



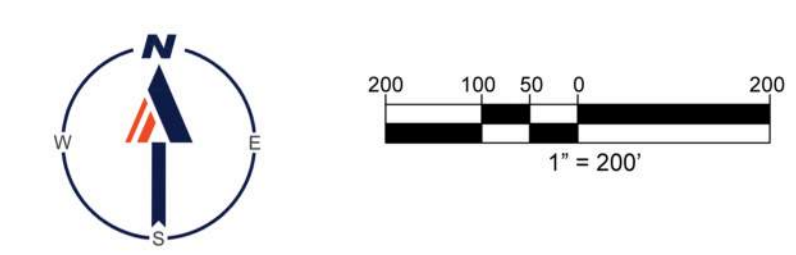
Vicinity Map
Not To Scale

SITE DATA

- PROJECT NAME: PROJECT ASPEN
- APPLICANT/OWNER: CITY OF ROCK HILL
IVAN MCCORKLE
(803) 329-5607
IVAN.MCCORKLE@CITYOFROCKHILL.COM
757 SOUTH ANDERSON ROAD, CITY OF ROCK HILL, SC 29730
- PARCEL (AREA) ZONING: 5890101021 (84.73 ACRES) INDUSTRY GENERAL
5420301001 (118.46 ACRES) INDUSTRY GENERAL
5890101203 (13.27 ACRES) INDUSTRY GENERAL
- PROPOSED LAND USE: INDUSTRIAL
- TREE RETENTION: REQUIRED 7% WILL BE PROVIDED WITH INDIVIDUAL BUILDING DEVELOPMENT PLAN
- OPEN SPACE: REQUIRED OPEN SPACE WILL BE PROVIDED WITH INDIVIDUAL BUILDING DEVELOPMENT PLAN
- PARKING: REQUIRED PARKING SPACES WILL BE PROVIDED WITH INDIVIDUAL BUILDING DEVELOPMENT PLAN

BUILDING DATA TABLE	
PHASE-1	BUILDING SQ. FT.
BUILDING A (PH-1)	74,800 SF
BUILDING B (PH-1)	150,000 SF
BUILDING C (PH-1)	304,750 SF
BUILDING D (PH-1)	226,300 SF
BUILDING E (PH-1)	95,950 SF
PHASE-1 TOTAL	851,800 SF
PHASE-2	BUILDING SQ. FT.
BUILDING F (PH-2)	346,875 SF
BUILDING G (PH-2)	83,600 SF
BUILDING H (PH-2)	227,650 SF
BUILDING I (PH-2)	90,000 SF
BUILDING J (PH-2)	127,500 SF
BUILDING K (PH-2)	96,000 SF
PHASE-2 TOTAL	971,625 SF
TOTAL BUILDING SQ. FOOTAGE:	1,823,425 SF

- NOTES:**
- DISTURBANCE TO JURISDICTIONAL WATERS WILL BE PERMITTED THROUGH USAGE.
 - PARKING, OPEN SPACE, TREE RETENTION, LANDSCAPING, AND ALL OTHER CITY OF ROCK HILL REQUIREMENTS WILL BE ACCOMMODATED ON AN INDIVIDUAL PARCEL BASIS TO BE SUBMITTED AT A LATER DATE.
 - THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE, INCLUDING LOT LINES.
 - IMPROVEMENTS ON SCDOT ROADS ARE REQUIRED. STATE ROADWAY IMPROVEMENTS WILL BE PERMITTED THROUGH THE CITY AND SCDOT.
 - CITY RETAINED OPEN SPACE PROPERTY MAY BE UTILIZED FOR EARTHWORK OPERATIONS AS NECESSARY.



Conceptual Layout | Illustrative Rendering

Aspen Business Park | Rock Hill, SC

March 3, 2021
Project Number (NCC160191)

Note: Conceptual Layout is Preliminary and Subject to Change

