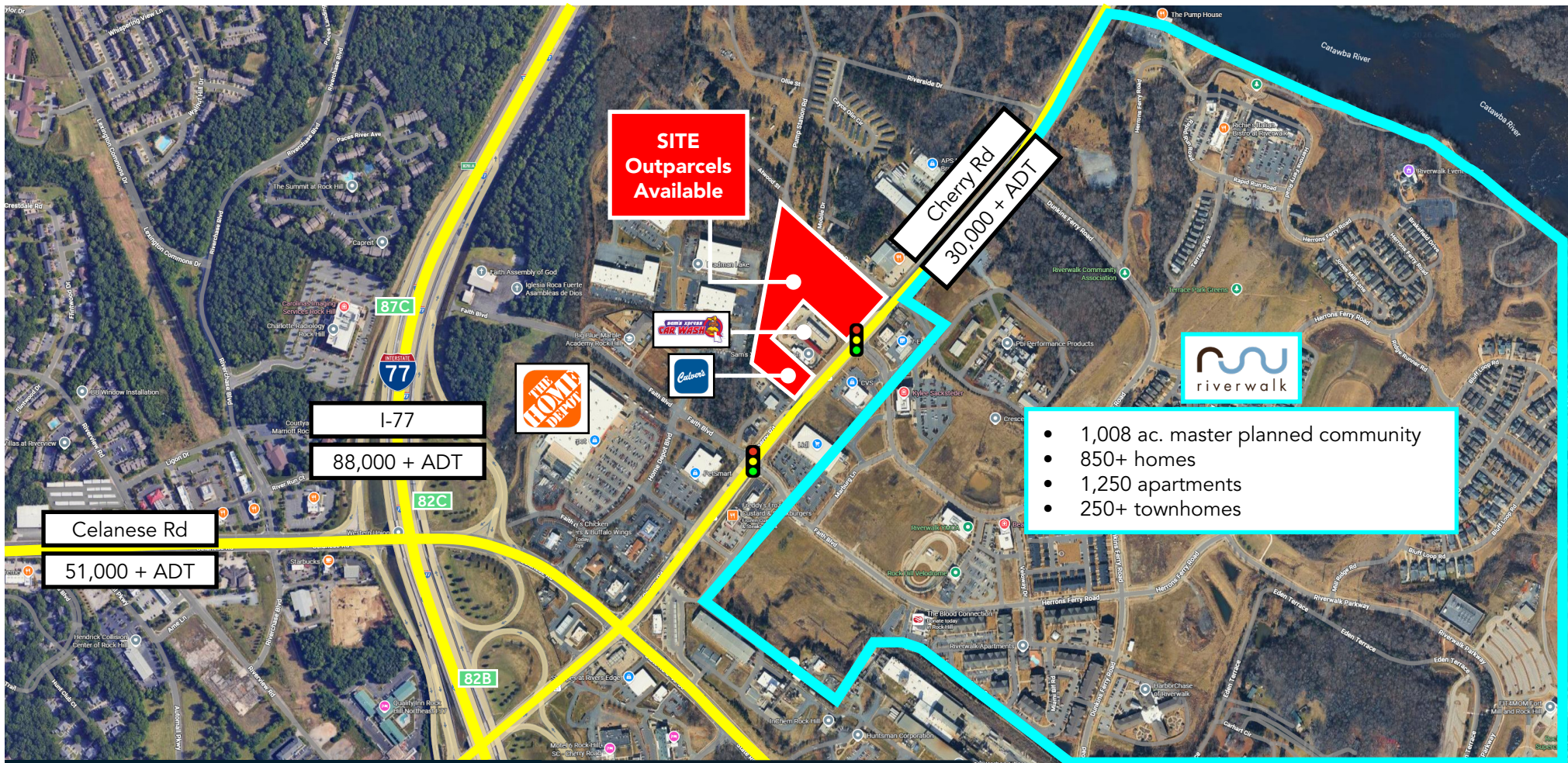


Rock Hill, SC

Cherry Rd

- Located in the heart of the fastest growing corridor in Rock Hill, SC
- Flexible outparcel sizes & signalized access





The site plan shows a large parking lot area with various setbacks and easements. A red box highlights the "PROPOSED COFFEE SHOP W/ DRIVE-THRU 2800 SF" and "PROPOSED FAST CASUAL RESTAURANT 2800 SF". The plan also includes a "PUMP STATION RD" on the left, a "CHERRY ROAD" at the bottom, and a "SAMI'S XPRESS CAR WASH" building on the left. The plan is dated 06/29/2023.

SITE AND DEVELOPMENT DATA

JURISDICTION	CITY OF ROCKHILL
TAX PARCEL(S)	REPT01731
SITE ADDRESS	2885 CHERRY RD
ZONING	CG (COMMUNITY CENTER)
USE CLASSIFICATION	COMMERCIAL
TOTAL SITE AREA	72,070 SQ. FT. OR LAR AC.
MAX IMPERVIOUS AREA	18,000 SQ. FT. OR 25% ACRES
PROP IMPERVIOUS AREA	41,875 SQ. FT. OR 30% ACRES
ANNUAL FRONT SETBACK	10 FEET
ANNUAL CORNERSET BACK	10 FEET
ANNUAL REAR SETBACK	20 FEET
PARKING	1 SPACE/75 SQ. FT.
FOOD SERVICES REQUIRED PARKING (RESTAURANTS)	84 SPACES

PROPOSED PARKING SPACE SUMMARY

#	TYPE	WIDTH (FT)	PERPENDICULAR DEPTH (FT)	ANGLE
62	STANDARD	9	15	90
2	ADA	9	15	90
64	TOTAL SPACES			

Cherry Rd
30,000 + ADT

CONCEPTUAL SITE PLAN

GRAPHIC SCALE
1" = 10' - 0"

PRELIMINARY NOT FOR CONSTRUCTION

Sam's Holdings

2 TENANT BUILDING
2885 CHERRY ROAD
SC 29730
SAMI'S XPRESS CAR WASH
7935 COUNCIL PLACE, SUITE 200
MATTHEWS, NC 28105

CSP-3

Site Location & Details

