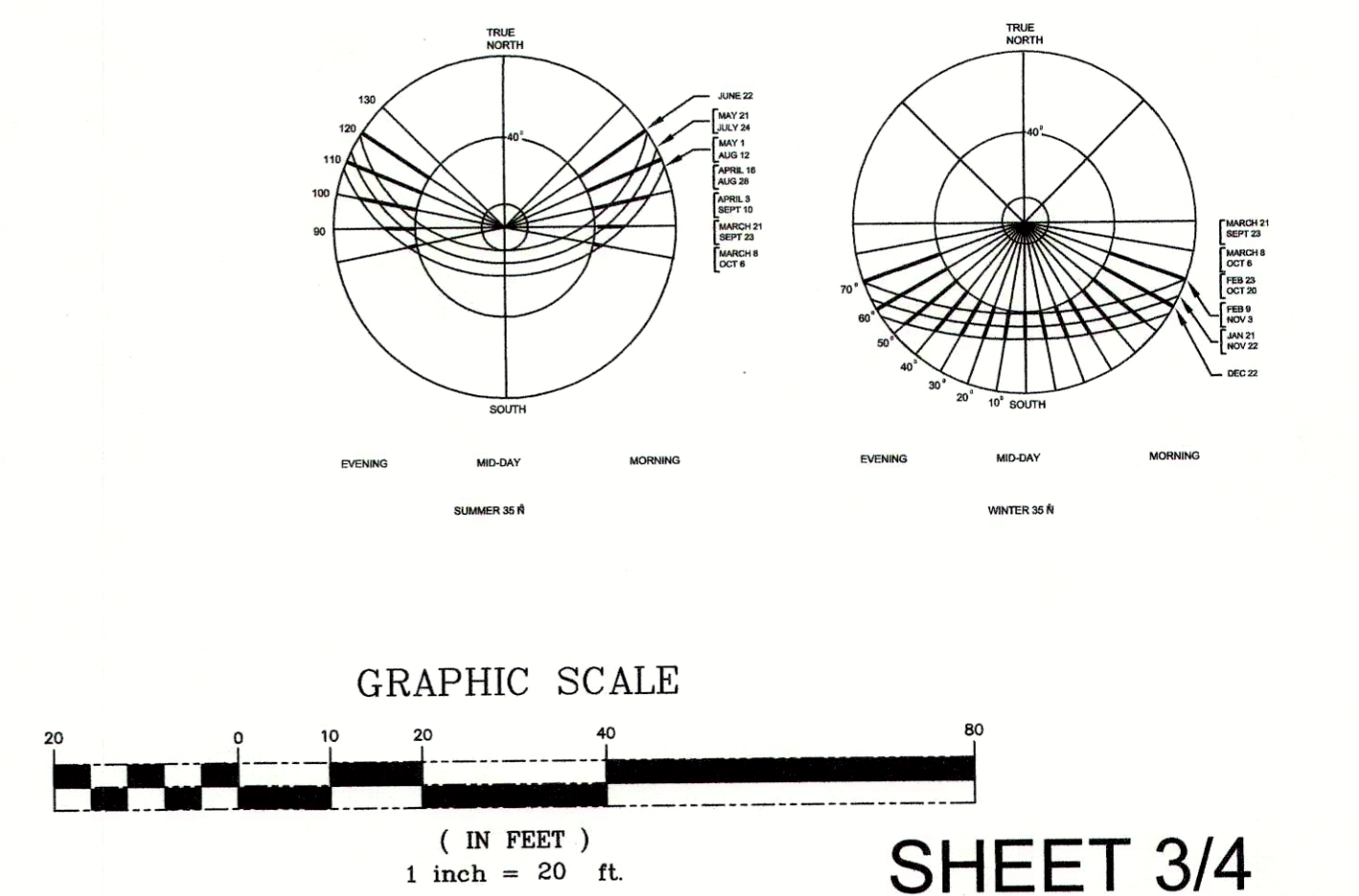
## PROPOSED CONDITION NOTES:

1. PROPERTY NOT TO HAVE JUNK OR SALVAGE CARS ON PROPERTY.
2. BUSINESS WILL BE LIMITED TO PRIVATE CUSTOMER WORK.
3. BUSINESS HOURS WILL BE BETWEEN 7:00 AM TO 6:00 PM. MONDAY THROUGH SATURDAY.
4. BUSINESS WILL BE LIMITED TO 10 CUSTOMER VEHICLES ON PROPERTY AT ONE TIME.
5. BUSINESS WILL BE LIMITED TO AUTOMOTIVE REPAIR.
6. NO OUTDOOR STORAGE OF TIRES OR OTHER AUTOMOTIVE PARTS OR EQUIPMENT.
7. ALL VEHICLES WILL BE REGISTERED AND LICENSED.
8. NO AUTO BODY WORK WILL BE PERMITTED.



**FOR YORK COUNTY USE ONLY**  
**APPROVED**  
 Subject to York County Code of Ordinances by initials and date below.  
 Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
 Zoning: \_\_\_\_\_  
 Engineering: \_\_\_\_\_  
 Env Comp: \_\_\_\_\_  
 Changes/Alterations to this plan may void permit # \_\_\_\_\_

LEGEND	
○	Old Monument - as noted
●	New Monument - #5 Rebar w/ ID Cap
⊕	Well
—	Fence
▨	Concrete



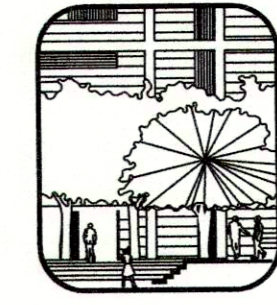
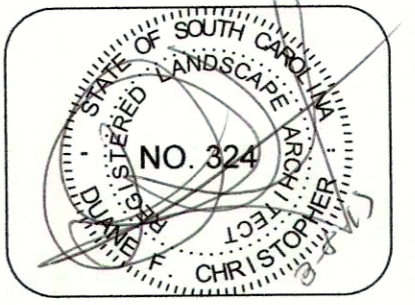
**Howards's Automotive, LLC**  
 3278 Enola Drive  
 Rock Hill, SC 29732  
 TMN 637-00-00-044

803-366-3693  
 howardsauto@comporium.net

LAT 35.02678" N  
 LONG. 81.011074" W  
 ELEVATION: 650 ASL

**PROPOSED SITE PLAN**

Scale: 1" = 20'-0"  
 Date: 3-3-2017  
 PROJECT # 2278  
 DRAWING # 2278.a.1



**Duane F. Christopher & Associates, LLC**  
 2424 INDIA HOOK RD., SUITE 220  
 ROCK HILL, SC 29732-1278  
 (803) 366-6268  
 www.DuaneDesign.com dfaehr@hotmail.com

LANDSCAPE ARCHITECTURE  
 SITE DESIGN  
 LAND PLANNING  
 RESIDENTIAL HOUSE DESIGN  
 ENVIRONMENTAL PLANNING  
 LICENSED IN N.C., S.C. & VA.

Howards's Automotive, LLC  
 Project 2276