Council Members
District 1: Terry Graham
District 2: Charlene McGriff
District 3: Billy Mosteller, Secretary
District 4: Larry Honeycutt
District 5: Steve Harper, Chair
District 6: Allen Blackmon
District 7: Brian Carnes, Vice-Chair

County Administrator
Dennis Marstall

County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

October 25, 2021 | **6:00 PM** | **101 North Main Street, Lancaster, SC 29720**

LANCASTER COUNTY COUNCIL
County Council Chambers, County Administration Building, 101 North Main Street, Lancaster, SC 29720

AGENDA

1. **Call to Order Regular Meeting - Chairman Steve Harper**
2. **Welcome and Recognition - Chairman Steve Harper**
3. **Pledge of Allegiance and Invocation - Council Member Allen Blackmon**
4. **Approval of the Agenda**

   [deletion and additions of non-substantive matter]
5. **Special Presentations**

   a. Recognition of Steve Willis for his Service as the County Administrator from February, 2007 until October, 2021 - Lancaster County Council
6. **Citizens Comments**

   [Lancaster County Council welcomes comments and input from citizens who may not be able to attend Council meetings in person. Written comments may be submitted via mail to ATTN: Sherrie Simpson, Post Office Box 1809, Lancaster, SC, 29721, by email to Sherrie Simpson at ssimpson@lancastersc.net or by online submission by selecting the "Citizens Comments" quick link located on the County website homepage at https://www.mylancastersc.org/. Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting. Please use the same link above in order to submit input/comments for Public Hearings.]
7. **Consent Agenda**

   [Items listed under the Consent Agenda have previously been discussed by Council and approved unanimously. As such, these items are normally voted on as a group through a single vote rather than with a Council vote for each individual item. However, any Council member may remove any item on the Consent Agenda for individual discussion and vote]

   a. Approval of Minutes from the October 11, 2021 County Council Regular Meeting

   b. Approval of Minutes from the October 13, 2021 County Council Special Meeting

c. Approval of Minutes from the October 13, 2021 County Council Committee Of The Whole Meeting

8. Non-Consent Agenda

a. 3rd Reading of Ordinance 2021-1764 regarding Approving Amendments to the Assessment Roll 2007 Indenture for the Edgewater II Improvement District

Ordinance Title: An Ordinance To Authorize Certain Modifications To The Assessment Roll Relating To The Edgewater II Improvement District And $9,229,000 Original Principal Amount Edgewater II Improvement District Assessment Revenue Bonds, Series 2007A And $19,651,000 Original Principal Amount Edgewater II Improvement District Assessment Revenue Bonds, Series 2007B Issued In Connection Therewith; To Provide For The Execution Of A Multi-Party Agreement For Development Of Edgewater II, A Second Supplemental Indenture Thereto And Other Related Documents For The Series 2007A Bonds And The Series 2007B Bonds; And To Provide For Other Matters Relating Thereto ***- Passed 7-0 at the August 23, 2021 County Council Meeting. Public Hearing held but 2nd Reading deferred by a vote of 7-0 on September 13, 2021. Passed 6-1 at the September 27, 2021 County Council Meeting. 3rd Reading deferred at the October 11, 2021 County Council Meeting. - John DuBose***

County Council will not be asked to provide a 3rd reading vote unless it is clear that a viable CAP agreement has been finalized between True Homes, FLC, and SCDHEC.

b. 3rd Reading of Ordinance 2021-1771 regarding Rezoning Property Located at 8918 Charlotte Highway, Lancaster, SC, from LI to MX (Applicant Crosland Southeast)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone 130 Acres Of Property (TMS# 0010-00-029.00), Located At 8918 Charlotte Highway, Lancaster, South Carolina, From LI, Light Industrial District, To MX, Mixed Use District. ***- Planning Department Case Number: RZ-2021-0664. The Planning Commission recommended disapproval by a vote of 1-4. Passed 7-0 at the September 27, 2021 County Council Meeting. Passed 7-0 at the October 11, 2021 County Council Meeting. - Rox Burhans***

c. 3rd Reading of Ordinance 2021-1772 regarding Approval of a Master Development Plan for "The Exchange" (Applicant Crosland Southeast)

Ordinance Title: An Ordinance To Approve The Master Development Plan Submission Of Crosland Southeast For A Proposed 710-Unit (Townhome/Multi-Family Apartment) And 105,000 Square Foot Nonresidential Development Project Known As “The Exchange” Upon 130 Acres, More Or Less, Currently Zoned Light Industrial District (LI) And Located At 8918 Charlotte Highway, Lancaster, South Carolina (TMS# 0010-00-029.00). ***- Planning Department Case Number: MX-2021-0664. The Planning Commission failed to approve the master development plan due to lack of a second to the motion. Passed 7-0 at the September 27, 2021 County Council Meeting. Passed 7-0 at the October 11, 2021 County Council Meeting. - Rox Burhans***

d. 3rd Reading of Ordinance 2021-1773 regarding Approval of a Development Agreement for "The Exchange" (Applicant Crosland Southeast)

Ordinance Title: An Ordinance To Approve A Development Agreement With Crosland Southeast, For A Proposed 710-Unit (5.5 Dwelling Units Per Acre) Townhome/Multifamily Apartment And 105,000 Square Foot Nonresidential Development Project Known As “The Exchange” Upon Approximately 130 Acres Of Land, Located At 8918 Charlotte Highway, Lancaster, South Carolina, Establishing The Regulations For The Development Of The Property And Other Matters Related Thereto. ***- Planning Department Case Number: DA-2021-0664. The Planning Commission recommended disapproval by a vote of 1-4. Passed 7-0 at the September 27, 2021 County Council Meeting. Passed 7-0 at the October 11, 2021 County Council Meeting. - Rox Burhans***

e. 2nd Reading of Ordinance 2021-1774 regarding Rezoning Property Located at 935 Winston Drive, Lancaster, SC, from GB to MDR (Applicant Howard Strickland, Jr)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To

Rezone 0.36 Acres Of Property (TMS# 0062M-0C-004.00), Located At 935 Winston Drive, Lancaster, South Carolina, From GB, General Business District, To MDR, Medium Density Residential District. ***- Planning Department Case Number: RZ-2021-1796. The Planning Commission recommended approval by a vote of 4-1; however, staff recommended disapproval. Passed 6-0-1 at the October 11, 2021 County Council Meeting (Steve Harper Abstained). - Rox Burhans***

9. Discussion and Action Items

a. Public Hearing on the Proposed Establishment of the Van Wyck Fire Protection District

b. Discussion of Partial Funding of Tennis Courts in Kershaw - Councilman Allen Blackmon

c. Approval of the Updated Airport Capital Improvement Plan - Steve Willis/Paul Moses

d. Continuation Grant - Violent Crime Multi-Jurisdictional Task Force - Dennis Marstall/Sheriff Barry Faile

10. Status of items tabled, recommitted, deferred or held

a. DEFERRED - Public Hearing and 1st Reading of Ordinance 2021-1775 regarding Rezoning Property Located at 9596 & 9495 Yarborough Road, Fort Mill, SC, from LDR to LI (Applicant Steve Ranshaw on behalf of John Matthews, Inc.)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone 4.97 Acres Of Property (TMS#s 0007-00-014.00 And 0007-00-014.02), Located At 9596 And 9495 Yarborough Road, Fort Mill, South Carolina, From LDR, Low Density Residential District, To LI, Light Industrial District. ***- Planning Department Case Number: RZ-2021-1679. The Planning Commission recommended disapproval by a vote of 1-4; however, staff recommended approval. At the October 11, 2021 County Council Meeting, the Public Hearing and 1st Reading of the Ordinance was deferred until the December 13, 2021 Council Meeting.***

11. Miscellaneous Reports and Correspondence

a. Coronavirus Emergency Supplemental Funding - Sheriff's Office

b. Commerce Grant for Economic Development - LocateSC

c. Change Order at Department of Social Services (DSS)

d. Annual Department of Health and Environmental Control (DHEC) Solid Waste Grants

e. Annual South Carolina Department of Health and Environmental Control (SCDHEC) Grant for EMS

12. Citizens Comments

[If Council delays until end of meeting]

13. Executive Session

[motions from Members may follow]

a. Two Items (AFTER EXECUTIVE SESSION, COUNCIL MEMBERS MAY MAKE MOTIONS IN OPEN SESSION):

1. One Economic Development Discussion: Project Arrowhead. SC Code 30-4-70(a)(5).

2. One Legal Briefing on a Pending or Threatened Litigation Matter. SC Code 30-4-70(a)(2).

14. Adjournment

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in

advance of this meeting. Lancaster County Council agendas are posted at the Lancaster County Administration Building and are available on the Website: **www.mylancastersc.org**

Meetings are live streamed and can be found by using the following link: https://www.youtube.com/channel/UCgSlMrcYjcYcu1m-e6TV54w

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Sherrie Simpson / Clerk to Council
Department: County Clerk
Date Requested to be on Agenda: 10/25/2021

Issue for Consideration:
Approve or amend the minutes from the October 11, 2021 County Council regular meeting.

Points to Consider:
The draft minutes from the October 11, 2021 County Council regular meeting are attached for Council's review and consideration.

Funding and Liability Factors:
N/A

Council Options:
Council can approve or amend the minutes.

Recommendation:
Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 10-11-2021 County Council Regular Meeting	10/20/2021	Backup Material

Council Members
District 1: Terry Graham
District 2: Charlene McGriff
District 3: Billy Mosteller, Secretary
District 4: Larry Honeycutt
District 5: Steve Harper, Chair
District 6: Allen Blackmon
District 7: Brian Carnes, Vice-Chair

Lancaster County
South Carolina

County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

October 11, 2021 | **6:00 PM** | **101 North Main Street, Lancaster, SC 29720**

LANCASTER COUNTY COUNCIL
County Council Chambers, County Administration Building, 101 North Main Street, Lancaster, SC 29720

MINUTES

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Council Members present: Allen Blackmon, Brian Carnes, Terry Graham, Steve Harper, Larry Honeycutt, Charlene McGriff and Billy Mosteller.

Council Members absent: None.

Staff Members/Others present: Steve Willis, County Administrator; John DuBose, County Attorney; Sherrie Simpson, Clerk to Council; Rox Burhans, Development Services Director; Jamie Gilbert, Economic Development Director; Clay Catoe, EMS Director; Katherine Jones, Parks and Recreation Deputy Director; Kelvin Alexander, Project Manager; Michael Seezen, attorney with Burr Forman; various Department Heads; various staff; the press; and citizens.

A quorum of Lancaster County Council was present for the meeting. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News, Kershaw News Era, The Rock Hill Herald,* Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website the required length of time. The power point presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

Call to Order Regular Meeting - Chairman Steve Harper

Chairman Steve Harper called the regular meeting of County Council to order at approximately 6:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting. Each Council Member took a turn thanking Steve Willis for his service as the County Administrator.

Pledge of Allegiance and Invocation - Council Member Charlene McGriff

Charlene McGriff led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of the Agenda

Charlene McGriff moved to approve the agenda. Seconded by Larry Honeycutt.

Brian Carnes moved to defer the Public Hearing and 1st Reading of Item **8j., Ordinance 2021-1775**, regarding the rezoning of property located at 9596 and 9495 Yarborough Road to the December County Council meeting. Steve Harper noted that the agenda number in the motion was incorrect and John DuBose noted that the correct agenda item was **8k for Ordinance 2021-1775.** Brian Carnes restated the motion and moved to defer the Public Hearing and 1st Reading of Item **8k., Ordinance 2021-1775,** regarding rezoning property located at 9596 and 9495 Yarborough Road to the December County Council meeting. Seconded by Charlene McGriff. The motion to amend Passed 7-0.

Brian Carnes moved to remove the two Executive Session items from the agenda. Seconded by Allen Blackmon. The motion to amend Passed 7-0.

The motion to approve the agenda as amended Passed 7-0.

Special Presentations

There were no Special Presentations held during the meeting.

Citizens Comments

The following citizens signed up for and spoke during Citizens Comments:

1. Ned Blackmon, Lancaster, SC, spoke regarding shooting ranges;
2. Kevin Garon asked to speak during the Public Hearing for Ordinance 2021-1776 instead of at Citizens Comments; and
3. William Legge, Lancaster, SC, spoke in opposition to The Exchange project.

The following citizens submitted electronic, written comments for Citizens Comments: None.

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Consent Agenda

Billy Mosteller moved to approve Consent Agenda Items **7a.** and **7b.** [as listed in the Agenda packet, which are the same as Item **a.** and Item **b.** listed below]. Seconded by Charlene McGriff. Motion Passed 7-0.

a. **Approval of Minutes from the September 15, 2021 County Council Committee Of The Whole Meeting**

b. **Approval of Minutes from the September 27, 2021 County Council Regular Meeting**

Non-Consent Agenda

Resolution 1176-R2021 regarding Reimbursement for the New Detention Center and Magistrates Court Complex

Resolution Title: A Resolution Relating To The Declaration Of Intent By Lancaster County, South Carolina To Reimburse Certain Expenditures Prior To The Issuance By The County Of Its Tax-Exempt Debt

Charlene McGriff moved to approve. Seconded by Brian Carnes. Motion Passed 7-0.

Resolution 1177-R2021 regarding the Establishment of the Proposed Van Wyck Fire Protection District

Resolution Title: A Resolution To Reschedule The Public Hearing Previously Set On The Establishment Of The Van Wyck Fire Protection District; And To Restate In Full The Content Of Resolution No. 1157-R2021 Which Expressed The Intent Of County Council To Establish The Van Wyck Fire Protection District, Provided Funding For The Proposed District Through The Imposition Of Rates And Charges, Empowered The County Council To Issue General Obligation Bonds Of The County For The Proposed District, Provided For The Administration Of The Proposed District, Ordered A Non-Binding Advisory Referendum On The Establishment Of The Proposed District, And Ordered A Public Hearing On The Establishment Of The Proposed District.

Terry Graham moved to approve. Seconded by Allen Blackmon. Motion Passed 7-0.

Resolution 1178-R2021 regarding a Proposed Field for USC-L Baseball Team at the Regional Sports Complex

Resolution Title: A Resolution To Express Lancaster County Council's Desire To Include A Proposed Field For The University of South Carolina Lancaster ("USCL") Baseball Team In The Regional Sports Complex.

Larry Honeycutt moved to approve. Seconded by Charlene McGriff.

Council and Katherine Jones discusssed the possibility of revenue sharing with the University of South Carolina at Lancaster if they have a field at the regional park and potential intergovernmental agreements.

Council and staff discussed whether, after the 4th **WHEREAS**, the words "....and construction.." should be removed from the Resolution. It was explained that the sentence would then read, "**WHEREAS,** it is the desire of County Council to pursue design of a potential baseball field suitable for the USCL Lancer's Baseball team." Allen Blackmon moved that those two words be removed from the Resolution. Seconded by Billy Mosteller. The motion to amend Passed 7-0.

The motion to approve Resolution 1178-R2021 as amended Passed 7-0.

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3rd Reading of Ordinance 2021-1764 regarding Approving Amendments to the Assessment Roll 2007 Indenture for the Edgewater II Improvement District

Ordinance Title: An Ordinance To Authorize Certain Modifications To The Assessment Roll Relating To The Edgewater II Improvement District And $9,229,000 Original Principal Amount Edgewater II Improvement District Assessment Revenue Bonds, Series 2007A And $19,651,000 Original Principal Amount Edgewater II Improvement District Assessment Revenue Bonds, Series 2007B Issued In Connection Therewith; To Provide For The Execution Of A Multi-Party Agreement For Development Of Edgewater II, A Second Supplemental Indenture Thereto And Other Related Documents For The Series 2007A Bonds And The Series 2007B Bonds; And To Provide For Other Matters Relating Thereto

Larry Honeycutt moved to approve. Seconded by Charlene McGriff.

John DuBose explained that the corrective action plan with the Department of Health and Environmental Control (DHEC) had not yet been finalized and, therefore, there would not be a vote regarding Edgewater at the meeting. However, he explained that the structure of the deal between the Forfeited Land Commission (FLC), True Homes and the bond holders had been amended. He noted that the amended deal provided that the County/FLC receive $1809.20 from each of the first 500 lots, which meant that the County would receive the full amount of back taxes in a four and a half year period versus a seven year period. He explained that the new deal meant that the County would recoup the back taxes more quickly but provided that the bond holders would receive extra money on the lake front lots. He addressed the liability concerns for the County and he reviewed attachments 1A and 1B found in the agenda packet.

Steve Matthews, attorney for the FLC, provided an overview of the amended deal structure. He explained that the amended deal was in lieu of a performance bond.

Council and staff discussed the amount of back taxes actually due on the property.

Billy Mosteller moved to defer 3rd reading of Item **8c.,** Ordinance 2021-1764, to the October 25, 2021 County Council meeting. Seconded by Allen Blackmon.

John DuBose addressed whether the motion needed a contingency as to whether the 3rd Reading needed to be deferred until the report from DHEC was in place. After discussion, it was determined that the motion did not need a contingency clause.

The motion to defer Passed 7-0.

3rd Reading of Ordinance 2021-1765 regarding Rezoning Property Located at 2239 McIlwain Road from GB to MDR (Applicant Mark Bridges)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone 0.46 Acres Of Property (TMS# 0109-00-086.00), Located At 2239 McIlwain Road, Lancaster, South Carolina, From GB, General Business District, To MDR, Medium Density Residential District. ***- Planning Department Case Number: RZ-2021-1666.***

Allen Blackmon recused himself from the discussion and vote on the 3rd Reading of Ordinance 2021-1765. His Statement of Recusal is on file with the minutes in the Clerk to Council's office and is attached to those minutes as Schedule A. He left Chambers at approximately 6:56 p.m.

Brian Carnes moved to approve the 3rd Reading of Ordinance 2021-1765. Seconded by Charlene McGriff. Motion Passed 6-0.; Abstain: Blackmon

Allen Blackmon returned to Chambers at approximately 6:57 p.m. and rejoined the Council meeting.

Public Hearing and 3rd Reading of Ordinance 2021-1766 regarding Cherry Tree and Basware Special Source Revenue Credit

Ordinance Title: An Ordinance To Authorize The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Between Lancaster County And Cherry Tree LLC (Basware) Providing For Special Source Revenue Credits; And To Express The Intention Of Council To Provide Monies To The Economic Development Fund.

Steve Harper opened the Public Hearing for Ordinance 2021-1766 at approximately 6:59 p.m.
Steve Harper noted that no one signed up to speak at the Public Hearing for the Ordinance.
There were approximately 16 citizens in attendance during the Public Hearing for this Ordinance.
The following speakers came forward to make comments or sent in written comments regarding the Public Hearing for the Ordinance: None.
Steve Harper closed the Public Hearing at approximately 7:00 p.m.

Terry Graham moved to approve. Seconded by Charlene McGriff. Motion Passed 7-0.

2nd Reading of Ordinance 2021-1771 regarding Rezoning Property Located at 8918 Charlotte Highway, Lancaster, SC, from LI to MX (Applicant Crosland Southeast)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone 130 Acres Of Property (TMS# 0010-00-029.00), Located At 8918 Charlotte Highway, Lancaster, South Carolina, From LI, Light Industrial District, To MX, Mixed Use District. ***- Planning Department Case Number: RZ-2021-0664.***

Rox Burhans explained that the project had a minor map change that refined the layout, but that there was no increase or decrease in units for the project.

Allen Blackmon moved to approve. Seconded by Charlene McGriff. Motion Passed 7-0.

DRAFT

2nd Reading of Ordinance 2021-1772 regarding Approval of a Master Development Plan for "The Exchange" (Applicant Crosland Southeast)

Ordinance Title: An Ordinance To Approve The Master Development Plan Submission Of Crosland Southeast For A Proposed 710-Unit (Townhome/Multi-Family Apartment) And 105,000 Square Foot Nonresidential Development Project Known As "The Exchange" Upon 130 Acres, More Or Less, Currently Zoned Light Industrial District (LI) And Located At 8918 Charlotte Highway, Lancaster, South Carolina (TMS# 0010-00-029.00). - ***Planning Department Case Number: MX-2021-0664.***

Charlene McGriff moved to approve. Seconded by Larry Honeycutt. Motion Passed 7-0.

2nd Reading of Ordinance 2021-1773 regarding Approval of a Development Agreement for "The Exchange" (Applicant Crosland Southeast)

Ordinance Title: An Ordinance To Approve A Development Agreement With Crosland Southeast, For A Proposed 710-Unit (5.5 Dwelling Units Per Acre) Townhome/Multifamily Apartment And 105,000 Square Foot Nonresidential Development Project Known As "The Exchange" Upon Approximately 130 Acres Of Land, Located At 8918 Charlotte Highway, Lancaster, South Carolina, Establishing The Regulations For The Development Of The Property And Other Matters Related Thereto. - ***Planning Department Case Number: DA-2021-0664.***

Charlene McGriff moved to approve. Seconded by Billy Mosteller.

Council and Yates Dunaway from Crosland Southeast discussed the projected number of children in the proposed development and the school impact fee.

John DuBose reviewed the changes to the Development Agreement: (1) the school fee increased to $750.00; (2) a traffic impact fee payment of $400,000.00; (3) agreement of a fifty foot setback on Highway 521 to help with any future widening projects; (4) agreement to a dedication of a right of way for a future connector road; and (5) agreement to study whether a signal is needed and agreement to the road signal at the intersection of Possum Hollow and Highway 521, if warranted, once the project was at full capacity.

John DuBose explained that if Council was in agreement with the updated Development Agreement, they would need to make a motion to amend the Ordinance and Development Agreement in the form of the 2nd reading version of the Development Agreement attached to the agenda packet. Charlene McGriff stated that she would make that motion. Seconded by Allen Blackmon. The motion to amend Passed 7-0.

The motion to approve the 2nd Reading of Ordinance 2021-1773 as amended Passed 7-0.

Public Hearing and 1st Reading of Ordinance 2021-1774 regarding Rezoning Property Located at 935 Winston Drive, Lancaster, SC, from GB to MDR (Applicant Howard Strickland, Jr)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone 0.36 Acres Of Property (TMS# 0062M-0C-004.00), Located At 935 Winston Drive, Lancaster, South Carolina, From GB, General Business District, To MDR, Medium Density Residential District. - ***Planning Department Case Number: RZ-2021-1796.***

Steve Harper recused himself from the discussion and vote on the Public Hearing and 1st Reading of Ordinance 2021-1774. His Statement of Recusal is on file with the minutes in the Clerk to Council's office and is attached to those minutes as Schedule B. He left Chambers at approximately 7:19 p.m. and Vice-Chair Brian Carnes took over as Chair of the meeting in Steve Harper's absence.

Brian Carnes opened the Public Hearing for Ordinance 2021-1774 at approximately 7:20 p.m.
Steve Willis noted that no one signed up to speak at the Public Hearing for Ordinance 2021-1774.
There were approximately 10 citizens in attendance during the Public Hearing for this Ordinance.
The following speakers came forward to make comments or sent in written comments regarding the Public Hearing for the Ordinance: None.
Brian Carnes closed the Public Hearing at approximately 7:20 p.m.

DRAFT

Charlene McGriff moved to approve. Seconded by Allen Blackmon. Motion Passed 6-0.; Abstain: Harper

Steve Harper returned to Chambers at approximately 7:35 p.m. and rejoined the Council meeting and resumed his duties as Chair of the meeting.

Public Hearing and 1st Reading of Ordinance 2021-1775 regarding Rezoning Property Located at 9596 & 9495 Yarborough Road, Fort Mill, SC, from LDR to LI (Applicant Steve Ranshaw on behalf of John Matthews, Inc.)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone 4.97 Acres Of Property (TMS#s 0007-00-014.00 And 0007-00-014.02), Located At 9596 And 9495 Yarborough Road, Fort Mill, South Carolina, From LDR, Low Density Residential District, To LI, Light Industrial District. - ***Planning Department Case Number: RZ-2021-1679.***

This item was deferred to the December Council meeting during the **Approval of the Agenda.**

Public Hearing and 1st Reading of Ordinance 2021-1776 regarding Rezoning Approximately 23.769 Acres from LDR to MDR (Applicant McCarthy Development Group)

Ordinance Title: An Ordinance T o Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 23.769 Acres Of Property (TMS#s 0003-00-064.00; 0003-00-064.01; 0003-00-065.00; And 0003-00-066.00), Located At 10590 Tillman Steen Road, Indian Land, South Carolina, From LDR, Low Density Residential District, To MDR, Medium Density Residential District. - ***Planning Department Case Number: RZ-2021-1361.***

Steve Harper opened the Public Hearing for Ordinance 2021-1776 at approximately 7:44 p.m.
There were approximately 10 citizens in attendance during the Public Hearing for this Ordinance.
The following speakers came forward to make comments or sent in written comments regarding the Public Hearing for the Ordinance:

1. Kevin Garon, Indian Land, SC, spoke in opposition to the rezoning project. He explained his concerns regarding the project's density, noise, stormwater issues, traffic problems and the fact that the project would not be paying any school impact fees.

Steve Harper closed the Public Hearing at approximately 7:50 p.m.

Charlene McGriff moved to approve. Seconded by Terry Graham. Motion Failed 0-7.; Nays: Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller

Public Hearing and 1st Reading of Ordinance 2021-1777 regarding Approval of a First Amendment to the Development Agreement with Bonterra Builders for The Reserve at Barber Rock

Ordinance Title: An Ordinance To Approve A First Amendment To The Development Agreement Between Bonterra Builders, LLC And Lancaster County For The Reserve At Barber Rock In Order To Remove Approximately 1.017 Acres Of Real Property From The Development Agreement; To Authorize Certain County Officials To Execute And Deliver The First Amendment To The Development Agreement With Bonterra Builders, LLC. - ***Planning Department Case Number: DA-2019-0803.***

Steve Harper opened the Public Hearing for Ordinance 2021-1777 at approximately 8:01 p.m.
He noted that no one signed up to speak at the Public Hearing for the Ordinance.
There were approximately 10 citizens in attendance during the Public Hearing for this Ordinance.
The following speakers came forward to make comments or sent in written comments regarding the Public Hearing for the Ordinance: None.
Steve Harper closed the Public Hearing at approximately 8:01 p.m.

Charlene McGriff moved to approve. Seconded by Larry Honeycutt. Motion Failed 0-7.; Nays: Blackmon,

DRAFT

Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller

Discussion and Action Items

Request for Motion to Withdraw the Text Amendment Related to Ordinance 2021-1728 - Steve Willis

Charlene McGriff moved to authorize the County Administrator to withdraw the UDO Text Amendment request related to Ordinance 2021-1728 with leave for the incoming County Administrator to re-file a similar request at a later date and at the direction of County Council. Seconded by Larry Honeycutt. Motion Passed 6-1.Ayes: Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: Blackmon

Discussion of Potential Uses for the American Rescue Plan (ARP) Funding - Steve Willis

Steve Willis explained that the County was moving forward with the glass barriers. He further explained that the County had a draft application process in place for County Departments and outside agencies to apply for the American Rescue Plan funding. However, he stated that he was going to move forward with the procurement process for two projects: (1) the HVAC system at the County building; and (2) the decontamination shower at the Sheriff's Office and a wall at the front door desk area.

Council and staff discussed whether County Departments should be using the application process.

Status of items tabled, recommitted, deferred or held

a. DEFERRED - 2nd Reading of Ordinance 2021-1728 regarding Amending the Unified Development Ordinance (UDO) for Outdoor Shooting Ranges/Turkey Shoots

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Section 2.5.3, Use Table; Section 5.5.12, Shooting Range, Outdoor; Section 5.12.3, Temporary Uses Limited To Specific Districts; And Section 5.12.4, Temporary Uses With Specific Requirements; To Modify Those Zoning Districts In Which An Outdoor Shooting Range Is A Permissible Use And To Modify Those Regulations Concerning How An Outdoor Shooting Range May Be Permitted, As Well As Providing For Turkey Shoots As A Temporary Use In Certain Zoning Districts And The Standards By Which Turkey Shoots May Be Approved. ***- Planning Department Case Number: UDO-TA-2020-2957. Planning Commission recommended approval by a vote of 5-2. Passed 6-0 at the April 12, 2021 County Council Meeting (Terry Graham Abstained).***

DRAFT

This item was discussed during **Discussion and Action Item, Request for Motion to Withdraw the Text Amendment Related to Ordinance 2021-1728.** Please see that item for the vote on the Motion to Withdraw.

Miscellaneous Reports and Correspondence

Steve Willis reviewed a sixteen page handout regarding the new roofing for the Department of Social Services (DSS) building project and that handout is attached as Schedule C to the written minutes in the Clerk to Council's office.

He also explained that the County was moving back to regular meeting status for COVID beginning with the next meeting.

He also noted that the Clerk of Court would now be setting the docket for the court and, thus, would probably be requesting a docket clerk.

Citizens Comments

All citizens were heard during the Citizens Comments held at the beginning of the Council meeting.

Executive Session

Two Items (AFTER EXECUTIVE SESSION, COUNCIL MEMBERS MAY MAKE MOTIONS IN OPEN SESSION):

1. Discussion of a Personnel Matter. SC Code 30-4-70(a)(1).

2. Discussion of a Contractual Matter. SC Code 30-4-70(a)(2).

Both Executive Session items were removed from the agenda during the **Approval of the Agenda.**

Adjournment

Larry Honeycutt moved to adjourn the regular meeting of Council. Seconded by Terry Graham. The motion to adjourn Passed 7-0. There being no further business, the regular meeting of Council adjourned at approximately 8:29 p.m.

DRAFT

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Sherrie Simpson / Clerk to Council
Department: County Clerk
Date Requested to be on Agenda: 10/25/2021

Issue for Consideration:
Approve or amend the minutes from the October 13, 2021 County Council Special meeting.

Points to Consider:
The draft minutes from the October 13, 2021 County Council Special meeting are attached for Council's review and consideration.

Funding and Liability Factors:
N/A

Council Options:
Council can approve or amend the minutes.

Recommendation:
Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 10-13-2021 County Council Special Meeting	10/21/2021	Backup Material

Council Members
District 1: Terry Graham
District 2: Charlene McGriff
District 3: Billy Mosteller, Secretary
District 4: Larry Honeycutt
District 5: Steve Harper, Chair
District 6: Allen Blackmon
District 7: Brian Carnes, Vice-Chair

Lancaster County
South Carolina

County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

October 13, 2021 | **3:30 PM** | **101 North Main Street, Lancaster, SC 29720**

LANCASTER COUNTY COUNCIL
County Council Chambers, County Administration Building, 101 North Main Street, Lancaster, SC 29720

SPECIAL MEETING MINUTES

DRAFT

Council Members present: Allen Blackmon, Steve Harper, Larry Honeycutt, Charlene McGriff and Billy Mosteller.

Council Members absent: Brian Carnes and Terry Graham.

Staff Members/Others present: Sherrie Simpson, Clerk to Council; John DuBose, County Attorney; and press.

A quorum of Lancaster County Council was present for the meeting. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News, Kershaw News Era, The Rock Hill Herald,* Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website the required length of time.

Call to Order - Chairman Steve Harper

Chairman Steve Harper called the meeting to order at approximately 3:30 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Charlene McGriff

Charlene McGriff led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of the Agenda

Allen Blackmon moved to approve the agenda. Seconded by Charlene McGriff. Motion Passed 5-0.; Absent: Carnes, Graham

Citizens Comments

The following citizens signed up to speak during Citizens Comments: None.

The following citizens submitted written comments for Citizens Comments: None.

Executive Session

One Item (AFTER EXECUTIVE SESSION, COUNCIL MEMBERS MAY MAKE MOTIONS IN OPEN SESSION):

1. Discussion of one Personnel Matter - New County Administrator Contract. SC Code 30-4-70(a)(1).

Larry Honeycutt moved to go into Executive Session. Seconded by Charlene McGriff. Motion Passed 5-0.; Absent: Carnes, Graham. At approximately 3:32 p.m., Council went into Executive Session to discuss the following item: (1) discussion of one Personnel Matter - New County Administrator Contract, pursuant to SC Code 30-4-70(a)(1).

Council came out of Executive Session and Steve Harper called the Council meeting back to order at approximately 3:44 p.m. Charlene McGriff moved to come out of Executive Session. Seconded by Billy Mosteller. Motion Passed 5-0.; Absent: Carnes, Graham

Upon returning to open session, Steve Harper noted, for the record, that during Executive Session, no motions were made and no votes were taken.

Larry Honeycutt moved to approve a contract of employment with the incoming Administrator of Lancaster County and to authorize the Chair of County Council to execute the contract on behalf of the County. Seconded by Charlene McGriff. Motion Passed 5-0.; Absent: Carnes, Graham

Steve Harper announced that Dennis Marstall would begin his employment on October 18, 2021.

Adjournment

Allen Blackmon moved to adjourn the Special Meeting of Council. Seconded by Larry Honeycutt. The motion to adjourn Passed 5-0.; Absent: Carnes, Graham. There being no further business, the Special Meeting of Council adjourned at approximately 3:45 p.m.

DRAFT

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Sherrie Simpson / Clerk to Council
Department: County Clerk
Date Requested to be on Agenda: 10/25/2021

Issue for Consideration:
Approve or amend the minutes from the October 13, 2021 County Council Committee Of The Whole meeting.

Points to Consider:
The draft minutes from the October 13, 2021 County Council Committee Of The Whole meeting are attached for Council's review and consideration.

Funding and Liability Factors:
N/A

Council Options:
Council can approve or amend the minutes.

Recommendation:
Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 10-13-2021 Committee of the Whole Meeting	10/21/2021	Backup Material

Council Members
District 1: Terry Graham
District 2: Charlene McGriff
District 3: Billy Mosteller, Secretary
District 4: Larry Honeycutt
District 5: Steve Harper, Chair
District 6: Allen Blackmon
District 7: Brian Carnes, Vice-Chair

Lancaster County
South Carolina

County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

October 13, 2021 | **4:00 PM** | **101 North Main Street, Lancaster, SC 29720**

LANCASTER COUNTY COUNCIL
COMMITTEE OF THE WHOLE
County Council Chambers, County Administration Building, 101 North Main Street, Lancaster, SC 29720

MINUTES

DRAFT

Council Members present: Allen Blackmon, Brian Carnes, Terry Graham, Steve Harper, Larry Honeycutt, Charlene McGriff and Billy Mosteller.

Council Members absent: None.

Staff Members/Others present: Steve Willis, County Administrator; Kim Belk, Interim Deputy County Administrator/Budget Director; Sherrie Simpson, Clerk to Council; John DuBose, County Attorney; Veronica Thompson, Chief Financial Officer; Rox Burhans, Development Services Director; Jeff Catoe, Public Services Director; Cathy McDaniel, Procurement Director; Hal Hiott, Parks and Recreation Director; Clay Catoe, EMS Director; Paul Moses, Airport Manager; Ken Holt, Holt Consulting; various Department Heads; various staff and citizens.

A quorum of Lancaster County Council was present for the meeting. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News, Kershaw News Era, The Rock Hill Herald,* Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website the required length of time. The power point presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

Call to Order - Chairman Steve Harper

Chairman Steve Harper called the Committee of the Whole meeting to order at approximately 4:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Billy Mosteller

Billy Mosteller led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of Agenda

Charlene McGriff moved to approve the agenda. Seconded by Terry Graham. Motion Passed 7-0.

Executive Session

a. Two Items (AFTER EXECUTIVE SESSION, COUNCIL MEMBERS MAY MAKE MOTIONS IN OPEN SESSION):

1. Discussion of a Contractual Matter (Development Agreement). SC Code 30-4-70(a)(2).

2. One Legal Briefing on a Pending or Threatened Litigation Matter. SC Code 30-4-70(a)(2).

Larry Honeycutt moved to go into Executive Session. Seconded by Charlene McGriff. Motion Passed 7-0. At approximately 4:03 p.m., Council went into Executive Session to discuss the following items: (1) discussion of a contractual matter (development agreement), pursuant to SC Code 30-4-70(a)(2); and (2) one legal briefing on a pending or threatened litigation matter, pursuant to SC Code 30-4-70(a)(2).

Council came out of Executive Session and Steve Harper called the Committee of the Whole meeting back to order at approximately 4:31 p.m. Brian Carnes moved to come out of Executive Session. Seconded by Allen Blackmon. Motion Passed 7-0.

Upon returning to open session, John DuBose noted, for the record, that during Executive Session, Council discussed a contractual matter relating to a development agreement and had one legal briefing on a pending or threatened litigation matter. He also noted that, during Executive Session, no votes were taken and no decisions were made.

DRAFT

Citizens Comments

The following citizens signed up for and spoke during Citizens Comments: None

The following citizens submitted electronic, written comments for Citizens Comments: None.

Discussion and Action Items

Review of Updated Airport Capital Improvement Plan - Steve Willis/Paul Moses

Steve Willis explained that Council had to approve the Airport Capital Improvement Plan (CIP) each year and that Ken Holt of Holt Consulting was at the meeting to review that updated CIP.

Ken Holt reviewed a three page handout that included the 2023-2027 Capital Improvement Plan Sketch of the Lancaster County Airport and two pages of the Lancaster County Airport (LKR) Capital Improvement Plan (CIP) FFY 2023-2027 and that three page handout is attached as Schedule A to the written minutes in the Clerk to Council's office. He also noted that the approved CIP was due to the Federal Aviation Administration (FAA) before December 3, 2021. It was determined that the approval of the CIP would come before Council at an upcoming meeting.

Potential Expansion of Coroner's Office - Steve Willis

Steve Willis explained that, based on Council's input at the last Council meeting, that the County Departments would no longer be using the application process to apply for the American Rescue Plan Act (ARPA) funding and that he would simply have a list to Council sometime in late November regarding potential County projects.

Council and staff discussed possibly expanding the Coroner's office, the amount of ARPA funds that had already

been allocated and the amount of ARPA funding received thus far.

Discussion of Remaining Funds in Bond - Steve Willis

Steve Willis explained that Council had approximately a million dollars remaining in bond funds that could be accessed for potential capital building projects. He noted that the Animal Shelter and EMS Headquarters had already been finished. Council and staff discussed possible capital projects and how long the County had to spend the funds.

Update on Recreation Bond Projects - Steve Willis/Kim Belk

Kim Belk updated Council on the recreation bond projects. Council and staff discussed whether Council wanted to add the add alternates back in to the projects. It was determined that this item should come to Council for discussion at a regular meeting.

Citizen Comments

All citizens were heard during the Citizens Comments held at the beginning of the meeting.

Adjournment

Larry Honeycutt moved to adjourn the meeting. Seconded by Brian Carnes.The motion to adjourn the Committee of the Whole meeting Passed 7-0. There being no further business, the Committee of the Whole meeting adjourned at approximately 5:07 p.m.

DRAFT

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1764
Contact Person / Sponsor: Steve Willis/Administration, John DuBose/County Attorney, Bond Counsel/ Burr Foreman Law Firm
Department: Attorney
Date Requested to be on Agenda: 10/25/2021

Issue for Consideration:
Whether to approve a modification of assessment rolls and the bond structure for the Edgewater II Improvement District that would allow True Homes develop the defaulted bond of the Edgewater II Improvement District and execute a multiparty agreement concerning True Home's purchase of defaulted lots from the Lancaster County Forfeited Land Commission ("FLC").

Points to Consider:
The Edgewater Improvement District was formed in 2007 for a 375 acre residential development known as Edgewater II. Bonds were issued for improvements to be constructed within the district with payment of the bonds to be made from annual assessments. Assessments were not paid and the properties within the Edgewater II improvement district were sold at tax sale to the FLC pursuant to the FLC entering the statutory bid for the properties. FLC has not taken record title by way of tax deed in order to guard against potential premises liability concerns.

FLC has attempted to market the property on several occasions but with no success.

True Homes has proposed a purchase of the real property held by the FLC and has negotiated with bond holders ("Holders") for a modification of the outstanding unpaid bonds.

The County understands that Craft, the FLC, True Homes, the proposed developer of the Development ("True Homes"), and the bond holders have reached a proposed agreement, which is evidenced by a form of Multi-Party Agreement for Development of Edgewater II that is attached to the agenda package. Pursuant to the proposed terms of the Multi-Party Agreement, (1) Craft Homes will transfer to the FLC all of its rights to all of the Craft Parcels, tax deed title will be issued to the FLC of all the Parcels and the FLC will take title to all of the Parcels (e.g., which represent approximately 1,058 individual lots, when fully platted and subdivided) for which it was the successful bidder at tax sale or it obtains title through a quiet title action, (2) True Homes will purchase the Parcels from the FLC on a phased take-down schedule over a period of seven years at an agreed-upon purchase price payable partly upon initial take-down and the balance payable when True Homes sells a Parcel to a third-party (e.g., another builder or homeowner) (each, a "Third-Party Owner"), and (3) the Holders have agreed to certain modifications to the Original Assessment Roll, the Series 2007 Bonds and the Original Indenture, including the restructuring and amendment of the Series 2007A Bonds and the Series 2007B Bonds (collectively, the "Amended Series 2007 Bonds"), which Amended Series 2007 Bonds (a) would be subject to redemption prior to maturity to be paid from a portion of the proceeds of the sale of the Parcels from the FLC to True Homes and from True Homes to Third-Party Owners (the "Lot Sale Proceeds") pursuant to the Multi-Party Agreement or (b) would be paid or redeemed prior to maturity from Assessments to be imposed upon Third-Party Owners from time to time after the sale of the Parcels to Third-Party Owners, in each case pursuant to the Original Indenture, as supplemented by the Second Supplemental Indenture, and the updated Assessment Roll approved by the Ordinance to replace the Original Assessment Roll, the cancellation of the Series 2007A Bonds and the 2007B Bonds which are not restructured and amended (the "Cancelled Bonds"), and the reduction and cancellation of the portion of the Assessment A and Assessment B relating to the Cancelled Bonds, all of which modifications will require the consent and approval of the County as a party to the Multi-Party Agreement.

Lancaster County is being asked to approve the ordinance authorizing bond modifications and County execution of the the Multi-Party Agreement.

The proposal is that lots will be purchased by True Homes for $25,000 for most lots, premium lots will be purchased for $50,000, and lots that are within Phases 6 and 7 will be sold for $10,000. The proposal is that True Homes will pay 40% of the purchase

price of each lot as a take down payment and then pay the 60% balance upon the conveyance of the lot to another person or entity. The balance will be secured as a lien against the property until True Homes conveys title to another entity or person.

The proposal for allotment of the take down payments was renegotiated after comments and feedback that County Council provided during prior meetings. The FLC/County will receive $1,809.20 from the sell of each of the first 500 lots, which are projected for take down in the first 4.5 years of the proposal. The payments from the sell of the first 500 lots will recoup $904,600, the equivalent of 100% of the unpaid taxes attributable to Edgewater II through 2024. Previously, the back tax payments were spread over all 1,058 lots and over 7 years. The amended deal structure provides greater protection to Lancaster County in the event True Homes does not complete the proposed development schedule.

That payment-in-full of back taxes will then be distributed in accordance with South Carolina law, S.C. Code §12-59-100 – first, to pay FLC expenses and then to the respective taxing entities.

FLC expenses in connection with this proposal for Edgewater II through the signing of the Multi-Party Agreement and the establishment of procedures for lot take-downs are estimated to be $95,000 (which includes amounts already paid that will be reimbursed to the FLC or the County).

In order to provide for more rapid repayment of unpaid taxes True Homes agreed that for lakefront lots (years 2 and 3) it will pay an additional $17,000 (for a total of $476,000) to the bondholders to catch them up to where the bondholders would be but for the accelerated payment of back taxes. Bondholders will then credit True Homes in the amount of $476,000 for the last quarter of the last year (2028). If True Homes fails to complete the development schedule it faces forfeiture to bond holders of the $476,000 credit and its initial prepayment of $100,000.

Please refer to "Executive Summary of Edgewater II Proposal Changes" attached to the agenda materials for further details of the amended proposal.
County related expenses will be paid by True Homes and True Homes will deposit funds to secure payment of the County fees in a Fee Payment and Deposit Agreement.

The initial purchase price as shown above for each lot shall be increased by five percent (5%) upon each anniversary of the first business day of the month following the month in which the FLC obtains tax title to the lots.
The proposed purchase schedule is as follows:

Year	Number of Lots to Purchase	Location of Lot (Phase Number)	Purchase Price per Lot (subject to adjustment pursuant to Section 3(b) below.
1	80 (20 per quarter)	2	$25,000
2	120 (30 per quarter)	2, 4	$25,000
3	120 (30 per quarter)	2, 3, 4, 5, 6	$25,000 (except for 13 lakefront lots, for which the Purchase Price is $50,000)
4	120 (30 per quarter)	3, 5, 6	$25,000 (except for 12 lakefront lots, for which the Purchase Price is $50,000) * with an an additional $17,000 per lot payment directly to bond holders for the lakefront lots with the payment to be credited against the final quarter of year 7 take downs.
5	111 (28 for first three quarters; 27 for fourth quarter)	3, 5, 6	$25,000
6	219 (55 for first three quarters; 54 for fourth quarter)	9, 10, 8	10,000
7	289 (72 for first three quarters; 73 for fourth)	7, 8, 11	10,000

True Homes and the FLC are in discussions with the South Carolina Department of Health and Environmental Control (SCDHEC) concerning a Corrective Action Plan (CAP) to address potential sedimentation concerns on the site. Depending on the results of discussions with SCDHEC and the structure of the proposed CAP, True Homes or the FLC may elect to abandon the proposed bond modifications. Representatives of True Homes are available to answer questions concerning the status and progress of the CAP.

County Council will not be asked to provide a 3rd reading vote unless it is clear that a viable CAP agreement has been finalized between True Homes, FLC, and SCDHEC.

If the proposed changes to the deal structure meet with County Council approval, a motion to amend the Ordinance to incorporate the edited Exhibits A, B, and C to the Ordinance would be appropriate and necessary.

Funding and Liability Factors:

As stated previously, the proposal would result in payment to the FLC of the equivalent of the unpaid back taxes and return properties to the ad valorem tax rolls of Lancaster County.

The proposal would result in the Bond Holders recouping the funds that were expended for improvements in Edgewater II.

Projections and comparisons bond holder revenue and County ad valorem tax revenues through through 2049, assuming adherence to the proposed take down schedule, are attached to the agenda materials. The information and Assumptions used in generating the charts are set forth in Information Exhibit 1.

Information Exhibit 1A is a comparison of the net position of bond holders v. taxing entities 2007-2049, with full development of Edgewater II. In the full development scenario the County will receive projected annual tax receipts of $1,129,330 by 2029 and $2,170,526 in 2031. Cumulative tax receipts through 2049 are projected at $47,262,007 with full development.

Information Exhibit 1B shows the net position of taxing entities for 2007-2049 and assumes no assessment increase and that development of Edgewater II ceases after 500 lots are purchased by True Homes. This chart is provided in response to County Council inquiries concerning a "what if" hypothetical scenario where True Homes fails to complete the project proposal. In a "half developed" status Edgewater II will provide projected annual tax receipts of $1,026,850 by 2029 and cumulative tax receipts of $24,878,326 through 2049.

A projection of cash flow is attached as Information Exhibit 2. A projection of debt servicing for the bonds is attached as Information Exhibit 3.

Information Exhibit 4 is a chart of per parcel unpaid taxes and assessment.
The last Form of Requisition (no.38) submitted in connection with infrastructure paid for with the 2007 bond funds is attached as Information Exhibit 5.

There are no liability factors.

Council Options:

Approve or Disapprove of the Ordinance

Recommendation:

N/A

ATTACHMENTS:

Description	Upload Date	Type
Executive Summary of Edgewater Ii Proposal Changes	10/7/2021	Exhibit

Information Exhibit 1 - Information and Assumptions for Bond holder and ad valorem tax revenue projections and comparisons	10/7/2021	Exhibit
Information Exhibit 1A- Comparison net position of bond holders v. taxing entities 2007-2049, full development	10/5/2021	Exhibit
Information Exhibit 1B- Net position of taxing entities 2007-2049, no assessment increase, half developed	10/5/2021	Exhibit
Information Exhibit 2- Cash Flow Projection	10/5/2021	Exhibit
Information Exhibit 3- Cash Flow Projection (Debt Service)	10/5/2021	Exhibit
Information Exhibit 4- Unpaid Taxes and Assessments through 2020 - all parcels	10/5/2021	Exhibit
Information Exhibit 5 - Form of Requisition no 38 related to original bond funds	9/22/2021	Exhibit
Ordinance 2021-1764	10/21/2021	Ordinance
Ordinance 2021-1764 Exhibit A - Multi-Party Agreement	10/7/2021	Exhibit
Ordinance 2021-1764 Exhibit B- Second Supplemental Trust Indenture	9/22/2021	Exhibit
Ordinance 2021-1764 Exhibit C- Updated Assessment Roll and RMA	10/5/2021	Exhibit

EXECUTIVE SUMMARY OF EDGEWATER II PROPOSAL CHANGES

After concerns and requests voiced by members of County Council during the first and second readings of the Ordinance, there have been several significant changes to the proposal.

- The FLC/County will get from proceeds of sales of Edgewater II lots to True Homes the total amount of $904,600, which is 100% of unpaid back taxes on those lots through approximately Tax Year 2024 (estimating for Tax Years 2021 through 2024, when taxes on new homes are expected to begin). Previously, the FLC/County was to receive only 20% of unpaid back taxes. The payment to the FLC of those sales proceeds equal in the aggregate to unpaid taxes will then be distributed in accordance with South Carolina law, S.C. Code §12-59-100 – first, to pay FLC expenses and then to the respective taxing entities.

- The FLC/County will get that amount spread out over the first 500 lots purchased by True Homes, projected to occur in the first 4.5 years. That is, $1,809.20 per lot, for 500 lots. Previously, the full amount was projected to have been received over 7 years (by the end of 2028) and spread out over all 1,058 lots. In other words, this amount is no longer at risk if True Homes does not purchase the second half of the lots.

- To induce the bondholders to agree to be more "back-end loaded" in order to allow the FLC/County to be more "front-end loaded," True Homes agreed that each time it purchases a Lakefront Lot (scheduled to occur in years 2 and 3), it will pay an additional $17,000 (for a total of $476,000). That amount will go to the bondholders to catch them up with where they would have been but for the acceleration of the back-taxes recoupment.

- The bondholders will then allow True Homes a credit in that amount for its lot purchases in the last quarter of the last year (2028). In other words (and combined with the up-front payment by True Homes), unless True Homes completes its acquisition of the Edgewater II lots, it will lose that prepayment of $476,000 and its initial prepayment of $100,000. This strengthens the incentive for True Homes to complete its Edgewater II acquisition as currently proposed.

Unpaid back taxes are shown on an attached spreadsheet prepared by the Lancaster County Tax Collector and formatted to show easily, for each lot or parcel in Edgewater II, the unpaid bond assessments in each year (labeled "Fee 1" on the

spreadsheet) and the unpaid taxes in each year. (To arrive at the unpaid tax on any lot in any year, one must subtract the "County Credit" from the "County Tax," as identified on the spreadsheet.)

Amounts received since 2007 by both bondholders and the FLC/County/School District and amounts anticipated to be received in in the future through 2049 by both bondholders and the FLC/County/School District are shown on a separate spreadsheet. The assumptions underlying the projections are set out on the attached sheet captioned "Information and Assumptions Behind Comparison."

With regard to payments to the bondholders, in the original 2007 transaction the bondholders expected to get back their original $28.9 million plus an additional $31 million (approximately). That was to be significantly "front-end loaded," as the bigger series (Series B, about twice the size of Series A) was to mature in 2017, while the smaller series went out to 2039.

Under this current proposal, if all lots are purchased and developed by True Homes according to the projected schedule and all ultimate homeowners pay all the assessments, the bondholders will at the end have gotten back their original $28.9 million plus an additional $7.1 million (approximately). Those receipts will have been significantly "back-end loaded."

INFORMATION AND ASSUMPTIONS BEHIND COMPARISON

The two charts show the net impact on the bondholders and on the taxing entities from the issuance of the bonds until 2049, which is 10 years after final payout on the bonds.

The negative amount shown for bondholders in 2007 is the amount they paid in at that time. There is no corresponding negative number for taxing entities because the taxing entities did not make an up-front investment.

The returns shown to the bondholders in 2008 through 2011 are based on information regarding funds available for the bondholders at that time. Trustee records of actual payment have not yet been retrieved. The amounts are not exact, but should be relatively close to the bondholders' actual receipts.

The charts do not take into account the timing of payments and therefore understate the negative impact on bondholders. The bondholders expected to receive over $60 million (their original $28.88 million, plus interest) and that was to be "front-end loaded." Instead they will have received by the end (if all lots are taken, developed, and sold as projected) approximately $36 million ($24 million less than they were owed), pushed considerably toward the back end.

The tax receipts for 2008 through 2024 are based on records from the County Tax Collector. These figures have been rounded slightly, but are relatively exact. Because Tax Year 2007 collections were small and may have related to a period before the original developer purchased, no amount is shown for that year.

Because it is not possible to predict when and for how long True Homes will be paying taxes on a lot before it builds and sells a home on that lot, these charts do not include any amount for that. Tax payments by True Homes will be in addition to the tax payments shown here.

The charts use the same lot takedown and home sale schedules used by DTA in calculating bondholder payments. For bondholder payouts in 2022 and later, the charts use the DTA schedules.

The charts assume that homes sold by True Homes in the first year of such sales (2023) will have an average price of $300,000.

The tax projections assume a County-wide rate of 170.8 mills (the rate for the upcoming year) and a School debt millage of 65 mills (last year's rate). The tax projections also assume that all homes in Edgewater II will be owner-occupied with a 4% assessment ratio and an exemption from School operating millage. The tax projections do not discount for lower tax revenues from owners who are 65 or older. Tax revenues are shown as coming in during the year after a tax bill: so if a tax bill goes out in October of a year, the revenues show up as coming in during the following year.

Each chart assumes that the average sale price will stay the same throughout the development and that thereafter there will be no increase in assessed values. If sales prices go up over the 8-year development period, or if there are value increases in later reassessments, then the positive impact to the County and School District will get larger. Any such increases, however, will not additionally benefit bondholders.

The other chart[1] also assumes no increase in values and further assumes that the project is discontinued after only half of the Edgewater II lots are taken down, developed, and sold. Again, however, if sales prices go up over the shortened development period, or if the homes that are developed and sold do increase in value increases in later reassessments, then the positive impact to the County and School District will get larger. And again, any such increases will not additionally benefit bondholders.

HSB 6933411 v.2

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1 The second chart does not show impact on bondholders, as we have not engaged the financial consultant to show that impact. It would, however, be very significantly negative.

Comparison of Annual and Cumulative Impact on Taxing Entities and Bondholders: no annual increase in home sales price and no increase each 5-year reassessment															
	2007	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**
Bondholder Annual Impact	-28,880,000	2,116,955	2,228,374	2,313,374	250,000	0	0	0	0	0	0	0	0	0	0
Bondholder Cumulative Net	-28,880,000	-26,763,045	-24,534,671	-22,221,297	-21,971,297	-21,971,297	-21,971,297	-21,971,297	-21,971,297	-21,971,297	-21,971,297	-21,971,297	-21,971,297	-21,971,297	-21,971,297
Taxing Entities Sale Proceeds															
Taxing Entities Tax Receipts	0	167,500	40,000	40,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	1,400	1,400	1,400	1,400
Taxing Entities Annual Impact	0	167,500	40,000	40,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	1,400	1,400	1,400	1,400
Taxing Entities Cumulative Net	0	167,500	207,500	247,500	250,500	253,500	256,500	259,500	262,500	265,500	268,500	269,900	271,300	272,700	274,100

Comparison of Annual and																
	2022	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**
Bondholder Annual Impact	353,231	1,664,069	2,849,863	3,466,780	3,502,004	3,316,926	3,268,453	2,962,244	769,550	771,262	770,650	767,712	767,450	769,476	768,400	769,226
Bondholder Cumulative Net	-21,618,066	-19,953,997	-17,104,134	-13,637,354	-10,135,350	-6,818,424	-3,549,971	-587,727	181,823	953,085	1,723,735	2,491,447	3,258,897	4,028,373	4,796,773	5,565,999
Taxing Entities Sale Proceeds	142,927	217,104	217,104	217,104	110,361	0	0									
Taxing Entities Tax Receipts	1,400	1,400	1,400	163,968	409,920	655,872	901,824	1,129,330	1,578,192	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526
Taxing Entities Annual Impact	144,327	218,504	218,504	381,072	520,281	655,872	901,824	1,129,330	1,578,192	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526
Taxing Entities Cumulative Net	418,427	636,931	855,435	1,236,507	1,756,788	2,412,660	3,314,484	4,443,814	6,022,006	8,192,532	10,363,058	12,533,585	14,704,111	16,874,638	19,045,164	21,215,690

Comparison of Annual and												
	2038	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**
Bondholder Annual Impact	766,562	770,412	0	0	0	0	0	0	0	0	0	0
Bondholder Cumulative Net	6,332,561	7,102,973	7,102,973	7,102,973	7,102,973	7,102,973	7,102,973	7,102,973	7,102,973	7,102,973	7,102,973	7,102,973
Taxing Entities Sale Proceeds												
Taxing Entities Tax Receipts	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526
Taxing Entities Annual Impact	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526	2,170,526
Taxing Entities Cumulative Net	23,386,217	25,556,743	27,727,270	29,897,796	32,068,322	34,238,849	36,409,375	38,579,902	40,750,428	42,920,954	45,091,481	47,262,007

Comparison of Annual and Cumulative Impact on Taxing Entities and Bondholders: no annual increase in home sales price and no increase each 5-year reassessment															
	2007	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**
Taxing Entities Sale Proceeds															
Taxing Entities Tax Receipts	0	167,500	40,000	40,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	1,400	1,400	1,400	1,400
Taxing Entities Annual Impact	0	167,500	40,000	40,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	1,400	1,400	1,400	1,400
Taxing Entities Cumulative Net	0	167,500	207,500	247,500	250,500	253,500	256,500	259,500	262,500	265,500	268,500	269,900	271,300	272,700	274,100

Comparison of Annual and																
	2022	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**
Taxing Entities Sale Proceeds	142,927	217,104	217,104	217,104	110,361	0	0									
Taxing Entities Tax Receipts	1,400	1,400	1,400	163,968	409,920	655,872	901,824	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850
Taxing Entities Annual Impact	144,327	218,504	218,504	381,072	520,281	655,872	901,824	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850
Taxing Entities Cumulative Net	418,427	636,931	855,435	1,236,507	1,756,788	2,412,660	3,314,484	4,341,334	5,368,183	6,395,033	7,421,882	8,448,732	9,475,582	10,502,431	11,529,281	12,556,130

Comparison of Annual and												
	2038	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**
Taxing Entities Sale Proceeds												
Taxing Entities Tax Receipts	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850
Taxing Entities Annual Impact	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850	1,026,850
Taxing Entities Cumulative Net	13,582,980	14,609,830	15,636,679	16,663,529	17,690,378	18,717,228	19,744,078	20,770,927	21,797,777	22,824,626	23,851,476	24,878,326

LOT SALES	Total	2020	2021	2022 1st Quarter	2022 2nd Quarter	2022 3rd Quarter	2022 4th Quarter	2023 1st Quarter	2023 2nd Quarter	2023 3rd Quarter	2023 4th Quarter	2024 1st Quarter	2024 2nd Quarter
Section I: Lot Takedown (for 1st Payment to bondholders - 40% of total lot sale revenue of which 98% to bondholder and 1% to FLC)													
Phases 2-6 (Standard Lots)	522			19	20	20	20	30	30	30	30	27	27
Phases 2-6 (Lakefront Lots)	28											3	3
Remaining Phases	508												
Total	1,058	0	0	19	20	20	20	30	30	30	30	30	30
Section II: Annual Homeclosings by Phase (for 2nd Payment to bondholders - 60% of total lot revenue of which 100% to bondholder and 0% to FLC)													
Phases 2-6 (Standard Lots)	522							19	20	20	20	30	30
Phases 2-6 (Lakefront Lots)	28												
Remaining Phases	508												
Total	1,058	0	0	0	0	0	0	19	20	20	20	30	30

Section III: Lot Sale Revenue Allocated to Bondholders (2022 Values shown below - values escalate each year thereafter by 5%) and FLC for back taxes

	Amount to Bondholders		
	1st Payment at	2nd Payment at	Total
Type of Lot	Takedown	Home Closing	net of 5.5% costs
Standard	$7,641	$14,175	$21,816
Lakefront	$33,156	$28,350	$61,506
Remaining Phases	$3,780	$5,670	$9,450
	80.86%	100.00%	

	Amount to FLC		Amount to FLC									
	1st Payment for	2nd Payment at	2022	2022	2022	2022	2023	2023	2023	2023	2024	2024
Type of Lot	First 500 lots	Home Closing	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter
Standard	$1,809	$0	$50,000	$70,558	$36,184	$36,184	$54,275	$54,275	$54,275	$54,275	$48,848	$48,848
Lakefront	$1,809	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,428	$5,428
Remaining Phases	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	19.14%	0.00%	$50,000	$70,558	$36,184	$36,184	$54,275	$54,275	$54,275	$54,275	$54,275	$54,275

	Total		
	1st Payment at	2nd Payment at	Total
Type of Lot	Takedown	Home Closing	net of 5.5% costs
Standard	$9,450	$14,175	$23,625
Lakefront	$34,965	$28,350	$63,315
Remaining Phases	$3,780	$5,670	$9,450

Section IV: 1st Payment Lot Sale Projected Revenue Allocated to Bondholders at Takedown												
Phases 2-6 (Standard Lots)	$0	$0	$144,924	$113,820	$141,816	$152,816	$243,400	$243,400	$243,400	$243,400	$232,455	$232,455
Phases 2-6 (Lakefront Lots)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$105,279	$105,279
Remaining Phases	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$144,924	$113,820	$141,816	$152,816	$243,400	$243,400	$243,400	$243,400	$337,734	$337,734
Section V: 2nd Payment Lot Sale Projected Revenue Allocated to Bondholders at Home Closing												
Phases 2-6 (Standard Lots)	$0	$0	$0	$0	$0	$0	$269,325	$283,500	$283,500	$283,500	$446,513	$446,513
Phases 2-6 (Lakefront Lots)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Remaining Phases	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$269,325	$283,500	$283,500	$283,500	$446,513	$446,513
Section VI: Total Projected Revenues												
1st Payment Lot Sale Revenue	$0	$0	$144,924	$113,820	$141,816	$152,816	$243,400	$243,400	$243,400	$243,400	$337,734	$337,734
2nd Payment Lot Sale Revenue	$0	$0	$0	$0	$0	$0	$269,325	$283,500	$283,500	$283,500	$446,513	$446,513
Total	$0	$0	$144,924	$113,820	$141,816	$152,816	$512,725	$526,900	$526,900	$526,900	$784,247	$784,247

LOT SALES	2024 3rd Quarter	2024 4th Quarter	2025 1st Quarter	2025 2nd Quarter	2025 3rd Quarter	2025 4th Quarter	2026 1st Quarter	2026 2nd Quarter	2026 3rd Quarter	2026 4th Quarter	2027 1st Quarter	2027 2nd Quarter	2027 3rd Quarter	2027 4th Quarter	2028 1st Quarter
Section I: Lot Takedown (for 1															
Phases 2-6 (Standard Lots)	26	26	26	26	27	27	28	28	28	27					
Phases 2-6 (Lakefront Lots)	4	4	3	3	4	4									
Remaining Phases											55	55	55	54	72
Total	30	30	29	29	31	31	28	28	28	27	55	55	55	54	72
Section II: Annual Homeclosin															
Phases 2-6 (Standard Lots)	30	30	27	27	26	26	26	26	27	27	28	28	28	27	0
Phases 2-6 (Lakefront Lots)			3	3	4	4	3	3	4	4					
Remaining Phases															55
Total	30	30	30	30	30	30	29	29	31	31	28	28	28	27	55

Section III: Lot Sale Revenue Allocated to Bondholders (2022 Values shown below - values escalate each year thereafter by 5%) and FLC for back taxes

Type of Lot
Standard
Lakefront
Remaining Phases

Type of Lot	Amount to FLC 2024 3rd Quarter	2024 4th Quarter	2025 1st Quarter	2025 2nd Quarter	2025 3rd Quarter	2025 4th Quarter	2026 1st Quarter	2026 2nd Quarter	2026 3rd Quarter	2026 4th Quarter	2027 1st Quarter	2027 2nd Quarter	2027 3rd Quarter	2027 4th Quarter	2028 1st Quarter
Standard	$47,039	$47,039	$47,039	$47,039	$48,848	$48,848	$50,657	$50,657	$9,046	$0	$0	$0	$0	$0	$0
Lakefront	$7,237	$7,237	$5,428	$5,428	$7,237	$7,237	$0	$0	$0	$0	$0	$0	$0	$0	$0
Remaining Phases	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	$54,275	$54,275	$52,466	$52,466	$56,085	$56,085	$50,657	$50,657	$9,046	$0	$0	$0	$0	$0	$0

Type of Lot
Standard
Lakefront
Remaining Phases

Section IV: 1st Payment Lot Sale Projected Revenue Allocated to Bondholders at Takedown															
Phases 2-6 (Standard Lots)	$223,846	$223,846	$237,390	$237,390	$246,520	$246,520	$270,966	$270,966	$312,577	$310,136	$0	$0	$0	$0	$0
Phases 2-6 (Lakefront Lots)	$140,372	$140,372	$108,405	$108,405	$144,540	$144,540	$0	$0	$0	$0	$0	$0	$0	$0	$0
Remaining Phases	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$265,339	$265,339	$265,339	$260,515	$364,720
Total	$364,218	$364,218	$345,795	$345,795	$391,060	$391,060	$270,966	$270,966	$312,577	$310,136	$265,339	$265,339	$265,339	$260,515	$364,720
Section V: 2nd Payment Lot Sale Projected Revenue Allocated to Bondholders at Home Closing															
Phases 2-6 (Standard Lots)	$446,513	$446,513	$421,954	$421,954	$406,326	$406,326	$426,643	$426,643	$443,052	$443,052	$482,434	$482,434	$482,434	$465,205	$0
Phases 2-6 (Lakefront Lots)	$0	$0	$93,768	$93,768	$125,024	$125,024	$98,456	$98,456	$131,275	$131,275	$0	$0	$0	$0	$0
Remaining Phases	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$398,008
Total	$446,513	$446,513	$515,722	$515,722	$531,350	$531,350	$525,099	$525,099	$574,327	$574,327	$482,434	$482,434	$482,434	$465,205	$398,008
Section VI: Total Projected Revenues															
1st Payment Lot Sale Revenue	$364,218	$364,218	$345,795	$345,795	$391,060	$391,060	$270,966	$270,966	$312,577	$310,136	$265,339	$265,339	$265,339	$260,515	$364,720
2nd Payment Lot Sale Revenue	$446,513	$446,513	$515,722	$515,722	$531,350	$531,350	$525,099	$525,099	$574,327	$574,327	$482,434	$482,434	$482,434	$465,205	$398,008
Total	$810,730	$810,730	$861,517	$861,517	$922,410	$922,410	$796,065	$796,065	$886,904	$884,463	$747,773	$747,773	$747,773	$725,719	$762,729

LOT SALES	2028 2nd Quarter	2028 3rd Quarter	2028 4th Quarter	2029 1st Quarter	2029 2nd Quarter	2029 3rd Quarter	2029 4th Quarter	*Total*
Section I: Lot Takedown (for 1								
Phases 2-6 (Standard Lots)								
Phases 2-6 (Lakefront Lots)								
Remaining Phases	72	72	73					
Total	72	72	73				0	***1,058***
Section II: Annual Homeclosin								
Phases 2-6 (Standard Lots)	0	0	0					
Phases 2-6 (Lakefront Lots)								
Remaining Phases	55	55	54	72	72	72	73	
Total	55	55	54	72	72	72	73	***1,058***

Section III: Lot Sale Revenue Allocated to Bondholders (2022 Values shown below - values escalate each year thereafter by 5%) and FLC for back taxes

Type of Lot
Standard
Lakefront
Remaining Phases

	Amount to FLC 2028	2028	2028	2029	2029	2029	2029	
Type of Lot	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	*Total*
Standard	$0	$0	$0	$0	$0	$0	$0	***$903,933***
Lakefront	$0	$0	$0	$0	$0	$0	$0	***$50,657***
Remaining Phases	$0	$0	$0	$0	$0	$0	$0	***$0***
	$0	$0	$0	$0	$0	$0	$0	***$954,590***

Type of Lot
Standard
Lakefront
Remaining Phases

Section IV: 1st Payment Lot Sale Projected Revenue Allocated to Bondholders at Takedown								
Phases 2-6 (Standard Lots)	$0	$0	$0	$0	$0	$0	$0	***$4,572,042***
Phases 2-6 (Lakefront Lots)	$0	$0	$0	$0	$0	$0	$0	***$997,192***
Remaining Phases	$364,720	$364,720	$253,278	$0	$0	$0	$0	***$2,403,971***
Total	$364,720	$364,720	$253,278	$0	$0	$0	$0	***$7,973,205***
Section V: 2nd Payment Lot Sale Projected Revenue Allocated to Bondholders at Home Closing								
Phases 2-6 (Standard Lots)	$0	$0	$0	$0	$0	$0	$0	***$8,214,334***
Phases 2-6 (Lakefront Lots)	$0	$0	$0	$0	$0	$0	$0	***$897,044***
Remaining Phases	$398,008	$398,008	$390,772	$547,081	$547,081	$547,081	$227,950	***$3,453,989***
Total	$398,008	$398,008	$390,772	$547,081	$547,081	$547,081	$227,950	***$12,565,367***
Section VI: Total Projected Revenues								
1st Payment Lot Sale Revenue	$364,720	$364,720	$253,278	$0	$0	$0	$0	***$7,973,205***
2nd Payment Lot Sale Revenue	$398,008	$398,008	$390,772	$547,081	$547,081	$547,081	$227,950	***$12,565,367***
Total	$762,729	$762,729	$644,050	$547,081	$547,081	$547,081	$227,950	***$20,538,571***

Year Ending (November 1)	Estimated 1st Payment Lot Sale Revenue	Estimated 2nd Payment Lot Sale Revenue	Estimated Annual Assessment A Revenue	Total Max Revenue	Admin Expenses	Net Max Revenue [1]	Projected New Capital Appreciation Bonds 11/1/2021 **$16,735,000**	Annual Coupon **7.750%**	Bond Balance	Accreted Interest	Total Bond Value	Projected Capital Appreciation Bond Early Redemptions Interest Paid	Principal Paid	Total Paid	Projected New Capital Appreciation Bonds 11/1/2021 **$16,735,000**	Projected Capital Appreciation Bond Following Redemptions Annual Coupon **7.750%**	Bond Balance	Accreted Interest	Total Bond Value	Convert CABs to Projected New Current Interest Bonds 11/1/2029 $5,215,353 Annual Coupon **7.750%**	Principal	Interest	Total Debt Service
Prior to Buildout																						
May 1, 2021																						
November 1, 2021																						
May 1, 2022	$258,744	$0	$0	$258,744	($50,000)	$208,744		7.750%	$16,735,000	$648,481	$17,383,481	($4,025)	($100,000)	($104,025)		7.750%	$16,735,000	$648,481	$17,383,481				
November 1, 2022	$294,633	$0	$0	$294,633		$294,633		7.750%	$16,735,000	$1,322,091	$18,057,091	($19,206)	($230,000)	($249,206)		7.750%	$16,635,000	$1,314,191	$17,949,191				
May 1, 2023	$486,799	$552,825	$0	$1,039,624	($51,000)	$988,624		7.750%	$16,735,000	$2,021,803	$18,756,803	($73,317)	($565,000)	($638,317)		7.750%	$16,405,000	$1,981,603	$18,386,603				
November 1, 2023	$486,799	$567,000	$0	$1,053,799		$1,053,799		7.750%	$16,735,000	$2,748,630	$19,483,630	($155,752)	($870,000)	($1,025,752)		7.750%	$15,840,000	$2,598,874	$18,438,874				
May 1, 2024	$675,468	$893,025	$0	$1,568,493	($52,020)	$1,516,473		7.750%	$16,735,000	$3,503,620	$20,238,620	($241,697)	($1,045,000)	($1,286,697)		7.750%	$14,970,000	$3,123,916	$18,093,916				
November 1, 2024	$728,436	$893,025	$0	$1,621,461		$1,621,461		7.750%	$16,735,000	$4,287,867	$21,022,867	($348,166)	($1,215,000)	($1,563,166)		7.750%	$13,925,000	$3,542,864	$17,467,864				
May 1, 2025	$691,589	$1,031,444	$62,122	$1,785,155	($53,060)	$1,732,094		7.750%	$16,735,000	$5,102,503	$21,837,503	($431,033)	($1,250,000)	($1,681,033)		7.750%	$12,710,000	$3,824,497	$16,534,497				
November 1, 2025	$782,120	$1,062,700	$0	$1,844,820		$1,844,820		7.750%	$16,735,000	$5,948,706	$22,683,706	($515,747)	($1,270,000)	($1,785,747)		7.750%	$11,460,000	$3,985,738	$15,445,738				
May 1, 2026	$541,932	$1,050,197	$156,640	$1,748,770	($54,122)	$1,694,648		7.750%	$16,735,000	$6,827,700	$23,562,700	($564,452)	($1,200,000)	($1,764,452)		7.750%	$10,190,000	$4,019,301	$14,209,301				
November 1, 2026	$622,713	$1,148,653	$0	$1,771,367		$1,771,367		7.750%	$16,735,000	$7,740,754	$24,475,754	($607,552)	($1,130,000)	($1,737,552)		7.750%	$8,990,000	$3,958,959	$12,948,959				
May 1, 2027	$530,678	$964,869	$257,303	$1,752,849	($55,204)	$1,697,645		7.750%	$16,735,000	$8,689,190	$25,424,190	($656,574)	($1,080,000)	($1,736,574)		7.750%	$7,860,000	$3,809,392	$11,669,392				
November 1, 2027	$525,854	$947,639	$0	$1,473,493		$1,473,493		7.750%	$16,735,000	$9,674,377	$26,409,377	($640,352)	($940,000)	($1,580,352)		7.750%	$6,780,000	$3,563,157	$10,343,157				
May 1, 2028	$729,441	$796,017	$358,166	$1,883,624	($56,308)	$1,827,315		7.750%	$16,735,000	$10,697,740	$27,432,740	($712,063)	($940,000)	($1,652,063)		7.750%	$5,840,000	$3,287,178	$9,127,178				
November 1, 2028	$617,999	$788,780	$0	$1,406,779		$1,406,779		7.750%	$16,735,000	$11,760,759	$28,495,759	($736,390)	($880,000)	($1,616,390)		7.750%	$4,900,000	$2,892,368	$7,792,368				
May 1, 2029	$0	$1,094,161	$446,159	$1,540,320	($57,434)	$1,482,886		7.750%	$16,735,000	$12,864,970	$29,599,970	($693,922)	($755,000)	($1,448,922)		7.750%	$4,020,000	$2,423,833	$6,443,833				
November 1, 2029	$0	$775,031	$0	$775,031		$775,031		7.750%	$16,735,000	$14,011,969	$30,746,969	($758,322)	($755,000)	($1,513,322)		7.750%	$3,265,000	$1,950,353	$5,215,353				
May 1, 2030	$0	$0	$619,678	$619,678	($58,583)	$561,095		7.750%	$16,735,000	$15,203,414	$31,938,414	$0	$0	$0						7.750%		$202,275	$202,275
November 1, 2030	$0	$0	$0	$0		$0		7.750%	$16,735,000	$16,441,027	$33,176,027			$0						7.750%	$365,000	$202,275	$567,275
May 1, 2031	$0	$0	$837,755	$837,755	($59,755)	$778,000		7.750%	$16,735,000	$17,726,598	$34,461,598			$0						7.750%		$188,131	$188,131
November 1, 2031	$0	$0	$0	$0		$0		7.750%	$16,735,000	$19,061,985	$35,796,985			$0						7.750%	$395,000	$188,131	$583,131
May 1, 2032	$0	$0	$838,592	$838,592	($60,950)	$777,643		7.750%	$16,735,000	$20,449,118	$37,184,118			$0						7.750%		$172,825	$172,825
November 1, 2032	$0	$0	$0	$0		$0		7.750%	$16,735,000	$21,890,003	$38,625,003			$0						7.750%	$425,000	$172,825	$597,825
May 1, 2033	$0	$0	$839,431	$839,431	($62,169)	$777,262		7.750%	$16,735,000	$23,386,722	$40,121,722			$0						7.750%		$156,356	$156,356
November 1, 2033	$0	$0	$0	$0		$0		7.750%	$16,735,000	$24,941,439	$41,676,439			$0						7.750%	$455,000	$156,356	$611,356
May 1, 2034	$0	$0	$840,270	$840,270	($63,412)	$776,858		7.750%	$16,735,000	$26,556,401	$43,291,401			$0						7.750%		$138,725	$138,725
November 1, 2034	$0	$0	$0	$0		$0		7.750%	$16,735,000	$28,233,942	$44,968,942			$0						7.750%	$490,000	$138,725	$628,725
May 1, 2035	$0	$0	$841,111	$841,111	($64,680)	$776,430		7.750%	$16,735,000	$29,976,489	$46,711,489			$0						7.750%		$119,738	$119,738
November 1, 2035	$0	$0	$0	$0		$0		7.750%	$16,735,000	$31,786,559	$48,521,559			$0						7.750%	$530,000	$119,738	$649,738
May 1, 2036	$0	$0	$841,952	$841,952	($65,974)	$775,978		7.750%	$16,735,000	$33,666,769	$50,401,769			$0						7.750%		$99,200	$99,200
November 1, 2036	$0	$0	$0	$0		$0		7.750%	$16,735,000	$35,619,838	$52,354,838			$0						7.750%	$570,000	$99,200	$669,200
May 1, 2037	$0	$0	$842,794	$842,794	($67,293)	$775,500		7.750%	$16,735,000	$37,648,588	$54,383,588			$0						7.750%		$77,113	$77,113
November 1, 2037	$0	$0	$0	$0		$0		7.750%	$16,735,000	$39,755,952	$56,490,952			$0						7.750%	$615,000	$77,113	$692,113
May 1, 2038	$0	$0	$843,637	$843,637	($68,639)	$774,997		7.750%	$16,735,000	$41,944,976	$58,679,976			$0						7.750%		$53,281	$53,281
November 1, 2038	$0	$0	$0	$0		$0		7.750%	$16,735,000	$44,218,826	$60,953,826			$0						7.750%	$660,000	$53,281	$713,281
May 1, 2039	$0	$0	$844,480	$844,480	($70,012)	$774,468		7.750%	$16,735,000	$46,580,786	$63,315,786			$0						7.750%		$27,706	$27,706
November 1, 2039	$0	$0	$0	$0		$0	$68,222,760													7.750%	$715,000	$27,706	$742,706
	$7,973,205	**$12,565,367**	**$9,470,089**	**$30,008,661**	($1,070,616)	**$28,938,045**	**$68,222,760**					($7,158,569)	($14,225,000)	($21,383,569)	**$5,215,353**						**$5,220,000**	**$2,470,700**	**$7,690,700**

Total projected principal payment to bondholders from CABs and current interest bonds: $19,445,000
Total projected interest payment to bondholders from CABs and current interest bonds: $9,629,269
Total projected payment to bondholders from CABs and current interest bonds: ***$29,074,269***

[1] Represents revenues collected in calendar year.

Parcel ID	Owner	Street Name	Tax Year	Fee 1	County Tax	County Credit	Tax Year	Fee 1	County Tax	County Credit	Tax Year	Fee 1	County Tax	County Credit	Tax Year	Fee 1	County Tax	County Credit	Tax Year	Fee 1	County Tax	County Credit	Tax Year	Fee 1	County Tax	County Credit	Tax Year	Fee 1	County Tax	County Credit	Tax Year	Fee 1	County Tax	County Credit	Tax Year	Fee 1	County Tax	County Credit
0106L-0F-002.00	CRAFT DEVELOPMENT LLC	CATAWBA RIDGE BLVD	2009	$ 604,188.08	$ 28,440.76	$ 1,069.42	2010	$ 867,016.12	$ 29,117.92	$ 852.94	2011	$ 867,422.75	$ 29,983.80	$ 984.31	2012	$ 867,857.51	$ 30,627.66	$ 1,191.53	2013	$ 868,222.54	$ 31,349.22	$ 1,306.24	2014	$ 868,737.54	$ 32,126.29	$ 1,302.54	2015	$ 869,004.51	$ 26,105.37	$ 923.32	2016	$ 869,599.86	$ 10,138.07	$ 376.85	2017	$ 7,224,931.61	$ 10,287.06	$ 395.21	2018	$ 313,782.27	$ 10,539.71	$ 308.82	2019	$ 314,163.80	$ 10,952.68	$ 390.35	2020	$ 314,549.77	$ 10,964.02	$ 468.63
0106L-0C-001.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-002.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-003.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-004.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-005.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-006.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-007.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-008.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-009.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-010.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 648.24	$ 21.28	2012	$ 2,294.03	$ 662.16	$ 2.96	2013	$ 2,294.99	$ 677.19	$ 28.24	2014	$ 2,296.36	$ 694.56	$ 28.11	2015	$ 2,297.06	$ 722.64	$ 25.56	2016	$ 2,298.64	$ 751.20	$ 27.92	2017	$ 19,081.83	$ 762.24	$ 29.28	2018	$ 830.84	$ 780.96	$ 22.88	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-011.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-012.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-013.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-014.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-015.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-016.00	INDIVIDUAL	JACK NICKLAUS DR	2009				2010				2011				2012				2013				2014				2015				2016				2017				2018				2019				2020		
0106L-0C-017.00	INDIVIDUAL	JACK NICKLAUS DR	2009				2010				2011				2012				2013				2014				2015				2016				2017				2018				2019				2020		
0106L-0C-018.00	INDIVIDUAL	JACK NICKLAUS DR	2009				2010				2011				2012				2013				2014				2015				2016				2017				2018				2019				2020		
0106L-0C-019.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 3,062.20	$ 1,229.76	$ 46.24	2010	$ 4,497.58	$ 1,259.04	$ 36.88	2011	$ 4,499.59	$ 75.63	$ 2.45	2012	$ 4,501.63	$ 77.25	$ 2.96	2013	$ 4,503.47	$ 79.07	$ 3.25	2014	$ 4,506.00	$ 81.03	$ 3.24	2015	$ 4,507.38	$ 84.31	$ 2.94	2016	$ 4,510.18	$ 87.64	$ 3.21	2017	$ 39,233.80	$ 88.93	$ 3.37	2018	$ 1,472.85	$ 91.11	$ 2.63	2019	$ 1,474.64	$ 94.68	$ 3.33	2020	$ 1,476.45	$ 50.78	$ 2.17
0106L-0C-020.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 3,062.20	$ 1,229.76	$ 46.24	2010	$ 4,497.58	$ 1,259.04	$ 36.88	2011	$ 4,499.59	$ 75.63	$ 2.45	2012	$ 4,501.63	$ 77.25	$ 2.96	2013	$ 4,503.47	$ 79.07	$ 3.25	2014	$ 4,506.00	$ 81.03	$ 3.24	2015	$ 4,507.38	$ 84.31	$ 2.94	2016	$ 4,510.18	$ 87.64	$ 3.21	2017	$ 39,233.80	$ 88.93	$ 3.37	2018	$ 1,472.85	$ 91.11	$ 2.63	2019	$ 1,474.64	$ 94.68	$ 3.33	2020	$ 1,476.45	$ 50.78	$ 2.17
0106L-0C-021.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,843.56	$ 1,229.76	$ 46.24	2010	$ 2,657.24	$ 1,259.04	$ 36.88	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 87.64	$ 3.21	2017	$ 22,341.88	$ 88.93	$ 3.37	2018	$ 944.13	$ 91.11	$ 2.63	2019	$ 945.28	$ 94.68	$ 3.33	2020	$ 946.44	$ 50.78	$ 2.17
0106L-0C-022.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,843.56	$ 1,229.76	$ 46.24	2010	$ 2,657.24	$ 1,259.04	$ 36.88	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 87.64	$ 3.21	2017	$ 22,341.88	$ 88.93	$ 3.37	2018	$ 944.13	$ 91.11	$ 2.63	2019	$ 945.28	$ 94.68	$ 3.33	2020	$ 946.44	$ 50.78	$ 2.17
0106L-0C-023.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-024.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-025.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-026.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-027.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,843.56	$ 1,229.76	$ 46.24	2010	$ 2,657.24	$ 1,259.04	$ 36.88	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 87.64	$ 3.21	2017	$ 22,341.88	$ 88.93	$ 3.37	2018	$ 944.13	$ 91.11	$ 2.63	2019	$ 945.28	$ 94.68	$ 3.33	2020	$ 946.44	$ 50.78	$ 2.17
0106L-0C-028.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,843.56	$ 1,229.76	$ 46.24	2010	$ 2,657.24	$ 1,259.04	$ 36.88	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 87.64	$ 3.21	2017	$ 22,341.88	$ 88.93	$ 3.37	2018	$ 944.13	$ 91.11	$ 2.63	2019	$ 945.28	$ 94.68	$ 3.33	2020	$ 946.44	$ 50.78	$ 2.17
0106L-0C-029.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-030.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-031.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,597.72	$ 1,229.76	$ 46.24	2010	$ 2,291.80	$ 1,259.04	$ 36.88	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 87.64	$ 3.21	2017	$ 19,081.83	$ 88.93	$ 3.37	2018	$ 830.84	$ 91.11	$ 2.63	2019	$ 831.85	$ 94.68	$ 3.33	2020	$ 832.87	$ 50.78	$ 2.17
0106L-0C-032.00	CRAFT DEVELOPMENT LLC	JACK NICKLAUS DR	2009	$ 1,843.56	$ 1,229.76	$ 46.24	2010	$ 2,657.24	$ 1,259.04	$ 36.88	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 87.64	$ 3.21	2017	$ 22,341.88	$ 88.93	$ 3.37	2018	$ 944.13	$ 91.11	$ 2.63	2019	$ 945.28	$ 94.68	$ 3.33	2020	$ 946.44	$ 50.78	$ 2.17
0106L-0C-033.00	JACK NICKLAUS DR	JACK NICKLAUS DR	2009	$ 1,843.56	$ 1,229.76	$ 46.24	2010	$ 2,657.24	$ 1,259.04	$ 36.88	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 87.64	$ 3.21	2017	$ 22,341.88	$ 88.93	$ 3.37	2018	$ 944.13	$ 91.11	$ 2.63	2019	$ 945.28	$ 94.68	$ 3.33	2020	$ 946.44	$ 50.78	$ 2.17
0106L-0C-034.00	CRAFT DEVELOPMENT LLC	GARY PLAYER DR	2009	$ 1,843.56	$ 1,229.76	$ 46.24	2010	$ 2,657.24	$ 1,259.04	$ 36.88	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 87.64	$ 3.21	2017	$ 22,341.88	$ 88.93	$ 3.37	2018	$ 944.13	$ 91.11	$ 2.63	2019	$ 945.28	$ 94.68	$ 3.33	2020	$ 946.44	$ 50.78	$ 2.17
0106L-0C-035.00	CRAFT DEVELOPMENT LLC	GARY PLAYER DR	2009	$ 1,843.56	$ 1,229.76	$ 46.24	2010	$ 2,657.24	$ 1,259.04	$ 36.88	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 87.64	$ 3.21	2017	$ 22,341.88	$ 88.93	$ 3.37	2018	$ 944.13	$ 91.11	$ 2.63	2019	$ 945.28	$ 94.68	$ 3.33	2020	$ 946.44	$ 50.78	$ 2.17
0106L-0C-036.00	CRAFT DEVELOPMENT LLC	GARY PLAYER DR	2009	$ 1,843.56	$ 1,229.76	$ 46.24	2010	$ 2,657.24	$ 1,259.04	$ 36.88	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 87.64	$ 3.21	2017	$ 22,341.88	$ 88.93	$ 3.37	2018	$ 944.13	$ 91.11	$ 2.63	2019	$ 945.28	$ 94.68	$ 3.33	2020	$ 946.44	$ 50.78	$ 2.17
0106L-0C-037.00	CRAFT DEVELOPMENT LLC	GARY PLAYER DR	2009	$ 1,843.56	$ 1,229.76	$ 46.24	2010	$ 2,657.24	$ 1,259.04	$ 36.88	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 87.64	$ 3.21	2017	$ 22,341.88	$ 88.93	$ 3.37	2018	$ 944.13	$ 91.11	$ 2.63	2019	$ 945.28	$ 94.68	$ 3.33	2020	$ 946.44	$ 50.78	$ 2.17
0106L-0C-038.00	CRAFT DEVELOPMENT LLC	GARY PLAYER DR	2009	$ 1,843.56	$ 1,229.76	$ 46.24	2010	$ 2,657.24	$ 1,259.04	$ 36.88	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 87.64	$ 3.21	2017	$ 22,341.88	$ 88.93	$ 3.37	2018	$ 944.13	$ 91.11	$ 2.63	2019	$ 945.28	$ 94.68	$ 3.33	2020	$ 946.44	$ 50.78	$ 2.17
0106L-0C-039.00	CRAFT DEVELOPMENT LLC	GARY PLAYER DR	2009	$ 3,062.20	$ 1,229.76	$ 46.24	2010	$ 4,497.58	$ 1,259.04	$ 36.88	2011	$ 4,499.59	$ 75.63	$ 2.45	2012	$ 4,501.63	$ 77.25	$ 2.96	2013	$ 4,503.47	$ 79.07	$ 3.25	2014	$ 4,506.00	$ 81.03	$ 3.24	2015	$ 4,507.38	$ 84.31	$ 2.94	2016	$ 4,510.18	$ 87.64

Parcel ID	Owner	Street Name	Tax Year	Fee 1	County Tax	County Credit	Tax Year	Fee 1	County Tax	County Credit	Tax Year	Fee 1	County Tax	County Credit	Tax Year	Fee 1	County Tax	County Credit	Tax Year	Fee 1	County Tax	County Credit	Tax Year	Fee 1	County Tax	County Credit	Tax Year	Fee 1	County Tax	County Credit	Tax Year	Fee 1	County Tax	County Credit	Tax Year	Fee 1	County Tax	County Credit
016F-GA-070.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 0	$ 0	$ 0	2010	$ 0	$ 0	$ 0	2011	$ 6,937.08	$ 75.63	$ 2.45	2012	$ 6,939.70	$ 77.25	$ 2.96	2013	$ 6,942.36	$ 79.07	$ 3.25	2014	$ 6,945.95	$ 81.03	$ 3.24	2015	$ 6,948.05	$ 84.31	$ 2.94	2016	$ 6,951.63	$ 87.64	$ 3.21	2017	64,823.82	$ 88.93	$ 3.37	2018	$ 1,888.26	$ 91.11	$ 2.63	2019	$ 1,890.56	$ 94.68	$ 3.33	2020	$ 1,892.88	$ 50.78	$ 2.17
016F-GA-071.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 0	$ 0	$ 0	2010	$ 0	$ 0	$ 0	2011	$ 6,937.08	$ 75.63	$ 2.45	2012	$ 6,939.70	$ 77.25	$ 2.96	2013	$ 6,942.36	$ 79.07	$ 3.25	2014	$ 6,945.95	$ 81.03	$ 3.24	2015	$ 6,948.05	$ 84.31	$ 2.94	2016	$ 6,951.63	$ 87.64	$ 3.21	2017	64,823.82	$ 88.93	$ 3.37	2018	$ 1,888.26	$ 91.11	$ 2.63	2019	$ 1,890.56	$ 94.68	$ 3.33	2020	$ 1,892.88	$ 50.78	$ 2.17
016F-GA-072.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 0	$ 0	$ 0	2010	$ 0	$ 0	$ 0	2011	$ 6,937.08	$ 75.63	$ 2.45	2012	$ 6,939.70	$ 77.25	$ 2.96	2013	$ 6,942.36	$ 79.07	$ 3.25	2014	$ 6,945.95	$ 81.03	$ 3.24	2015	$ 6,948.05	$ 84.31	$ 2.94	2016	$ 6,951.63	$ 87.64	$ 3.21	2017	64,823.82	$ 88.93	$ 3.37	2018	$ 1,888.26	$ 91.11	$ 2.63	2019	$ 1,890.56	$ 94.68	$ 3.33	2020	$ 1,892.88	$ 50.78	$ 2.17
016F-GA-073.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 0	$ 0	$ 0	2010	$ 0	$ 0	$ 0	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 87.64	$ 3.21	2017	22,341.88	$ 88.93	$ 3.37	2018	$ 944.13	$ 91.11	$ 2.63	2019	$ 945.28	$ 94.68	$ 3.33	2020	$ 946.44	$ 50.78	$ 2.17
016F-GA-074.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 0	$ 0	$ 0	2010	$ 0	$ 0	$ 0	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$ 2.94	2016	$ 1,736.65	$ 87.64	$ 3.21	2017	14,468.72	$ 88.93	$ 3.37	2018	$ 623.13	$ 91.11	$ 2.63	2019	$ 623.88	$ 94.68	$ 3.33	2020	$ 624.65	$ 50.78	$ 2.17
016F-GA-075.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,204.98	$ 2,305.80	$ 86.70	2010	$ 1,731.51	$ 2,360.75	$ 69.15	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$ 2.94	2016	$ 1,736.65	$ 87.64	$ 3.21	2017	14,468.72	$ 88.93	$ 3.37	2018	$ 623.13	$ 91.11	$ 2.63	2019	$ 623.88	$ 94.68	$ 3.33	2020	$ 624.65	$ 50.78	$ 2.17
016F-GA-076.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,204.98	$ 2,305.80	$ 86.70	2010	$ 1,731.51	$ 2,360.75	$ 69.15	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$ 2.94	2016	$ 1,736.65	$ 87.64	$ 3.21	2017	14,468.72	$ 88.93	$ 3.37	2018	$ 623.13	$ 91.11	$ 2.63	2019	$ 623.88	$ 94.68	$ 3.33	2020	$ 624.65	$ 50.78	$ 2.17
016F-GA-077.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,204.98	$ 2,305.80	$ 86.70	2010	$ 1,731.51	$ 2,360.75	$ 69.15	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$ 2.94	2016	$ 1,736.65	$ 87.64	$ 3.21	2017	14,468.72	$ 88.93	$ 3.37	2018	$ 623.13	$ 91.11	$ 2.63	2019	$ 623.88	$ 94.68	$ 3.33	2020	$ 624.65	$ 50.78	$ 2.17
016F-GA-078.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,204.98	$ 1,229.76	$ 46.24	2010	$ 1,731.51	$ 1,259.04	$ 36.88	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$ 2.94	2016	$ 1,736.65	$ 87.64	$ 3.21	2017	14,468.72	$ 88.93	$ 3.37	2018	$ 623.13	$ 91.11	$ 2.63	2019	$ 623.88	$ 94.68	$ 3.33	2020	$ 624.65	$ 50.78	$ 2.17
016F-GA-079.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,204.98	$ 1,229.76	$ 46.24	2010	$ 1,731.51	$ 1,259.04	$ 36.88	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$ 2.94	2016	$ 1,736.65	$ 87.64	$ 3.21	2017	14,468.72	$ 88.93	$ 3.37	2018	$ 623.13	$ 91.11	$ 2.63	2019	$ 623.88	$ 94.68	$ 3.33	2020	$ 624.65	$ 50.78	$ 2.17
016F-GA-080.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,204.98	$ 1,229.76	$ 46.24	2010	$ 1,731.51	$ 1,259.04	$ 36.88	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$ 2.94	2016	$ 1,736.65	$ 87.64	$ 3.21	2017	14,468.72	$ 88.93	$ 3.37	2018	$ 623.13	$ 91.11	$ 2.63	2019	$ 623.88	$ 94.68	$ 3.33	2020	$ 624.65	$ 50.78	$ 2.17
016F-GA-081.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 2,423.62	$ 1,229.76	$ 46.24	2010	$ 3,571.84	$ 1,259.04	$ 36.88	2011	$ 3,573.44	$ 75.63	$ 2.45	2012	$ 3,575.03	$ 77.25	$ 2.96	2013	$3,576.48	$79.07	$3.25	2014	$3,578.48	$81.03	$3.24	2015	$3,579.57	$84.31	$2.94	2016	$3,581.76	$87.64	$3.21	2017	$31,360.63	$88.93	$3.37	2018	$1,151.84	$91.11	$2.63	2019	$1,153.24	$94.68	$3.33	2020	$1,154.66	$50.78	$2.17
016F-GB-001.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,597.72	$ 614.88	$ 23.12	2010	$ 2,291.80	$ 629.52	$ 18.44	2011	$ 2,292.88	$ 75.63	$ 2.45	2012	$ 2,294.03	$ 77.25	$ 2.96	2013	$ 2,294.99	$ 79.07	$ 3.25	2014	$ 2,296.36	$ 81.03	$ 3.24	2015	$ 2,297.06	$ 84.31	$ 2.94	2016	$ 2,298.64	$ 84.51	$ 3.19	2017	$ 19,081.83	$ 85.75	$ 3.35	2018	$ 830.84	$ 87.86	$ 2.61	2019	$ 831.85	$ 91.30	$ 3.30	2020	$ 832.87	$ 50.78	$ 2.17
016F-GB-002.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,204.98	$ 614.88	$ 23.12	2010	$ 1,731.51	$ 629.52	$ 18.44	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$ 2.94	2016	$ 1,736.65	$ 84.51	$ 3.19	2017	$ 14,468.72	$ 85.75	$ 3.35	2018	$ 623.13	$ 87.86	$ 2.61	2019	$ 623.88	$ 91.30	$ 3.30	2020	$ 624.65	$ 50.78	$ 2.17
016F-GB-003.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,204.98	$ 614.88	$ 23.12	2010	$ 1,731.51	$ 629.52	$ 18.44	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$ 2.94	2016	$ 1,736.65	$ 84.51	$ 3.19	2017	$ 14,468.72	$ 85.75	$ 3.35	2018	$ 623.13	$ 87.86	$ 2.61	2019	$ 623.88	$ 91.30	$ 3.30	2020	$ 624.65	$ 50.78	$ 2.17
016F-GB-004.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,204.98	$ 614.88	$ 23.12	2010	$ 1,731.51	$ 629.52	$ 18.44	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$ 2.94	2016	$ 1,736.65	$ 84.51	$ 3.19	2017	$ 14,468.72	$ 85.75	$ 3.35	2018	$ 623.13	$ 87.86	$ 2.61	2019	$ 623.88	$ 91.30	$ 3.30	2020	$ 624.65	$ 50.78	$ 2.17
016F-GB-005.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,204.98	$ 614.88	$ 23.12	2010	$ 1,731.51	$ 629.52	$ 18.44	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$ 2.94	2016	$ 1,736.65	$ 84.51	$ 3.19	2017	$ 14,468.72	$ 85.75	$ 3.35	2018	$ 623.13	$ 87.86	$ 2.61	2019	$ 623.88	$ 91.30	$ 3.30	2020	$ 624.65	$ 50.78	$ 2.17
016F-GB-006.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,204.98	$ 614.88	$ 23.12	2010	$ 1,731.51	$ 629.52	$ 18.44	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$ 2.94	2016	$ 1,736.65	$ 84.51	$ 3.19	2017	$ 14,468.72	$ 85.75	$ 3.35	2018	$ 623.13	$ 87.86	$ 2.61	2019	$ 623.88	$ 91.30	$ 3.30	2020	$ 624.65	$ 50.78	$ 2.17
016F-GB-007.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,204.98	$ 614.88	$ 23.12	2010	$ 1,731.51	$ 629.52	$ 18.44	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$ 2.94	2016	$ 1,736.65	$ 84.51	$ 3.19	2017	$ 14,468.72	$ 85.75	$ 3.35	2018	$ 623.13	$ 87.86	$ 2.61	2019	$ 623.88	$ 91.30	$ 3.30	2020	$ 624.65	$ 50.78	$ 2.17
016F-GB-008.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,204.98	$ 614.88	$ 23.12	2010	$ 1,731.51	$ 629.52	$ 18.44	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$ 2.94	2016	$ 1,736.65	$ 84.51	$ 3.19	2017	$ 14,468.72	$ 85.75	$ 3.35	2018	$ 623.13	$ 87.86	$ 2.61	2019	$ 623.88	$ 91.30	$ 3.30	2020	$ 624.65	$ 50.78	$ 2.17
016F-GB-009.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,204.98	$ 614.88	$ 23.12	2010	$ 1,731.51	$ 629.52	$ 18.44	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$ 2.94	2016	$ 1,736.65	$ 84.51	$ 3.19	2017	$ 14,468.72	$ 85.75	$ 3.35	2018	$ 623.13	$ 87.86	$ 2.61	2019	$ 623.88	$ 91.30	$ 3.30	2020	$ 624.65	$ 50.78	$ 2.17
016F-GB-010.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,843.56	$ 614.88	$ 23.12	2010	$ 2,657.24	$ 629.52	$ 18.44	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 84.51	$ 3.19	2017	$ 22,341.88	$ 85.75	$ 3.35	2018	$ 944.13	$ 87.86	$ 2.61	2019	$ 945.28	$ 91.30	$ 3.30	2020	$ 946.44	$ 50.78	$ 2.17
016F-GB-011.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,843.56	$ 614.88	$ 23.12	2010	$ 2,657.24	$ 629.52	$ 18.44	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 84.51	$ 3.19	2017	$ 22,341.88	$ 85.75	$ 3.35	2018	$ 944.13	$ 87.86	$ 2.61	2019	$ 945.28	$ 91.30	$ 3.30	2020	$ 946.44	$ 50.78	$ 2.17
016F-GB-012.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,843.56	$ 614.88	$ 23.12	2010	$ 2,657.24	$ 629.52	$ 18.44	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 84.51	$ 3.19	2017	$ 22,341.88	$ 85.75	$ 3.35	2018	$ 944.13	$ 87.86	$ 2.61	2019	$ 945.28	$ 91.30	$ 3.30	2020	$ 946.44	$ 50.78	$ 2.17
016F-GB-013.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,843.56	$ 614.88	$ 23.12	2010	$ 2,657.24	$ 629.52	$ 18.44	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 84.51	$ 3.19	2017	$ 22,341.88	$ 85.75	$ 3.35	2018	$ 944.13	$ 87.86	$ 2.61	2019	$ 945.28	$ 91.30	$ 3.30	2020	$ 946.44	$ 50.78	$ 2.17
016F-GB-014.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,843.56	$ 614.88	$ 23.12	2010	$ 2,657.24	$ 629.52	$ 18.44	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 84.51	$ 3.19	2017	$ 22,341.88	$ 85.75	$ 3.35	2018	$ 944.13	$ 87.86	$ 2.61	2019	$ 945.28	$ 91.30	$ 3.30	2020	$ 946.44	$ 50.78	$ 2.17
016F-GB-015.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,843.56	$ 614.88	$ 23.12	2010	$ 2,657.24	$ 629.52	$ 18.44	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 84.51	$ 3.19	2017	$ 22,341.88	$ 85.75	$ 3.35	2018	$ 944.13	$ 87.86	$ 2.61	2019	$ 945.28	$ 91.30	$ 3.30	2020	$ 946.44	$ 50.78	$ 2.17
016F-GB-016.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,843.56	$ 614.88	$ 23.12	2010	$ 2,657.24	$ 629.52	$ 18.44	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 84.51	$ 3.19	2017	$ 22,341.88	$ 85.75	$ 3.35	2018	$ 944.13	$ 87.86	$ 2.61	2019	$ 945.28	$ 91.30	$ 3.30	2020	$ 946.44	$ 50.78	$ 2.17
016F-GB-017.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,843.56	$ 614.88	$ 23.12	2010	$ 2,657.24	$ 629.52	$ 18.44	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 84.51	$ 3.19	2017	$ 22,341.88	$ 85.75	$ 3.35	2018	$ 944.13	$ 87.86	$ 2.61	2019	$ 945.28	$ 91.30	$ 3.30	2020	$ 946.44	$ 50.78	$ 2.17
016F-GB-018.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,843.56	$ 614.88	$ 23.12	2010	$ 2,657.24	$ 629.52	$ 18.44	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 84.51	$ 3.19	2017	$ 22,341.88	$ 85.75	$ 3.35	2018	$ 944.13	$ 87.86	$ 2.61	2019	$ 945.28	$ 91.30	$ 3.30	2020	$ 946.44	$ 50.78	$ 2.17
016F-GB-019.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,843.56	$ 614.88	$ 23.12	2010	$ 2,657.24	$ 629.52	$ 18.44	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 84.51	$ 3.19	2017	$ 22,341.88	$ 85.75	$ 3.35	2018	$ 944.13	$ 87.86	$ 2.61	2019	$ 945.28	$ 91.30	$ 3.30	2020	$ 946.44	$ 50.78	$ 2.17
016F-GB-020.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,843.56	$ 614.88	$ 23.12	2010	$ 2,657.24	$ 629.52	$ 18.44	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 84.51	$ 3.19	2017	$ 22,341.88	$ 85.75	$ 3.35	2018	$ 944.13	$ 87.86	$ 2.61	2019	$ 945.28	$ 91.30	$ 3.30	2020	$ 946.44	$ 50.78	$ 2.17
016F-GB-021.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,843.56	$ 614.88	$ 23.12	2010	$ 2,657.24	$ 629.52	$ 18.44	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 84.51	$ 3.19	2017	$ 22,341.88	$ 85.75	$ 3.35	2018	$ 944.13	$ 87.86	$ 2.61	2019	$ 945.28	$ 91.30	$ 3.30	2020	$ 946.44	$ 50.78	$ 2.17
016F-GB-022.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,843.56	$ 614.88	$ 23.12	2010	$ 2,657.24	$ 629.52	$ 18.44	2011	$ 2,658.47	$ 75.63	$ 2.45	2012	$ 2,659.78	$ 77.25	$ 2.96	2013	$ 2,660.90	$ 79.07	$ 3.25	2014	$ 2,662.45	$ 81.03	$ 3.24	2015	$ 2,663.27	$ 84.31	$ 2.94	2016	$ 2,665.06	$ 84.51	$ 3.19	2017	$ 22,341.88	$ 85.75	$ 3.35	2018	$ 944.13	$ 87.86	$ 2.61	2019	$ 945.28	$ 91.30	$ 3.30	2020	$ 946.44	$ 50.78	$ 2.17
016F-GB-023.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,204.98	$ 614.88	$ 23.12	2010	$ 1,731.51	$ 629.52	$ 18.44	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$ 2.94	2016	$ 1,736.65	$ 84.51	$ 3.19	2017	$ 14,468.72	$ 85.75	$ 3.35	2018	$ 623.13	$ 87.86	$ 2.61	2019	$ 623.88	$ 91.30	$ 3.30	2020	$ 624.65	$ 50.78	$ 2.17
016F-GB-024.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,204.98	$ 614.88	$ 23.12	2010	$ 1,731.51	$ 629.52	$ 18.44	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$ 2.94	2016	$ 1,736.65	$ 84.51	$ 3.19	2017	$ 14,468.72	$ 85.75	$ 3.35	2018	$ 623.13	$ 87.86	$ 2.61	2019	$ 623.88	$ 91.30	$ 3.30	2020	$ 624.65	$ 50.78	$ 2.17
016F-GB-025.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,204.98	$ 614.88	$ 23.12	2010	$ 1,731.51	$ 629.52	$ 18.44	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$ 2.94	2016	$ 1,736.65	$ 84.51	$ 3.19	2017	$ 14,468.72	$ 85.75	$ 3.35	2018	$ 623.13	$ 87.86	$ 2.61	2019	$ 623.88	$ 91.30	$ 3.30	2020	$ 624.65	$ 50.78	$ 2.17
016F-GB-026.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,204.98	$ 614.88	$ 23.12	2010	$ 1,731.51	$ 629.52	$ 18.44	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$ 2.94	2016	$ 1,736.65	$ 84.51	$ 3.19	2017	$ 14,468.72	$ 85.75	$ 3.35	2018	$ 623.13	$ 87.86	$ 2.61	2019	$ 623.88	$ 91.30	$ 3.30	2020	$ 624.65	$ 50.78	$ 2.17
016F-GB-027.00	CRAFT DEVELOPMENT LLC	ARNOLD PALMER	2009	$ 1,204.98	$ 614.88	$ 23.12	2010	$ 1,731.51	$ 629.52	$ 18.44	2011	$ 1,732.31	$ 75.63	$ 2.45	2012	$ 1,733.18	$ 77.25	$ 2.96	2013	$ 1,733.91	$ 79.07	$ 3.25	2014	$ 1,734.93	$ 81.03	$ 3.24	2015	$ 1,735.46	$ 84.31	$

FORM OF REQUISITION

The undersigned, an Authorized Officer of Lancaster County, South Carolina (the "County") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture dated as of November 1, 2007 (the "Master Indenture") between the County and U. S. Bank National Association, as trustee (the "Trustee"):

(A) Requisition Number: 38

(B) Name of Payee: Dellinger, Inc. - $38,792.43
PBS&J - $6,283.26

(C) Amount Payable: $45,075.69

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state costs of issuance, if applicable):

(E) The undersigned hereby certifies that **(the amounts set forth above have been incurred by the County, that each disbursement set forth above is a proper charge against the Acquisition and Construction Fund (or the Series Account (or subaccount herein) related to the (name of bonds)(the "Bonds")) that each disbursement set forth above was incurred in connection with the acquisition and construction of the Project and each represents a Cost of the Project, and has not previously been paid) OR (certain costs of issuance related to the Bonds that has not previously been paid).**

(F)

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the County is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

LANCASTER COUNTY, SOUTH CAROLINA

BY: _____
Authorized Officer

[CONSULTING ENGINEER'S APPROVAL FOR RQUEST OTHER THAN FOR COSTS OF ISSUANCE]

The undersigned Andrea Hayden (the "Consulting Engineer") hereby certifies that this disbursement is for the Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached hereto as an exhibit.

Andrea H, PBS&J
Consulting Engineer

Please mail payment to: Dellinger, Inc.
P. O. Box 929
Monroe, NC 28111

BORROWER: Craft Development, LLC (1) All items must be filled out completely.
6/4/2010 SUBDIVISION: Edgewater II Bond (2) Invoices must accompany this request.
1059 Lots A BOND: $9,229,000.00 B BOND: $19,651,000 TOTAL BOND: $28,880,000
Draw Request #125

US BANK ACCOUNT	ITEM	ORIGINAL COST ESTIMATE	LOAN AMOUNT	PREVIOUS DRAW TOTAL	CURRENT DRAW REQUEST	TOTAL DRAWS TO DATE INCLUDING CURRENT	INTEREST	Transfers From/To Diff. Acct.	MISC PAYMENTS	Payments to Lancaster County	Payments to PBS & J	Payments to US Bank Debt Service	Payments to Municap	REMAINING TO DRAW - US BANK BALANCE
	ENGINEERING/SURVEYING	1,627,469.50	1,886,428.91	1,930,646.04		1,930,646.04		45,017.00						799.87
	CONTINGENCY	2,441,204.25	617,187.72	617,187.72		617,187.72								0.00
	MISCELLANEOUS/HOA PREPAYMENT	5,978,769.78	4,957,734.86	4,852,969.86		4,852,969.86					-104,765.00			0.00
	PAVING & CURB	3,061,235.00	2,556,641.50	2,571,592.49		2,571,592.49		14,950.99						(0.00)
	SANITARY SEWER	2,229,536.00	3,397,549.62	3,427,810.09	38,792.43	3,466,602.52		69,052.90						0.00
	SITE PREP	1,616,000.00	4,334,144.19	4,334,144.19		4,334,144.19								0.00
	STORM CROSSING GOLF	615,804.00	111,474.00	111,474.00		111,474.00								0.00
	STORM DRAINAGE	2,384,934.00	1,575,172.19	1,704,031.19		1,704,031.19		128,859.00						0.00
	WATER SERVICE	1,214,616.00	1,404,295.47	1,523,166.47		1,523,166.47		118,871.00						0.00
				0.00		0.00	360,496.90	(360,496.90)						(0.00)
118567008	SUBTOTAL	21,169,568.53	20,840,628.46	21,073,022.05	38,792.43	21,111,814.48	360,496.90	16,253.99	0.00	0.00	(104,765.00)	0.00	0.00	799.87
118567006	CAPITALIZED INTEREST A BONDS	1,299,993.01	1,299,993.01			0.00	25,981.02	-1,325,974.03						0.00
118568006	CAPITALIZED INTEREST B BONDS	3,549,116.56	3,549,116.56			0.00	73,835.43	-3,621,777.74				-1,174.25		0.00
118568002	REVENUE ACCOUNT B BOND							-14,289.14		14,289.14				0.00
118567002	REVENUE ACCOUNT B BOND	0.00	0.00	0.00	0.00	0.00		-10,271.47		10,271.47				0.00
118567003	SERVICE RESERVE A BOND	801,000.00	801,000.00			0.00	18,746.42	-58,305.94		1,456.68				762,897.16
118568003	SERVICE RESERVE B BOND	1,513,127.00	1,513,127.00			0.00	35,412.88	-35,412.88						1,513,127.00
118567010	ADMINISTRATIVE EXPENSE	90,000.00	90,000.00			0.00	1,936.32			-11,297.88		-14,000.00	-29,461.25	37,177.19
118567009	COST OF ISSUANCE	221,000.00	221,000.00	190,560.24		190,560.24	693.53	-16,253.99	-3,500.00	-11,379.30				0.00
	UNDERWRITERS DISCOUNT	577,600.00	577,600.00	577,600.00		577,600.00								0.00
118567000	INTEREST ACCOUNT A BOND						181.19	1,394,551.44				-1,394,732.63		0.00
118568000	INTEREST ACCOUNT B BOND						375.28	3,671,479.76	-1,031.80			-2,933,376.60		737,446.64
	SUBTOTAL	8,051,836.57	8,051,836.57	768,160.24	0.00	768,160.24	157,162.07	-16,253.99	-4,531.80	3,340.11	0.00	-4,343,283.48	-29,461.25	3,050,647.99
	TOTAL	29,221,405.10	28,892,465.03	21,841,182.29	38,792.43	21,879,974.72	517,658.97	0.00	-4,531.80	3,340.11	-104,765.00	-4,343,283.48	-29,461.25	3,051,447.86

a) The improvements on the above listed property have been completed and are in place in accordance with plans and specifications, as submitted to and approved by Lender;
b) There are no unpaid bills for labor, taxes and/or material for which liens may be filed upon, as of the date of this request; and
c) All requirements of governmental agencies have been fully complied with.

Borrower: Craft Development, LLC
By: Member/Manager 6-4-10
Officer Title Date

STATE OF SOUTH CAROLINA	)	
	)	**ORDINANCE NO. 2021-1764**
COUNTY OF LANCASTER	)	

AN ORDINANCE

TO AUTHORIZE CERTAIN MODIFICATIONS TO THE ASSESSMENT ROLL RELATING TO THE EDGEWATER II IMPROVEMENT DISTRICT AND $9,229,000 ORIGINAL PRINCIPAL AMOUNT EDGEWATER II IMPROVEMENT DISTRICT ASSESSMENT REVENUE BONDS, SERIES 2007A AND $19,651,000 ORIGINAL PRINCIPAL AMOUNT EDGEWATER II IMPROVEMENT DISTRICT ASSESSMENT REVENUE BONDS, SERIES 2007B ISSUED IN CONNECTION THEREWITH; TO PROVIDE FOR THE EXECUTION OF A MULTI-PARTY AGREEMENT FOR DEVELOPMENT OF EDGEWATER II, A SECOND SUPPLEMENTAL INDENTURE THERETO AND OTHER RELATED DOCUMENTS FOR THE SERIES 2007A BONDS AND THE SERIES 2007B BONDS; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Findings.

The Lancaster County Council finds that:

(a) The County Council (the "County Council") of Lancaster County, South Carolina (the "County") by Ordinance No. 834 enacted on July 30, 2007 (the "Assessment Ordinance"), as corrected and confirmed by Resolution No. 581 adopted on September 10, 2007 (the "Resolution") established the Edgewater II Improvement District (the "Improvement District"), relating to an approximately 375-acre residential development known as "Edgewater II" (the "Development"), and approved the Assessment Roll (the "Original Assessment Roll"), including the Rate and Method of Apportionment of Assessments attached as an appendix thereto (the "Original Rate and Method of Apportionment");

(b) Pursuant to the Master Trust Indenture and the First Supplemental Trust Indenture, each dated as of November 1, 2007 (collectively, the "Original Indenture"), between the County and U.S. Bank National Association, as trustee (the "Trustee"), the County has heretofore issued the $9,229,000 original principal amount Lancaster County, South Carolina, Edgewater II Improvement District Assessment Revenue Bonds, Series 2007A, which are presently outstanding in the principal amount of $7,828,000 (the "Series 2007A Bonds"), and the $19,651,000 original principal amount Lancaster County, South

Carolina, Edgewater II Improvement District Assessment Revenue Bonds, Series 2007B, which are presently outstanding in the principal amount of $19,522,000 (the "Series 2007B Bonds" and, together with the Series 2007A Bonds, the "Series 2007 Bonds");

(c) The Series 2007 Bonds were issued in order to fund certain improvements within or associated with the Development, which Series 2007 Bonds are payable from and secured by non-*ad valorem* assessments imposed upon the parcels therein (the "Assessments");

(d) The Assessments presently consist of an Assessment A securing the Series 2007A Bonds, and an Assessment B securing the Series 2007B Bonds, each as further described in the Original Assessment Roll for the District;

(e) Based on information presented to the County, the County understands that (1) since the Series 2007 Bonds were issued, all of the parcels within the Improvement District have been owned by Craft Development, LLC, the original developer of the Development ("Craft"), or other individual property owners (the "Prior Individual Owners"), (2) as of the date of this ordinance, Craft remains the owner of virtually all of the parcels within the Development (the "Craft Parcels") and the Prior Individual Owners remain the owners of the remaining parcels within the Improvement District (the "Sold Parcels" and, together with the Craft Parcels, the "Parcels"), (3) for several years since the Series 2007 Bonds were issued, the Assessments annually billed to the Craft Parcels and two of the Sold Parcels (the "Delinquent Parcels") were not paid, which has led to multiple tax sales of such Delinquent Parcels, (4) following each such previous tax sale, the Forfeited Land Commission (the "FLC") submitted the minimum bid for each such Delinquent Parcel, as required pursuant to South Carolina law, but the title to such Delinquent Parcel has remained in the name of Craft or the applicable Prior Individual Owners, as the case may be, (5) the FLC has undertaken extensive effort in past years to dispose of the Delinquent Parcels for which it was the successful bidder but all such prior efforts of the FLC to convey the properties have been unsuccessful, (6) as a result of the non-payment of Assessments described in the foregoing paragraph, there have been recurring payment defaults on the Series 2007 Bonds (which defaults are currently ongoing), (7) as of the date of this ordinance, there are two bondholders of the Series 2007 Bonds which may be identified by their affiliated funds, namely Nuveen High Yield Municipal Bond Fund and The Hartford Municipal Opportunities Fund (collectively, the "Holders");

(f) the Original Rate and Method of Apportionment provides in Section G:

> The County Council shall update the Assessment Roll each year to reflect (i) the current parcels in the district, (ii) the Assessments A and B as allocated for each parcel (including any adjustments to the Assessments), (iii) the principal portion of the Assessments for each parcel, (iv) the Annual Assessments A and B for each parcel, (v) the Annual Credits A and B and Annual Payments A and B to be collected for each parcel for the current Assessment year, (vi) prepayments of the Assessments A and B, and (vii) termination of the Assessments A and B.

(g) David Taussig & Associates, Inc. has prepared an Annual Assessment Report and Update of the Assessment Roll for Imposition of Assessments in 2021 and Collection in 2022 (the "2021 Assessment Roll"), which 2021 Assessment Roll was approved by the County Council pursuant to Resolution 1165-R2021 on September 13, 2021 (the "2021 Assessment Roll Resolution");

(h) Based on information presented to the County, the County further understands that Craft, the FLC, True Homes, LLC, the proposed developer of the Development, and its permitted assigns ("True Homes"), and the Holders have reached a proposed agreement, which is evidenced by a form of Multi-Party Agreement for Development of Edgewater II filed with the Clerk to Council (the "Multi-Party

Agreement"), pursuant to which Multi-Party Agreement, (1) Craft will transfer to the FLC all of its rights to all of the Craft Parcels, tax deed title will be issued to the FLC of all the Delinquent Parcels and the FLC will take title to all of the Delinquent Parcels (e.g., which, together with the remaining parcel within the Improvement District to be owned directly by True Homes, represent approximately 1,059 individual lots, when fully platted and subdivided) for which it was the successful bidder at tax sale or it obtains title through a quiet title action, as the case may be, (2) True Homes will purchase the Delinquent Parcels from the FLC on a phased take-down schedule over a period of seven years at an agreed-upon purchase price payable partly upon initial take-down and the balance payable when True Homes sells a Delinquent Parcel to a third-party (e.g., another builder or homeowner) (each, a "Third-Party Owner"), (3) upon each such purchase by True Homes of a Delinquent Parcel, the FLC will receive a specified amount from or credited against the initial purchase price paid by True Homes for such Delinquent Parcel, which amount is intended to compensate the County and other taxing entities, after payment of FLC expenses, for unpaid property taxes related to such Delinquent Parcel, and (4) the Holders would agree to certain modifications to the Original Assessment Roll, the Series 2007 Bonds and the Original Indenture, including the restructuring and amendment of the Series 2007A Bonds and the Series 2007B Bonds (collectively, the "Amended Series 2007 Bonds"), which Amended Series 2007 Bonds (a) would be subject to redemption prior to maturity to be paid from a portion of the proceeds of the sale of the Delinquent Parcels from the FLC to True Homes and from True Homes to Third-Party Owners (the "Lot Sale Proceeds") pursuant to the Multi-Party Agreement, or (b) would be paid or redeemed prior to maturity from Assessments to be imposed upon Third-Party Owners from time to time after the sale of the Parcels to Third-Party Owners, in each case pursuant to the Original Indenture, as supplemented by the hereinafter defined Second Supplemental Indenture, and the Updated Assessment Roll (as defined herein), the cancellation of the Series 2007A Bonds and the Series 2007B Bonds which are not restructured and amended (collectively, the "Cancelled Series 2007 Bonds"), and the reduction and cancellation of the portion of the Assessment A and Assessment B relating to the Cancelled Series 2007 Bonds, all of which modifications require the consent and approval of the County as a party to the Multi-Party Agreement and the Original Indenture;

(h) There have been filed with the Clerk to Council forms of the Multi-Party Agreement, a Second Supplemental Trust Indenture between the County and the Trustee (the "Second Supplemental Trust Indenture") and an updated Assessment Roll, including an updated Rate and Method of Apportionment of Assessments (collectively, the "Updated Assessment Roll"), which Updated Assessment Roll contemplates (i) the modifications of the Original Assessment Roll described in the Multi-Party Agreement, the restructuring and amendment of the Amended Series 2007 Bonds and cancellation of the Cancelled Bonds contemplated by the Second Supplemental Trust Indenture as described above, (ii) the reduction and cancellation of the portion of the Assessment A and Assessment B relating to the Cancelled Bonds, and (iii) the existence and ownership of the parcels in the Improvement District as of April 6, 2021; the Council finds, however, that certain changes in said documents may be needed prior to the completion of these amendments and modifications and execution of such documents such that it will be in the best interest of the County to delegate to the Chairman of Council, the County Administrator and the County Attorney, or any one of them, the legal authority to determine those matters including the authority to approve the final form of the documents necessary to effectuate the issuance, exchange and cancellation (as applicable) of the Series 2007 Bonds; and

(i) Based on information presented to the County and the above findings, the County believes that the successful development of the Development, and the repayment of the holders of any of the Series 2007 Bonds, is unlikely without the intervention and assistance of the County, including the restructuring, amendment and cancellation (as applicable) of the existing Series 2007 Bonds and the approval, execution and delivery of the Multi-Party Agreement and the Updated Assessment Roll.

Section 2. Approval of Multi-Party Agreement and Delegation of Authority.

The form, terms and provisions of the Multi-Party Agreement, a copy of which is attached hereto as Exhibit A and filed with the Clerk to Council, be and hereby is approved. The County Administrator is hereby authorized, empowered and directed to execute, acknowledge and deliver the Multi-Party Agreement, with such changes or revisions as are permitted hereby, in the name of and on behalf of the County. The County Administrator with advice from the County Attorney is hereby authorized to approve such changes in the form, terms and provisions of the Multi-Party Agreement as may be necessary or advisable in connection with the transactions contemplated hereby and thereby. The County Administrator's execution and delivery of the Multi-Party Agreement shall constitute conclusive evidence of approval of any and all changes or revisions therein from the form of the Multi-Party Agreement attached hereto as Exhibit A. Any amendments to the Multi-Party Agreement shall be executed in the same manner.

Section 3. Approval of Second Supplemental Trust Indenture, Exchange and Cancellation of Series 2007 Bonds and Delegation of Authority.

The form, terms and provisions of the Second Supplemental Trust Indenture, a copy of which are attached hereto as Exhibit B and filed with the Clerk to Council, be and hereby are approved. The Chairman of the Council is hereby authorized, empowered and directed to execute, acknowledge and deliver, and the Clerk to Council is hereby authorized, empowered and directed to attest the Second Supplemental Trust Indenture and the Amended Series 2007 Bonds to be executed thereunder in exchange for the existing Series 2007A Bonds and Series 2007B Bonds, respectively, with such changes or revisions as are permitted hereby, in the name of and on behalf of the County. The Chairman of the Council and the County Administrator with advice from the County Attorney are hereby delegated the authority to approve such changes in the form, terms and provisions of the Second Supplemental Trust Indenture as may be necessary or advisable in connection with the transactions contemplated hereby and thereby. The Chairman's execution and delivery of the Second Supplemental Trust Indenture shall constitute conclusive evidence of approval of any and all changes or revisions therein from the form of the Second Supplemental Trust Indenture attached hereto as Exhibit B. Any amendments to the Second Supplemental Trust Indenture shall be executed in the same manner. The Chairman of the Council and the County Administrator are further authorized, empowered and directed to exchange or cancel the Series 2007 Bonds as contemplated by the Second Supplemental Trust Indenture and described above.

Section 3. Amendment of Original Assessment Roll and Approval of Updated Assessment Roll and Substitution for 2021 Assessment Roll.

The County Council hereby approves and confirms the Updated Assessment Roll attached hereto as Exhibit C, and hereby approves the amendment and replacement of the Original Assessment Roll through the approval of the Updated Assessment Roll, which Updated Assessment Roll shall constitute the assessment roll within the meaning of the Act reflecting the names of the persons within the Improvement District, whose properties are to be assessed for Assessment A and Assessment B (as further described in the Updated Assessment Roll) and the amounts to be assessed against their respective properties with a brief description of the lots or parcels of land assessed; provided, however, that the approvals in this ordinance (including this Section 3) and the replacement of the Original Assessment Roll in its entirety with the Updated Assessment Roll, are contingent upon the issuance, exchange and cancellation of the Series 2007 Bonds as described in Section 2. In the event the Series 2007 Bonds are not issued, exchanged and cancelled as described in Section 2, the Updated Assessment Roll shall be disregarded and reliance upon the Original Assessment Roll (as annually updated in accordance with their terms and the County's current practice, including as updated by the 2021 Assessment Roll previously adopted by the County Council pursuant to the 2021 Assessment Roll Resolution) shall be continued.

Contemporaneous with or promptly following the issuance, exchange and cancellation of the Series 2007 Bonds as described above, the Updated Assessment Roll shall be filed in the Office of the Clerk of Court of the County, and from the time of filing the assessments impressed in the Updated Assessment Roll constitute and are liens on the real property against which they are assessed superior to all other liens and encumbrances, except the lien for property taxes, and must be annually assessed and are collected with the property taxes on it. The Updated Assessment Roll may also be filed in such other public records as the County Administrator may determine.

Section 4. Authority to Act.

The Council Chair, Council Secretary, Clerk to Council, County Administrator, County Attorney and all other appropriate officials of the County are authorized and directed to take such actions and do any and all things necessary or desirable in connection with the issuance, cancellation and exchange of the Series 2007 Bonds and the amendments to the Original Assessment Roll and Master Indenture described herein, including the execution and delivery of any agreements, certificates, tax certificates, directions or other documents authorized or contemplated herein or in the agreements or documents approved herein, to effect the purposes of this ordinance.

Section 5. Severability.

If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 6. Controlling Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, resolutions or orders, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 7. Effective Date.

This ordinance is effective upon third reading.

SIGNATURES FOLLOW ON NEXT PAGE.

AND IT IS SO ORDAINED, this ____ day of _____, 2021.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

Approved as to form:

_____
John K. DuBose III, County Attorney

First Reading:	August 23, 2021
Public Hearing:	September 13, 2021
Second Reading:	September 27, 2021
Third Reading:	October 25, 2021

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

MULTI-PARTY AGREEMENT FOR DEVELOPMENT OF EDGEWATER II

This agreement (the "Agreement") is by and among True Homes, LLC ("True Homes"); Lancaster County (the "County"); Lancaster County Forfeited Land Commission (the "FLC"); U.S. Bank National Association (the "Trustee") in its capacity as trustee for Lancaster County, South Carolina, Edgewater II Improvement District Assessment Revenue Bonds, Series 2007A and Series 2007B (respectively, the "Series A Bonds" and the "Series B Bonds," and together the "Bonds") and on behalf of Nuveen High Yield Municipal Bond Fund and The Hartford Municipal Opportunities Fund who, directly and through their affiliated funds, are the sole owners of the Bonds (together, the "Bondholders"); and Craft Development, LLC (the "Original Developer") (each of the foregoing a "Party" and together the "Parties"); and this Agreement is effective upon the date of the last signature below of an authorized representative of any Party (the "Effective Date").

WHEREAS, in 2007, the County issued the Bonds pursuant to a Master Trust Indenture and a First Supplemental Indenture between the County and the Trustee dated as of November 1, 2007 (together, the "Indenture"); and

WHEREAS, the purpose of the Bond issuance was to raise funds for the improvement of an area of the County ("Edgewater II") owned and planned for development by the Original Developer; and

WHEREAS, Edgewater II was, pursuant to a plan for development of Edgewater II designed by the Original Developer and approved by the County that consisted of the recorded legal instruments governing the development of Edgewater II properties as well as County and State administrative approvals and permits governing the development of the Edgewater II properties (the "Original Development Plan"), divided into ten (10) Phases, designated as Phase 2 through Phase 11, as shown on Exhibit A hereto; and

WHEREAS, the proceeds of the Bonds were spent in accordance with the terms of and for the purposes set out in the Indenture; and

WHEREAS, the Bonds were to be repaid solely from annual assessments against each of the parcels and lots in Edgewater II (the "Assessments"), which Assessments would be imposed pursuant to the assessment roll adopted by the County when the Bonds were issued, including the rate and method of apportionment of assessments attached thereto (together, the "Assessment Roll"), and payable by the successive owners from time-to-time of those parcels and lots; and

WHEREAS, the Original Developer, while it still owned all of Edgewater II, sold three lots in Edgewater II, bearing Tax Map Numbers 0106L-0C-016.00, 0106L-0C-017.00, and 0106L-0C-018.00 (the "Three Sold Lots") to individual purchasers, leaving it at the Effective Date with all of the remaining lots and parcels in

Edgewater II (the "Original Developer Lots," which do not include the Three Sold Lots); and

WHEREAS, the Original Developer, beginning in Tax Years 2009 through 2011 and continuing through the Effective Date, became and remains unable to pay the annual taxes and Assessments on the Original Developer Lots; and

WHEREAS, the County, pursuant to South Carolina law, sought to collect some or all of the amounts past due by sale of the Original Developer Lots at annual tax sale; and

WHEREAS, in each year, the highest bid for the Original Developer Lots was the mandatory bid automatically submitted by the FLC pursuant to South Carolina law; and

WHEREAS, neither the Original Developer nor anyone authorized by South Carolina law to act in its place has redeemed any of the Original Developer Lots from the annual tax sales in the times allowable; and

WHEREAS, the purchaser of two of the Three Sold Lots bearing Tax Map Numbers 0106L-0C-016.00 and 0106L-0C-017.00 (the "Two Sold Delinquent Lots"), beginning in Tax Year 2018, became unable to pay the annual taxes and Assessments on the Two Sold Delinquent Lots; and

WHEREAS, the County, pursuant to South Carolina law, sought to collect some or all of the amounts past due by sale of the Two Sold Delinquent Lots at annual tax sale; and

WHEREAS, in each year, the highest bid for the Two Sold Delinquent Lots was the mandatory bid automatically submitted by the FLC pursuant to South Carolina law; and

WHEREAS, neither the purchasers of the Two Sold Delinquent Lots nor anyone authorized by South Carolina law to act in their place has redeemed either of the Two Sold Delinquent Lots from the annual tax sales in the times allowable; and

WHEREAS, as a consequence, the FLC has a right to obtain, but has not yet obtained, tax deed title to all of the parcels and lots in Edgewater II (other than the remaining one of the Three Sold Lots that is not also one of the Two Sold Delinquent Lost, bearing Tax Map Number 0106L-0C-018.00 (the "Single Lot")); and

WHEREAS, True Homes has acquired or will before the Effective Date acquire fee simple title to the Single Lot; and

WHEREAS, the FLC desires to obtain tax deed title to the Original Developer Lots and the Two Sold Delinquent Lots; and

WHEREAS, the Original Developer desires to transfer its rights to the Original Developer Lots to the FLC by quitclaim deed on the terms and conditions set forth herein; and

WHEREAS, the FLC desires to sell to True Homes the Original Developer Lots and the Two Sold Delinquent Lots by quitclaim deed on the terms and conditions set forth herein; and

WHEREAS, True Homes desires to purchase the Original Developer Lots and the Two Sold Delinquent Lots by quitclaim deed from the FLC on the terms and conditions set forth herein and to develop and sell the same in accordance with the Original Development Plan; and

WHEREAS, the Bondholders, the Trustee, and the County, in order to provide to the Bondholders the reinstatement of payment of a portion of the Bonds as and to the extent set forth herein and in order to return properties in Edgewater II to the tax rolls of the County as and to the extent set forth herein, desire to approve the transactions contemplated hereby and to modify the Indenture and the Assessment Roll on the terms and conditions set forth herein; and

WHEREAS, the County by duly enacted ordinance, the FLC by duly adopted resolution, and each of True Homes, the Trustee, and the Original Developer by

proper corporate action have each approved and authorized the execution of this Agreement;

NOW, THEREFORE, IN CONSIDERATION AND MUTUAL EXCHANGE OF THE ACTIONS AND PROMISES SET OUT HEREIN, THE PARTIES AGREE AND BIND THEMSELVES TO THE FOLLOWING TERMS AND CONDITIONS.

Section 1. **Acquisition of Title by FLC.** Prior to or immediately upon the Effective Date, the County, through its Tax Collector, will give and the FLC will take tax deed title to the Two Sold Delinquent Lots. Within ten (10) business days following the later of the Effective Date and the execution of a maintenance and management agreement and the delivery of a certificate of insurance and the execution of any required corrective action plan or consent agreement, all in accordance with Section 2 below, (a) the County, through its Tax Collector, will give and the FLC will take tax deed title to the Original Developer Lots; and (b) the Original Developer will give, and the FLC will take, a quitclaim deed to the Original Developer Lots. At any time prior to Termination in accordance with Section 7 of this Agreement ("Termination"), upon request by and at the expense of True Homes, the FLC will bring in its name a quiet title action with respect to the Two Sold Delinquent Lots. At any time prior to Termination, upon request by and at the expense of True Homes, the FLC will subdivide parcels in the Original Developer

Lots into separately platted, single family home sites or related sites, in accordance with the Original Development Plan.

Section 2. **True Homes' Responsibility for Edgewater II Properties Held by FLC.** Upon the Effective Date and simultaneously effective therewith, True Homes and the FLC will enter into a maintenance and management agreement (the "Management Agreement") with respect to all of Edgewater II whereby, from and after the acquisition of tax deed title by the FLC pursuant to Section 1 above, True Homes will: (i) maintain Edgewater II in compliance with applicable law and in such manner as to prevent, on the part of the County or the FLC, the incurrence of premises liability with respect thereto and the incurrence of environmental liability with respect thereto; and (ii) execute, and perform in accordance with the terms of, any corrective action plan or consent agreement required by the South Carolina Department of Health and Environmental Control ("DHEC") for the remediation of any stormwater, erosion, sedimentation, or other environmental concern. The Original Developer agrees that, should DHEC require the record owner of Edgewater II properties to execute any such corrective action plan or consent agreement with respect to concerns in existence and known prior to the FLC's acquisition of title to the Original Developer Lots, the Original Developer will sign as such owner, but may assign its responsibilities thereunder to True Homes, which agrees to accept the same. .The responsibilities of True Homes under the

Management Agreement shall continue with respect to each portion of Edgewater II for so long as the FLC holds record title to that portion. True Homes agrees that it will defend and indemnify the FLC and the County against any liability sought to be imposed upon either of them because of the FLC's ownership of any portion of Edgewater II; provided, however, that following Termination of this Agreement, True Homes shall have no obligation to indemnify the County or the FLC except with respect to conditions and events on the Edgewater II properties caused by True Homes' activities on the Edgewater II properties or by its breach of its obligations under the Management Agreement or under any DHEC corrective action plan or consent agreement that True Homes enters. True Homes further agrees that it shall, for the duration of its responsibility under the Management Agreement, maintain insurance against premises and environmental liability with an insurance carrier acceptable to the County and the FLC in an amount of One Million Dollars ($1,000,000) for each occurrence and $Two Million Dollars ($2,000,000) in annual aggregate (annual deductible not to exceed Twenty-Five Thousand Dollars ($25,000)); and the County and the FLC shall be additional named insureds on each such policy entitled to mandatory notice of any termination of such policy. True Homes shall deliver to the FLC and the County, prior to and as a condition precedent to the FLC taking title to the Original Developer Lots a certificate of the required insurance, the executed Management Agreement and any executed corrective action

plan or consent agreement then required by DHEC, and shall thereafter provide to the FLC and the County annual certificates of insurance renewal and of any additional DHEC corrective action plans or consent agreements. Notwithstanding the foregoing, True Homes shall not be required to agree to any removal of existing sedimentation from any existing pond, lake, impoundment, or waterway, nor shall it be required to prevent further or new erosion except in accordance with a schedule acceptable to True Homes. In the event that DHEC requires any such removal or any such unacceptable schedule, True Homes may, not later than the earlier of (i) thirty days after the Effective Date and (ii) the date on which the FLC takes title to the Original Developer Lots, terminate this Agreement; provided, the County shall not be obligated to execute the Amended Indenture or effect the amendments to the Amended Assessment Roll as contemplated by Section 6 until after the expiration (or earlier waiver thereof) of True Homes' right to terminate this Agreement. In the event that DHEC requires the FLC to accept any liability, contingent or otherwise, that is not acceptable to the FLC, the FLC may, not later than the earlier of (i) thirty days after the Effective Date and (ii) the date on which the FLC takes title to the Original Developer Lots, terminate this Agreement; provided, that the County shall not be obligated to execute the Amended Indenture or effect the amendments to the Amended Assessment Roll as contemplated by Section 6 until after the expiration (or earlier waiver thereof) of the FLC's right to terminate this Agreement.

Section 3. **Purchase of Lots by True Homes.**

(a) *Schedule.* Beginning on the first business day of the month following the month in which the FLC obtains tax title to the Original Developer Lots, and on the first business day of each third month thereafter, True Homes will purchase all individual home-site lots in Edgewater II from the FLC in accordance with the following schedule and at the following prices (as such prices are adjusted pursuant to Section 3(b) below). Each reference to a year below is the twelve-month period beginning on the first business day of the month following the month in which the FLC obtains tax title to the Original Developer Lots and each anniversary thereof. Nothing in the below schedule shall prevent True Homes from purchasing more lots than are scheduled to that date or lots in Phases not yet scheduled for purchase.

YEAR	NUMBER OF LOTS TO PURCHASE	LOCATION OF LOT (PHASE NUMBER)	PURCHASE PRICE PER LOT (SUBJECT TO ADJUSTMENT PURSUANT TO SECTION 3(b) BELOW.
1	80 (20 per quarter)	2	$25,000
2	120 (30 per quarter)	2, 4	$25,000
3	120 (30 per quarter)	2, 3, 4, 5, 6	$25,000 (except for 14 Lakefront Lots (as defined below) in Phase 3, for which the Purchase Price is $50,000)
4	120 (30 per quarter)	3, 5, 6	$25,000 (except for 14 Lakefront Lots in Phase 3, for which the Purchase Price is $50,000)

5	111 (28 for first three quarters; 27 for fourth quarter)	3, 5, 6	$25,000
6	219 (55 for first three quarters; 54 for fourth quarter)	9, 10, 8	$10,000
7	289 (72 for first three quarters; 73 for fourth)	7, 8, 11	$10,000

The twenty-eight (28) lakefront lots referred to in the foregoing table (the "Lakefront Lots") are the lots that, in the records of the Lancaster County Tax Assessor, bear tax map numbers 0106F-0A-028.00 through -037 and 0106F-0A-055.00 through -072. At the time of its purchase of each of the Lakefront Lots, True Homes shall with respect to each such Lakefront Lot pay to the FLC an additional payment of $17,000 (the "Lakefront Prepayments"); however, the Lakefront Prepayments shall not be considered part of the Purchase Price (as defined in Section 3(b) herein) for the Lakefront Lots.

The amount paid by True Homes as the Forty Percent Amount of any purchases of more than the scheduled number of lots on any such date may be used to reduce the number of lots required to be purchased on a later date, by lots with the same aggregate value of Forty Percent Amounts; that is, for example and clarity, an early purchase of two lots each with a Forty Percent Amount of $20,000 (in the aggregate, $40,000) each could reduce the number of lots each with a $10,000 Forty Percent

Amount at a later date by four such lots (also, in the aggregate, $40,000); and *vice versa*. At no time shall the aggregate number of Prime Lots (as defined below) purchased by True Homes pursuant to this Agreement exceed twenty-five percent (25%) of all lots purchased by True Homes pursuant to this Agreement to that point. A "Prime Lot" is a lot that abuts the Edgewater Golf Course or is a Lakefront Lot. True Homes understands that, from the time of its acquisition of quitclaim or limited warranty title to a lot and until it re-sells that lot, True Homes will become and remain liable for *ad valorem* property taxes assessed against that lot in accordance with South Carolina law. In the event that at any time True Homes is unable to obtain commitments for water and/or sewer service with respect to a lot, then True Homes' obligation to purchase with respect to that lot shall be delayed without penalty until it is able to acquire such commitments.

(b) *Price Adjustment.* The initial Purchase Price as shown in Section 3(a) above for each lot shall be increased by five percent (5%) upon each anniversary of the first business day of the month following the month in which the FLC obtains tax title to the Original Developer Lots (as so adjusted, the "Purchase Price"). The adjusted Purchase Price shall apply to each lot purchased from the adjustment until the next annual adjustment. The Price Adjustment shall not apply to the Lakefront Prepayments.

(c) *Payment.*

(i) True Homes shall pay to the FLC, not later than three (3) business days after the Effective Date, One Hundred Fifty Thousand Dollars ($150,000) (the "Initial Payment"). The Initial Payment is entirely non-refundable.

(A) Of the Initial Payment, the amount of Fifty Thousand Dollars ($50,000) (the "First Prepayment Amount") shall be a prepayment of, and shall be applied as a credit against, the Forty-Percent Amount (as defined below), as set forth in Section 3(c)(ii)(A) below. The First Prepayment Amount shall be held and used by the FLC, at any time after its receipt of the payment of the Initial Amount, for the payment of the FLC's expenses in connection with (x) the negotiation or implementation of this Agreement or (y) any obligation that it has as owner of any Edgewater II properties or, in the event of Termination of this Agreement, for the re-marketing of any Edgewater II properties.

(B) Of the Initial Payment, the amount of One Hundred Thousand Dollars ($100,000) (the "Final Prepayment Amount") shall be deposited by the FLC into an interest-bearing insured

deposit or stable-value money-market account, or invested by the FLC in U.S. Treasury Securities or in the South Carolina Pooled Investment Fund (also known as the South Carolina Local Government Investment Pool) established by the South Carolina Treasurer pursuant to S.C. Code of Laws §6-6-10, and used at the times and for the purposes set forth in Section 3(c)(ii)(B) below.

(ii) For each lot purchased by True Homes pursuant to Section 3(a) above, True Homes shall pay to the FLC at the time of purchase the amount of forty percent (40%) of the Purchase Price (the "Forty Percent Amount") for that lot, plus in the case of Lakefront Lots the amount of the Lakefront Prepayment on that Lakefront Lot. Upon payment of the Forty Percent Amount (and where applicable the Lakefront Prepayment) by True Homes for a particular lot, the FLC shall give to True Homes a quit-claim deed to the purchased lot; provided, however, that if the lot is one of the Two Sold Delinquent Lots for which a quiet title action has been successfully pursued by the FLC, then the FLC shall give a limited warranty deed. Upon the transfer by the FLC to True Homes of a lot, whether by quitclaim or limited warranty deed, the remaining sixty percent (60%) of the Purchase Price (the "Sixty Percent Amount") will be secured by a lien recorded in favor of the FLC (the

"Sixty Percent Lien"), which will be subordinate in priority only to the following liens, in the following order of priority: first, the lien for annual *ad valorem* property tax levies and (immediately junior thereto) Assessments; and second, the lien for True Homes' financing for the construction, repair, or replacement of improvements and infrastructure envisaged by the Original Development Plan. It is acknowledged and agreed that, whereas the lien for Assessments on a particular lot or parcel will be junior only to the lien for annual *ad valorem* property tax levies on that lot or parcel, there will be no Assessments billed to any lot prior to the required payment of the Sixty Percent Amount and the sale of that lot to an End User (as defined herein).

(A) One Thousand Dollars ($1,000) of the Forty Percent Amount on each of the first fifty (50) lots purchased from the FLC by True Homes pursuant to this Agreement shall be deemed paid as a credit from the First Prepayment Amount, allocable to the FLC's share of the Forty Percent Amount as set forth in Section 4 below.

(B) (1) In the event that True Homes completes the purchase of all lots in Edgewater II pursuant to the schedule in Section 3(a) above (or on some delayed schedule if permitted by

other provisions of this Agreement), the full Purchase Price (both the Forty Percent Amount and the Sixty Percent Amount) shall be deemed paid in full at the time of purchase from the Lakefront Prepayments and the Final Prepayment Amount with respect to the final approximately 43 lots in Edgewater II to be purchased from the FLC by True Homes (or such greater or smaller number of such lots for which the sum of the Lakefront Prepayments and the Final Prepayment Amount plus any interest earnings on the Final Prepayment Amount shall be sufficient), with no need for additional payment from True Homes and no requirement for any Sixty Percent Lien for later payment of the Sixty Percent Amount on any such lot. In the deemed payments from the Lakefront Prepayments and the Final Prepayment Amount pursuant to the preceding sentence, the Lakefront Prepayments shall be used first, and the Final Prepayment Amount shall be used for only the final approximately eight Edgewater II lots when those final lots are purchased by True Homes. At the time of such deemed payment in full, the amount of the Final Prepayment Amount and any interest earnings thereon shall be released by the FLC and paid to the Trustee for use in the manner prescribed for Sixty

Percent Amounts in Section 4(b) below. The Lakefront Prepayments having already been paid to the Trustee at the time of receipt, there is no distribution of Lakefront Prepayments at the time of their deemed use for final lot payments.

(2) For the sake of clarity and not in contravention of the foregoing, the parties expect and intend that: in the final quarter of the seventh year (Fourth Quarter 2028), True Homes will purchase 73 lots; of those, approximately the final 43 will have an adjusted aggregate Purchase Price of approximately $576,243; and that amount will be paid by crediting the Lakefront Prepayments in the amount of $476,000 and releasing the Final Prepayment Amount of $100,000 (plus any interest that may have been earned on that Final Prepayment Amount).

(3) In the event that True Homes fails to complete the purchase of all lots in Edgewater II pursuant to the schedule in Section 3(a) above (unless excused by other provisions of this Agreement), the Final Prepayment Amount plus any interest earnings thereon and any remaining amount of the First Prepayment Amount, shall constitute Liquidated Damages for

that failure. The existence of Liquidated Damages for that failure shall not excuse the failure of any other obligation owed by True Homes under any permit issued to it by, or obligation owed by it to, any entity, including under the Management Agreement. Any amount of Liquidated Damages shall be retained and used by the FLC for any expenses or liabilities that it may incur in connection with holding or re-marketing the lots not purchased by True Homes. The existence, and use by the FLC of, any such Liquidated Damages shall not excuse any amount owed with respect to a Sixty Percent Amount that is not made whole by the lien securing that Sixty Percent Amount.

(iii) True Homes shall pay the Sixty Percent Amount on each lot to the FLC at the time that it re-sells the lot to any other person or entity (each, an "End User"), and shall clearly advise such End User of the Assessments which are applicable to such lot, including the maximum annual amount that may be billed to such End User.

(d) *Preservation of Original Development Plan.* True Homes will develop Edgewater II in accordance with the Original Development Plan at its own cost.

(e) *True-Up of Lot Count.* The Parties understand that the Original Development Plan is for the development of 1,059 lots in Edgewater II but further understand that the total number of lots actually developed will, however, be subject to the approval of all regulatory bodies including but not limited to South Carolina Department of Health and Environmental Control, Lancaster County Water and Sewer District, Lancaster County, and the Army Corps of Engineers. In the event that in any Phase, the actual final number of developable lots is less than that contemplated for that Phase, then upon the final platting of all lots in that Phase, True Homes will pay to the FLC an amount equal to the lost revenue from the lower number of lots. If, however, the actual final number of developable lots is greater than that contemplated, then upon the final platting of all lots in that Phase, True Homes shall be entitled to receive deeds to the additional lots in that Phase from the FLC without payment of any Purchase Price therefor. For purposes of the two preceding sentences, Phase 2 and Phase 4 of Edgewater II shall be considered together as a single Phase. The purpose of the true-up mechanism is to preserve the aggregate Purchase Price revenue to the FLC and the Trustee, as applicable, and the aggregate Purchase Price cost to True Homes at the level intended if the final number of developable lots in each Phase were as currently contemplated. Payment of taxes and Assessments with respect to those lots will not, however, be affected by this true-up mechanism.

Section 4. **Allocation of Purchase Price.**

(a) *The Forty Percent Amount.* Of the Forty Percent Amount received by the FLC on the first five hundred (500) lots purchased by True Homes, the FLC will retain the amount of One Thousand Eight Hundred Nine and 20/100 Dollars ($1,809.20) per lot; provided, however, that the FLC's retention of the First Prepayment Amount will be applied to satisfy in full the FLC's share of the Forty Percent Amount with respect to the first twenty-seven (27) lots purchased by True Homes and to satisfy in part (to the extent of $1,151.60) the FLC's share of the Forty Percent Amount with respect to the twenty-eighth lot purchased by True Homes. The remainder of the Forty Percent Amount paid by True Homes and received by the FLC for a particular lot (above its allocable share of $1,809.20 per lot for the twenty-ninth through five-hundredth lots and $0.00 for all lots after the five-hundredth lot) will be paid to the Trustee for (a) agent's fees or other expenses with respect to transfers of titles from the FLC to True Homes (the amount thereof not to exceed 5.5% of the Forty Percent Amount for the relevant lot), or (b) distribution to the Bondholders through the applicable redemption provisions under the Amended Indenture (as defined herein).

(b) *The Sixty Percent Amount.* All of the Sixty Percent Amount payments will be paid to the Trustee for (a) agent's fees or other expenses with respect to

transfers of titles from the FLC to True Homes (the amount thereof not to exceed 5.5% of the Sixty Percent Amount for the relevant lot), or (b) distribution to the Bondholders through the applicable redemption provisions under the Amended Indenture.

(c) *Lakefront Prepayments.* All of the Lakefront Prepayments will be paid to the Trustee for (a) agent's fees or other expenses with respect to transfers of titles from the FLC to True Homes (the amount thereof not to exceed 5.5% of the Lakefront Prepayment for the relevant lot), or (b) distribution to the Bondholders through the applicable redemption provisions under the Amended Indenture.

(d) *Allocation between Bond Series.* Allocation of payments to the Bondholders as between Series A Bonds and Series B Bonds shall be separately determined by the Trustee and the Bondholders in accordance with the Amended Indenture, and shall not in any way give any right to any Bondholder against the County or the FLC with regard to such allocation. Such payments, together with the cancellation of the Cancelled Bonds under the Amended Indenture, shall be in full satisfaction of all amounts past due to the Bondholders at the time of such cancellation or payments, as applicable.

Section 5. **Covenant Not to Sell by the FLC.** At no time prior to the Termination of this Agreement will the FLC sell any lots in Edgewater II to anyone other than True Homes, unless the FLC has acquired the lot from an End User.

Section 6. **Indenture and Assessment Roll Modifications.** The Indenture will be amended and supplemented by a Second Supplemental Trust Indenture in the form set forth in Exhibit B hereto (as so amended, the "Amended Indenture"), and the Assessment Roll will be amended and restated in the form set forth in Exhibit C hereto (as so amended, the "Amended Assessment Roll"), subject to the last two sentences of Section 2 above. In particular, the Amended Indenture and the Amended Assessment Roll shall:

(a) clarify that the FLC's acquisition of title to properties in Edgewater II pursuant to applicable South Carolina law related to the procedures related to foreclosures and tax sales will not cause the property to become "Non-Benefited Property" and will not cause prepayment or acceleration of any Bonds that are not yet due;

(b) provide for the restructuring and amendment of the existing Series A Bonds and Series B Bonds into convertible capital appreciation bonds (the "Amended Bonds"), which Amended Bonds shall be initially issued in an aggregate principal amount based on (i) the portions of the Purchase Price to be paid to the

Trustee pursuant to Section 4 above and used to redeem Amended Bonds) and (ii) the Assessments contemplated by the Amended Assessment Roll, and the cancellation of the remaining portion of the Bonds (the "Cancelled Bonds"), in each case pro rata between the existing outstanding Series A Bonds and Series B Bonds;

(c) provide that all prior Assessments for the Cancelled Bonds have expired or are no longer in effect and that the Amended Bonds shall only be payable from and secured by portions of the Purchase Price to be paid to the Trustee pursuant to Section 4 above and revenues received by the Trustee in respect of the Assessments to be annually billed in connection with and after the adoption of the Amended Assessment Roll; and

(d) provide that all lots or parcels in Edgewater II owned by either the FLC or by True Homes (except if acquired by True Homes from an End User) will be exempt from Assessments until that lot or parcel is transferred to an End User; and

(e) provide that the issuance of the Amended Bonds and the cancellation of the Cancelled Bonds, the payment of the Purchase Price in accordance with this Agreement and the applicable redemptions of Amended Bonds pursuant to the Amended Indenture, and the application of revenues received from annual billed Assessments for payments on Amended Bonds pursuant to the Amended Indenture

and the Amended Assessment Roll will fully satisfy the obligations of the County with respect to the Bonds; and

(f) provide that upon re-sale of a lot by True Homes to an End User, the Assessments on that lot with respect to the Bonds or successor bonds (whether for debt service or other assessed costs) will be calculated "as-if" all the lots in Edgewater II were paying Assessments; and that the portion of non-debt service costs (for example, Trustee fees, Assessment Roll servicing, legal fees and expenses and continuing disclosure agent fees) that is not collected from such Assessments because of the foregoing "as-if" calculation and the exemption from Assessments for lots held by the FLC or by True Homes, will be paid by True Homes.

Section 7. **Termination.** This Agreement shall terminate upon any of the following:

(a) Failure of True Homes to purchase the required number of lots in accordance with the schedule set forth in Section 3(a) above, after having been given written notice by the FLC, the County, or the Trustee of such failure and a failure to cure within thirty (30) days after such notice, in which case True Homes shall, in addition to the Liquidated Damages provided for above, convey to any party named by the FLC any and all permits, easements, water and sewer commitments, and similar rights that True Homes may have with respect to the lots that it has failed to purchase; and

(b) Filing by True Homes in any court or agency pursuant to any statute or regulation of any state, country or jurisdiction, a petition in bankruptcy or insolvency or for reorganization or for an arrangement or for the appointment of a receiver or trustee of True Homes or of its assets, or if True Homes proposes a written agreement of composition or extension of its debts, or if True Homes is served with an involuntary petition against it, filed in any insolvency proceeding, and such petition shall not be dismissed within 60 days after the filing thereof, or if True Homes proposes or is a party to any dissolution or liquidation, or if True Homes makes an assignment for the benefit of its creditors.

Section 8. **Home Owners Association Declarations.** Each of the Original Developer and True Homes represents and covenants that with respect to any lot in Edgewater II either: (a) there are not now existing, and there will not be until payment in full of the Sixty Percent Amount with respect to that lot, any declarations, covenants, or easements binding that lot to, or encumbering it in connection with, a homeowners' association; or (b) upon Termination of this Agreement, each of the Original Developer and True Homes will use and will cause their affiliates to use their best efforts to, and to the extent that it or its affiliates has the legal capacity to they will, release that lot from any declarations, covenants, or easements binding that lot to, or encumbering it in connection with, a homeowners' association if, at the time of Termination, that lot has not been previously purchased by True Homes

from the FLC pursuant to this Agreement; or (ii) upon foreclosure of the lien securing the Sixty Percent Amount on a lot, the Original Developer and True Homes will use and will cause their affiliates to use their best efforts to, and to the extent that it or its affiliates has the legal capacity to they will, release that lot from any declarations, covenants, or easements binding that lot to, or encumbering it in connection with, a homeowners' association.

Section 9. **General Provisions.**

(a) *Duty of Mutual Cooperation.* Each Party agrees and commits itself to cooperate fully with each other Party in the performance of that other Party's obligations under this Agreement and in order to give full force and effect to the basic terms and intent of this Agreement, including without limitation the preparation, execution, and recording of supplemental documents and the obtaining of permissions or authorizations from federal, state and local government agencies; provided, however, that any expense incurred by the cooperating Party shall be reimbursed to it by the other Party. Without limiting the generality of the preceding sentence, each of the Original Developer, the FLC, True Homes, and the Trustee consents to the modifications of the Indenture and Assessment Roll recited above and agrees that it will provide any additional documentation of such consent as may be reasonably requested by the County.

(b) *Non-Assignability.* No Party may assign its rights or obligations under this Agreement without the consent in writing of all other Parties, such consent not to be unreasonably withheld, except that: (i) any party may assign all but not less than all of its rights and responsibilities to a parent, subsidiary, or other affiliated corporation under common control with it or to a third party in connection with a sale to that third party of substantially all of that Party's assets in South Carolina; and (ii) the FLC may, upon obtaining written consent from the County and the County's bond counsel, assign title to its holdings in Edgewater II and its obligations and rights under this Agreement to a bankruptcy-remote special purpose entity formed at the FLC's behest (the "SPE") if that SPE obtains designation as a Section 501(c)(3) exempt organization by the United States Internal Revenue Service.

(c) *Dispute Resolution.* The Parties agree that, for any and all disputes, claims and causes of action arising out of or connected with this Agreement that are not resolved by unassisted discussions among the Parties, they will participate in good faith in mediation by an independent mediator selected by the Parties involved in the dispute, with costs to be shared equally between the Parties involved in the dispute. Any and all disputes not resolved before the conclusion of the required mediation shall be subject to determination by a court of law. **Each Party irrevocably waives any right to demand a jury trial of any such dispute, claim, or cause of action, and agrees that the determination of any such dispute, claim,**

or cause of action will be determined, as to both facts and law, solely by the court acting without a jury. Any such action in court must be brought in federal court in Columbia, South Carolina, or if such court does not have subject matter (either federal question or diversity) jurisdiction over the dispute, then in the circuit court of South Carolina in Lancaster County, South Carolina. Each Party agrees to the exercise of personal jurisdiction over it by either such court.

(d) *Governing Law.* All issues and questions concerning the construction, validity, interpretation and enforceability of this Agreement, or the rights and obligations of any Party vis-à-vis another Party in connection with the matters covered hereby, shall be governed by, and construed in accordance with, the laws of the State of South Carolina, without giving effect to any choice of law or conflict of law rules (whether of the State of South Carolina or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of South Carolina.

(e) *Limitation of Damages.* Any and all claims, judgments, and awards shall be limited to actual out-of-pocket costs incurred; and under no circumstances will any Party be permitted to obtain awards for, and each Party hereby waives all rights to claim, punitive, incidental and consequential damages and any other damages, other than for actual out-of-pocket expenses, and any and all rights to have

damages multiplied or otherwise increased. Each Party further acknowledges that any claims for damages against, and any potential liability of, the County or the FLC are governed and limited by the South Carolina Tort Claims Act.

(f) *Non-Waiver.* One or more waivers of a breach of any covenant, term, or provision of this Agreement by any Party shall not be construed as a waiver of a subsequent breach of the same covenant, term, or provision; nor shall it be considered a waiver of any other then-existing, preceding, or subsequent breach of a different covenant, term, or provision.

(g) *Complete Agreement.* This Agreement constitutes the entire Agreement of the Parties and supersedes all prior and contemporaneous negotiations, oral or written, regarding this matter. All prior and contemporaneous negotiations of any nature regarding the subject matter of this Agreement are deemed incorporated and merged into this Agreement and are deemed to have been abandoned if not so incorporated. No representations, oral or written, are being relied upon by either party in executing this Agreement other than the express representations of this Agreement. This Agreement cannot be changed or terminated without the express written consent of the Parties.

(h) *Amendments Must Be Signed.* Neither this Agreement nor any provision hereof may be changed, modified, amended or waived except by written agreement duly executed by all Parties.

(i) *Severability.* If any provision or term of this Agreement is held to be illegal, invalid, or unenforceable, such provision or term shall be fully severable; this Agreement shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised part of this Agreement; and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Agreement.

(j) *Construction.* The Parties were each fully represented by counsel in negotiating and reviewing this Agreement. The language of all parts of this Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against any of the Parties on the basis that any Party drafted this Agreement. As used in this Agreement, the singular or plural number shall be deemed to include the other whenever the context so indicates or requires. The headings of this Agreement are for purposes of reference only and shall not limit or define the meaning of the provisions of this Agreement.

(k) *Counterparts.* It is understood and agreed that this Agreement may be executed in multiple originals and/or counterparts, each of which shall be deemed an original for all purposes, but all such counterparts together shall constitute one and the same instrument. Facsimile, scanned and electronic signatures shall be valid as an original.

(l) *Notices.* Any notice required by this Agreement between the Parties must be in writing and shall be deemed given if delivered personally, including, but not limited to, by courier, by overnight, registered or certified mail (return receipt requested), or by email (with reply confirmation of receipt). Such notice shall be deemed received on the date of personal delivery or email. Any notice under this paragraph shall be addressed to the respective Party at the following addresses or such other addresses that the Party has given written notice in accordance with the provisions of this paragraph:

Insert notice addresses

(m) *Force Majeure.* No Party shall be held liable to any other Party nor be deemed to have defaulted under or breached this Agreement for failure or delay in performing any obligation under this Agreement to the extent such failure or delay is caused by or results from causes beyond the reasonable control of the affected Party, including epidemics, embargoes, war, act of war (whether war be declared or

not), acts of terrorism, insurrections, riots, civil commotions, strikes, lockouts or other labor disturbances, fire, floods, earthquakes or other acts of God, or acts, generally applicable action or inaction by any governmental authority other than a Party (but excluding any government action or inaction that is specific to a Party, its affiliates or sublicensees, such as revocation or non-renewal of such Party's license to conduct business), or omissions or delays in acting by any other Party, or unavailability of materials for construction of infrastructure. The affected Party shall notify any other Party in writing of such force majeure circumstances as soon as reasonably practical, and shall promptly undertake and continue diligently all reasonable efforts necessary to cure such force majeure circumstances or to perform its obligations in spite of the ongoing circumstances.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement to be effective as of the last day on which a signature of a Party is entered below.

[Signature, Witness, and Attestation Block]

HSB 6942742 v.4

SECOND SUPPLEMENTAL TRUST INDENTURE

BETWEEN

LANCASTER COUNTY, SOUTH CAROLINA

AND

U. S. BANK NATIONAL ASSOCIATION, as Trustee

Dated _____, 2021

Authorizing and Securing

$_____ INITIAL PRINCIPAL AMOUNT
LANCASTER COUNTY, SOUTH CAROLINA
EDGEWATER II IMPROVEMENT DISTRICT
ASSESSMENT REVENUE BONDS
SERIES 2007A

$_____ INITIAL PRINCIPAL AMOUNT
LANCASTER COUNTY, SOUTH CAROLINA
EDGEWATER II IMPROVEMENT DISTRICT
ASSESSMENT REVENUE BONDS, SERIES 2007B

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THIS SECOND SUPPLEMENTAL TRUST INDENTURE (the "Second Supplemental Indenture"), dated _____, 2021 between LANCASTER COUNTY, SOUTH CAROLINA (the "County") a body politic and political subdivision organized and existing under the laws of the State of South Carolina, and U. S. BANK NATIONAL ASSOCIATION, a national banking association duly organized and existing under the laws of the United States of America and having a corporate trust office in Columbia, South Carolina (said national banking association and any bank or trust company becoming successor trustee under this Second Supplemental Indenture being hereinafter referred to as the "Trustee");

W I T N E S S E T H:

WHEREAS, the County is a body politic and political subdivision organized and existing under the laws of the State of South Carolina, and

WHEREAS, the County has established the Edgewater II Improvement District (as more particularly described in Exhibit A to the Master Trust Indenture dated as of November 1, 2007 (the "Master Trust Indenture"), between the County and the Trustee), consisting of approximately 375 acres of land, as such premises may be further expanded or contracted pursuant to the Act (the "District"), in which it intends to finance all or a portion of the cost of certain improvements (the "Improvements") as identified in the hereinafter defined Improvement Plan) through or by the imposition of assessments, the issuance of special district bonds or county revenue bonds, or from general revenues from any source not restricted from such use by law, or by any combination of such funding sources; and

WHEREAS, pursuant to the Master Trust Indenture, as amended and supplemented by the First Supplemental Indenture dated as of November 1, 2007 (the "First Supplement" and, together with the Master Trust Indenture, the "Master Indenture"), the County has heretofore issued $9,229,000 aggregate principal amount of Lancaster County, South Carolina, Edgewater II Improvement District Assessment Revenue Bonds, Series 2007A (the "Series 2007A Bonds") and $19,651,000 aggregate principal amount of Lancaster County, South Carolina, Edgewater II Improvement District Assessment Revenue Bonds, Series 2007B ("Series 2007B Bonds" and, together with the Series 2007A Bonds, the "Existing Series 2007 Bonds"); and

WHEREAS, the proceeds of the Amended Series 2007 Bonds were used to provide funds for (i) the payment of the costs of certain Improvements in one or more stages (the project described in Exhibit A hereto is hereinafter referred to as the "Series 2007 Project"), (ii) the payment of interest on the Series 2007A Bonds through November 1, 2009, (iii) the payment of interest on the Series 2007B Bonds through May 1, 2010, (iv) the funding of the Series 2007 Debt Service Reserve Accounts (as defined herein), (v) the payment of the costs of issuance of the Existing Series 2007 Bonds and (vi) the payment of certain Administrative Expenses (as defined in the Master Trust Indenture); and

WHEREAS, the Existing Series 2007 Bonds are secured by a pledge of the Trust Estate (as defined in the Master Trust Indenture), which includes particularly, with respect to the Series 2007A Bonds, the Series 2007A Pledged Revenues and Series 2007A Pledged Funds (as such terms are defined herein) and, with respect to the Series 2007B Bonds, the Series 2007B Pledged Revenues and Series 2007B Pledged Funds (as such terms are defined herein), all to the extent provided herein; and

WHEREAS, at the time the Existing Series 2007 Bonds were issued, Craft Development, LLC was the primary owner and developer of the parcels within the District (the "Prior Developer"); and

WHEREAS, due to a downturn in the real estate market, development within the District was halted and the Prior Developer was unable to make payments of the Series 2007 Assessments imposed thereon sufficient to pay the debt service on the Existing Series 2007 Bonds; and

WHEREAS, pursuant to the provisions of the Act and applicable South Carolina law, following the nonpayment of the Series 2007 Assessments on all but one of the parcels within the District (the "Delinquent Parcels"), the Delinquent Parcels were required to be sold at tax sale and, at each year's tax sale, the highest bid for the Delinquent Parcels was the mandatory bid automatically submitted by the Forfeited Land Commission (the "FLC") pursuant to applicable South Carolina law; and

WHEREAS, the Prior Developer is presently the owner of all of the Delinquent Parcels, except for two parcels thereof that were owned by another individual owner and are now under the control of the FLC; and

WHEREAS, the FLC has undertaken extensive effort in past years to dispose of the Delinquent Parcels for which it was the successful bidder but all such prior efforts of the FLC to convey the properties have been unsuccessful; and

WHEREAS, there currently exists one or more Event of Default under the Master Indenture and the Series 2007A Bonds and the Series 2007B Bonds are presently outstanding in the principal amounts of $7,828,000 and $19,651,000, respectively, all of which are owned by two bondholders which may be identified by their affiliated funds, namely Nuveen High Yield Municipal Bond Fund and The Hartford Municipal Opportunities Fund (collectively, the "Holders"); and

WHEREAS, the Prior Developer, the FLC, the County, True Homes, LLC (the "New Developer"), and the Trustee, with the consent of the Holders, have executed a Multi-Party Agreement for Development of Edgewater II dated _____, 2021 (the "MPA"), pursuant to which (1) the Prior Developer will transfer to the FLC all of its rights to all of the Delinquent Parcels owned by the Prior Developer, tax deed title will be issued to the FLC of all of the Delinquent Parcels and the FLC will take title to all of the Delinquent Parcels (e.g., which, together with the remaining parcel within the Improvement District to be owned directly by the New Developer, represent approximately 1,059 individual lots, when fully platted and subdivided) for which it was the successful bidder at tax sale or it obtains title through a quiet title action, as the case may be, (2) the New Developer will purchase the Delinquent Parcels from the FLC on a phased take-down schedule over a period of seven years at an agreed-upon purchase price payable partly upon initial take-down and the balance payable when the New Developer sells such lots to a third-party (e.g., another builder or homeowner) (each, an "Third-Party Owner"), (3) the County and the Trustee, with the consent of the Holders, would agree to certain modifications to the Existing Series 2007 Bonds and the Master Indenture, including the restructuring and amendment of the Series 2007A Bonds and the Series 2007B Bonds (collectively, the "Amended Series 2007 Bonds"), which Amended Series 2007 Bonds (a) would be subject to redemption prior to maturity to be paid from a portion of the proceeds of the sale of the Delinquent Parcels from the FLC to True Homes and from True Homes to Third-Party Owners (the "Lot Sale Proceeds") pursuant to the MPA, or (b) would be paid or redeemed prior to maturity from the Series 2007 Assessments to be imposed upon Third-Party Owners from time to time after the sale of the parcels within the District to Third-Party Owners, in each case pursuant to the Master Indenture, as amended and supplemented by this Second Supplemental Indenture, and the Series 2007 Assessment Roll, and the cancellation of the Series 2007A Bonds and the Series 2007B Bonds which are not restructured and amended (collectively, the "Cancelled Series 2007 Bonds");

NOW THEREFORE, the parties agree as follows:

ARTICLE I

DEFINITIONS

In this Second Supplemental Indenture capitalized terms used without definition shall have the meanings ascribed thereto in the Master Indenture and, in addition, the following terms shall have the meanings specified below, unless otherwise expressly provided or unless the context otherwise requires:

"Accreted Value" shall mean, as of the date of computation, an amount (truncated to three (3) decimal places) equal to the Initial Principal Amount of such Capital Appreciation Bond at the [date of issuance][Exchange Date] plus the interest accrued on such Capital Appreciation Bond from the [date of original issuance of such Capital Appreciation Bond][Exchange Date] to the date of computation at the rate of interest per annum of the Capital Appreciation Bonds compounded semiannually on each Compounding Date; provided, however, that if the date with respect to which any such computation is made is not a Compounding Date, the Accreted Value of any Capital Appreciation Bond as of such date shall be the amount determined by compounding the Accreted Value of such Capital Appreciation Bond as of the immediately preceding Compounding Date (or the date of original issuance if the date of computation is prior to the first Compounding Date succeeding the date of original issuance) at the rate of interest per annum of the Capital Appreciation Bonds for the partial semi-annual compounding period determined by dividing (x) the number of days elapsed (determined on the basis of a three hundred sixty (360) day year comprised of twelve (12) thirty (30) day months) from the immediately preceding Compounding Date (or the [date of original issuance][Exchange Date] if the date of computation is prior to the first Compounding Date succeeding the [date of original issuance][Exchange Date]), by (y) one hundred eighty (180). The Accreted Value (which includes both principal and interest) for each Capital Appreciation Bond per $5,000 maturity amount as of the Exchange Date, such date being the dated date of the Capital Appreciation Bonds, and as of each May 1 and November 1 thereafter are set forth as Exhibit B to this Second Supplemental Indenture.

"Amended Series 2007 Bonds" shall mean the Series 2007A Bonds and the Series 2007B Bonds, as amended and issued pursuant to this Second Supplemental Indenture.

"Amendment Ordinance" shall meant Ordinance No. 2021-1764 of the County enacted _____, 2021, pursuant to which the County authorized the execution and delivery of the Multi-Party Agreement and this Second Supplemental Indenture, the amendment and restructuring of the Amended Series 2007 Bonds, and the approval of the Series 2007 Assessment Roll.

"Arbitrage Certificate" shall mean that certain Federal Tax Certificate, including arbitrage rebate covenants, of the County, dated the date hereof, relating to certain restrictions on arbitrage under the Code.

"Assessment Ordinance" shall mean Ordinance No. 834 of the County enacted July 30, 2007, as amended and supplemented from time to time.

"Authorized Denomination" shall mean, (a) with respect to Current Interest Bonds, (1) initially, denominations of $100,000 and any integral multiple of $1,000 in excess thereof, and (2) at such time as the Trustee has received evidence that such Current Interest Bonds has been rated at least "BBB" by S&P and "Baa2" by Moody's, denominations of $5,000 and any integral multiple of $1,000 in excess thereof, and (b) with respect to Capital Appreciation Bonds, the greater of: (i) the Initial Principal Amount

attributable to each $5,000 of Maturity Date Accreted Value of such Capital Appreciation Bond, or (ii) the Accreted Value of each $5,000 of Maturity Date Accreted Value of such Capital Appreciation Bond.

"Bond Ordinance" shall mean Ordinance No. 835 of the County enacted July 30, 2007, pursuant to which the County authorized the issuance of the Amended Series 2007 Bonds, as amended by the Amendment Ordinance.

"Bond Depository" shall mean the securities depository from time to time under Section 2.02 hereof with respect to the Amended Series 2007 Bonds, which initially is DTC.

"Build Out Date" shall mean the date on which all lots subject to the Series 2007 Assessments have been sold to Third-Party Owners.

"Capital Appreciation Bonds" shall mean Series 2007A Bonds or Series 2007B Bonds, the interest on which from [their issuance date][the Exchange Date] is compounded periodically on each Compounding Date and is added to the Accreted Value of such Series 2007A Bonds or Series 2007B Bonds, as applicable, and payable in an amount equal to the then-current Accreted Value only on the Maturity Date or upon earlier redemption thereof.

"Class B Bonds" shall mean the Series 2007B Bonds and any Additional Bonds issued under the Master Indenture, which are secured by a pledge of the Series 2007B Pledged Revenues on a parity therewith.

"Compounding Date" shall mean each May 1 and November 1 prior to the Conversion Date, commencing [November 1, 2021].

"Conversion" means the conversion of the Amended Series 2007 Bonds from Capital Appreciation Bonds to Current Interest Bonds as provided in Section 2.03 of this Second Supplemental Indenture.

"Conversion Date" means the effective date of the Conversion.

"Conversion Date Accreted Value" shall mean the Accreted Value of a Series 2007 Bond as of the Conversion Date.

"Current Interest Bonds" shall mean Series 2007 Bonds the interest on which is payable on each Interest Payment Date.

"Exchange Date" shall mean _____, 2021.

"First Supplemental Indenture" shall mean the First Supplemental Trust Indenture, dated as of November 1, 2007, by and between the County and the Trustee, as supplemented or amended.

"Improvement Plan" shall have the meaning set forth in the Master Indenture.

"Indenture" shall mean, collectively, the Master Indenture and this Second Supplemental Indenture.

"Initial Principal Amount" shall mean, with respect to the Capital Appreciation Bonds which are Series 2007A Bonds and Series 2007B Bonds, $_____ and $_____, respectively.

"Interest Payment Date" shall mean May 1 and November 1 of each year, commencing the May 1 or November 1 following the Conversion Date, whichever is earlier.

"Lot Sale Proceeds" shall have the meaning specified in the recitals hereof.

"Majority Holders" shall mean the Holders of a majority in aggregate principal amount of the then Outstanding Amended Series 2007 Bonds.

"Maturity Date" shall mean May 1, 2039.

"Maturity Date Accreted Value" shall mean the Accreted Value of a Series 2007 Bond as of the Maturity Date.

"Master Indenture" shall mean the Master Trust Indenture, as supplemented by the First Supplemental Indenture.

"New Developer" shall mean True Homes, LLC.

"Paying Agent" shall mean U. S. Bank National Association, and its successors and assigns as Paying Agent hereunder.

"Prepayment" shall mean, with respect to the Series 2007A Assessment or the Series 2007B Assessment, the payment by any owner of property of the amount of the applicable Series 2007 Assessments encumbering its property, in whole or in part, prior to its scheduled due date, including optional prepayments and prepayments described in Section 4.04 which become due pursuant to the "true-up" mechanism contained in the Assessment Ordinance and the Series 2007 Assessment Roll, which shall also include, without limitation, the Series 2007A Prepayment Principal or Series 2007B Prepayment Principal (as applicable).

"Principal Payment Date" shall mean November 1 of each year, commencing on the dates set forth in Section 4.01(c).

"Rounding Amount" shall have the meaning assigned thereto in Section 2.03(a)(4) of this Second Supplemental Indenture.

"Second Supplemental Indenture" shall mean this Second Supplemental Trust Indenture, dated _____, 2021, by and between the County and the Trustee, as supplemented or amended.

"Series 2007 Account" or "Series 2007 Accounts" shall mean, with respect to the Series 2007A Bonds or the Series 2007B Bonds, any account established with respect to the applicable Series of Series 2007 Bonds pursuant to this Second Supplemental Indenture.

"Series 2007 Acquisition and Construction Account" shall mean the Series 2007 Account so designated, established as a separate account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Second Supplemental Indenture.

"Series 2007 Administrative Expenses Account" shall mean the Series 2007 Account so designated, established as a separate account within the Administrative Expenses Fund pursuant to Section 4.01(i) of this Second Supplemental Indenture.

"Series 2007 Assessment Roll" shall mean the Assessment Roll (including the attached Rate and Method of Apportionment of Assessments, as corrected and confirmed by the Council on September 10, 2007), as amended and supplemented from time to time (including as amended by the Amendment Ordinance).

"Series 2007 Assessments" shall mean the Series 2007A Assessment and the Series 2007B Assessment.

"Series 2007 Bond Reserve and Expense Fund" shall mean the fund so designated and established pursuant to Section 4.01(i) of this Second Supplemental Indenture.

"Series 2007 Continuing Disclosure Agreement" shall mean the Continuing Disclosure Agreement for the benefit of the owners of the Amended Series 2007 Bonds, dated the date of closing, by and among the County, the Developer, and the Dissemination Agent, in connection with the issuance of the Amended Series 2007 Bonds.

"Series 2007 Debt Service Reserve Accounts" shall mean the Series 2007A Debt Service Reserve Account and the Series 2007B Debt Service Reserve Account.

"Series 2007 Fund" or "Series 2007 Funds" shall mean, with respect to the Series 2007A Bonds or the Series 2007B Bonds, any fund established with respect to the applicable Series of Series 2007 Bonds pursuant to this Second Supplemental Trust Indenture.

"Series 2007 General Accounts" shall mean the Series 2007A General Account and the Series 2007B General Account.

"Series 2007 Lot Sales Account" shall mean the Account so designated, established as a separate account within the Bond Redemption Fund pursuant to Section [4.01(h)] of this Second Supplemental Indenture.

"Series 2007 Prepayment Accounts" shall mean the Series 2007A Prepayment Account and the Series 2007B Prepayment Account.

"Series 2007 Prepayment Principal" shall mean the Series 2007 Prepayment Principal and the Series 2007B Prepayment Principal.

"Series 2007 Project" shall mean the planning, financing, acquisition, construction, equipping and installation of a roadway system consisting of streets, curbs, gutters, bridges, intersection improvements, right-of-way improvements, street lighting and signage; a sanitary sewer system consisting of force mains, gravity mains, pump stations and related facilities; a water system consisting of four-inch, six-inch, eight-inch and ten-inch water mains, valves, joints, fire hydrants and related facilities; a stormwater drainage system designed to meet current standards; landscaping; and such other improvements as allowed under the terms of the Act and as may be approved by the County Council (the "Improvements"), pursuant to the Act for the special benefit of the District as further described in Exhibit A hereto.

"Series 2007 Revenue Accounts" shall mean the Series 2007A Revenue Account and the Series 2007B Revenue Account.

"Series 2007 Sub-account" or "Series 2007 Sub-accounts" shall mean, with respect to the Series 2007A Bonds or the Series 2007B Bonds, any sub-account established with respect to the applicable Series of Series 2007 Bonds pursuant to this Second Supplemental Indenture.

"Series 2007A Assessments" shall mean the Assessments related to a portion of the District imposed pursuant to the Act, the Assessment Proceedings and the Series 2007 Assessment Roll, which are further identified as "Assessment Part A" in the Series 2007 Assessment Roll.

"Series 2007A Bonds" shall mean, prior to the Exchange Date, the Existing Series 2007A Bonds $9,229,000 aggregate original principal amount of Lancaster County, South Carolina, Edgewater II Improvement District Assessment Revenue Bonds, Series 2007A, which are presently outstanding in the principal amount of $_____, and, after the Exchange Date, the $_____ Initial Principal Amount of Lancaster County, South Carolina, Edgewater II Improvement District Assessment Revenue Bonds, Series 2007A.

"Series 2007A Debt Service Reserve Account" shall mean the Account so designated, established as a separate account within the Debt Service Reserve Fund pursuant to Section 4.01(f) of this Second Supplemental Indenture.

"Series 2007A Debt Service Reserve Requirement" shall mean, at the Exchange Date, an amount equal to $0.

"Series 2007A General Account" shall mean the Account so designated, established as a separate account under the Bond Redemption Fund for the benefit of the Series 2007A Bonds pursuant to Section 4.01(h) of this Second Supplemental Indenture.

"Series 2007A Interest Account" shall mean the Account so designated, established as a separate account within the Debt Service Fund for the benefit of the Series 2007A Bonds pursuant to Section 4.01(d) of this Second Supplemental Indenture.

"Series 2007A Pledged Funds" shall mean the Series 2007A Revenue Account, the Series 2007A Interest Account, the Series 2007A Principal Account, the Series 2007A Sinking Fund Account, the Series 2007A General Account, the Series 2007A Prepayment Account, the Series 2007A Debt Service Reserve Account, the Series 2007A Capitalized Interest Sub-account, the Series 2007 Bond Reserve and Expense Fund and the Series 2007 Acquisition and Construction Account.

"Series 2007A Pledged Revenues" shall mean, with respect to the Series 2007A Bonds, the Pledged Revenues (as defined in the Master Indenture) arising from the Series 2007A Assessments imposed upon Third-Party Owners which shall constitute the security for and source of payment of the Series 2007A Bonds and may consist of any source of funds not constituting a general tax as may be available and authorized by the County.

"Series 2007A Prepayment Account" shall mean the Account so designated, established as a separate account within the Bond Redemption Fund for the benefit of the Series 2007A Bonds pursuant to Section 4.01(h) of this Second Supplemental Indenture.

"Series 2007A Prepayment Principal" shall mean portion of a Prepayment corresponding to the principal amount of Series 2007A Assessments being prepaid.

"Series 2007A Principal Account" shall mean the Account so designated, established as a separate account within the Debt Service Fund for the benefit of the Series 2007A Bonds pursuant to Section 4.01(c) of this Second Supplemental Indenture.

"Series 2007A Revenue Account" shall mean the Account so designated, established as a separate account within the Revenue Fund for the benefit of the Series 2007A Bonds pursuant to Section 4.01(b) of this Second Supplemental Indenture.

"Series 2007A Sinking Fund Account" shall mean the Account so designated, established as a separate account within the Debt Service Fund for the benefit of the Series 2007A Bonds pursuant to Section 4.01(e) of this Second Supplemental Indenture.

"Series 2007B Assessments" shall mean the Assessments related to a portion of the District imposed pursuant to the Act, the Assessment Proceedings and the Series 2007 Assessment Roll, which are further identified as "Assessment Part B" in the Series 2007 Assessment Roll.

"Series 2007B Bonds" shall mean, prior to the Exchange Date, the $19,651,000 aggregate original principal amount of Lancaster County, South Carolina, Edgewater II Improvement District Assessment Revenue Bonds, Series 2007B, which are presently outstanding in the principal amount of $_____ and, after the Exchange Date, the $_____ Initial Principal Amount of Lancaster County, South Carolina, Edgewater II Improvement District Assessment Revenue Bonds, Series 2007B.

"Series 2007B Debt Service Reserve Account" shall mean the Account so designated, established as a separate account within the Debt Service Reserve Fund for the benefit of the Series 2007B Bonds pursuant to Section 4.01(f) of this Second Supplemental Indenture.

"Series 2007B Debt Service Reserve Requirement" shall mean, at the Exchange Date, an amount equal to $0.

"Series 2007B General Account" shall mean the Account so designated, established as a separate account under the Bond Redemption Fund for the benefit of the Series 2007B Bonds pursuant to Section 4.01(h) of this Second Supplemental Indenture.

"Series 2007B Interest Account" shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(d) of this Second Supplemental Indenture.

"Series 2007B Pledged Funds" shall mean the Series 2007B Revenue Account, the Series 2007B Interest Account, the Series 2007B Principal Account, the Series 2007B General Account, the Series 2007B Prepayment Account, the Series 2007B Debt Service Reserve Account, the Series 2007B Capitalized Interest Sub-account, the Series 2007 Bond Reserve and Expense Fund and the Series 2007 Acquisition and Construction Account.

"Series 2007B Pledged Revenues" shall mean, with respect to the Class B Bonds, the Pledged Revenues (as defined in the Master Indenture) arising from the Series 2007B Assessments imposed upon Third-Party Owners which shall constitute the security for and source of payment of the Class B Bonds and may consist of any source of funds not constituting a general tax as may be available and authorized by the County.

"Series 2007B Prepayment Account" shall mean the Account so designated, established as a separate account within the Bond Redemption Fund for the benefit of the Series 2007B Bonds pursuant to Section 4.01(h) of this Second Supplemental Indenture.

"Series 2007B Prepayment Principal" shall mean portion of a Prepayment corresponding to the principal amount of Series 2007B Assessments being prepaid.

"Series 2007B Principal Account" shall mean the Account so designated, established as a separate account within the Debt Service Fund for the benefit of the Series 2007B Bonds pursuant to Section 4.01(c) of this Second Supplemental Indenture.

"Series 2007B Revenue Account" shall mean the Account so designated, established as a separate account within the Revenue Fund pursuant to Section 4.01(b) of this Second Supplemental Indenture.

"Series 2007B Sinking Fund Account" shall mean the Account so designated, established as a separate account within the Debt Service Fund for the benefit of the Series 2007B Bonds pursuant to Section 4.01(e) of this Second Supplemental Indenture.

"Third-Party Owner" shall mean the purchaser of a fully-developed residential unit, typically a resident homeowner.

The words "hereof", "herein", "hereto", "hereby", and "hereunder" (except in the forms of Series 2007 Bonds), refer to the entire Indenture.

Every "request", "requisition", "order", "demand", "application", "notice", "statement", "certificate", "consent", or similar action hereunder by the County shall, unless the form or execution thereof is otherwise specifically provided, be in writing signed by the Authorized Officer of the County.

All words and terms importing the singular number shall, where the context requires, import the plural number and vice versa.

ARTICLE II

THE AMENDED SERIES 2007 BONDS

SECTION 2.01. Amounts and Terms of Amended Series 2007 Bonds; Interest Accruals. No Amended Series 2007 Bonds may be issued under the Master Indenture or this Second Supplemental Indenture except in accordance with the provisions of this Article II and Articles II and III of the Master Indenture. On the Exchange Date, the Amended Series 2007 Bonds shall be amended and modified, with the following terms:

(a) The Series 2007A Bonds and the Series 2007B Bonds are hereby authorized to be issued under this Second Supplemental Indenture in the Initial Principal Amounts of $_____ and _____, respectively, and shall be numbered consecutively from CAB-AR-1 and upwards and CAB-BR-1 and upwards, respectively.

(b) The Series 2007A Bonds and the Series 2007B Bonds shall initially be issued as Capital Appreciation Bonds, shall constitute two separate Series under the Master Indenture, shall have the Initial Principal Amounts, Maturity Dates Accreted Values, bear interest at the fixed interest rates per annum and shall mature on the dates set forth below:

Series	Initial Principal Amounts	Maturity Date Accreted Values	Maturity Dates	Interest Rates	CUSIP Nos.
2007A	$_____	$_____	November 1, 2039	[7.75%]	384873 ___
2007B	$_____	$_____	November 1, 2039	[7.75%]	384873 ___

(c) The Amended Series 2007 Bonds shall be subject to redemption prior to maturity as provided in Article III hereof.

(d) Any and all Capital Appreciation Bonds shall be issued substantially in the form attached hereto as Exhibit B, with such appropriate variations, omissions and insertions as are permitted or required by the Indenture and with such additional changes as may be necessary or appropriate to conform to the provisions of the Bond Ordinance. The County shall issue the Amended Series 2007 Bonds on the Exchange Date upon execution of this Second Supplemental Indenture and satisfaction of the following requirements:

(1) an order of the County to the Trustee to authenticate the Amended Series 2007 Bonds and deliver said Amended Series 2007 Bonds to the Holders; and

(2) certified copies of the Assessment Ordinance and the Bond Ordinance, including the Amendment Ordinance;

(2) one or more written opinion or opinions of Bond Counsel addressed to the Trustee (or upon which the Trustee is expressly entitled to rely), (a) that the Indenture has been duly authorized, executed and delivered by the County and constitutes a valid and binding agreement of the County enforceable against the County in accordance with its terms; (b) that the Amended Series 2007 Bonds have been validly authorized and executed by the County and are valid and binding obligations of the County, payable solely from the Trust Estate; and (c) as to the tax-exempt status of the Amended Series 2007 Bonds;

(3) an opinion of counsel for the County, which shall be addressed to the Trustee, as

to the County's authorization, execution and delivery of the Amended Series 2007 Bonds, the Indenture (and the enforceability against the County thereof subject to similar limitations as described above), the County's compliance with the requirements of State law in connection with its meetings to authorize the foregoing, the absence of material litigation, conflicts, defaults or breaches under applicable laws, ordinances, resolutions or other agreements and documents to which the County is a party or is subject, and the County's obtaining all necessary approvals in connection with the issuance of the Amended Series 2007 Bonds;

(4) executed original or certified copies of the Master Indenture and this Second Supplemental Indenture;

(6) such other documents, certifications and opinions as shall be required by the County or the Trustee upon advice of counsel, including the execution and delivery of a Bondholder Letter by each of the Holders, in substantially the form attached as Exhibit D attached hereto.

Upon execution and delivery of the foregoing items to the Trustee, the Trustee shall, at the Issuer's request, authenticate such Amended Series 2007 Bonds and deliver them to or upon the order of the Holders, in exchange for the Existing Series 2007 Bonds which Existing Series 2007 Bonds (including the Cancelled Series 2007 Bonds) shall be surrendered to the Trustee for cancellation thereof. Except as amended herein, all other terms and provisions of the Indenture relating to the Series 2007 Bonds shall remain in full force and effect.

(d) The Amended Series 2007 Bonds shall be executed by the County and authenticated as set forth in the Master Indenture. No Series 2007 Bond shall be valid until the certificate of authentication shall have been duly executed by the Trustee, as provided in the Master Indenture.

(e) The Amended Series 2007 Bonds shall initially be dated _____, 2021 (the Exchange Date) and shall also show the date of authentication thereof. Until the Conversion Date, interest on the Capital Appreciation Bonds shall accrue on each Compounding Date from the date of issuance in accordance with the definition of Accreted Value herein and shall be payable on the Maturity Date or upon earlier redemption thereof. From and after the Conversion Date, interest on the Current Interest Bonds shall be payable on each Interest Payment Date thereafter to maturity or prior redemption. Interest on the Current Interest Bonds shall be payable from the most recent Interest Payment Date next preceding the date of authentication thereof to which interest has been paid, unless the date of authentication thereof is a May 1 or November 1 to which interest has been paid, in which case from such date of authentication, or unless the date of authentication thereof is prior to the first Interest Payment Date, in which case from the Conversion Date, or unless the date of authentication thereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date.

(f) Except as otherwise provided in Section 2.02 of this Second Supplemental Indenture in connection with a book-entry only system of registration of the Amended Series 2007 Bonds, the principal or Redemption Price of the Amended Series 2007 Bonds shall be payable in lawful money of the United States of America at the designated corporate trust office of the Paying Agent upon presentation of such Amended Series 2007 Bonds. The payment of interest on the Current Interest Bonds shall be made on each Interest Payment Date to the Owners of the Current Interest Bonds by check or draft drawn on the Paying Agent and mailed on the applicable Interest Payment Date to each Owner as such Owner appears on the Bond Register maintained by the Registrar as of the close of business on the Regular Record Date, at his address as it appears on the Bond Register. Any interest on any Current Interest Bonds which is payable, but is not punctually paid or provided for on any Interest Payment Date (hereinafter called "Defaulted Interest") shall be paid to the Owner in whose name the Current Interest

Bonds is registered at the close of business on a Special Record Date to be fixed by the Trustee, such date to be not more than fifteen (15) nor less than ten (10) days prior to the date of proposed payment. The Trustee shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first-class, postage prepaid, to each Owner of record as of the fifth (5^{th}) day prior to such mailing, at his address as it appears in the Bond Register not less than ten (10) days prior to such Special Record Date. The foregoing notwithstanding any Owner of Current Interest Bonds in an aggregate principal amount of at least $1,000,000 shall be entitled to have interest paid by wire transfer to such Owner to the bank account number on file with the Trustee and Paying Agent, upon requesting the same in writing received by the Trustee and Paying Agent at least fifteen (15) days prior to the relevant Interest Payment Date, which writing shall specify the bank, which shall be a bank within the continental United States, and bank account number to which interest payments are to be wired. Any such request for interest payments by wire transfer shall remain in effect until rescinded or changed, in a writing delivered by the Owner to the Trustee and Paying Agent, and any such rescission or change of wire transfer instructions must be received by the Trustee and Paying Agent at least fifteen (15) days prior to the relevant Interest Payment Date.

(g) Subject to the Master Indenture and the other provisions of this Second Supplemental Indenture and with the consent of the Holders, it is the parties' intent that (i) the Amended Series 2007 Bonds shall be paid or redeemed prior to maturity from amounts held by the Trustee, including the Lot Sale Proceeds on deposit in the Series 2007 Lot Sales Account and the Series 2007 Pledged Revenues, in each case pursuant to Section 4.03 hereof on or prior to the maturity date of the Amended Series 2007 Bonds and (ii) upon maturity of the Amended Series 2007 Bonds, the Amended Series 2007 Bonds and the Indenture shall be cancelled and discharged in full, with no further liability for the repayment of the Amended Series 2007 Bonds from any source pursuant to the Indenture.

SECTION 2.022. Book-Entry Form of Amended Series 2007 Bonds. The Amended Series 2007 Bonds shall be initially issued in the form of a separate single certificated fully-registered Series 2007 Bond for each Series. Upon initial issuance, the ownership of such Amended Series 2007 Bonds shall be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), the initial Bond Depository. Except as provided in this Section 2.02, all of the Outstanding Amended Series 2007 Bonds shall be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC.

With respect to Amended Series 2007 Bonds registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, the County, the Trustee, the Registrar and the Paying Agent shall have no responsibility or obligation to any such DTC Participant or Indirect Participant (as such terms are defined in the Master Trust Indenture) (each a "Bond Participant"). Without limiting the immediately preceding sentence, the County, the Trustee, the Registrar and the Paying Agent shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Bond Participant with respect to any ownership interest in the Amended Series 2007 Bonds, (ii) the delivery to any Bond Participant or any other person other than an Owner, as shown in the registration books kept by the Registrar, of any notice with respect to the Amended Series 2007 Bonds, including any notice of redemption, or (iii) the payment to any Bond Participant or any other person, other than an Owner, as shown in the registration books kept by the Registrar, of any amount with respect to principal of, premium, if any, or interest on the Amended Series 2007 Bonds. The County, the Trustee, the Registrar and the Paying Agent shall treat and consider the person in whose name each Amended Series 2007 Bond is registered in the registration books kept by the Registrar as the absolute owner of such Amended Series 2007 Bond for the purpose of payment of principal, premium and interest with respect to such Amended Series 2007 Bond, for the purpose of giving notices of redemption and other matters with respect to such Amended Series 2007 Bond, for the purpose of registering transfers with respect to such Amended Series 2007 Bond, and for all other purposes whatsoever. The Paying Agent

shall pay all principal of, premium, if any, and interest on the Amended Series 2007 Bonds only to or upon the order of the respective Owners, as shown in the registration books kept by the Registrar, or their respective attorneys duly authorized in writing, as provided herein and all such payments shall be valid and effective to fully satisfy and discharge the County's obligations with respect to payment of principal of, premium, if any, and interest on the Amended Series 2007 Bonds to the extent of the sum or sums so paid. No person other than an Owner, as shown in the registration books kept by the Registrar, shall receive a certificated Amended Series 2007 Bond evidencing the obligation of the County to make payments of principal, premium, if any, and interest pursuant to the provisions hereof. Upon delivery by DTC to the County of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the words "Cede & Co." in this Second Supplemental Indenture shall refer to such new nominee of DTC; and upon receipt of such a notice the County shall promptly deliver a copy of the same to the Trustee, Registrar and the Paying Agent.

Upon receipt by the Trustee or the County of written notice from DTC: (i) confirming that DTC has received written notice from the County to the effect that a continuation of the requirement that all of the Outstanding Amended Series 2007 Bonds be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, is not in the best interest of the beneficial owners of the Amended Series 2007 Bonds or (ii) to the effect that DTC is unable or unwilling to discharge its responsibilities and no substitute Bond Depository willing to undertake the functions of DTC hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, the Amended Series 2007 Bonds shall no longer be restricted to being registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, but may be registered in whatever name or names Owners transferring or exchanging the Amended Series 2007 Bonds shall designate, in accordance with the provisions hereof, and in such event certificates will be printed and delivered to the Holders thereof. If certificates for the Amended Series 2007 Bonds are printed, no charge shall be made to any owner for registration and transfer of such Amended Series 2007 Bonds, but any Holder requesting such registration and transfer shall pay any tax or other governmental charge required to be paid with respect thereto.

SECTION 2.033. Conversion of Capital Appreciation Bonds for Current Interest Bonds. The Amended Series 2007 Bonds and the Master Indenture are hereby amended to add the following provisions:

(a) The Amended Series 2007 Bonds shall be subject to conversion from Capital Appreciation Bonds to Current Interest Bonds as provided in this Section 2.03.

(1) Mandatory Conversion. The Amended Series 2007 Bonds shall be converted from Capital Appreciation Bonds to Current Interest Bonds in whole, but not in part, on the first May 1 or November 1 that is at least thirty-five (35) days after the date of the Mandatory Conversion Notice (defined in the following sentence). Promptly, but in any event within ten (10) Business Days, of the first date on which the principal amount of Series 2007 Assessments plus the amounts then on deposit in the Series 2007 Prepayment Accounts equals the Accreted Value of the then Outstanding Amended Series 2007 Bonds, the County shall send written notice (the "Mandatory Conversion Notice") via overnight delivery to the Trustee and the Owners of the Amended Series 2007 Bonds which states: (i) that a Conversion Date has been established, (ii) that the Amended Series 2007 Bonds are subject to conversion from Capital Appreciation Bonds to Current Interest Bonds on the Conversion Date, (iii) the Conversion Date, which Conversion Date shall be the first May 1 or November 1 that is at least thirty-five (35) days after the date of the Mandatory Conversion Notice, and (iv) if the Amended Series 2007 Bonds are not then held by a Bond Depository, the place or places where each Bondholder is required to tender, on the Conversion Date, its Capital Appreciation Bonds in exchange for Current Interest Bonds;

provided, however, that if such tender information is not available to the County at the time of mailing of the Mandatory Conversion Notice, then the County may provide such information in a separate notice sent to the Trustee and the Owners of the Amended Series 2007 Bonds no less than five (5) Business Days prior to the Conversion Date. The Mandatory Conversion Notice shall be accompanied by: (x) a schedule setting forth the Amortization Installments for the Current Interest Bonds pursuant to Section 2.03(a)(5) below and (y) a certificate which demonstrates that the projected receipts from the Series 2007 Special Assessments to be received by the County in the current and in each succeeding Bond Year will be sufficient to pay the principal of, Amortization Installments and interest on all Outstanding Amended Series 2007 Bonds when due from and after the Conversion Date (the "Cash Flow Certificate").

(2) Optional Conversion Upon Direction of Majority Holders. Subject to Section 2.03(a)(6) below, the Amended Series 2007 Bonds shall be subject to conversion from Capital Appreciation Bonds to Current Interest Bonds in whole, but not in part, on each May 1 and November 1 that is at least forty-five (45) days after the Build Out Date upon delivery to the Trustee of an irrevocable written direction from the Majority Holders which states: (i) that the respective Bondholders elect to convert their Series 2007 Bonds from Capital Appreciation Bonds to Current Interest Bonds and (ii) the principal amount of Series 2007 Bonds owned by each respective Bondholder (herein, the "Optional Conversion Direction").

The County shall, within ten (10) Business Days of the Build Out Date, send written notice (the "Build Out Notice") via overnight delivery to the Trustee and the Owners of the Amended Series 2007 Bonds which states: (i) the Build Out Date and (ii) that the Amended Series 2007 Bonds are subject to conversion from Capital Appreciation Bonds to Current Interest Bonds upon receipt by Trustee of an Optional Conversion Direction from the Majority Holders as provided in this Second Supplemental Indenture, and particularly Section 2.03(a)(2) hereof.

The Trustee shall, within ten (10) Business Days of receipt by the Trustee of an Optional Conversion Direction from the Majority Holders, send notice (the "Optional Conversion Notice") to the County and the Owners of the Amended Series 2007 Bonds stating: (i) that it has received an Optional Conversion Direction from the Majority Holders, (ii) the date of the Conversion Date, which Conversion Date shall be the first May 1 or November 1 that is no less than forty-five (45) days after the date of the Optional Conversion Notice, and (iii) if the Amended Series 2007 Bonds are not then held by a Bond Depository, the place or places where each Bondholder is required to tender, on the Conversion Date, its Capital Appreciation Bonds in exchange for Current Interest Bonds.

(3) Execution and Delivery of Current Interest Bonds. The County shall execute and deliver to the Trustee for its receipt not less than two (2) Business Days prior to the Conversion Date, Current Interest Bonds in substantially the form attached hereto as Exhibit C, and the Trustee is hereby directed to authenticate such Current Interest Bonds and deliver the same to the Owners of Series 2007 Bonds in exchange for the then Outstanding Capital Appreciation Bonds on the Conversion Date. The Current Interest Bonds shall initially be in the form of one fully-registered bond for each Series without coupons in an aggregate principal amount equal to the Conversion Date Accreted Value of the Series 2007A Bonds or Series 2007B Bonds, as applicable, rounded up to the nearest $5,000 interval; provided, however, that if the Amended Series 2007 Bonds are not then held by a Bond Depository then physical bonds shall be delivered to the registered Owners as their names appear on the Bond Register maintained by the Registrar as of the close of business on the Regular Record Date. The Current Interest Bonds shall bear interest at the same fixed interest rate per annum and shall mature on the same date as the Capital Appreciation Bonds for which the Current Interest Bonds are issued in exchange for (which interest rate and maturity

date are set forth in Section 2.01(b) hereof). The Current Interest Bonds shall be delivered in Authorized Denominations and shall be numbered consecutively from CIB-AR-1 and upwards and CIB-BR-1 and upwards, respectively.

(4) Transfer of Rounding Amount. Prior to or concurrently with the delivery of the Current Interest Bonds to the Trustee, the County shall notify the Trustee in writing of the "Rounding Amount", which shall be the sum of the initial aggregate principal amounts of the Current Interest Bonds less the Conversion Date Accreted Value of the Amended Series 2007 Bonds, and shall instruct the Trustee to transfer funds from the [Series 2007 Remedial Expenditure Account] to the Series 2007 Prepayment Account in an amount equal to the Rounding Amount.

(5) Amortization Schedules for Current Interest Bonds. The Current Interest Bonds shall be subject to mandatory redemption in part by lot by the County on each May 1 from moneys in the Series 2007 Sinking Fund Account established under the Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof plus accrued interest to the redemption date. In connection with the Conversion, the County shall prepare or cause to be prepared a schedule setting forth the amount of the Amortization Installments payable on each May 1 so as to amortize the Outstanding principal amount of the Current Interest Bonds in substantially level annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Current Interest Bonds. Upon each and every redemption of Current Interest Bonds other than in accordance with scheduled Amortization Installments, the County shall cause to be recalculated and delivered to the Trustee a revised schedule of Amortization Installments recalculated so as to amortize the Outstanding principal amount of the Current Interest Bonds in substantially level annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Current Interest Bonds. The Amortization Installments as so recalculated shall not result in an increase in the Amortization Installments for the Current Interest Bonds in any year.

(6) Additional Condition Precedent to Optional Conversion Upon Direction of Majority Holders. No Conversion shall take effect under Section 2.03(a)(2) of this Second Supplemental Indenture unless the Trustee shall have received an opinion of Bond Counsel, dated the Conversion Date, in form and substance reasonably satisfactory to the Trustee to the effect that: (i) in the event that no Series 2007 Bonds are deemed to be reissued, that the forgiveness of Series 2007 Bond principal will not have an adverse effect on the excludability from gross income for federal income tax purposes of interest on the Amended Series 2007 Bonds and (ii) in the event that all or a portion of the Amended Series 2007 Bonds are deemed to be reissued, the interest on the Amended Series 2007 Bonds deemed to be reissued is excludable from gross income for federal income tax purposes. The County covenants and agrees to take such action as is necessary to preserve the tax-exempt status of the Amended Series 2007 Bonds and, in furtherance thereof, to execute such additional tax certificates or forms as may be required by Bond Counsel in order to give the opinion described above.

(7) Other Necessary Action. The County covenants and agrees to take, or cause to be taken, such other action as may be necessary or required to effectuate the conversion of the Amended Series 2007 Bonds from Capital Appreciation Bonds to Current Interest Bonds in accordance with the provisions of this Section 2.03 including, without limitation, such action as may be required by DTC or any successor Bond Depository or necessary to maintain the Amended Series 2007 Bonds as fully-registered Bonds in book-entry only form with DTC or any successor Bond Depository.

ARTICLE III

REDEMPTION OF AMENDED SERIES 2007 BONDS

SECTION 3.01. Redemption Dates and Prices. Subject to Section 2.01(c) above, the Amended Series 2007 Bonds shall be subject to redemption at the times and in the manner provided in Article VIII of the Master Indenture and Article III of the First Supplemental Indenture, as amended hereby. All payments of the Redemption Price of the Amended Series 2007 Bonds shall be made on the dates hereinafter required. Except as otherwise provided in this Section 3.01, if less than all the Series 2007A Bonds or Series 2007B Bonds (as applicable) are to be redeemed pursuant to Section 3.01(b), the Trustee shall select the applicable Amended Series 2007 Bonds or portions of the applicable Amended Series 2007 Bonds to be redeemed by lot (provided, that the applicable Amended Series 2007 Bonds to be redeemed (A) are not required to be redeemed in Authorized Denominations, and (B) shall be redeemed in integral multiples of $1,000, rounded to the next higher multiple, if necessary, except in cases of redemptions pursuant to Section 3.01(b)(iii) which shall be rounded to the next lower multiple of $1,000, and amounts necessary to round to the next higher multiple are payable, at the written direction of an Authorized Officer, from available amounts in the applicable Series Account of the Revenue Fund or the applicable Series General Account of the Bond Redemption Fund). Partial redemptions of the applicable Amended Series 2007 Bonds shall be made in such a manner that the remaining Series 2007A Bonds or Series 2007B Bonds (as applicable) held by each Bondholder shall be in Authorized Denominations, except for the last remaining applicable Amended Series 2007 Bond. The Amended Series 2007 Bonds, and Section 3.01(a), (b) and (c) of the First Supplemental Indenture are hereby amended to delete such sections in their entirety and replace them with the following:

(a) Optional Redemption. Capital Appreciation Bonds may, at the option of the County, be called for redemption prior to maturity in whole or in part on any May 1 or November 1 at a Redemption Price equal to the Accreted Value thereof. Current Interest Bonds shall be subject to redemption at the option of the County, in whole at any time or in part on the first Business Day of any month, at the times Redemption Prices (expressed as percentages of principal amount) set forth in the following table, plus accrued interest to the redemption date:

Redemption Periods (Dates Inclusive)	Redemption Prices
Conversion Date through the Business Day immediately preceding the tenth anniversary of the Conversion Date	101%
Tenth anniversary of the Conversion Date and thereafter	100%

(b) Extraordinary Mandatory Redemption. The Amended Series 2007 Bonds are subject to extraordinary mandatory redemption prior to maturity by the County in whole or in part on any May 1 or November 1 at an extraordinary mandatory redemption price equal to: (x) with respect to Capital Appreciation Bonds, the Accreted Value of the applicable Amended Series 2007 Bonds to be redeemed, and (y) with respect to Current Interest Bonds, 100% of the principal amount of the applicable Amended Series 2007 Bonds to be redeemed, plus interest accrued to the redemption date, without premium, as follows:

(i) from amounts deposited into the respective Series 2007 Prepayment Accounts following the payment in whole or in part of the applicable Series 2007 Assessments in accordance with the provisions of Section 4.04(a) of the First Supplemental Indenture, including excess moneys transferred from the applicable Series 2007 Debt Service Reserve Accounts to the respective

Series 2007 Prepayment Accounts resulting from such Series 2007 Assessment payments pursuant to Section 4.01(f)(ii) or (h)(ii) of the First Supplemental Indenture, on the next reasonably practicable redemption date for which notice may be given (which date shall be an Interest Payment Date, in the case of Current Interest Bonds, and a February 1, May 1, August 1, or November 1, in the case of Capital Appreciation Bonds) as provided herein, in an amount equal to the moneys available therefor as of a date 45 days prior to the applicable redemption date.

(ii) from moneys, if any, on deposit in the applicable Series 2007 Funds, Series 2007 Accounts and Series 2007 Sub-accounts (other than the Rebate Fund and the Series 2007 Administrative Expenses Account) sufficient to pay and redeem all Outstanding Amended Series 2007 Bonds of the applicable Series, and accrued interest thereon to the redemption date or dates thereof, after payment of all amounts owed to Persons under the Master Indenture related to the applicable Amended Series 2007 Bonds, on the next reasonably practicable redemption date for which notice may be given (which date shall be an Interest Payment Date, in the case of Current Interest Bonds, and a February 1, May 1, August 1, or November 1, in the case of Capital Appreciation Bonds) as provided herein, in an amount equal to the moneys available therefor as of a date 45 days prior to the applicable redemption date.

(iii) from Lot Sale Proceeds deposited into the Series 2007 Lot Sales Account in accordance with the provisions of Section 4.01(h) hereof, on the next reasonably practicable redemption date for which notice may be given (which date shall be an Interest Payment Date, in the case of Current Interest Bonds, and a February 1, May 1, August 1, or November 1, in the case of Capital Appreciation Bonds) as provided herein, in an amount equal to the moneys available therefor as of a date 45 days prior to the applicable redemption date.

(iv) from excess moneys transferred from the respective Series 2007 Revenue Accounts to the respective Series 2007 General Accounts in accordance with Section 6.03 of the Master Indenture, on the next reasonably practicable redemption date for which notice may be given (which date shall be an Interest Payment Date, in the case of Current Interest Bonds, and a February 1, May 1, August 1, or November 1, in the case of Capital Appreciation Bonds) as provided herein, in an amount equal to the moneys available therefor as of a date 45 days prior to the applicable redemption date.

(v) from moneys received by the County following the condemnation or the sale of any portion of the Series 2007 Project to a governmental entity under threat of condemnation by such governmental entity and the payment of moneys which are not to be used to rebuild, replace or restore the taken portion of the Series 2007 Project to the Trustee by or on behalf of the County for subsequent deposit into one or more of the Series 2007 General Accounts (as directed in writing by an Authorized Officer), which moneys shall be applied to redeem the respective Series 2007 Bonds in accordance with the manner such moneys are to be credited toward extinguishment of the applicable Series 2007 Assessments as certified to the Trustee by an Authorized Officer, on the next reasonably practicable redemption date for which notice may be given (which date shall be an Interest Payment Date, in the case of Current Interest Bonds, and a February 1, May 1, August 1, or November 1, in the case of Capital Appreciation Bonds) as provided herein, in an amount equal to the moneys available therefor as of a date 45 days prior to the applicable redemption date.

(vi) from moneys received by the County following the damage or destruction of all or substantially all of the portion of the Series 2007 Project owned by the County to such extent that, in the reasonable opinion of the County, the repair and restoration thereof would not be economical or would be impracticable, to the extent of amounts paid by or on behalf of the County to the Trustee for subsequent deposit to one or more of the Series 2007 General Accounts (as directed in writing by an Authorized Officer), which moneys shall be applied to redeem the respective Series 2007 Bonds in

accordance with the manner such moneys are to be credited toward extinguishment of the applicable Series 2007 Assessments as certified to the Trustee by an Authorized Officer, on the next reasonably practicable redemption date for which notice may be given (which date shall be an Interest Payment Date, in the case of Current Interest Bonds, and a February 1, May 1, August 1, or November 1, in the case of Capital Appreciation Bonds) as provided herein, in an amount equal to the moneys available therefor as of a date 45 days prior to the applicable redemption date; provided, however, that at least 45 days prior to such extraordinary mandatory redemption, the County shall cause to be delivered to the Trustee (x) a notice setting forth the redemption date and (y) a certificate of the Consulting Engineer confirming that the repair and restoration of the applicable portion of the Series 2007 Project would not be economical or would be impracticable.

(c) Mandatory Sinking Fund Redemption. Current Interest Bonds shall be subject to mandatory redemption in part by lot by the County on each May 1 from moneys in the Series 2007 Sinking Fund Accounts established under the Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof plus accrued interest to the redemption date. Pursuant to Section 2.03(a)(3) and (4) hereof, in connection with the Conversion the District shall prepare or cause to be prepared a schedule setting forth the amount of the Amortization Installment payable on each May 1 so as to amortize the Outstanding principal amount of the Current Interest Bonds in substantially level annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Current Interest Bonds.

Any Current Interest Bonds that are purchased by the County with amounts held to pay a Sinking Fund Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Sinking Fund Installment of Current Interest Bonds. Sinking Fund Installments are also subject to recalculation, as the result of the redemption of Current Interest Bonds so as to reamortize the remaining Outstanding principal balance of the Current Interest Bonds as follows: (a) in the event of a redemption of Current Interest Bonds pursuant to subsection (b) hereof, the Sinking Fund Installments shall be recalculated by the County and certified in writing to the Trustee such that the resulting Debt Service for the Current Interest Bonds shall be roughly equivalent for each year, in the discretion of the County; and (b) for all other redemptions of Current Interest Bonds, the Sinking Fund Installments shall be reduced in inverse order of maturity.

SECTION 3.02. Notice of Redemption. When required to redeem Series 2007 Bonds under any provision of this Second Supplemental Indenture or directed to redeem Series 2007 Bonds by the County, the Trustee shall give or cause to be given to Owners of the Amended Series 2007 Bonds to be redeemed notice of the redemption, as set forth in Section 8.02 of the Master Indenture.

ARTICLE IV

ESTABLISHMENT OF CERTAIN FUNDS AND ACCOUNTS; ADDITIONAL COVENANTS OF THE COUNTY; PREPAYMENTS; REMOVAL OF SERIES 2007 ASSESSMENT LIENS

SECTION 4.01. Establishment of Certain Funds and Accounts.

(a) [reserved]

(b) Pursuant to Section 6.03 of the Master Indenture, the Trustee shall establish or continue separate accounts within the Revenue Fund designated as the "Series 2007A Revenue Account" and the "Series 2007B Revenue Account." The applicable Series 2007 Assessments (except for Prepayments of such Series 2007 Assessments which shall be deposited in the respective Series 2007

Prepayment Accounts) shall be deposited by the Trustee into the respective Series 2007 Revenue Accounts, both of which shall be applied as set forth in Article VI of the Master Indenture and Section 4.03 hereof. Investment earnings on the respective Series 2007 Revenue Accounts shall be credited thereto and applied for such purposes as may be permitted by the Indenture.

(c) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish or continue separate accounts within the Debt Service Fund designated as the "Series 2007A Principal Account," and the "Series 2007B Principal Account." Moneys shall be deposited into the respective Series 2007 Principal Accounts as provided in Article VI of the Master Indenture and applied for the purposes provided therein. The first Principal Payment Dates (e.g., the first day with respect to which amounts in the Series 2007A Revenue Account and the Series 2007B Revenue Account are required to be transferred to the Series 2007A Principal Account and the Series 2007B Principal Account) for the Series 2007A Bonds and the Series 2007B Bonds shall be the respective maturity dates thereof. Investment earnings on any of the Accounts and Sub-accounts established in the Debt Service Fund for the benefit of the Amended Series 2007 Bonds shall be credited to such Accounts and Sub-accounts and applied for such purposes as may be permitted by the Indenture.

(d) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish or continue separate accounts within the Debt Service Fund designated as the "Series 2007A Interest Account" and the "Series 2007B Interest Account." Moneys deposited into the respective Series 2007 Interest Accounts pursuant to the Master Indenture shall be applied for the purposes provided in Article VI of the Master Indenture.

(e) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish or continue a separate account within the Debt Service Fund designated as the "Series 2007A Sinking Fund Account" and the "Series 2007B Sinking Fund Account." Moneys shall be deposited into the Series 2007A Sinking Fund Account and the Series 2007B Sinking Fund Account as provided in Article VI of the Master Indenture and applied for the purposes provided therein and in Section 3.01(c) hereof. The first date on which a Sinking Fund Installment is due with respect to the Series 2007A Bonds and the Series 2007B Bonds as set forth in Section 3.01(c) hereof.

(f) Pursuant to Section 6.05 of the Master Indenture, the Trustee shall establish or continue separate accounts within the Debt Service Reserve Fund designated as the "Series 2007A Debt Service Reserve Account," and the "Series 2007B Debt Service Reserve Account." On the Effective Date, the Series 2007A Debt Service Reserve Requirement and the Series 2007B Debt Service Reserve Requirement shall each be in an amount equal to $0, and any amounts on deposit therein shall be transferred by the Trustee to the Holders of the respective Cancelled Series 2007 Bonds in exchange for the cancellation of such Cancelled Series 2007 Bonds as provided in Section 2.01(d) above.

(i) [reserved]

(ii) In the event that the amount of proceeds of the Amended Series 2007 Bonds on deposit in the respective Series 2007 Debt Service Reserve Account exceeds the respective Series 2007 Debt Service Reserve Requirement due to a decrease in the amount of respective Series 2007 Bonds that will be outstanding as a result of an optional prepayment by the owner of a lot or parcel of land of a Series 2007 Assessment against such lot or parcel as provided in Section 4.04(a) of the First Supplemental Indenture, the amount to be released shall be transferred at the written direction of the County from the respective Series 2007 Debt Service Reserve Account to the respective Series 2007 Prepayment Account, as a credit against the applicable Series 2007 Prepayment Principal otherwise required to be made by the owner of such lot or parcel and used for the extraordinary mandatory redemption of the applicable Amended Series 2007 Bonds in accordance with Section 3.01(b)(i).

(iii) So long as no Event of Default under the Indenture has occurred and is continuing, earnings on investments in the respective Series 2007 Debt Service Reserve Accounts shall be transferred to the credit of such Accounts for application as provided in the Master Indenture.

(g) Pursuant to Section 6.06 of the Master Indenture, the Trustee shall establish or continue separate accounts within the Bond Redemption Fund designated as the "Series 2007A General Account," the "Series 2007B General Account," the "Series 2007A Prepayment Account," the "Series 2007B Prepayment Account" and the "Series 2007 Lot Sales Account." Except as otherwise provided in this Second Supplemental Indenture, moneys to be deposited into the Bond Redemption Fund as provided in Article VI of the Master Indenture or, in the case of the Lot Sale Proceeds, as provided in the following sentence, shall be deposited to the respective Series 2007 General Account or Series 2007 Prepayment Account within the Bond Redemption Fund. All Lot Sale Proceeds received by the County shall promptly be deposited in the Series 2007 Lot Sales Account; provided, that, upon written direction of the Majority Holder, a portion of such Lot Sale Proceeds may be transferred to the Series 2007 Bond Reserve and Expense Fund and deposited and used as provided in Section 4.01(i). Investment earnings on any of the Accounts established in the Bond Redemption Fund for the benefit of the Amended Series 2007 Bonds shall be credited to such Accounts and applied for such purposes as may be permitted by the Indenture.

(i) Moneys in the respective Series 2007 General Accounts (including all earnings on investments held therein) shall be accumulated therein to be used in the following order of priority, to the extent that the need therefor arises:

FIRST, to make such deposits into the Rebate Fund, if any, as the County may direct in accordance with the Arbitrage Certificate, such moneys thereupon to be used solely for the purposes specified in the Arbitrage Certificate. Any moneys so transferred from the Series 2007 General Account to the Rebate Fund shall thereupon be free from the lien and pledge of the Indenture; and

SECOND, to be used to call for redemption pursuant to Section 3.01(b)(ii), (iii), (iv), (v), (vi) and (vii) hereof an amount of Series 2007 Bonds equal to the amount of money transferred to the respective Series 2007 General Accounts pursuant to the aforesaid clauses, as appropriate, as rounded to the next higher multiple pursuant to the third sentence of Section 3.01 (which rounded amounts are payable from available amounts therefor in such respective Series 2007 General Accounts or the respective Series 2007 Revenue Accounts), for the purpose of such extraordinary mandatory redemption on the dates and at the prices provided in such clauses, as appropriate.

(ii) Moneys in the respective Series 2007 Prepayment Accounts (including all earnings on investments held therein) shall be accumulated therein to be used to the extent that the need therefor arises to call for redemption pursuant to Section 3.01(b)(i) hereof an amount of Series 2007 Bonds equal to the amount of money transferred to the respective Series 2007 Prepayment Accounts pursuant to the aforesaid clause, as rounded to the next higher multiple pursuant to the third sentence of Section 3.01 (which rounded amounts are payable from available amounts therefor in the respective Series 2007 Revenue Accounts), and as directed in writing by the County pursuant to the provisions of the Series 2007 Assessment Roll and the Assessment Ordinance, for the purpose of such extraordinary mandatory redemption on the dates and at the prices provided in such clause or provisions, as appropriate.

(iii) Moneys in the Series 2007 Lot Sales Account (including all earnings on investments held therein) shall be accumulated therein to be used to the extent that the need therefor arises to call for redemption pursuant to Section 3.01(b)(iii) hereof an amount of Series 2007A Bonds and Series 2007B Bonds, ratably, equal to the amount of money transferred to the Series 2007 Lot Sales Account pursuant to the aforesaid clause, as rounded to the next lower multiple pursuant to the third sentence of Section 3.01, and as directed in writing by the County pursuant to the provisions of the Series

2007 Assessment Roll and the Assessment Ordinance, for the purpose of such extraordinary mandatory redemption on the dates and at the prices provided in such clause or provisions, as appropriate.

(h) Pursuant to Section 6.07 of the Master Indenture, the Trustee shall establish a separate account within the Administrative Expenses Fund designated as the "Series 2007 Administrative Expenses Account." Investment earnings on the Series 2007 Administrative Expenses Account shall be credited to such Account and applied for such purposes as may be permitted by the Indenture.

(i) The Trustee shall establish a separate fund designated as the "Series 2007 Bond Reserve and Expense Fund." From time to time, the Trustee may transfer such amounts representing a portion of the Lot Sale Proceeds (as directed in writing by the Majority Holder) from the Series 2007 Lot Sales Account into the Series 2007 Bond Reserve and Expense Fund, which amounts may be used from time to time, upon written direction of the Majority Holder, for the payment of fees, commissions and other expenses related to the sale of the parcels within the District from the FLC to True Homes and from True Homes to Third-Party Owners, and for the payment of Amended Series 2007 Bonds, including but not limited to the payment of principal, interest and redemption price of the Amended Series 2007 Bonds. Investment earnings on the Series 2007 Bond Reserve and Expense Fund shall be credited to such Fund and applied for such purposes as may be permitted by the Indenture.

SECTION 4.02. Prepayments; Removal of Series 2007 Assessment Liens.

(a) Any owner of a parcel of land subject to the Series 2007 Assessments may, at its option and on a per parcel basis, or under certain circumstances described in the Assessment Ordinance and the Series 2007 Assessment Roll in connection with Prepayments derived from application of the "true-up" mechanism therein, shall, require the County to reduce or release and extinguish the lien upon such parcel(s) by virtue of the imposition of the Series 2007 Assessments by paying to the County (i) at any time, all of the Series 2007 Assessments imposed on such parcel(s), or (ii) no more than once, a portion of the Series 2007 Assessments imposed on such parcel(s), which shall constitute Series 2007 Prepayment Principal, as directed in writing by the County pursuant to the provisions of Section 4.01(h)(ii) of this Second Supplemental Indenture, plus accrued interest to the applicable redemption date, attributable to the property subject to the Series 2007 Assessments owned by such owner.

(b) Upon receipt of amounts as described in paragraph (a) above, subject to satisfaction of the conditions set forth therein, the County shall immediately pay the amount so received to the Trustee, and the County shall take such action as is necessary to record in the official records of the County an affidavit or affidavits, as the case may be, executed by the County, to the effect that the Series 2007 Assessments has been paid in whole or in part and that such Series 2007 Assessments lien is thereby reduced, or released and extinguished, as the case may be. Upon receipt of any such moneys from the County the Trustee shall immediately deposit the same into the respective Series 2007 Prepayment Account to be applied in accordance with Section 3.01(b)(i) or Section 4.01(h)(ii) of this Second Supplemental Indenture, to the redemption of Series 2007 Bonds.

SECTION 4.033. Series 2007 Revenue Accounts. The Trustee shall transfer from amounts on deposit in the Series 2007 Revenue Accounts to the Funds and Accounts designated below, the following amounts, at the following times and in the following order of priority:

FIRST, upon receipt but no later than the Business Day preceding the first Interest Payment Date following a Conversion and no later than the Business Day next preceding each May 1 thereafter, to the applicable Series 2007 Interest Accounts of the Debt Service Fund, an amount from the applicable Series 2007 Revenue Account equal to the interest on the applicable

Current Interest Bonds becoming due on the next succeeding May 1 and November 1, less any amounts on deposit in the applicable Series 2007 Interest Account not previously credited;

SECOND, upon receipt but no later than the Business Day next preceding the Maturity Date, (i) if no Conversion has occurred, to the applicable Series 2007 Principal Account of the Debt Service Fund, an amount which, together with other amounts, if any, then on deposit therein, will equal the Maturity Date Accreted Value payable with respect to the applicable Capital Appreciation Bonds maturing on such Maturity Date, and (ii) if a Conversion has occurred, to the applicable Series 2007 Principal Account of the Debt Service Fund, an amount from the applicable Series 2007 Revenue Account equal to the principal amount of applicable Current Interest Bonds Outstanding maturing on such May 1, if any, less any amounts on deposit in the applicable Series 2007 Principal Account not previously credited;

THIRD, no later than the Business Day next preceding each May 1, commencing on the first May 1 following the Conversion Date, to the applicable Series 2007 Sinking Fund Account of the Debt Service Fund, an amount from the applicable Series 2007 Revenue Account equal to the principal amount of the applicable Current Interest Bonds subject to sinking fund redemption on such May 1, less any amount on deposit in the applicable Series 2007 Sinking Fund Account not previously credited;

FOURTH, the balance shall be retained in the applicable Series 2007 Revenue Account.

Series 2007 Assessment prepayments shall be deposited directly into the applicable Series 2007 Prepayment Accounts of the Series 2007 Bond Redemption Fund as provided in the Indenture. Lot Sale Proceeds shall be deposited into the Series 2007 Lot Sales Account as provided in Section 4.01(b)(iii) above.

ARTICLE V

MISCELLANEOUS PROVISIONS

SECTION 5.01. Interpretation of Supplemental Indenture. This Second Supplemental Indenture amends and supplements the Master Indenture with respect to the Amended Series 2007 Bonds, and all of the provisions of the Master Indenture, to the extent not inconsistent herewith, are incorporated in this Second Supplemental Indenture by reference. To the maximum extent possible, the Master Indenture and this Second Supplemental Indenture shall be read and construed as one document.

SECTION 5.02. Amendments. Any amendments to this Second Supplemental Indenture shall be made pursuant to the provisions for amendment contained in the Master Indenture.

SECTION 5.03. Counterparts. This Second Supplemental Indenture may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.

SECTION 5.04. Appendices and Exhibits. Any and all schedules, appendices or exhibits referred to in and attached to this Second Supplemental Indenture are hereby incorporated herein and made a part of this Second Supplemental Indenture for all purposes.

SECTION 5.05. Payment Dates. In any case in which an Interest Payment Date or the maturity date of the Amended Series 2007 Bonds or the date fixed for the redemption of any Series 2007 Bonds shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be

made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

SECTION 5.06. No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Holders of the Amended Series 2007 Bonds.

IN WITNESS WHEREOF, Lancaster County, South Carolina has caused this Second Supplemental Trust Indenture to be executed by the Chairman of its County Council and its seal to be hereunto affixed and attested by the Clerk to Council and U.S. Bank National Association has caused this Second Supplemental Trust Indenture to be executed by one of its authorized officers, all as of the day and year first above written.

LANCASTER COUNTY, SOUTH CAROLINA

By:_____
Chairman, County Council

(SEAL)

ATTEST

_____
Clerk to Council

U.S. BANK NATIONAL ASSOCIATION, as Trustee

By:_____
Its:_____

EXHIBIT A

DESCRIPTION OF SERIES 2007 PROJECT

The Improvements to be constructed within the District include the following projects to be financed with the proceeds of the Amended Series 2007 Bonds:

(1) the roadway system consisting of streets, curbs, gutters, bridges, intersection improvements, right-of-way improvements, street lighting and signage;

(2) the sanitary sewer system consisting of force mains, gravity mains, pump stations and related facilities;

(3) the water system consisting of water mains, lines, pumps, valves, joints, fire hydrants and related facilities;

(4) the stormwater drainage system designed to meet current standards;

(5) landscaping; and

(6) such other improvements as allowed under the terms of the Act and as may be approved by the Council, pursuant to the Act for the special benefit of the Improvement District, all as further described in the Improvement Plan.

EXHIBIT B

FORM OF CAPITAL APPRECIATION BOND

Unless this bond is presented by an authorized representative of The Depository Trust Company, New York, New York ("DTC") to Lancaster County, South Carolina, or its agent for registration of transfer, exchange, or payment and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.]

No. CAB-[A][B]R-1 $_____

UNITED STATES OF AMERICA
STATE OF SOUTH CAROLINA
LANCASTER COUNTY, SOUTH CAROLINA
EDGEWATER II IMPROVEMENT DISTRICT
ASSESSMENT REVENUE BOND, SERIES 2007[A][B]

Interest Rate	Maturity Date	Maturity Date Accreted Value	Dated Date	CUSIP
[7.75]%	November 1, 2039	$_____	_____, 2021	_____

Registered Owner: Cede & Co.

Principal Amount: _____

Lancaster County, South Carolina (the "Issuer"), on behalf of the Edgewater II Improvement District (the "District"), created pursuant to Title 4, Chapter 35 of the Code of Laws of South Carolina 1976, as amended, for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the Registered Owner set forth above, or registered assigns (the "Owner"), on the Maturity Date shown hereon, unless this bond shall have been called for redemption in whole or in part and payment of the redemption price shall have been duly made or provided for, or unless this Bond shall be converted to a Current Interest Bond on the first May 1 or November 1 that is at least forty-five (45) days after the Build Out Date in accordance with the Indenture, the Maturity Date Accreted Value on the Maturity Date set forth above, the Principal Amount shown above . Interest on this Bond shall accrue on each Compounding Date from the Dated Date until the Maturity Date (unless sooner paid or redeemed) and be added to the principal thereof. Except when registration of this Bond is being maintained pursuant to a book-entry only system of registration, any payment of Maturity Date Accreted Value or Redemption Price shall be made only upon presentation hereof at the designated corporate trust office of U.S. Bank National Association, as paying agent (said bank and/or any bank or trust company to become successor paying agent being herein called the "Paying Agent").

This bond is one of a duly authorized issue of bonds of the Issuer designated "Edgewater II Improvement District Assessment Revenue Bonds, Series 2007[A][B]" in the initial principal amount of $_____ (the "Series 2007[A][B] Bonds"), issued under a Master Trust Indenture dated as of November 1, 2007, as supplemented by a First Supplemental Trust Indenture, dated as of November 1,

2009 (the "Master Trust Indenture"), and a Second Supplemental Trust Indenture, dated _____, 2021 (the "Second Supplemental Indenture" and, together with the Master Trust Indenture, the "Indenture"), each between the Issuer and U.S. Bank National Association, as trustee (the "Trustee"). Simultaneous with the issuance of the Series 2007[A] Bonds, the Issuer is also issuing its $_____ initial principal amount Edgewater II Improvement District Assessment Revenue Bonds, Series 2007[B] (the "Series 2007[B] Bonds" and, together with the Series 2007[A] Bonds, the "Series 2007 Bonds"), pursuant to the Indenture. Capitalized terms not otherwise defined herein shall have the meanings assigned thereto in the Indenture.

As described in the Indenture, the Amended Series 2007 Bonds have been amended in order to restructure the Amended Series 2007 Bonds which, on the date of issue hereof, are in default under the Master Trust Indenture under which the Amended Series 2007 Bonds were originally issued. The Amended Series 2007 Bonds were originally issued for the purpose of (i) financing all or a portion of the costs of planning, financing, acquisition, construction, equipping and installation of a roadway system consisting of streets, curbs, gutters, bridges, intersection improvements, right-of-way improvements, street lighting and signage; a sanitary sewer system consisting of force mains, gravity mains, pump stations and related facilities; a water system consisting of four-inch, six-inch, eight-inch and ten-inch water mains, valves, joints, fire hydrants and related facilities; a stormwater drainage system designed to meet current standards; landscaping; and such other improvements as allowed under the terms of the Act (as defined in the Indenture) and as may be approved by the Issuer Council, pursuant to the Act for the special benefit of the District as further described in Exhibit A to the Second Supplemental Indenture (the "Series 2007 Project"); (ii) paying certain costs associated with the issuance of the Amended Series 2007 Bonds; (iii) making deposits into the respective Debt Series Reserve Funds for the benefit of the Amended Series 2007 Bonds; (iv) paying a portion of the interest to become due on the Amended Series 2007 Bonds; and (v) paying certain Administrative Expenses (as defined in the Indenture).

THIS BOND IS A SPECIAL, LIMITED OBLIGATION OF THE ISSUER. NEITHER THIS BOND NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR INDEBTEDNESS OF THE ISSUER WITHIN THE MEANING OF ANY STATE OF SOUTH CAROLINA (THE "STATE") CONSTITUTIONAL PROVISION OR STATUTORY LIMITATION (OTHER THAN ARTICLE X, SECTION 14(10) OF THE STATE CONSTITUTION AUTHORIZING INDEBTEDNESS PAYABLE SOLELY FROM A SOURCE OF REVENUES DERIVED OTHER THAN FROM A TAX OR LICENSE). THIS BOND AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON DOES NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE ISSUER OR A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWER OF THE ISSUER. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE ISSUER OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, ANY SUPPLEMENTAL INDENTURE OR THIS BOND. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, ANY SUPPLEMENTAL INDENTURE OR THIS BOND, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE TRUST ESTATE (AS DEFINED IN THE INDENTURE), ALL AS PROVIDED IN THE INDENTURE.

This bond is issued under and pursuant to the Constitution and laws of the State, including the Act and other applicable provisions of law and pursuant to the Indenture, executed counterparts of which Indenture are on file at the corporate trust office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of Bonds issued under the Indenture, the collection and disposition of revenues and the funds charged with

and pledged to the payment of the Maturity Date Accreted Value and Redemption Price of the Bonds, the nature and extent of the security thereby created, the covenants of the Issuer with respect to the imposition and collection of the Series 2007[A][B] Assessments (as defined in the Indenture), the terms and conditions under which the Bonds are or may be issued, the rights, duties, obligations and immunities of the Issuer and the Trustee under the Indenture and the rights of the Owners of the Series 2007[A][B] Bonds, and, by the acceptance of this bond, the Owner assents to all of the provisions of the Indenture. Capitalized terms not otherwise defined herein shall have the meanings given to them in the Indenture.

The Amended Series 2007 Bonds will be secured by a pledge of the Trust Estate (as defined in the Master Trust Indenture), which includes particularly, with respect to the Series 2007A Bonds, the Series 2007A Pledged Revenues and Series 2007A Pledged Funds and, with respect to the Series 2007B Bonds, the Series 2007B Pledged Revenues and Series 2007B Pledged Funds; provided, however, that (1) to the extent particular funds and accounts established under the Indenture are included within both of the definitions "Series 2007A Pledged Funds" and "Series 2007B Pledged Funds", such funds and accounts are intended to be held for the equal and ratable benefit of the Amended Series 2007 Bonds and (2) for avoidance of doubt, the Series 2007A Pledged Revenues are not identified as within the Trust Estate for the Series 2007B Bonds and the Series 2007B Pledged Revenues are not identified as within the Trust Estate for the Series 2007A Bonds. The Series 2007[A][B] Bonds are equally and ratably secured by the Trust Estate, without preference or priority of one bond over another. The Indenture permits the issuance of additional Bonds (as defined in the Indenture) ranking on a parity with the Series 2007[A][B] Bonds as to the lien and pledge of the Trust Estate securing the Series 2007[A][B] Bonds.

The Series 2007[A][B] Bonds are issuable only as registered bonds without coupons in current interest form in denominations equal to the greater of: (i) the Initial Principal Amount attributable to each $5,000 of Maturity Date Accreted Value of such Series 2007[A][B] Bond, or (ii) the Accreted Value of each $5,000 of Maturity Date Accreted Value of such Series 2007[A][B] Bond (an "Authorized Denomination"). This bond is transferable by the registered Owner hereof or his duly authorized attorney at the designated corporate trust office of U.S. Bank National Association, in St. Paul, Minnesota, as Registrar (the "Registrar"), upon surrender of this bond, accompanied by an assignment and a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or Registrar, subject to such reasonable regulations as the Issuer or the Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Series 2007A Bond or Series 2007[A][B] Bonds, in the same aggregate principal amount as the Series 2007[A][B] Bond or Series 2007[A][B] Bonds transferred, will be issued to the transferee. At the corporate trust office of the Registrar in St. Paul, Minnesota, in the manner and subject to the limitations and conditions provided in the Indenture and without cost, except for any tax or other governmental charge, Series 2007[A][B] Bonds may be exchanged for an equal aggregate principal amount of Series 2007[A][B] Bonds of the same series and maturity, of Authorized Denominations and bearing interest at the same rate or rates.

Unless and until this bond is converted to a Current Interest Bond, if at all, the Series 2007[A][B] Bonds may, at the option of the Issuer, be called for redemption prior to maturity in whole or in part on any May 1 or November 1 at a Redemption Price equal to the Accreted Value thereof.

Unless and until this bond is converted to a Current Interest Bond, if at all, the Series 2007[A][B] Bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date or in part on any date specified herein, at a redemption price equal to equal to the Accreted Value of the Series 2007[A][B] Bonds to be redeemed, as follows:

(i) from amounts deposited into the Series 2007[A][B] Prepayment Account following the payment in whole or in part of the Series 2007[A][B] Assessments in accordance with the provisions of Section 4.04(a) of the First Supplemental Indenture, including excess

moneys transferred from the Series 2007[A][B] Debt Service Reserve Account to the Series 2007[A][B] Prepayment Account resulting from such Series 2007[A][B] Assessment payments pursuant to Section 4.01(f)(ii) or (h)(ii) of the First Supplemental Indenture, on the next reasonably practicable redemption date for which notice may be given (which date shall be a February 1, May 1, August 1, or November 1), in an amount equal to the moneys available therefor as of a date 45 days prior to the applicable redemption date.

(ii) from moneys, if any, on deposit in the Series 2007 Funds, Series 2007 Accounts and Series 2007 Sub-accounts (other than the Rebate Fund and the Series 2007 Administrative Expenses Account) related to the Series 2007[A][B] Bonds sufficient to pay and redeem all Outstanding Series 2007[A][B] Bonds, and accrued interest thereon to the redemption date or dates thereof, after payment of all amounts owed to Persons under the Master Indenture related to the Series 2007[A][B] Bonds, on the next reasonably practicable redemption date for which notice may be given (which date shall be a February 1, May 1, August 1, or November 1), in an amount equal to the moneys available therefor as of a date 45 days prior to the applicable redemption date.

(iii) from Lot Sale Proceeds deposited into the Series 2007 Lot Sales Account in accordance with the provisions of Section 4.01(h) of the Second Supplemental Indenture, on the next reasonably practicable redemption date for which notice may be given (which date shall be a February 1, May 1, August 1, or November 1) as provided herein, in an amount equal to the moneys available therefor as of a date 45 days prior to the applicable redemption date.

(iv) from excess moneys transferred from the Series 2007[A][B] Revenue Account to the Series 2007[A][B] General Account in accordance with Section 6.03 of the Master Indenture, on the next reasonably practicable redemption date for which notice may be given (which date shall be a February 1, May 1, August 1, or November 1), in an amount equal to the moneys available therefor as of a date 45 days prior to the applicable redemption date.

(v) from moneys received by the Issuer following the condemnation or the sale of any portion of the Series 2007 Project to a governmental entity under threat of condemnation by such governmental entity and the payment of moneys which are not to be used to rebuild, replace or restore the taken portion of the Series 2007 Project to the Trustee by or on behalf of the Issuer for subsequent deposit into the Series 2007[A][B] General Account (as directed in writing by an Authorized Officer), which moneys shall be applied to redeem the Series 2007[A][B] Bonds in accordance with the manner such moneys are to be credited toward extinguishment of the Series 2007[A][B] Assessments as certified to the Trustee by an Authorized Officer, on the next reasonably practicable redemption date for which notice may be given (which date shall be a February 1, May 1, August 1, or November 1), in an amount equal to the moneys available therefor as of a date 45 days prior to the applicable redemption date.

(vi) from moneys received by the Issuer following the damage or destruction of all or substantially all of the portion of the Series 2007 Project owned by the Issuer to such extent that, in the reasonable opinion of the Issuer, the repair and restoration thereof would not be economical or would be impracticable, to the extent of amounts paid by or on behalf of the Issuer to the Trustee for subsequent deposit to the Series 2007[A][B] General Account (as directed in writing by an Authorized Officer), which moneys shall be applied to redeem the Series 2007[A][B] Bonds in accordance with the manner such moneys are to be credited toward extinguishment of the Series 2007[A][B] Assessments as certified to the Trustee by an Authorized Officer, on the next reasonably practicable redemption date for which notice may be given (which date shall be a February 1, May 1, August 1, or November 1), in an amount equal to the moneys available

therefor as of a date 45 days prior to the applicable redemption date; provided, however, that at least 45 days prior to such extraordinary mandatory redemption, the Issuer shall cause to be delivered to the Trustee (x) a notice setting forth the redemption date and (y) a certificate of the Consulting Engineer confirming that the repair and restoration of the applicable portion of the Series 2007 Project would not be economical or would be impracticable.

[(vii) from amounts on deposit in the Series 2007 Debt Service Reserve Accounts in excess of the Series 2007 Debt Service Reserve Requirements, which moneys shall be transferred to the Series 2007B General Account in accordance with Section 4.01(f)(i) of the First Supplemental Indenture to be used for the extraordinary mandatory redemption of the Series 2007B Bonds, on the next reasonably practicable redemption date for which notice may be given (which date shall be a February 1 or August 1) as provided herein, in an amount equal to the moneys available therefor as of a date 45 days prior to the applicable redemption date.]

[The Series 2007A Bonds are also subject to redemption from monies otherwise required to be transferred to the Series 2007B General Account pursuant to Section 3.01 of the Second Supplemental Indenture, upon the redemption in full or payment upon maturity or discharge of the Series 2007B Bonds, which monies shall be transferred to the Series 2007A General Account and used to redeem Series 2007A Bonds pursuant to such Section 3.01.]

If less than all of the Series 2007[A][B] Bonds shall be called for redemption, the particular Series 2007[A][B] Bonds or portions of Series 2007[A][B] Bonds to be redeemed shall be selected by lot by the Trustee as provided in the Indenture.

Notice of each redemption of Series 2007[A][B] Bonds is required to be mailed by the Registrar, postage prepaid, not less than 30 nor more than 60 days prior to the redemption date to each registered Owner of Series 2007[A][B] Bonds to be redeemed at the address of such registered Owner recorded on the bond register maintained by the Registrar on the 5th day prior to such mailing. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2007[A][B] Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2007[A][B] Bonds or such portions thereof on such date, interest on such Series 2007[A][B] Bonds or such portions thereof so called for redemption shall cease to accrue, such Series 2007[A][B] Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2007[A][B] Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. No defect in said notice nor any failure to give all or any portion of such notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

The Owner of this bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default (as defined in the Indenture) under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

In certain events, on the conditions, in the manner and with the effect set forth in the Indenture, the principal of all the Series 2007[A][B] Bonds then Outstanding under the Indenture may become and may be declared due and payable before the stated maturities thereof, with the interest accrued thereon.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or any Paying Agent in trust for the payment and discharge of any Series 2007[A][B] Bond which remain unclaimed for three years after the date when such Series 2007[A][B] Bond has become due and payable, either at its stated maturity dates or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for six years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Series 2007[A][B] Bond became due and payable, shall at the written request of the Issuer be repaid by the Trustee or the Paying Agent to the Issuer, and thereupon and thereafter no claimant shall have any rights against the Paying Agent to or in respect of such moneys.

If the Issuer deposits or causes to be deposited with the Trustee funds or Defeasance Securities (as defined in the Indenture) sufficient to pay the principal or Redemption Price of any Series 2007[A][B] Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of the Series 2007[A][B] Bonds as to the Trust Estate shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This bond is issued with the intent that the laws of the State shall govern its construction.

All acts, conditions and things required by the Constitution and laws of the State and the ordinances and resolutions of the Issuer to happen, exist and be performed precedent to and in the issuance of this bond and the execution of the Indenture, have happened, exist and have been performed as so required. This bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

IN WITNESS WHEREOF, Lancaster County, South Carolina, South Carolina has caused this bond to bear the signature of its Chairman of County Council and the official seal of the County to be impressed, imprinted or reproduced hereon and attested by the signature of the Clerk to County Council.

LANCASTER COUNTY, SOUTH CAROLINA

By:_____
Chairman, County Council

(SEAL)

ATTEST

_____
Clerk to County Council

FORM OF CERTIFICATE OF AUTHENTICATION

This bond is one of the Series 2007[A][B] Bonds designated herein, described in the within-mentioned Indenture.

U.S. BANK NATIONAL ASSOCIATION, as Trustee

By:_____
Authorized Signatory

Date of Authentication:

FORM OF ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto _____ (Name and address of Transferee) the within bond and does hereby irrevocably constitute and appoint _____ attorney to transfer the within bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed

_____

Notice: Signature must be guaranteed by an institution which is a participant in the Securities Transfer Agents Medallion Program ("STAMP") or similar program.

(Authorized Officer)

_____

Notice: The signature to the assignment must correspond with the name of the registered holder as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatever.

The following abbreviations, when used in the inscription on the face of this bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM - as tenants in common

TEN ENT - as tenants by the entireties

JT TEN - as joint tenants with right of survivorship and not as tenants in common

UNIF GIFT MIN ACT -

_____ Custodian _____
(Cust) (Minor)
under Uniform Gifts to
Minors Act _____
(State)

Additional abbreviations may also be used though not in above list.

EXHIBIT C

FORM OF CURRENT INTEREST BOND

Unless this bond is presented by an authorized representative of The Depository Trust Company, New York, New York ("DTC") to Lancaster County, South Carolina, or its agent for registration of transfer, exchange, or payment and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.]

No. CIB-[A][B]R-1 $_____

UNITED STATES OF AMERICA
STATE OF SOUTH CAROLINA
LANCASTER COUNTY, SOUTH CAROLINA
EDGEWATER II IMPROVEMENT DISTRICT
ASSESSMENT REVENUE BOND, SERIES 2007[A][B]

Interest Rate	Maturity Date	Dated Date	CUSIP
[7.75]%	November 1, 2039	_____, 2021	

Registered Owner: Cede & Co.

Principal Amount: _____

Lancaster County, South Carolina (the "Issuer"), on behalf of the Edgewater II Improvement District (the "District"), created pursuant to Title 4, Chapter 35 of the Code of Laws of South Carolina 1976, as amended, for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the Registered Owner set forth above, or registered assigns (the "Owner"), on the Maturity Date shown hereon, unless this bond shall have been called for redemption in whole or in part and payment of the redemption price shall have been duly made or provided for, the Principal Amount shown above and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof from the most recent Interest Payment Date (as defined herein) to which interest has been paid or provided for, or, if no interest has been paid, from the Dated Date shown above, on May 1 and November 1 of each year (each, an "Interest Payment Date"), commencing on [Insert 1st Interest Payment Date], until payment of said Principal Amount has been made or provided for, at the Interest Rate per annum set forth above. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture, be paid to the registered Owner hereof at the close of business on the regular record date for such interest, which shall be the 15th day of the calendar month next preceding such Interest Payment Date (the "Regular Record Date"); provided, however, that any interest hereon which is payable but is not punctually paid or provided for on any Interest Payment Date shall be payable to such person, who, on a special record date which is fixed by the Trustee, which shall be not more than 15 and not less than ten days prior to the date of such proposed payment, appears on the registration books of the Registrar as the Owner of this bond. Any payment of principal or Redemption Price shall be made only upon presentation hereof at the designated corporate trust office of U.S. Bank

National Association, as paying agent (the "Paying Agent"). Payment of interest shall be made by check or draft mailed by the Paying Agent (or by wire transfer to an account within the continental United States, and at the expense of, the Owner if such Owner requests such method of payment in writing on or prior to the Regular Record Date for the respective interest payment to such account as shall be specified in such request, but only if the Owner owns not less than $1,000,000 in aggregate principal amount of the hereafter defined Series 2007[A][B] Bonds). Interest on this bond will be computed on the basis of a 360-day year of twelve 30-day months.

This bond is one of a duly authorized issue of bonds of the Issuer designated "Edgewater II Improvement District Assessment Revenue Bonds, Series 2007[A][B]" in the initial principal amount of $_____ (the "Series 2007[A][B] Bonds"), issued under a Master Trust Indenture dated as of November 1, 2007, as supplemented by a First Supplemental Trust Indenture, dated as of November 1, 2009 (the "Master Trust Indenture"), and a Second Supplemental Trust Indenture, dated _____, 2021 (the "Second Supplemental Indenture" and, together with the Master Trust Indenture, the "Indenture"), each between the Issuer and U.S. Bank National Association, as trustee (the "Trustee"). Simultaneous with the issuance of the Series 2007[A] Bonds, the Issuer is also issuing its $_____ initial principal amount Edgewater II Improvement District Assessment Revenue Bonds, Series 2007[B] (the "Series 2007[B] Bonds" and, together with the Series 2007[A] Bonds, the "Series 2007 Bonds"), pursuant to the Indenture. Capitalized terms not otherwise defined herein shall have the meanings assigned thereto in the Indenture.

As described in the Indenture, the Amended Series 2007 Bonds have been amended in order to restructure the Amended Series 2007 Bonds which, on the date of issue hereof, are in default under the Master Trust Indenture under which the Amended Series 2007 Bonds were originally issued. The Amended Series 2007 Bonds were originally issued for the purpose of (i) financing all or a portion of the costs of planning, financing, acquisition, construction, equipping and installation of a roadway system consisting of streets, curbs, gutters, bridges, intersection improvements, right-of-way improvements, street lighting and signage; a sanitary sewer system consisting of force mains, gravity mains, pump stations and related facilities; a water system consisting of four-inch, six-inch, eight-inch and ten-inch water mains, valves, joints, fire hydrants and related facilities; a stormwater drainage system designed to meet current standards; landscaping; and such other improvements as allowed under the terms of the Act (as defined in the Indenture) and as may be approved by the Issuer Council, pursuant to the Act for the special benefit of the District as further described in Exhibit A to the Second Supplemental Indenture (the "Series 2007 Project"); (ii) paying certain costs associated with the issuance of the Amended Series 2007 Bonds; (iii) making deposits into the respective Debt Series Reserve Funds for the benefit of the Amended Series 2007 Bonds; (iv) paying a portion of the interest to become due on the Amended Series 2007 Bonds; and (v) paying certain Administrative Expenses (as defined in the Indenture).

THIS BOND IS A SPECIAL, LIMITED OBLIGATION OF THE COUNTY. NEITHER THIS BOND NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR INDEBTEDNESS OF THE COUNTY WITHIN THE MEANING OF ANY STATE OF SOUTH CAROLINA (THE "STATE") CONSTITUTIONAL PROVISION OR STATUTORY LIMITATION (OTHER THAN ARTICLE X, SECTION 14(10) OF THE STATE CONSTITUTION AUTHORIZING INDEBTEDNESS PAYABLE SOLELY FROM A SOURCE OF REVENUES DERIVED OTHER THAN FROM A TAX OR LICENSE). THIS BOND AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON DOES NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE COUNTY OR A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWER OF THE COUNTY. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE COUNTY OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS

REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, ANY SUPPLEMENTAL INDENTURE OR THIS BOND. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, ANY SUPPLEMENTAL INDENTURE OR THIS BOND, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE TRUST ESTATE (AS DEFINED IN THE INDENTURE), ALL AS PROVIDED IN THE INDENTURE.

This bond is issued under and pursuant to the Constitution and laws of the State, including the Act and other applicable provisions of law and pursuant to the Indenture, executed counterparts of which Indenture are on file at the corporate trust office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of Bonds issued under the Indenture, the collection and disposition of revenues and the funds charged with and pledged to the payment of the principal and Redemption Price of, and the interest on, the Bonds, the nature and extent of the security thereby created, the covenants of the County with respect to the imposition and collection of Assessments (as defined in the Indenture), the terms and conditions under which the Bonds are or may be issued, the rights, duties, obligations and immunities of the County and the Trustee under the Indenture and the rights of the Owners of the Series 2007[A][B] Bonds, and, by the acceptance of this bond, the Owner assents to all of the provisions of the Indenture. Capitalized terms not otherwise defined herein shall have the meanings given to them in the Indenture.

The Amended Series 2007 Bonds will be secured by a pledge of the Trust Estate (as defined in the Master Trust Indenture), which includes particularly, with respect to the Series 2007A Bonds, the Series 2007A Pledged Revenues and Series 2007A Pledged Funds and, with respect to the Series 2007B Bonds, the Series 2007B Pledged Revenues and Series 2007B Pledged Funds; provided, however, that (1) to the extent particular funds and accounts established under the Indenture are included within both of the definitions "Series 2007A Pledged Funds" and "Series 2007B Pledged Funds", such funds and accounts are intended to be held for the equal and ratable benefit of the Amended Series 2007 Bonds and (2) for avoidance of doubt, the Series 2007A Pledged Revenues are not identified as within the Trust Estate for the Series 2007B Bonds and the Series 2007B Pledged Revenues are not identified as within the Trust Estate for the Series 2007A Bonds. The Series 2007[A][B] Pledged Revenues are further hereby identified as within the Trust Estate for the Class B Bonds. The Series 2007[A][B] Bonds are equally and ratably secured by the Trust Estate, without preference or priority of one bond over another. The Indenture permits the issuance of additional Bonds (as defined in the Indenture) ranking on a parity with the Series 2007[A][B] Bonds as to the lien and pledge of the Trust Estate securing the Series 2007[A][B] Bonds.

The Series 2007[A][B] Bonds are issuable only as registered bonds without coupons in current interest form in denominations of (a) initially, $100,000 and any integral multiple of $1,000 in excess thereof and (b) at such time thereafter as the Trustee has received evidence that the Series 2007A Bonds have been rated at least "BBB" by S&P and "Baa2" by Moody's, $5,000 and any integral multiple of $1,000 in excess thereof (an "Authorized Denomination"). This bond is transferable by the registered Owner hereof or his duly authorized attorney at the designated corporate trust office of U.S. Bank National Association, in St. Paul, Minnesota, as Registrar (the "Registrar"), upon surrender of this bond, accompanied by an assignment and a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or Registrar, subject to such reasonable regulations as the County or the Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Series 2007[A][B] Bond or Series 2007[A][B] Bonds, in the same aggregate principal amount as the Series 2007[A][B] Bond or Series 2007[A][B] Bonds transferred, will be issued to the transferee. At the corporate trust office of the Registrar in St. Paul, Minnesota, in the manner and subject to the limitations and conditions provided in the Indenture and without cost, except for any tax or other governmental charge, Series 2007[A][B] Bonds may be exchanged for an equal aggregate principal

amount of Series 2007[A][B] Bonds of the same series and maturity, of Authorized Denominations and bearing interest at the same rate or rates.

Optional Redemption

Series 2007[A][B] Bonds are subject to redemption at the option of the Issuer, in whole at any time or in part on the first Business Day of any month, at the times Redemption Prices (expressed as percentages of principal amount) set forth in the following table, plus accrued interest to the redemption date:

Redemption Periods (Dates Inclusive)	Redemption Prices
Conversion Date through the Business Day immediately preceding the tenth anniversary of the Conversion Date	101%
Tenth anniversary of the Conversion Date and thereafter	100%

Mandatory Sinking Fund Redemption

The Series 2007[A][B] Bonds are subject to mandatory redemption in part by lot by the Issuer on May 1 in the respective years set forth in the following table, from moneys in the 2007[A][B] Sinking Fund Account established under the Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof plus accrued interest to the redemption date.

Year (May 1)	Principal Amount	Year (May 1)	Principal Amount

*

* Maturity.

Upon any redemption of Series 2007[A][B] Bonds other than in accordance with scheduled Amortization Installments, the Issuer shall cause to be recalculated and delivered to the Trustee a revised schedule of Amortization Installments recalculated so as to amortize the Outstanding principal amount of the Series 2007[A][B] Bonds in substantially level annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2007[A][B] Bonds. The Amortization Installments as so recalculated shall not result in an increase in the Amortization Installments for the Series 2007[A][B] Bonds in any year.

Extraordinary Mandatory Redemption

The Series 2007[A][B] Bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date or in part on any date specified herein, at a redemption price equal to 100% of the principal amount thereof, without penalty, together with accrued interest to the date of redemption, as follows:

(i) from amounts deposited into the Series 2007[A][B] Prepayment Account following the payment in whole or in part of the Series 2007[A][B] Assessments in accordance with the provisions of Section 4.04(a) of the First Supplemental Indenture, including excess moneys transferred from the Series 2007[A][B] Debt Service Reserve Account to the Series 2007[A][B] Prepayment Account resulting from such Series 2007[A][B] Assessment payments pursuant to Section 4.01(f)(ii) or (h)(ii) of the First Supplemental Indenture, on the next reasonably practicable redemption date for which notice may be given (which date shall be an Interest Payment Date), in an amount equal to the moneys available therefor as of a date 45 days prior to the applicable redemption date.

(ii) from moneys, if any, on deposit in the Series 2007 Funds, Series 2007 Accounts and Series 2007 Sub-accounts (other than the Rebate Fund and the Series 2007 Administrative Expenses Account) related to the Series 2007[A][B] Bonds sufficient to pay and redeem all Outstanding Series 2007[A][B] Bonds, and accrued interest thereon to the redemption date or dates thereof, after payment of all amounts owed to Persons under the Master Indenture related to the Series 2007[A][B] Bonds, on the next reasonably practicable redemption date for which notice may be given (which date shall be an Interest Payment Date), in an amount equal to the moneys available therefor as of a date 45 days prior to the applicable redemption date.

(iii) from Lot Sale Proceeds deposited into the Series 2007 Lot Sales Account in accordance with the provisions of Section 4.01(h) of the Second Supplemental Indenture, on the next reasonably practicable redemption date for which notice may be given (which date shall be an Interest Payment Date) as provided herein, in an amount equal to the moneys available therefor as of a date 45 days prior to the applicable redemption date.

(iv) from excess moneys transferred from the Series 2007[A][B] Revenue Account to the Series 2007[A][B] General Account in accordance with Section 6.03 of the Master Indenture, on the next reasonably practicable redemption date for which notice may be given (which date shall be an Interest Payment Date), in an amount equal to the moneys available therefor as of a date 45 days prior to the applicable redemption date.

(v) from moneys received by the Issuer following the condemnation or the sale of any portion of the Series 2007 Project to a governmental entity under threat of condemnation by such governmental entity and the payment of moneys which are not to be used to rebuild, replace or restore the taken portion of the Series 2007 Project to the Trustee by or on behalf of the Issuer for subsequent deposit into the Series 2007[A][B] General Account (as directed in writing by an Authorized Officer), which moneys shall be applied to redeem the Series 2007[A][B] Bonds in accordance with the manner such moneys are to be credited toward extinguishment of the Series 2007[A][B] Assessments as certified to the Trustee by an Authorized Officer, on the next reasonably practicable redemption date for which notice may be given (which date shall be an Interest Payment Date), in an amount equal to the moneys available therefor as of a date 45 days prior to the applicable redemption date.

(vi) from moneys received by the Issuer following the damage or destruction of all or substantially all of the portion of the Series 2007 Project owned by the Issuer to such extent that, in the reasonable opinion of the Issuer, the repair and restoration thereof would not be economical or would be impracticable, to the extent of amounts paid by or on behalf of the Issuer to the Trustee for subsequent deposit to the Series 2007[A][B] General Account (as directed in writing by an Authorized Officer), which moneys shall be applied to redeem the Series 2007[A][B] Bonds in accordance with the manner such moneys are to be credited toward extinguishment of the Series 2007[A][B] Assessments as certified to the Trustee by an Authorized Officer, on the next reasonably practicable redemption date for which notice may be given (which date shall be an Interest Payment Date), in an amount equal to the moneys available therefor as of a date 45 days prior to the applicable redemption date; provided, however, that at least 45 days prior to such extraordinary mandatory redemption, the Issuer shall cause to be delivered to the Trustee (x) a notice setting forth the redemption date and (y) a certificate of the Consulting Engineer confirming that the repair and restoration of the applicable portion of the Series 2007 Project would not be economical or would be impracticable.

[(vii) from amounts on deposit in the Series 2007 Debt Service Reserve Accounts in excess of the Series 2007 Debt Service Reserve Requirements, which moneys shall be transferred to the Series 2007B General Account in accordance with Section 4.01(f)(i) of the First Supplemental Indenture to be used for the extraordinary mandatory redemption of the Series 2007B Bonds, on the next reasonably practicable redemption date for which notice may be given (which date shall be a February 1 or August 1) as provided herein, in an amount equal to the moneys available therefor as of a date 45 days prior to the applicable redemption date.]

[The Series 2007A Bonds are also subject to redemption from monies otherwise required to be transferred to the Series 2007B General Account pursuant to Section 3.01 of the Second Supplemental Indenture, upon the redemption in full or payment upon maturity or discharge of the Series 2007B Bonds, which monies shall be transferred to the Series 2007A General Account and used to redeem Series 2007A Bonds pursuant to such Section 3.01.]

Notice of each redemption of Series 2007[A][B] Bonds is required to be mailed by the Registrar, postage prepaid, not less than 30 nor more than 60 days prior to the redemption date to each registered Owner of Series 2007[A][B] Bonds to be redeemed at the address of such registered Owner recorded on the bond register maintained by the Registrar on the 5th day prior to such mailing. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2007[A][B] Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2007[A][B] Bonds or such portions thereof on such date, interest on such Series 2007[A][B] Bonds or such portions thereof so called for redemption shall cease to accrue, such Series 2007[A][B] Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2007[A][B] Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. No defect in said notice nor any failure to give all or any portion of such notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

The Owner of this bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default (as defined in the Indenture) under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

In certain events, on the conditions, in the manner and with the effect set forth in the Indenture, the principal of all the Series 2007[A][B] Bonds then Outstanding under the Indenture may become and may be declared due and payable before the stated maturities thereof, with the interest accrued thereon.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or any Paying Agent in trust for the payment and discharge of any Series 2007[A][B] Bond which remain unclaimed for three years after the date when such Series 2007[A][B] Bond has become due and payable, either at its stated maturity dates or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for six years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Series 2007[A][B] Bond became due and payable, shall at the written request of the Issuer be repaid by the Trustee or the Paying Agent to the Issuer, and thereupon and thereafter no claimant shall have any rights against the Paying Agent to or in respect of such moneys.

If the Issuer deposits or causes to be deposited with the Trustee funds or Defeasance Securities (as defined in the Indenture) sufficient to pay the principal or Redemption Price of any Series 2007[A][B] Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of the Series 2007[A][B] Bonds as to the Trust Estate shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This bond is issued with the intent that the laws of the State shall govern its construction.

All acts, conditions and things required by the Constitution and laws of the State and the ordinances and resolutions of the Issuer to happen, exist and be performed precedent to and in the issuance of this bond and the execution of the Indenture, have happened, exist and have been performed as so required. This bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

IN WITNESS WHEREOF, Lancaster County, South Carolina, South Carolina has caused this bond to bear the signature of its Chairman of County Council and the official seal of the County to be impressed, imprinted or reproduced hereon and attested by the signature of the Clerk to County Council.

LANCASTER COUNTY, SOUTH CAROLINA

By:_____
Chairman, County Council

(SEAL)

ATTEST

_____
Clerk to County Council

FORM OF CERTIFICATE OF AUTHENTICATION

This bond is one of the Series 2007[A][B] Bonds designated herein, described in the within-mentioned Indenture.

U.S. BANK NATIONAL ASSOCIATION, as Trustee

By:_____
Authorized Signatory

Date of Authentication:

FORM OF ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto _____ (Name and address of Transferee) the within bond and does hereby irrevocably constitute and appoint _____ attorney to transfer the within bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed

_____

Notice: Signature must be guaranteed by an institution which is a participant in the Securities Transfer Agents Medallion Program ("STAMP") or similar program.

(Authorized Officer)

_____

Notice: The signature to the assignment must correspond with the name of the registered holder as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatever.

The following abbreviations, when used in the inscription on the face of this bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM - as tenants in common

TEN ENT - as tenants by the entireties

JT TEN - as joint tenants with right of survivorship and not as tenants in common

UNIF GIFT MIN ACT -

_____ Custodian _____
(Cust) (Minor)
under Uniform Gifts to
Minors Act _____
(State)

Additional abbreviations may also be used though not in above list.

EXHIBIT D

FORM OF BONDHOLDER LETTER

[Exchange Date]

Lancaster County, South Carolina
Lancaster, South Carolina

U.S. Bank National Association, as Trustee
_____

Burr & Forman LLP
Columbia, South Carolina

$_____ Lancaster County, South Carolina,
Edgewater II Improvement District Assessment Revenue Bonds, Series [2007A][2007B]

Ladies and Gentlemen:

The undersigned, _____ (the "Holder"), hereby represents and warrants to you as follows:

1. On the date hereof, the Holder owns $_____ principal amount of the above-referenced bonds (the "Initial Bonds"), and hereby consents to the execution and delivery of the Second Supplemental Trust Indenture dated _____, 2021 (the "Supplemental Indenture"), between Lancaster County, South Carolina (the "County") and U.S. Bank National Association, as trustee (the "Trustee"), and the amendments to the Initial Bonds and the Master Trust Indenture dated as of November 1, 2007, as amended and supplemented (the "Master Indenture" and, together with the Supplemental Indenture, the "Indenture") effected by and contained in the Supplemental Indenture. The Holder further consents to the issuance and exchange of $_____ of the above-referenced bonds (the "Amended Bonds") for all of the Initial Bonds held by the Holder, and the cancellation of all of the remaining Initial Bonds held by the Holder, on the date hereof.

2. The Holder has sufficient knowledge and experience in business and financial matters in general, and investments such as the Amended Bonds in particular, to enable the Holder to evaluate the merits and the risks of the Amended Bonds, the Edgewater II Improvement District, the collateral and the terms of the Amended Bonds, and that the Holder has made its own independent credit analysis and decision to hold the Amended Bonds based an independent examination and evaluation of the transaction and the information deemed appropriate.

3. The Holder acknowledges that no credit rating has been sought or obtained with respect to the Amended Bonds.

4. The Holder acknowledges that no official statement has been prepared for the Amended Bonds, and that the County will not be entering into a continuing disclosure agreement to provide ongoing disclosure respecting the Amended Bonds. The Holder has had an opportunity to make inquiries of, and receive answers from, such officers, employees, agents and attorneys of the County and has been offered copies of or full access to all documents relating to the Amended Bonds and all records, reports, financial statements and other information concerning the County pertinent to the source of payment for the Amended Bonds as deemed material by the Holder, which the Holder as a reasonable investor, has requested and to which the Holder, as a reasonable investor, would attach significance in making an investment decision.

5. The Holder certifies that, as of the date hereof, it is a "qualified institutional buyer" as defined in Rule 144A promulgated under the Securities Act of 1933, as amended (the "Act"), or an "accredited investor" as defined in Rule 501 of Regulation D under the Act.

6. The Holder confirms that its investment in the Amended Bonds constitutes an investment that is suitable for and consistent with its investment program and that the Holder is able to bear the economic risk of an investment in the Amended Bonds, including a complete loss of such investment.

7. The Holder is holding the Amended Bonds solely for its own account for investment purposes only, and not with a view to, or in connection with, any distribution, resale, pledging, fractionalization, subdivision or other disposition thereof (subject to the understanding that disposition of Holder's property will remain at all times within its control).

8. The Holder understands that the Amended Bonds (i) have not been registered under the Act, and (ii) have not been registered or qualified under any state securities or "Blue Sky" laws, and that the Indenture has not been qualified under the Trust Indenture Act of 1939, as amended.

9. The Holder has been furnished with and has examined the Amended Bonds, the Trust Indenture and other documents, certificates and the legal opinions delivered in connection with the issuance of the Amended Bonds.

10. The Holder understands that (a) the County and Burr & Forman LLP, as Bond Counsel, will rely upon the accuracy and truthfulness of the representations and warranties contained herein and hereby consents to such reliance and (b) the scope of engagement of Burr & Forman LLP, as Bond Counsel, has been limited to matters set forth in its opinion based on its review of such legal proceedings as Bond Counsel deems necessary.

11. The signatory of this Letter is a duly authorized officer of the Holder with the authority to sign this Letter on behalf of the Holder, and this Letter has been duly authorized, executed and delivered.

Very truly yours,

_____

By: _____
Its: _____

EDGEWATER II IMPROVEMENT DISTRICT
LANCASTER COUNTY, SOUTH CAROLINA

Assessment Roll

Edgewater II Improvement District
Lancaster County, South Carolina

Assessment Roll

Tax Parcel Number	Owner (based on ownership from County as of April 6, 2021)	Projected Owner (following final bond restructuring expected 11/1/2021)	Total Assessment
0106-00-003.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$5,137,787
0106-00-003.01	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$5,137,787
0106F-0A-001.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106F-0A-002.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-003.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-004.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-005.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-006.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-007.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-008.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-009.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-010.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-011.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-012.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-013.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-014.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-015.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-016.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-017.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-018.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-019.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-020.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-021.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-022.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-023.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-024.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-025.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-026.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-027.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$26,478
0106F-0A-028.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-029.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-030.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-031.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-032.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-033.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-034.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-035.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-036.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-037.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-038.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0A-039.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0A-040.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0A-041.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0A-042.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0A-043.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0A-044.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0A-045.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0A-046.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0A-047.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0A-048.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0A-049.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0A-050.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$13,239
0106F-0A-051.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$13,239
0106F-0A-052.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0A-053.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0A-054.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0A-055.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-056.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-057.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-058.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-059.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-060.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-061.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-062.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-063.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-064.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947

Tax Parcel Number	Owner (based on ownership from County as of April 6, 2021)	Projected Owner (following final bond restructuring expected 11/1/2021)	Total Assessment
0106F-0A-065.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-066.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-067.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-068.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-069.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-070.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-071.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-072.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$33,947
0106F-0A-073.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0A-074.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0A-075.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0A-076.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0A-077.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0A-078.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0A-079.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0A-080.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0A-081.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106F-0B-001.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106F-0B-002.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-003.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-004.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-005.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-006.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-007.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-008.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-009.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-010.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0B-011.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0B-012.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0B-013.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0B-014.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0B-015.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0B-016.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0B-017.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0B-018.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0B-019.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0B-020.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0B-021.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0B-022.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-023.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-024.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-025.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-026.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-027.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-028.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-029.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-030.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-031.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-032.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-033.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-034.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-035.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-036.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-037.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-038.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0B-039.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106F-0C-001.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106F-0C-002.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0C-003.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0C-004.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0C-005.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0C-006.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0C-007.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0C-008.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0C-009.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0C-010.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106F-0C-011.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106F-0D-001.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106F-0D-002.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106F-0D-003.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$13,239
0106F-0D-004.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$13,239

Tax Parcel Number	Owner (based on ownership from County as of April 6, 2021)	Projected Owner (following final bond restructuring expected 11/1/2021)	Total Assessment
0106F-0D-005.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-001.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-002.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-003.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-004.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-005.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-006.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-007.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-008.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-009.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-010.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-011.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-012.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-013.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-014.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-015.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-016.00	RICHARDSON, PATSEY E	Forfeited Land Commission	$14,939
0106L-0C-017.00	RICHARDSON, PATSEY E	Forfeited Land Commission	$14,939
0106L-0C-018.00	YOUNG, WILLIAM CLAY	True Homes, LLC	$26,478
0106L-0C-019.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$26,478
0106L-0C-020.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$26,478
0106L-0C-021.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-022.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106L-0C-023.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-024.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-025.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-026.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-027.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-028.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-029.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-030.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-031.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0C-032.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106L-0C-033.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106L-0C-034.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106L-0C-035.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106L-0C-036.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106L-0C-037.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106L-0C-038.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$16,965
0106L-0C-039.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$26,478
0106L-0C-040.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$26,478
0106L-0C-041.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0C-042.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0C-043.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0C-044.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0C-045.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0C-046.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0C-047.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0C-048.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0C-049.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0D-001.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0D-002.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0D-003.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0D-004.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106L-0D-005.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106L-0D-006.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106L-0D-007.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106L-0E-001.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106L-0E-002.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106L-0E-003.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106L-0E-004.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106L-0E-005.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106L-0E-006.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106L-0E-007.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106L-0E-008.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106L-0E-009.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106L-0E-010.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106L-0E-011.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106L-0E-012.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106L-0E-013.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195
0106L-0E-014.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$11,195

Tax Parcel Number	Owner (based on ownership from County as of April 6, 2021)	Projected Owner (following final bond restructuring expected 11/1/2021)	Total Assessment
0106L-0E-015.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$14,939
0106L-0F-001.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0F-002.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0F-003.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0F-004.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0F-005.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0F-006.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0F-007.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0F-008.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0F-009.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0F-010.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0F-011.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
0106L-0F-012.00	CRAFT DEVELOPMENT LLC	Forfeited Land Commission	$20,708
Total			$14,242,000

This Assessment Roll, including the "Rate and Method of Apportionment of Assessments" and other appendices attached hereto (together, the "Assessment Roll"), amends and restates the Assessment Roll, including the appendices attached thereto (together, the "Original Assessment Roll"), which Original Assessment Roll was originally approved by the County Council of the County (the "Council") and confirmed by Resolution No. 581 adopted by the Council on September 10, 2007, as the Original Assessment Roll has been amended, supplemented and annually updated since then.

The Rate and Method of Apportionment of Assessments includes a number of provisions related to the Assessments. The Assessments shall be collected, reallocated, reduced, terminated, prepaid, and applied as set forth in the Rate and Method of Apportionment of Assessments.

Appendix B-1 attached hereto and incorporated herein shall be updated each Assessment Year to reflect the current Parcels in the Improvement District, the Assessment for each Parcel, including any reallocations for Parcel subdivisions and adjustments as provided for in the Rate and Method of Apportionment of Assessments," the Annual Assessment, Annual Credit, and Annual Payment for the Assessment Year for which the Assessment Roll is being updated, prepayments or termination of Assessments, and other changes, all a sprovided for in the Rate and Method of Apportionment of Assessments and the Assessment Ordinance.

The Annual Assessment for all Parcels for each Assessment Year is shown by Appendix B-2 attached hereto and incorporated herein. The Annual Assessments shown on Appendix B-2 shall be allocated to each Parcel each Assessment Year pursuant to and reduced as required by the Rate and Method of Apportionment of Assessments.

Pursuant to the Master Trust Indenture and the First Supplemental Trust Indenture, each dated as of November 1, 2007 (collectively, the "Original Indenture"), between the County and U.S. Bank National Association, as trustee (the "Trustee"), the County has heretofore issued the $9,229,000 original principal amount Lancaster County, South Carolina, Edgewater II Improvement District Assessment Revenue Bonds, Series 2007A, which are presently outstanding in the principal amount of $9,229,000 (the "Series 2007A Bonds"), and the $19,651,000 original principal amount Lancaster County, South Carolina, Edgewater II Improvement District Assessment Revenue Bonds, Series 2007B, which are presently outstanding in the principal amount of $19,522,000 (the "Series 2007B Bonds" and, together with the Series 2007A Bonds, the "Series 2007 Bonds"). The Series 2007 Bonds were issued in order to fund certain improvements within or associated with the Improvement District, which Series 2007 Bonds are payable from and secured by non-*ad valorem* assessments imposed upon the Parcels therein (the "Assessments" as more particularly defined herein).

The Assessments presently consist of an Assessment Part A securing the Series 2007A Bonds, and an Assessment Part B securing the Series 2007B Bonds, each as further described in this Assessment Roll for the District and the "Rate and Method of Apportionment of Assessments." Since the Series 2007 Bonds were initially issued, virtually none of the ad valorem property taxes or Assessments related to the Parcels within the Improvement District have been paid, substantially amounts of the Series 2007 Bonds have not been paid and Events of Default presently exist under the Original Indenture. As a result of the nonpayment of the ad valorem property taxes and Assessments, virtually all of the Parcels within the Improvement District (the "Delinquent Parcels") have been subjected to multiple tax sales, with the Forfeited Land Commission (the "FLC") submitting the minimum bid for each Delinquent Parcel, as required pursuant to South Carolina law, but the title to such Delinquent Parcel remains in the name of the prior owner.

Pursuant to Ordinance No. 2021-____, enacted by the County Council of the County on _____, 2021, the County has executed a Multi-Party Agreement for Development of Edgewater II dated as of _____, 2021 (the "Agreement"), among True Homes, LLC, the proposed developer of the Improvement District, and its permitted assigns ("True Homes"), the County, the FLC, the Trustee, Craft Development, LLC, the original developer of the Improvement District ("Craft"), and Nuveen and Templeton, as Holders of all of the Series 2007 Bonds (the "Holders"), pursuant to which Agreement, (1) Craft would transfer to the FLC all of its rights to all of the Delinquent Parcels in its name, tax deed title would be issued to the FLC of all the Delinquent Parcels and the FLC would take title to all of the Delinquent Parcels for which it was the successful bidder at tax sale or it obtains title through a quiet title action, as the case may be, (2) True Homes would purchase the Delinquent Parcels from the FLC on a phased take-down schedule over a period of seven years at an agreed-upon purchase price payable partly upon initial take-down and the balance payable when True Homes sells a Delinquent Parcel to a third-party (e.g., another builder or homeowner) (each, a "Third-Party Owner"), and (3) the County, the Trustee and the Holders would agree to certain modifications to the Original Assessment Roll, the Series 2007 Bonds and the Original Indenture, including the restructuring and amendment of the Series 2007A Bonds and the Series 2007B Bonds (collectively, the "Amended Series 2007 Bonds") which Amended Series 2007 Bonds (a) would be subject to redemption prior to maturity to be paid from a portion of the proceeds of the sale of the Delinquent Parcels from the FLC to True Homes and from True Homes to Third-Party Owners (the "Lot Sale Proceeds") pursuant to the Agreement, or (b) would be paid or redeemed prior to maturity from Assessments to be imposed upon Third-Party Owners from time to time after the sale of the Parcels from True Homes to Third-Party Owners, in each case pursuant to the Bond Indenture (as defined herein), the cancellation of the Series 2007A Bonds and the Series 2007B Bonds which are not so restructured and amended (collectively, the "Cancelled Series 2007 Bonds"), and the reduction and cancellation of the portion of the Assessment Part A and Assessment Part B relating to the Cancelled Series 2007 Bonds.

This Assessment Roll is intended to incorporate or contemplate such modifications and should be interpreted consistently with the provisions of the Agreement, the Original Indenture as supplemented by the Second Supplemental Trust Indenture dated as of _____, 2021 (the "Second Supplemental Indenture" and, together with the Original Indenture, the "Bond Indenture"), between the County and the Trustee, and the Amended Series 2007 Bonds authorized thereby.

EDGEWATER II IMPROVEMENT DISTRICT
LANCASTER COUNTY, SOUTH CAROLINA

Appendix A
to the Assessment Roll

Rate and Method of Apportionment of Assessments

A. INTRODUCTION

Assessments shall be imposed and collected from real property within the Edgewater II Improvement District of Lancaster County (the "Improvement District") through the application of the procedures described below. The County (as defined below) or its designee shall make all determinations in this Rate and Method of Apportionment of Assessments unless stated otherwise.

For the avoidance of doubt, the Lot Sale Proceeds consist of amounts derived from the sale of Delinquent Parcels from the FLC to True Homes and from True Homes to Third-Party Owners pursuant to the Agreement, and are in no way intended to be construed or deemed to be Assessments for purposes of the Assessment Roll, including this Rate and Method of Apportionment of Assessments; further, the payment of Lot Sale Proceeds and use thereof to redeem the Series 2007 Bonds prior to maturity pursuant to the Agreement and the Bond Indenture shall in no way affect, change or alter the Assessments or the annual amounts to be billed to Third-Party Owners.

B. DEFINITIONS

The terms used herein shall have the following meanings:

"Act" means Title 4, Chapter 35 of the Code of Laws of South Carolina 1976, as amended and in effect from time to time.

"Administrative Expenses" means the actual or budgeted costs, as applicable, directly or indirectly related to the administration of the Improvement District, including, but not limited to the following: the costs of computing the Annual Payment; the costs of imposing and collecting the Annual Payment (whether by the County or otherwise); the costs of remitting the Annual Payment to the Trustee; the costs of the Administrator and Trustee (including legal counsel) in the discharge of their duties; the costs of the County of complying with arbitrage rebate requirements; the costs of the County of complying with securities disclosure requirements; and any other costs of the County in any way related to the administration and operation of the Improvement District, including, without limitation, the costs of legal counsel and other consultants, appraisers, engineers, and advisors, and costs related to commencing foreclosure and pursuing collection of a delinquent Annual Payment, including contingencies and reserves for Administrative Expense as deemed appropriate by the County.

"Administrator" means the official or designee of the County who shall be responsible for determining the Annual Revenue Requirement and such other responsibilities as provided herein or in the Bond Indenture.

"Agreement" shall have the meaning set forth in the Assessment Roll above.

"Amended Series 2007 Bonds" shall have the meaning set forth in the Assessment Roll above.

"Annual Assessment" means either or both the Annual Assessment Part A and the Annual Assessment Part B.

"Annual Assessment Part A" means the portion of the Assessment Part A as set forth in Appendix B-1 and B-2 due and payable each Assessment Year for the payment of the Annual Revenue Requirement Part A. The Annual Assessment Part A shall be an amount equal to the principal and interest on the Series A Bonds issued or to be issued and estimated Administrative Expenses allocated to the Series A Bonds. The Annual Assessment Part A shown on Appendix B-1 and Appendix B-2 for each Assessment Year may be revised to reflect the payments due on the Series A Bonds and Administrative Expenses as long as the total of the Assessment Part A is not exceeded for each Parcel upon which the Assessment Part A is imposed.

"Annual Assessment Part B" means the portion of the Assessment Part B as set forth in Appendix B-1 and B-2 due and payable each Assessment Year for the payment of the Annual Revenue Requirement Part B. The Annual Assessment Part B shall be an amount equal to the principal and interest on the Series B Bonds issued or to be issued and estimated Administrative Expenses allocated to the Series B Bonds. The Annual Assessment Part B shown on Appendix B-1 and Appendix B-2 for each Assessment Year may be revised to reflect the payments due on the Series B Bonds and Administrative Expenses as long as the total of the Assessment Part B is not exceeded for each Parcel upon which the Assessment Part B is imposed.

"Annual Assessment Rate" means either or both the Annual Assessment Rate A and the Annual Assessment Rate B.

"Annual Assessment Rate A" means, for any Assessment Year, a percentage equal to the Annual Revenue Requirement Part A for that year divided by the Outstanding Principal Portion of the Assessment Part A.

"Annual Assessment Rate B" means, for any Assessment Year, a percentage equal to the Annual Revenue Requirement Part B for that year divided by the Outstanding Principal Portion of the Assessment Part B.

"Annual Credit" means either or both the Annual Credit Part A and the Annual Credit Part B.

"Annual Credit Part A" means, for each Assessment Year, for each Parcel, (i) the Annual Assessment Part A for the Parcel for that year (ii) less the Annual Payment Part A for the Parcel for that Assessment Year.

"Annual Credit Part B" means, for each Assessment Year, for each Parcel, (i) the Annual Assessment Part B for the Parcel for that year (ii) less the Annual Payment Part B for the Parcel for that Assessment Year.

"Annual Payment" means either or both the Annual Payment Part A and the Annual Payment Part B.

"Annual Payment Part A" means a portion of the Annual Assessment Part A to be collected each Assessment Year as determined by the provisions of Section E.

"Annual Payment Part B" means a portion of the Annual Assessment Part B to be collected each Assessment Year as determined by the provisions of Section E.

"Annual Revenue Requirement" means either or both the Annual Revenue Requirement Part A and the Annual Revenue Requirement Part B.

"Annual Revenue Requirement Part A" means, for any Assessment Year, the sum of the following: (1) regularly scheduled debt service on the Series A Bonds to be paid from the Annual Payment Part A for which the Annual Revenue Requirement Part A is being calculated; (2) periodic costs associated with such Series A Bonds, including but not limited to rebate payments and credit enhancement on the Series A Bonds; and (3) Administrative Expenses (allocated proportionately to the Assessment Part A and Assessment Part B anticipated to be collected for the Assessment Year); less (a) any other funds available pursuant to the Bond Indenture to apply to the Annual Revenue Requirement Part A, such as capitalized interest and interest earnings on any account balances, less any contingencies for the Annual Revenue Requirement Part A, and (b) any other funds available to the Improvement District that may be applied to the Annual Revenue Requirement Part A.

"Annual Revenue Requirement Part B" means, for any Assessment Year, the sum of the following: (1) regularly scheduled debt service on the Series B Bonds to be paid from the Annual Payment Part B for which the Annual Revenue Requirement Part B is being calculated; (2) periodic costs associated with such Series B Bonds, including but not limited to rebate payments and credit enhancement on the Series B Bonds; and (3) Administrative Expenses (allocated proportionately to the Assessment Part A and Assessment Part B anticipated to be collected for the Assessment Year); less (a) any other funds available pursuant to the Bond Indenture to apply to the Annual Revenue Requirement Part B, such as capitalized interest and interest earnings on any account balances, less any contingencies for the Annual Revenue Requirement Part B, and (b) any other funds available to the Improvement District that may be applied to the Annual Revenue Requirement Part B.

"Assessed Property" means, for any Assessment Year, Parcels within the Improvement District other than Non-Benefited Property.

"Assessment" or "Assessments" mean the Assessments imposed on Assessed Property pursuant to the Assessment Ordinance and the provisions of Section C.1. as shown on the Assessment Roll and as it may be reapportioned, reduced, and terminated pursuant to provisions

herein. The Assessments are payable with respect to each Parcel as the Annual Assessment applicable thereto and as set forth herein and may be prepaid as set forth in Section J. The Assessments include two parts, the Assessment Part A and the Assessment Part B.

"Assessment Part A" means the Assessment Part A as shown on the Assessment Roll and Appendix B-1 hereto and as it may be reapportioned, reduced, and terminated pursuant to the provisions herein. The Assessment Part A is payable with respect to each Parcel upon which such Assessment Part A may be imposed as the Annual Assessment Part A as set forth herein and may be prepaid as set forth in Section J.

"Assessment Part B" means the Assessment Part B as shown on the Assessment Roll and Appendix B-1 hereto and as it may be reapportioned, reduced, and terminated pursuant to the provisions herein. The Assessment Part B is payable with respect to each Parcel upon which such Assessment Part B may be imposed as the Annual Assessment Part B as set forth herein and may be prepaid as set forth in Section J.

"Assessment Ordinance" means the ordinance of the County Council correcting or confirming the Assessment Roll, as it may be amended, modified, or supplemented from time to time.

"Assessment Roll" means the Assessment Roll to which this Rate and Method of Apportionment of Assessments is attached as Appendix A, as corrected or confirmed by the Assessment Ordinance, including Appendix B-1 and B-2 attached hereto, as these appendices are updated from time to time by the County in accordance with the procedures set forth herein.

"Assessment Year" means the annual cycle in which the Annual Assessment, Annual Credit, and Annual Payment are determined each year for each Parcel, the Annual Payment is collected, and these revenues applied to the payments on the Bonds.

"Bond Indenture" means the indenture or similar document, including any master or supplemental indenture, setting forth the terms and other provisions relating to the Bonds, as each may be modified, amended and/or supplemented from time to time.

"Bonds" means either or both of the Series A Bonds and the Series B Bonds.

"Canceled Series 2007 Bonds" shall have the meaning set forth in the Assessment Roll above.

"Capital Appreciation Bonds" shall have the meaning set forth in the Bond Indenture.

"Class 1 Property" means property designated as such on the District Map excluding any Owner Association Property.

"Class 2 Property" means property designated as such on the District Map excluding any Owner Association Property.

"Class 3 Property" means property designated as such on the District Map excluding any Owner Association Property.

"Class 4 Property" means property designated as such on the District Map excluding any Owner Association Property.

"Class 5 Property" means property designated as such on the District Map excluding any Owner Association Property.

"Class 6 Property" means property designated as such on the District Map excluding any Owner Association Property.

"Class 7 Property" means property designated as such on the District Map excluding any Owner Association Property.

"Class 8 Property" means property designated as such on the District Map excluding any Owner Association Property.

"Class 9 Property" means Owner Association Property.

"County" means Lancaster County, South Carolina.

"County Council" means the County Council of the County.

"Craft" shall have the meaning set forth in the Assessment Roll above.

"Current Interest Bonds" shall have the meaning set forth in the Bond Indenture.

"Date of Classification" means January 1 of each year or such other date determined by the County on which property is classified for purposes of updating the Assessment Roll and determining the Annual Payment to be collected from each Parcel.

"Developed Property" means Assessed Property within a Final Plat Map determined each Assessment Year on the Date of Classification.

"District Map" means the map attached hereto identifying the classes of property in the Improvement District. Minor adjustments may be made to the District Map to account for the actual subdivision of property.

"Equivalent Units" means either or both the Equivalent Unit Part A and the Equivalent Unit Part B.

"Equivalent Units Part A" means, as to any Parcel, the number of units built or expected to be built on the Parcel or, with respect to the Class 9 Property, the number of Parcels therein, multiplied by the following factors:

Class 1 Property	1.00 per Unit
Class 2 Property	0.78 per Unit

Class 3 Property	0.61 per Unit
Class 4 Property	0.50 per Unit
Class 5 Property	0.44 per Unit
Class 6 Property	0.39 per Unit
Class 7 Property	0.33 per Unit
Class 8 Property	0.28 per Unit
Class 9 Property	0.01 per Parcel

The computation of the Equivalent Units Part A for each Parcel shall be calculated by the Administrator and confirmed by the County Council, based on the information available regarding the use of the Parcel, and such computation as confirmed shall be conclusive as long as there is a reasonable basis for such determination. The number of units to be built on a Parcel may be estimated on the basis of acreage and reasonable density ratios.

"Equivalent Units Part B" means, as to any Parcel, the number of units built or expected to be built on the Parcel or, with respect to the Class 9 Property, the number of Parcels therein, multiplied by the following factors:

Class 1 Property	1.00 per Unit
Class 2 Property	0.78 per Unit
Class 3 Property	0.61 per Unit
Class 4 Property	0.50 per Unit
Class 5 Property	0.44 per Unit
Class 6 Property	0.39 per Unit
Class 7 Property	0.33 per Unit
Class 8 Property	0.28 per Unit
Class 9 Property	0.01 per Parcel

The computation of the Equivalent Units Part B for each Parcel shall be calculated by the Administrator and confirmed by the County Council, based on the information available regarding the use of the Parcel, and such computation as confirmed shall be conclusive as long as there is a reasonable basis for such determination. The number of units to be built on a Parcel may be estimated on the basis of acreage and reasonable density ratios.

"Final Plat Map" means a recorded plat subdividing property into individual lots on which structures may be built without a requirement or intention to further subdivide.

"FLC" shall have the meaning set forth in the Assessment Roll above.

"Holders" shall have the meaning set forth in the Assessment Roll above.

"Improvement District" means the Edgewater II Improvement District of the County.

"Lot Sale Proceeds" shall have the meaning set forth in the Assessment Roll above.

"Mandatory Assessment Prepayment" shall mean a mandatory prepayment of Assessments pursuant to Section J.2.

"Non-Benefited Property" means Parcels within the boundaries of the Improvement District owned by or irrevocably offered for dedication to the federal government, the State of South Carolina, the County, or any instrumentality thereof, or any other public agency or easements that create an exclusive use for a public utility provider; provided, for the avoidance of doubt, for so long as any Parcel is owned by the FLC pursuant to applicable South Carolina law related to the procedures following property foreclosures and tax sales, such Parcel shall not constitute Non-Benefited Property.

"Original Indenture" shall have the meaning set forth in the Assessment Roll above.

"Outstanding Principal Portion of the Assessment" means either or both of the Outstanding Principal Portion of the Assessment Part A and the Outstanding Principal Portion of the Assessment Part B.

"Outstanding Principal Portion of the Assessment Part A" means an amount equal to the principal amount of the Series A Bonds issued and outstanding.

"Outstanding Principal Portion of the Assessment Part B" means an amount equal to the principal amount of the Series B Bonds issued and outstanding.

"Owner Association Property" means Parcels within the boundaries of the Improvement District owned by or irrevocably offered for dedication to a property owners' association (if not used in a trade or business) and available for use by property owners in general.

"Parcel" means a lot or parcel within the Improvement District with a tax map identification number assigned for real property tax collection purposes.

"Principal Portion of the Assessment" means either or both of the Principal Portion of the Assessment Part A and the Principal Portion of the Assessment Part B.

"Principal Portion of the Assessment Part A" means the Principal Portion of the Assessment Part A as shown on Appendix B-1 hereto as it may be reapportioned, reduced, and terminated pursuant to the provisions herein. The Principal Portion of the Assessment Part A shall be equal to the outstanding principal amount of the Series 2007A Bonds and any Series A Bonds to be subsequently issued. The Principal Portion of the Assessment Part A shall be allocated to Assessed Property in proportion to the Assessment Part A for each Parcel as set forth in Section C hereof. The Principal Portion of the Assessment Part A may be increased for refunding bonds or for other reasons as long as the total of the Assessment Part A is not increased.

"Principal Portion of the Assessment Part B" means the Principal Portion of the Assessment Part B as shown on Appendix B-1 hereto as it may be reapportioned, reduced, and terminated pursuant to the provisions herein. The Principal Portion of the Assessment Part B shall be equal to the outstanding principal amount of the Series 2007B Bonds and any Series B Bonds to be

subsequently issued. The Principal Portion of the Assessment Part B shall be allocated to Assessed Property in proportion to the Assessment Part B for each Parcel as set forth in Section C hereof. The Principal Portion of the Assessment Part B may be increased for refunding bonds or for other reasons as long as the total of the Assessment Part B is not increased.

"Public Improvements" means those improvements that the County has been authorized to provide within and for the benefit of the Improvement District.

"Second Supplemental Indenture" shall have the meaning set forth in the Assessment Roll above.

"Series A Bonds" means the Series 2007A Bonds and any other bonds issued pursuant to the Bond Indenture on behalf of the Improvement District, payable from and secured by revenues derived from the imposition and collection of the Assessment Part A, whether in one or more series, including any bonds issued to refund such bonds.

"Series B Bonds" means the Series 2007B Bonds and any other bonds issued pursuant to the Act Bond Indenture on behalf of the Improvement District, payable from and secured by revenues derived from the imposition and collection of the Assessment Part B, whether in one or more series, including any bonds issued to refund such bonds.

"Series 2007 Bonds" shall have the meaning set forth in the Assessment Roll above.

"Series 2007A Bonds" means the Lancaster County, South Carolina, Edgewater II Improvement District Assessment Revenue Bonds, Series 2007A.

"Series 2007B Bonds" means the Lancaster County, South Carolina, Edgewater II Improvement District Assessment Revenue Bonds, Series 2007B.

"True Homes" shall have the meaning set forth in the Assessment Roll above.

"Trustee" means the trustee as specified in the Bond Indenture, including any successor trustee.

"Third-Party Owner" means any owner of a Parcel within the Improvement District, who or which purchases such Parcel from True Homes (whether pursuant to the Agreement or otherwise), including but not limited to a third-party builder or individual homeowner; for the avoidance of doubt, a Parcel initially purchased from True Homes does not cease to be owned by a Third-Party Owner by virtue of the fact that it is re-purchased by True Homes.

"Undeveloped Property" means Assessed Property not classified as Developed Property.

C. ASSESSMENTS

1. The Amount of the Assessment

The Assessment (and the Assessment Part A and Assessment Part B) for each Parcel within the Improvement District is shown on the Assessment Roll and Appendix B-1 attached hereto. The Assessment for each Parcel shall not be changed hereafter except pursuant to the provisions provided for herein and in the Assessment Roll.

The Assessment Part A, the Principal Portion of the Assessment Part A, and the Outstanding Principal Portion of the Assessment Part A and the Assessment Part B, the Principal Portion of the Assessment Part B, and the Outstanding Principal Portion of the Assessment Part B, respectively, may be reallocated between the Part A and the Part B once actual debt service on the Bonds is determined as long as the total of the Assessments is not increased.

The County Council shall, upon complying with the provisions of any applicable law, reapportion the Assessment on some or all of the Parcels upon the unanimous request of the owners of the Parcels for which the Assessment is to be reapportioned if there has been a change in the estimate of the Equivalent Units applicable to one of the Parcels. The reapportionment shall be made pursuant to the most current estimate of the Equivalent Units of each Parcel as a percent of the total of the Equivalent Units for all of the Parcels for which the Assessment is to be reallocated, with the Assessment Part A and the Assessment Part B being calculated separately. In all cases, the sum of the Assessment Part A and the Assessment Part B after the reallocation of Assessments pursuant to this section shall equal the total of the Assessment Part A and the Assessment Part B, respectively, before the reallocation of Assessments.

2. Reapportionment of the Assessments upon a Subdivision or Consolidation of a Parcel

a. Subdivision of a Parcel

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be allocated to each new Parcel in proportion to the Equivalent Units of each Parcel and the Assessment for the undivided Parcel prior to the subdivision. The allocation of Assessments shall be made pursuant to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment of the new Parcel
B = the Assessment of the undivided Parcel prior to the subdivision
C = the Equivalent Units of the new Parcel
D = the sum of the Equivalent Units for all of the new Parcels that result from the subdivision

The Assessment Part A and the Assessment Part B shall be calculated separately for purposes of reallocating the Assessments. In all cases, the sum of the Assessment Part A and the Assessment Part B after the reallocation of Assessments shall equal the total of the Assessment Part A and the Assessment Part B, respectively, before the reallocation of Assessments.

b. Consolidation of Parcels

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation.

3. Reduction in the Assessment

a. Reduction in Costs

If the County Council determines that the costs of the Public Improvements to be paid with the Assessment will be less than the total of the Assessments, including costs related to the issuance and repayment of the Bonds and Administrative Expenses, the Assessment for each Parcel of Assessed Property shall be reduced such that the Assessments equal the principal and interest coming due on the Bonds to maturity (or prior redemption thereof) plus Administrative Expenses. The reduction to each Parcel shall be as follows: (i) in the event the Public Improvements have been completed, the reduction of the Assessments shall be applied in equal percentage to each Parcel; (ii) in the event the Public Improvements to be paid with the Assessments have not been completed, the reduction of the Assessment shall be applied pro rata according to the applicable Public Improvements made to each Parcel pursuant to the expenditures of funds under the Bond Indenture, taking into consideration the benefit basis of the allocation of Assessment in the Assessment Roll. The Assessment Part B shall be reduced first with reductions made to the Assessment Part A only once the Assessment Part B has been fully reduced. The County may, under compliance with any applicable law, reduce Assessments in another manner under this section if the County determines another method would be more equitable or practical.

The Assessments as reduced according to the provisions of this section shall not be reduced to an amount that is less than the remaining principal and interest on the Bonds to maturity or prior redemption thereof and estimated Administrative Expenses.

b. Payment of the Bonds

The Assessment Part A and the Assessment Part B applicable to any Parcel shall be reduced each Assessment Year for the Annual Payment Part A and the Annual Payment Part B collected from such Parcel and for the reductions in costs that results from any Mandatory Assessment Prepayment required for the Parcel. The reduction in the Principal Portion of the Assessment Part A and the Principal Portion of the Assessment Part B for each Parcel shall be equal to the portion of the Annual Payment Part A and the Annual Payment Part B and Mandatory Assessment Prepayment collected from each Parcel applied to pay principal on the Series A Bonds and the Series B Bonds, respectively.

The Principal Portion of the Assessment Part A and the Principal Portion of the Assessment Part B shall also be reduced for any reduction in costs pursuant to Section C.3.a. because of a reduction in the principal amount of the Bonds to be issued. The Principal Portion of Assessment Part A and the Principal Portion of the Assessment Part B shall not be reduced to an amount less than the principal amount of the Series A Bonds and the Series B Bonds, respectively, outstanding and to be issued.

c. Cancelation of Canceled Series 2007 Bonds

As described above, in connection with the adoption of this Assessment Roll, the modifications to the Original Indenture and the amendment and restructuring of the Amended Series 2007 Bonds, the County has canceled the Canceled Series 2007 Bonds, which represent approximately $7,828,000 outstanding principal amount of the Series 2007A Bonds and $19,651,000 outstanding principal amount of the Series 2007B Bonds. For purposes of this Assessment Roll, the portion of the Assessment Part A and Assessment Part B (and, by extension, the Principal Portion of the Assessment Part A and the Principal Portion of the Assessment Part B) relating to the Cancelled Series 2007 Bonds is hereby reduced and canceled. For the avoidance of doubt, the amount of the Assessment Part A and Assessment Part B so reduced shall not result in the Assessment Part A and Assessment Part B (or the Principal Portion of the Assessment Part A and the Principal Portion of the Assessment Part B) being less than the principal amount of the Series A Bonds and the Series B Bonds, respectively, to remain outstanding after such cancellation.

D. THE OUTSTANDING PRINCIPAL PORTION OF THE ASSESSMENT FOR EACH PARCEL

1. Outstanding Principal Portion of the Assessment Part A

The Outstanding Principal Portion of the Assessment Part A for each Parcel shall equal the Principal Portion of the Assessment Part A for each Parcel.

2. Outstanding Principal Portion of the Assessment Part B

The Outstanding Principal Portion of the Assessment Part B for each Parcel of Developed Property shall be equal to the Principal Portion of the Assessment Part B for such Parcel.

E. METHOD OF DETERMINING THE ANNUAL PAYMENT

For each Assessment Year, the Administrator shall calculate and the County Council shall confirm the Annual Payment on each Parcel; provided, that for the avoidance of doubt, the Annual Payment on each Parcel shall only be determined after such Parcel is owned by a Third-Party Owner. The Annual Payment for each Parcel shall be equal to the following formula:

$$A = B \times C$$

Where the terms have the following meaning:

A = the Annual Payment for a Parcel
B = the Outstanding Principal Portion of the Assessment for the Parcel
C = the Annual Assessment Rate for the Assessment Year for which the calculation is being made

The Annual Payment Part A and the Annual Payment Part B shall be calculated separately for each Parcel. The Annual Payment Part A for a Parcel may not exceed the Annual Assessment Part A for the Parcel. The Annual Payment Part B for a Parcel may not exceed the Annual Assessment Part B for the Parcel. The Annual Payment as calculated shall be collected from each Parcel of Assessed Property in conformance with Section F. The aggregate amount of the Annual Payment Part A on all of the Parcels in any year shall equal the Annual Revenue Requirement Part A and the aggregate amount of the Annual Payment Part B on all of the Parcels in any year shall equal the Annual Revenue Requirement Part B for such Assessment Year.

F. MANNER OF COLLECTION OF ANNUAL ASSESSMENT

The Annual Assessment shall be collected in the same manner as ad valorem property taxes or in any other manner permitted by law as determined by the County; provided, that for the avoidance of doubt, the Annual Payment on each Parcel shall only be billed and collected after such Parcel is owned by a Third-Party Owner.

G. UPDATING THE ASSESSMENT ROLL

The County shall update or cause to be updated Appendix B-1 and B-2 of the Assessment Roll each Assessment Year to reflect (i) the current Parcels in the Improvement District, (ii) the Assessment as allocated for each Parcel, including any adjustments to the Assessments as provided for in Section C, (iii) the Principal Portion of the Assessment for each Parcel, (iv) the Outstanding Principal Portion of the Assessment for each Parcel, (v) the Annual Assessment for each Parcel, (vi) the Annual Credit and Annual Payment applicable to each Parcel for the current Assessment Year, (vii) prepayments of the Assessment as provided for in Section J, and (viii) termination of the Assessment as provided for in Section I. All information shall be updated for the both the Assessment Part A and the Assessment Part B.

H. ADMINISTRATIVE REVIEW

An owner of a lot claiming that a calculation error has been made in the update of Appendix B-1 and B-2 in any Assessment Year, including the calculation of the Annual Payment, shall send a written notice describing the error to the County Council (or such other person or entity as may be designated by the County Council to hear such claims) not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The County Council (or such other entity as may be designated by the County Council) shall promptly review the notice, and if necessary, meet with the property owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the County Council (or such other person or entity as may be designated by the County Council) determines that a calculation error has been made that requires Appendix B-1 or B-2 (including the Annual Payment for a Parcel) to be modified or changed in favor of the property owner, a cash refund may not be made for any amount previously paid by the owner (except for the final Assessment Year during which the Annual Assessment shall be collected or if, with

respect to a particular series of the Bonds, there are sufficient Pledged Revenues (as defined in the Bond Indenture) available to meet the Annual Revenue Requirement for an Assessment Year), but an adjustment shall be made in the amount of the Annual Assessment to be paid in the following Assessment Year. The decision of the County Council regarding a calculation error relating to the Assessment Roll shall be conclusive as long as there is a reasonable basis for the determination.

I. TERMINATION OF ASSESSMENT

Except for any delinquent Annual Assessment and related penalties and interest, the Assessment on each Parcel may be collected for a term not to exceed the earlier of (a) the final maturity of the Bonds and (b) the date on which such Assessment is paid in full as provided for herein.

Promptly after the termination of the Assessment with respect to a Parcel, and the collection of any delinquent Annual Assessment with respect to such Parcel, including penalties and interest, the County shall provide each owner of a Parcel for which the Assessment has been terminated a recordable document (or provide for the recordation of such document) evidencing the termination of the imposition and collection of Assessment.

J. PREPAYMENT OF ASSESSMENT

1. Voluntary Prepayment of Assessment

The Assessment on any Parcel may be prepaid in full at any time, the Assessment for such Parcel reduced to zero, and the obligation to pay the Annual Assessment for such Parcel permanently satisfied, by payment of an amount calculated according to the following provisions:

a. A sum equal to the Principal Portion of the Assessment for the Parcel relating to the Assessment to be prepaid less the reduction that will occur in such Principal Portion of the Assessment from the Annual Payment collected or to be collected and not yet applied to the Principal Portion of the Assessment relating to the Assessment to be prepaid; less,

b. If the prepayment will result in a redemption of the Bonds under the Bond Indenture, a credit for the amount, if any, by which the applicable account of the debt service reserve fund under the Bond Indenture will be reduced as a result of such redemption; plus,

c. The Annual Payment for such Parcel for the Assessment Year in which such prepayment occurs, if not previously paid, plus appropriate adjustments as determined by the Administrator for the amount needed to pay interest on the outstanding Bonds to be redeemed less the investment earnings on the prepayment amount until the applicable Bonds can be called and redeemed, after taking into consideration the Annual Payment previously or to be paid; plus,

d. Administrative Expenses related to the prepayment of the Assessment allocable to such Parcel.

Upon payment of the amount calculated above, such payment shall be deposited with the Trustee as provided for in the Bond Indenture. Upon the payment of such amounts to or for the account of the County, the obligation to pay the Assessment for the Parcel shall be deemed to be permanently satisfied, the Assessment with respect to the Parcel shall be reduced to zero, the related Annual Assessment for such Parcel shall not be collected thereafter, and the County shall promptly provide to each owner of a Parcel for which the Assessment has been prepaid a recordable document (or provide for the recordation of such document) evidencing the termination of the imposition and collection of the Assessment.

The Assessment on any Parcel (including all or a portion of the Assessment Part A or Assessment Part B) may also be prepaid in part, at any time, upon receipt by or for the account of the County of an amount sufficient (in the sole discretion of the Administrator) to permit the redemption of the Series A Bonds (for payments of all or a portion of the Assessment Part A) and the Series B Bonds (for payments of all or a portion of the Assessment Part B), as the case may be, pursuant to the Bond Indenture, in such amounts determined by the Administrator, in its sole discretion. The amount of any partial prepayment shall be computed by multiplying the Assessment prepayment amount calculated in the first paragraph of this section by the percent of the Assessment to be prepaid. The Assessment and the Annual Assessment shall not be reduced to zero but shall be reduced by the percent actually prepaid for the applicable Assessment Part A or Assessment Part B.

Notwithstanding anything herein to the contrary, either or both the Assessment Part A and the Assessment Part B may be prepaid as provided for above, in which case the terms described above shall apply calculated separately for the Assessment Part A or the Assessment Part B to be prepaid.

2. Mandatory Prepayment of Assessment

A prepayment of the Assessment shall be required on any Parcel that is acquired by an entity that results in the Parcel being classified as Non-Benefited Property, if the Assessment is not reapportioned to a Parcel of Assessed Property pursuant to the provisions of Sections C.1 or C.2. In the event an entire Parcel becomes Non-Benefited Property such that the Assessment cannot be reallocated to any Parcel of Assessed Property pursuant to the provisions of Sections C.1. or C.2, the Assessment shall become immediately due and payable in an amount calculated as a prepayment of the Assessment and shall be collected from proceeds of a sale, condemnation, or other form of compensation for the property or from any other legally available source of funds (the "Sale/Condemnation Proceeds"). The Sale/Condemnation Proceeds shall be made available to or for the account of the County to redeem outstanding Bonds, to the extent required under the Bond Indenture.

The Assessment shall be prepaid in part upon a reduction of the total number of expected Equivalent Units that would result in an increase in the Annual Assessment to an amount higher than the amount per Equivalent Unit set forth in the Bond Indenture for any Assessment Year.

The Mandatory Assessment Prepayment shall be due from the Parcel (or any resultant Parcels) that results in the application of the provisions of this section.

The Mandatory Assessment Prepayment shall be calculated as set forth in Section J.1., with the Principal Portion of the Assessment being prepaid such that the Annual Assessment does not exceed the amount per Equivalent Unit set forth in the Bond Indenture for any Assessment Year.

The amounts calculated in the preceding formula shall be paid to or for the account of the County and shall be used to pay and redeem the Bonds in accordance with the Bond Indenture and to pay the Administrative Expenses associated with the Mandatory Assessment Prepayment.

The Mandatory Assessment Prepayment shall be due prior to the recordation, conveyance, or other action that results in a Mandatory Assessment Prepayment being due. The Mandatory Assessment Prepayment shall have the same sale and lien priorities as provided for by law for the Assessments.

The Mandatory Assessment Prepayment shall not exceed the amount of the outstanding Bonds plus any amounts owed on the Bonds, including accrued interest and redemption fees.

Subsequent to the Mandatory Assessment Prepayment, the Assessment Roll shall be adjusted to account for the Mandatory Assessment Prepayment.

K. AMENDMENTS

Immaterial amendments may be made to this "Rate and Method of Apportionment of Assessment" by the County Council without further notice under the Act and without notice to owners of Parcels within the Improvement District. Immaterial amendments shall be those that (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Assessment and other charges imposed herein so as to assure their efficient collection, and (iii) do not impair the ability of the County to fulfill its obligations to impose and collect the Assessments and charges imposed herein and to make it available for the payment of the Bonds, Administrative Expenses, and other costs relating to the Improvement District. Without limiting the foregoing, the County Council may also approve amendments to this "Rate and Method of Apportionment of Assessment" with the consent of the owners of the Parcels within the Improvement District which are adversely effected by such amendments, including but not limited to modifications to the definition of "Third-Party Owners" upon the termination of the Agreement. The County Council shall not approve any amendment to this "Rate and Method of Apportionment of Assessment" unless and until it has (i) been found and determined that such amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds and (ii) received an opinion of a nationally recognized bond counsel to the effect that such amendment is authorized pursuant to the terms of the Act, the Bond Indenture, and the Assessment Ordinance. Amendments may not be made to the Assessment Roll, including this "Rate and Method of Apportionment of Assessment" pursuant to the procedure described above that would increase the Annual Assessment.

L. INTERPRETATION OF PROVISIONS

The County Council shall make all interpretations and determinations related to the application of this "Rate and Method of Apportionment of Assessment," unless stated otherwise herein or in the Bond Indenture, and as long as there is a rational basis for the determination made by the County Council, such determination shall be conclusive. All terms and provisions herein shall be liberally construed to effectuate the purposes set forth herein.

M. SEVERABILITY

If any section or part of a section of this "Rate and Method of Apportionment of Assessment" is declared invalid or unenforceable, the validity, force, and effect of any other section or part of a section herein shall not thereby be affected or impaired unless such other section or part of a section herein is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unenforceable.

Appendix B-1

Annual Assessment Part A

Edgewater II Improvement District
Lancaster County, South Carolina

Appendix B-1

Assessment Part A for each Parcel

Tax Parcel Number	Equivalent Units	Assessment Part A [1]	Principal Portion of Assessment Part A [2]
0106-00-003.00	151.42	$1,463,612	$637,368
0106-00-003.01	151.42	$1,463,612	$637,368
0106F-0A-001.00	0.44	$4,256	$1,853
0106F-0A-002.00	0.61	$5,899	$2,569
0106F-0A-003.00	0.61	$5,899	$2,569
0106F-0A-004.00	0.61	$5,899	$2,569
0106F-0A-005.00	0.61	$5,899	$2,569
0106F-0A-006.00	0.61	$5,899	$2,569
0106F-0A-007.00	0.61	$5,899	$2,569
0106F-0A-008.00	0.61	$5,899	$2,569
0106F-0A-009.00	0.61	$5,899	$2,569
0106F-0A-010.00	0.61	$5,899	$2,569
0106F-0A-011.00	0.61	$5,899	$2,569
0106F-0A-012.00	0.61	$5,899	$2,569
0106F-0A-013.00	0.61	$5,899	$2,569
0106F-0A-014.00	0.61	$5,899	$2,569
0106F-0A-015.00	0.61	$5,899	$2,569
0106F-0A-016.00	0.61	$5,899	$2,569
0106F-0A-017.00	0.61	$5,899	$2,569
0106F-0A-018.00	0.61	$5,899	$2,569
0106F-0A-019.00	0.61	$5,899	$2,569
0106F-0A-020.00	0.61	$5,899	$2,569
0106F-0A-021.00	0.61	$5,899	$2,569
0106F-0A-022.00	0.61	$5,899	$2,569
0106F-0A-023.00	0.61	$5,899	$2,569
0106F-0A-024.00	0.61	$5,899	$2,569
0106F-0A-025.00	0.61	$5,899	$2,569
0106F-0A-026.00	0.61	$5,899	$2,569
0106F-0A-027.00	0.78	$7,543	$3,285
0106F-0A-028.00	1.00	$9,671	$4,211
0106F-0A-029.00	1.00	$9,671	$4,211
0106F-0A-030.00	1.00	$9,671	$4,211
0106F-0A-031.00	1.00	$9,671	$4,211
0106F-0A-032.00	1.00	$9,671	$4,211
0106F-0A-033.00	1.00	$9,671	$4,211
0106F-0A-034.00	1.00	$9,671	$4,211
0106F-0A-035.00	1.00	$9,671	$4,211
0106F-0A-036.00	1.00	$9,671	$4,211
0106F-0A-037.00	1.00	$9,671	$4,211

Tax Parcel Number	Equivalent Units	Assessment Part A [1]	Principal Portion of Assessment Part A [2]
0106F-0A-038.00	0.50	$4,833	$2,105
0106F-0A-039.00	0.50	$4,833	$2,105
0106F-0A-040.00	0.50	$4,833	$2,105
0106F-0A-041.00	0.50	$4,833	$2,105
0106F-0A-042.00	0.50	$4,833	$2,105
0106F-0A-043.00	0.50	$4,833	$2,105
0106F-0A-044.00	0.50	$4,833	$2,105
0106F-0A-045.00	0.50	$4,833	$2,105
0106F-0A-046.00	0.50	$4,833	$2,105
0106F-0A-047.00	0.61	$5,899	$2,569
0106F-0A-048.00	0.33	$3,189	$1,389
0106F-0A-049.00	0.33	$3,189	$1,389
0106F-0A-050.00	0.39	$3,771	$1,642
0106F-0A-051.00	0.39	$3,771	$1,642
0106F-0A-052.00	0.50	$4,833	$2,105
0106F-0A-053.00	0.50	$4,833	$2,105
0106F-0A-054.00	0.50	$4,833	$2,105
0106F-0A-055.00	1.00	$9,671	$4,211
0106F-0A-056.00	1.00	$9,671	$4,211
0106F-0A-057.00	1.00	$9,671	$4,211
0106F-0A-058.00	1.00	$9,671	$4,211
0106F-0A-059.00	1.00	$9,671	$4,211
0106F-0A-060.00	1.00	$9,671	$4,211
0106F-0A-061.00	1.00	$9,671	$4,211
0106F-0A-062.00	1.00	$9,671	$4,211
0106F-0A-063.00	1.00	$9,671	$4,211
0106F-0A-064.00	1.00	$9,671	$4,211
0106F-0A-065.00	1.00	$9,671	$4,211
0106F-0A-066.00	1.00	$9,671	$4,211
0106F-0A-067.00	1.00	$9,671	$4,211
0106F-0A-068.00	1.00	$9,671	$4,211
0106F-0A-069.00	1.00	$9,671	$4,211
0106F-0A-070.00	0.61	$9,671	$4,211
0106F-0A-071.00	0.61	$9,671	$4,211
0106F-0A-072.00	0.50	$9,671	$4,211
0106F-0A-073.00	0.33	$3,189	$1,389
0106F-0A-074.00	0.33	$3,189	$1,389
0106F-0A-075.00	0.33	$3,189	$1,389
0106F-0A-076.00	0.33	$3,189	$1,389
0106F-0A-077.00	0.33	$3,189	$1,389
0106F-0A-078.00	0.33	$3,189	$1,389
0106F-0A-079.00	0.33	$3,189	$1,389
0106F-0A-080.00	0.33	$3,189	$1,389
0106F-0A-081.00	0.61	$5,899	$2,569
0106F-0B-001.00	0.44	$4,256	$1,853

Tax Parcel Number	Equivalent Units	Assessment Part A [1]	Principal Portion of Assessment Part A [2]
0106F-0B-002.00	0.33	$3,189	$1,389
0106F-0B-003.00	0.33	$3,189	$1,389
0106F-0B-004.00	0.33	$3,189	$1,389
0106F-0B-005.00	0.33	$3,189	$1,389
0106F-0B-006.00	0.33	$3,189	$1,389
0106F-0B-007.00	0.33	$3,189	$1,389
0106F-0B-008.00	0.33	$3,189	$1,389
0106F-0B-009.00	0.33	$3,189	$1,389
0106F-0B-010.00	0.50	$4,833	$2,105
0106F-0B-011.00	0.50	$4,833	$2,105
0106F-0B-012.00	0.50	$4,833	$2,105
0106F-0B-013.00	0.50	$4,833	$2,105
0106F-0B-014.00	0.50	$4,833	$2,105
0106F-0B-015.00	0.50	$4,833	$2,105
0106F-0B-016.00	0.50	$4,833	$2,105
0106F-0B-017.00	0.50	$4,833	$2,105
0106F-0B-018.00	0.50	$4,833	$2,105
0106F-0B-019.00	0.50	$4,833	$2,105
0106F-0B-020.00	0.50	$4,833	$2,105
0106F-0B-021.00	0.50	$4,833	$2,105
0106F-0B-022.00	0.33	$3,189	$1,389
0106F-0B-023.00	0.33	$3,189	$1,389
0106F-0B-024.00	0.33	$3,189	$1,389
0106F-0B-025.00	0.33	$3,189	$1,389
0106F-0B-026.00	0.33	$3,189	$1,389
0106F-0B-027.00	0.33	$3,189	$1,389
0106F-0B-028.00	0.33	$3,189	$1,389
0106F-0B-029.00	0.33	$3,189	$1,389
0106F-0B-030.00	0.33	$3,189	$1,389
0106F-0B-031.00	0.33	$3,189	$1,389
0106F-0B-032.00	0.33	$3,189	$1,389
0106F-0B-033.00	0.33	$3,189	$1,389
0106F-0B-034.00	0.33	$3,189	$1,389
0106F-0B-035.00	0.33	$3,189	$1,389
0106F-0B-036.00	0.33	$3,189	$1,389
0106F-0B-037.00	0.33	$3,189	$1,389
0106F-0B-038.00	0.33	$3,189	$1,389
0106F-0B-039.00	0.44	$4,256	$1,853
0106F-0C-001.00	0.44	$4,256	$1,853
0106F-0C-002.00	0.33	$3,189	$1,389
0106F-0C-003.00	0.33	$3,189	$1,389
0106F-0C-004.00	0.33	$3,189	$1,389
0106F-0C-005.00	0.33	$3,189	$1,389
0106F-0C-006.00	0.33	$3,189	$1,389
0106F-0C-007.00	0.33	$3,189	$1,389

Tax Parcel Number	Equivalent Units	Assessment Part A [1]	Principal Portion of Assessment Part A [2]
0106F-0C-008.00	0.33	$3,189	$1,389
0106F-0C-009.00	0.33	$3,189	$1,389
0106F-0C-010.00	0.33	$3,189	$1,389
0106F-0C-011.00	0.44	$4,256	$1,853
0106F-0D-001.00	0.44	$4,256	$1,853
0106F-0D-002.00	0.50	$4,833	$2,105
0106F-0D-003.00	0.39	$3,771	$1,642
0106F-0D-004.00	0.39	$3,771	$1,642
0106F-0D-005.00	0.44	$4,256	$1,853
0106L-0C-001.00	0.44	$4,256	$1,853
0106L-0C-002.00	0.44	$4,256	$1,853
0106L-0C-003.00	0.44	$4,256	$1,853
0106L-0C-004.00	0.44	$4,256	$1,853
0106L-0C-005.00	0.44	$4,256	$1,853
0106L-0C-006.00	0.44	$4,256	$1,853
0106L-0C-007.00	0.44	$4,256	$1,853
0106L-0C-008.00	0.44	$4,256	$1,853
0106L-0C-009.00	0.44	$4,256	$1,853
0106L-0C-010.00	0.44	$4,256	$1,853
0106L-0C-011.00	0.44	$4,256	$1,853
0106L-0C-012.00	0.44	$4,256	$1,853
0106L-0C-013.00	0.44	$4,256	$1,853
0106L-0C-014.00	0.44	$4,256	$1,853
0106L-0C-015.00	0.44	$4,256	$1,853
0106L-0C-016.00	0.44	$4,256	$1,853
0106L-0C-017.00	0.44	$4,256	$1,853
0106L-0C-018.00	0.78	$7,543	$3,285
0106L-0C-019.00	0.78	$7,543	$3,285
0106L-0C-020.00	0.78	$7,543	$3,285
0106L-0C-021.00	0.44	$4,256	$1,853
0106L-0C-022.00	0.33	$3,189	$1,389
0106L-0C-023.00	0.44	$4,256	$1,853
0106L-0C-024.00	0.44	$4,256	$1,853
0106L-0C-025.00	0.44	$4,256	$1,853
0106L-0C-026.00	0.44	$4,256	$1,853
0106L-0C-027.00	0.44	$4,256	$1,853
0106L-0C-028.00	0.44	$4,256	$1,853
0106L-0C-029.00	0.44	$4,256	$1,853
0106L-0C-030.00	0.44	$4,256	$1,853
0106L-0C-031.00	0.44	$4,256	$1,853
0106L-0C-032.00	0.50	$4,833	$2,105
0106L-0C-033.00	0.50	$4,833	$2,105
0106L-0C-034.00	0.33	$3,189	$1,389
0106L-0C-035.00	0.50	$4,833	$2,105
0106L-0C-036.00	0.50	$4,833	$2,105

Tax Parcel Number	Equivalent Units	Assessment Part A [1]	Principal Portion of Assessment Part A [2]
0106L-0C-037.00	0.50	$4,833	$2,105
0106L-0C-038.00	0.50	$4,833	$2,105
0106L-0C-039.00	0.78	$7,543	$3,285
0106L-0C-040.00	0.78	$7,543	$3,285
0106L-0C-041.00	0.61	$5,899	$2,569
0106L-0C-042.00	0.61	$5,899	$2,569
0106L-0C-043.00	0.61	$5,899	$2,569
0106L-0C-044.00	0.61	$5,899	$2,569
0106L-0C-045.00	0.61	$5,899	$2,569
0106L-0C-046.00	0.61	$5,899	$2,569
0106L-0C-047.00	0.61	$5,899	$2,569
0106L-0C-048.00	0.61	$5,899	$2,569
0106L-0C-049.00	0.61	$5,899	$2,569
0106L-0D-001.00	0.44	$4,256	$1,853
0106L-0D-002.00	0.44	$4,256	$1,853
0106L-0D-003.00	0.44	$4,256	$1,853
0106L-0D-004.00	0.33	$3,189	$1,389
0106L-0D-005.00	0.33	$3,189	$1,389
0106L-0D-006.00	0.33	$3,189	$1,389
0106L-0D-007.00	0.33	$3,189	$1,389
0106L-0E-001.00	0.33	$3,189	$1,389
0106L-0E-002.00	0.33	$3,189	$1,389
0106L-0E-003.00	0.33	$3,189	$1,389
0106L-0E-004.00	0.33	$3,189	$1,389
0106L-0E-005.00	0.33	$3,189	$1,389
0106L-0E-006.00	0.33	$3,189	$1,389
0106L-0E-007.00	0.33	$3,189	$1,389
0106L-0E-008.00	0.33	$3,189	$1,389
0106L-0E-009.00	0.33	$3,189	$1,389
0106L-0E-010.00	0.33	$3,189	$1,389
0106L-0E-011.00	0.33	$3,189	$1,389
0106L-0E-012.00	0.33	$3,189	$1,389
0106L-0E-013.00	0.33	$3,189	$1,389
0106L-0E-014.00	0.33	$3,189	$1,389
0106L-0E-015.00	0.44	$4,256	$1,853
0106L-0F-001.00	0.61	$5,899	$2,569
0106L-0F-002.00	0.61	$5,899	$2,569
0106L-0F-003.00	0.61	$5,899	$2,569
0106L-0F-004.00	0.61	$5,899	$2,569
0106L-0F-005.00	0.61	$5,899	$2,569
0106L-0F-006.00	0.61	$5,899	$2,569
0106L-0F-007.00	0.61	$5,899	$2,569
0106L-0F-008.00	0.61	$5,899	$2,569
0106L-0F-009.00	0.61	$5,899	$2,569
0106L-0F-010.00	0.61	$5,899	$2,569

Tax Parcel Number	Equivalent Units	Assessment Part A [1]	Principal Portion of Assessment Part A [2]
0106L-0F-011.00	0.61	$5,899	$2,569
0106L-0F-012.00	0.61	$5,899	$2,569
Total	418.42	$4,057,148	$1,766,791

[1] Assessment Part A and Lot Sale Proceeds (as described in the RMA) will be used to pay principal and/or interest on the Capital Appreciation Bonds prior to conversion to current interest bonds. Only Assessment Part A will be used to pay debt service on future current interest bonds.

[2] Reflects principal on portion of estimated Capital Appreciation Bonds paid with Annual Assessment A revenues and estimated current interest bonds.

Appendix B-2

Annual Assessment Part B

Edgewater II Improvement District
Lancaster County, South Carolina

Appendix B-2

Assessment Part B for each Parcel

Tax Parcel Number	Equivalent Units	Assessment Part B [1]	Principal Portion of Assessment Part B [2]
0106-00-003.00	151.42	$3,674,175	$1,600,015
0106-00-003.01	151.42	$3,674,175	$1,600,015
0106F-0A-001.00	0.44	$10,683	$4,652
0106F-0A-002.00	0.61	$14,809	$6,449
0106F-0A-003.00	0.61	$14,809	$6,449
0106F-0A-004.00	0.61	$14,809	$6,449
0106F-0A-005.00	0.61	$14,809	$6,449
0106F-0A-006.00	0.61	$14,809	$6,449
0106F-0A-007.00	0.61	$14,809	$6,449
0106F-0A-008.00	0.61	$14,809	$6,449
0106F-0A-009.00	0.61	$14,809	$6,449
0106F-0A-010.00	0.61	$14,809	$6,449
0106F-0A-011.00	0.61	$14,809	$6,449
0106F-0A-012.00	0.61	$14,809	$6,449
0106F-0A-013.00	0.61	$14,809	$6,449
0106F-0A-014.00	0.61	$14,809	$6,449
0106F-0A-015.00	0.61	$14,809	$6,449
0106F-0A-016.00	0.61	$14,809	$6,449
0106F-0A-017.00	0.61	$14,809	$6,449
0106F-0A-018.00	0.61	$14,809	$6,449
0106F-0A-019.00	0.61	$14,809	$6,449
0106F-0A-020.00	0.61	$14,809	$6,449
0106F-0A-021.00	0.61	$14,809	$6,449
0106F-0A-022.00	0.61	$14,809	$6,449
0106F-0A-023.00	0.61	$14,809	$6,449
0106F-0A-024.00	0.61	$14,809	$6,449
0106F-0A-025.00	0.61	$14,809	$6,449
0106F-0A-026.00	0.61	$14,809	$6,449
0106F-0A-027.00	0.78	$18,935	$8,246
0106F-0A-028.00	1.00	$24,276	$10,572
0106F-0A-029.00	1.00	$24,276	$10,572
0106F-0A-030.00	1.00	$24,276	$10,572
0106F-0A-031.00	1.00	$24,276	$10,572
0106F-0A-032.00	1.00	$24,276	$10,572
0106F-0A-033.00	1.00	$24,276	$10,572
0106F-0A-034.00	1.00	$24,276	$10,572
0106F-0A-035.00	1.00	$24,276	$10,572
0106F-0A-036.00	1.00	$24,276	$10,572
0106F-0A-037.00	1.00	$24,276	$10,572

Tax Parcel Number	Equivalent Units	Assessment Part B [1]	Principal Portion of Assessment Part B [2]
0106F-0A-038.00	0.50	$12,132	$5,283
0106F-0A-039.00	0.50	$12,132	$5,283
0106F-0A-040.00	0.50	$12,132	$5,283
0106F-0A-041.00	0.50	$12,132	$5,283
0106F-0A-042.00	0.50	$12,132	$5,283
0106F-0A-043.00	0.50	$12,132	$5,283
0106F-0A-044.00	0.50	$12,132	$5,283
0106F-0A-045.00	0.50	$12,132	$5,283
0106F-0A-046.00	0.50	$12,132	$5,283
0106F-0A-047.00	0.61	$14,809	$6,449
0106F-0A-048.00	0.33	$8,006	$3,487
0106F-0A-049.00	0.33	$8,006	$3,487
0106F-0A-050.00	0.39	$9,467	$4,123
0106F-0A-051.00	0.39	$9,467	$4,123
0106F-0A-052.00	0.50	$12,132	$5,283
0106F-0A-053.00	0.50	$12,132	$5,283
0106F-0A-054.00	0.50	$12,132	$5,283
0106F-0A-055.00	1.00	$24,276	$10,572
0106F-0A-056.00	1.00	$24,276	$10,572
0106F-0A-057.00	1.00	$24,276	$10,572
0106F-0A-058.00	1.00	$24,276	$10,572
0106F-0A-059.00	1.00	$24,276	$10,572
0106F-0A-060.00	1.00	$24,276	$10,572
0106F-0A-061.00	1.00	$24,276	$10,572
0106F-0A-062.00	1.00	$24,276	$10,572
0106F-0A-063.00	1.00	$24,276	$10,572
0106F-0A-064.00	1.00	$24,276	$10,572
0106F-0A-065.00	1.00	$24,276	$10,572
0106F-0A-066.00	1.00	$24,276	$10,572
0106F-0A-067.00	1.00	$24,276	$10,572
0106F-0A-068.00	1.00	$24,276	$10,572
0106F-0A-069.00	1.00	$24,276	$10,572
0106F-0A-070.00	0.61	$24,276	$10,572
0106F-0A-071.00	0.61	$24,276	$10,572
0106F-0A-072.00	0.50	$24,276	$10,572
0106F-0A-073.00	0.33	$8,006	$3,487
0106F-0A-074.00	0.33	$8,006	$3,487
0106F-0A-075.00	0.33	$8,006	$3,487
0106F-0A-076.00	0.33	$8,006	$3,487
0106F-0A-077.00	0.33	$8,006	$3,487
0106F-0A-078.00	0.33	$8,006	$3,487
0106F-0A-079.00	0.33	$8,006	$3,487
0106F-0A-080.00	0.33	$8,006	$3,487
0106F-0A-081.00	0.61	$14,809	$6,449
0106F-0B-001.00	0.44	$10,683	$4,652
0106F-0B-002.00	0.33	$8,006	$3,487

Tax Parcel Number	Equivalent Units	Assessment Part B [1]	Principal Portion of Assessment Part B [2]
0106F-0B-003.00	0.33	$8,006	$3,487
0106F-0B-004.00	0.33	$8,006	$3,487
0106F-0B-005.00	0.33	$8,006	$3,487
0106F-0B-006.00	0.33	$8,006	$3,487
0106F-0B-007.00	0.33	$8,006	$3,487
0106F-0B-008.00	0.33	$8,006	$3,487
0106F-0B-009.00	0.33	$8,006	$3,487
0106F-0B-010.00	0.50	$12,132	$5,283
0106F-0B-011.00	0.50	$12,132	$5,283
0106F-0B-012.00	0.50	$12,132	$5,283
0106F-0B-013.00	0.50	$12,132	$5,283
0106F-0B-014.00	0.50	$12,132	$5,283
0106F-0B-015.00	0.50	$12,132	$5,283
0106F-0B-016.00	0.50	$12,132	$5,283
0106F-0B-017.00	0.50	$12,132	$5,283
0106F-0B-018.00	0.50	$12,132	$5,283
0106F-0B-019.00	0.50	$12,132	$5,283
0106F-0B-020.00	0.50	$12,132	$5,283
0106F-0B-021.00	0.50	$12,132	$5,283
0106F-0B-022.00	0.33	$8,006	$3,487
0106F-0B-023.00	0.33	$8,006	$3,487
0106F-0B-024.00	0.33	$8,006	$3,487
0106F-0B-025.00	0.33	$8,006	$3,487
0106F-0B-026.00	0.33	$8,006	$3,487
0106F-0B-027.00	0.33	$8,006	$3,487
0106F-0B-028.00	0.33	$8,006	$3,487
0106F-0B-029.00	0.33	$8,006	$3,487
0106F-0B-030.00	0.33	$8,006	$3,487
0106F-0B-031.00	0.33	$8,006	$3,487
0106F-0B-032.00	0.33	$8,006	$3,487
0106F-0B-033.00	0.33	$8,006	$3,487
0106F-0B-034.00	0.33	$8,006	$3,487
0106F-0B-035.00	0.33	$8,006	$3,487
0106F-0B-036.00	0.33	$8,006	$3,487
0106F-0B-037.00	0.33	$8,006	$3,487
0106F-0B-038.00	0.33	$8,006	$3,487
0106F-0B-039.00	0.44	$10,683	$4,652
0106F-0C-001.00	0.44	$10,683	$4,652
0106F-0C-002.00	0.33	$8,006	$3,487
0106F-0C-003.00	0.33	$8,006	$3,487
0106F-0C-004.00	0.33	$8,006	$3,487
0106F-0C-005.00	0.33	$8,006	$3,487
0106F-0C-006.00	0.33	$8,006	$3,487
0106F-0C-007.00	0.33	$8,006	$3,487
0106F-0C-008.00	0.33	$8,006	$3,487
0106F-0C-009.00	0.33	$8,006	$3,487

Tax Parcel Number	Equivalent Units	Assessment Part B [1]	Principal Portion of Assessment Part B [2]
0106F-0C-010.00	0.33	$8,006	$3,487
0106F-0C-011.00	0.44	$10,683	$4,652
0106F-0D-001.00	0.44	$10,683	$4,652
0106F-0D-002.00	0.50	$12,132	$5,283
0106F-0D-003.00	0.39	$9,467	$4,123
0106F-0D-004.00	0.39	$9,467	$4,123
0106F-0D-005.00	0.44	$10,683	$4,652
0106L-0C-001.00	0.44	$10,683	$4,652
0106L-0C-002.00	0.44	$10,683	$4,652
0106L-0C-003.00	0.44	$10,683	$4,652
0106L-0C-004.00	0.44	$10,683	$4,652
0106L-0C-005.00	0.44	$10,683	$4,652
0106L-0C-006.00	0.44	$10,683	$4,652
0106L-0C-007.00	0.44	$10,683	$4,652
0106L-0C-008.00	0.44	$10,683	$4,652
0106L-0C-009.00	0.44	$10,683	$4,652
0106L-0C-010.00	0.44	$10,683	$4,652
0106L-0C-011.00	0.44	$10,683	$4,652
0106L-0C-012.00	0.44	$10,683	$4,652
0106L-0C-013.00	0.44	$10,683	$4,652
0106L-0C-014.00	0.44	$10,683	$4,652
0106L-0C-015.00	0.44	$10,683	$4,652
0106L-0C-016.00	0.44	$10,683	$4,652
0106L-0C-017.00	0.44	$10,683	$4,652
0106L-0C-018.00	0.78	$18,935	$8,246
0106L-0C-019.00	0.78	$18,935	$8,246
0106L-0C-020.00	0.78	$18,935	$8,246
0106L-0C-021.00	0.44	$10,683	$4,652
0106L-0C-022.00	0.33	$8,006	$3,487
0106L-0C-023.00	0.44	$10,683	$4,652
0106L-0C-024.00	0.44	$10,683	$4,652
0106L-0C-025.00	0.44	$10,683	$4,652
0106L-0C-026.00	0.44	$10,683	$4,652
0106L-0C-027.00	0.44	$10,683	$4,652
0106L-0C-028.00	0.44	$10,683	$4,652
0106L-0C-029.00	0.44	$10,683	$4,652
0106L-0C-030.00	0.44	$10,683	$4,652
0106L-0C-031.00	0.44	$10,683	$4,652
0106L-0C-032.00	0.50	$12,132	$5,283
0106L-0C-033.00	0.50	$12,132	$5,283
0106L-0C-034.00	0.33	$8,006	$3,487
0106L-0C-035.00	0.50	$12,132	$5,283
0106L-0C-036.00	0.50	$12,132	$5,283
0106L-0C-037.00	0.50	$12,132	$5,283
0106L-0C-038.00	0.50	$12,132	$5,283
0106L-0C-039.00	0.78	$18,935	$8,246

Tax Parcel Number	Equivalent Units	Assessment Part B [1]	Principal Portion of Assessment Part B [2]
0106L-0C-040.00	0.78	$18,935	$8,246
0106L-0C-041.00	0.61	$14,809	$6,449
0106L-0C-042.00	0.61	$14,809	$6,449
0106L-0C-043.00	0.61	$14,809	$6,449
0106L-0C-044.00	0.61	$14,809	$6,449
0106L-0C-045.00	0.61	$14,809	$6,449
0106L-0C-046.00	0.61	$14,809	$6,449
0106L-0C-047.00	0.61	$14,809	$6,449
0106L-0C-048.00	0.61	$14,809	$6,449
0106L-0C-049.00	0.61	$14,809	$6,449
0106L-0D-001.00	0.44	$10,683	$4,652
0106L-0D-002.00	0.44	$10,683	$4,652
0106L-0D-003.00	0.44	$10,683	$4,652
0106L-0D-004.00	0.33	$8,006	$3,487
0106L-0D-005.00	0.33	$8,006	$3,487
0106L-0D-006.00	0.33	$8,006	$3,487
0106L-0D-007.00	0.33	$8,006	$3,487
0106L-0E-001.00	0.33	$8,006	$3,487
0106L-0E-002.00	0.33	$8,006	$3,487
0106L-0E-003.00	0.33	$8,006	$3,487
0106L-0E-004.00	0.33	$8,006	$3,487
0106L-0E-005.00	0.33	$8,006	$3,487
0106L-0E-006.00	0.33	$8,006	$3,487
0106L-0E-007.00	0.33	$8,006	$3,487
0106L-0E-008.00	0.33	$8,006	$3,487
0106L-0E-009.00	0.33	$8,006	$3,487
0106L-0E-010.00	0.33	$8,006	$3,487
0106L-0E-011.00	0.33	$8,006	$3,487
0106L-0E-012.00	0.33	$8,006	$3,487
0106L-0E-013.00	0.33	$8,006	$3,487
0106L-0E-014.00	0.33	$8,006	$3,487
0106L-0E-015.00	0.44	$10,683	$4,652
0106L-0F-001.00	0.61	$14,809	$6,449
0106L-0F-002.00	0.61	$14,809	$6,449
0106L-0F-003.00	0.61	$14,809	$6,449
0106L-0F-004.00	0.61	$14,809	$6,449
0106L-0F-005.00	0.61	$14,809	$6,449
0106L-0F-006.00	0.61	$14,809	$6,449
0106L-0F-007.00	0.61	$14,809	$6,449
0106L-0F-008.00	0.61	$14,809	$6,449
0106L-0F-009.00	0.61	$14,809	$6,449
0106L-0F-010.00	0.61	$14,809	$6,449
0106L-0F-011.00	0.61	$14,809	$6,449
0106L-0F-012.00	0.61	$14,809	$6,449
Total	418.42	$10,184,852	$4,435,259

Tax Parcel Number	Equivalent Units	Assessment Part B [1]	Principal Portion of Assessment Part B [2]

[1] Assessment Part B and Lot Sale Proceeds (as described in the RMA) will be used to pay principal and/or interest on the Capital Appreciation Bonds prior to conversion to current interest bonds. Only Assessment Part A will be used to pay debt service on future current interest bonds.

[2] Reflects principal on portion of estimated Capital Appreciation Bonds paid with Annual Assessment B revenues and estimated current interest bonds.

Appendix C

Projected Bond Sizings

[Note that all bond sizings and bond redemption timing provided herein are subject to change based on various factors including, but not limited to, interest rate assumptions, actual pace of lot sales and resulting lot revenues, property tax payments, and actual assessment revenues collected.]

Year Ending (November 1)	Projected New Capital Appreciation Bonds - Part A Projected New Capital Appreciation Bonds 11/1/2021 **$4,770,000**	Annual Coupon **7.750%**	Bond Balance	Accreted Interest	Total Bond Value	Projected New Capital Appreciation Bonds - Part B Projected New Capital Appreciation Bonds 11/1/2021 **$11,965,000**	Annual Coupon **7.750%**	Bond Balance	Accreted Interest	Total Bond Value
Prior to Buildout										
May 1, 2021										
November 1, 2021										
May 1, 2022		7.750%	$4,770,000	$184,838	$4,954,838		7.750%	$11,965,000	$463,644	$12,428,644
November 1, 2022		7.750%	$4,770,000	$376,837	$5,146,837		7.750%	$11,965,000	$945,254	$12,910,254
May 1, 2023		7.750%	$4,770,000	$576,277	$5,346,277		7.750%	$11,965,000	$1,445,526	$13,410,526
November 1, 2023		7.750%	$4,770,000	$783,446	$5,553,446		7.750%	$11,965,000	$1,965,184	$13,930,184
May 1, 2024		7.750%	$4,770,000	$998,642	$5,768,642		7.750%	$11,965,000	$2,504,979	$14,469,979
November 1, 2024		7.750%	$4,770,000	$1,222,177	$5,992,177		7.750%	$11,965,000	$3,065,690	$15,030,690
May 1, 2025		7.750%	$4,770,000	$1,454,373	$6,224,373		7.750%	$11,965,000	$3,648,129	$15,613,129
November 1, 2025		7.750%	$4,770,000	$1,695,568	$6,465,568		7.750%	$11,965,000	$4,253,138	$16,218,138
May 1, 2026		7.750%	$4,770,000	$1,946,109	$6,716,109		7.750%	$11,965,000	$4,881,591	$16,846,591
November 1, 2026		7.750%	$4,770,000	$2,206,358	$6,976,358		7.750%	$11,965,000	$5,534,396	$17,499,396
May 1, 2027		7.750%	$4,770,000	$2,476,692	$7,246,692		7.750%	$11,965,000	$6,212,498	$18,177,498
November 1, 2027		7.750%	$4,770,000	$2,757,501	$7,527,501		7.750%	$11,965,000	$6,916,876	$18,881,876
May 1, 2028		7.750%	$4,770,000	$3,049,192	$7,819,192		7.750%	$11,965,000	$7,648,549	$19,613,549
November 1, 2028		7.750%	$4,770,000	$3,352,185	$8,122,185		7.750%	$11,965,000	$8,408,574	$20,373,574
May 1, 2029		7.750%	$4,770,000	$3,666,920	$8,436,920		7.750%	$11,965,000	$9,198,050	$21,163,050
November 1, 2029		7.750%	$4,770,000	$3,993,851	$8,763,851		7.750%	$11,965,000	$10,018,118	$21,983,118
May 1, 2030		7.750%	$4,770,000	$4,333,450	$9,103,450		7.750%	$11,965,000	$10,869,964	$22,834,964
November 1, 2030		7.750%	$4,770,000	$4,686,209	$9,456,209		7.750%	$11,965,000	$11,754,819	$23,719,819
May 1, 2031		7.750%	$4,770,000	$5,052,637	$9,822,637		7.750%	$11,965,000	$12,673,962	$24,638,962
November 1, 2031		7.750%	$4,770,000	$5,433,264	$10,203,264		7.750%	$11,965,000	$13,628,721	$25,593,721
May 1, 2032		7.750%	$4,770,000	$5,828,640	$10,598,640		7.750%	$11,965,000	$14,620,478	$26,585,478
November 1, 2032		7.750%	$4,770,000	$6,239,338	$11,009,338		7.750%	$11,965,000	$15,650,665	$27,615,665
May 1, 2033		7.750%	$4,770,000	$6,665,949	$11,435,949		7.750%	$11,965,000	$16,720,772	$28,685,772
November 1, 2033		7.750%	$4,770,000	$7,109,092	$11,879,092		7.750%	$11,965,000	$17,832,346	$29,797,346
May 1, 2034		7.750%	$4,770,000	$7,569,407	$12,339,407		7.750%	$11,965,000	$18,986,993	$30,951,993
November 1, 2034		7.750%	$4,770,000	$8,047,559	$12,817,559		7.750%	$11,965,000	$20,186,383	$32,151,383
May 1, 2035		7.750%	$4,770,000	$8,544,240	$13,314,240		7.750%	$11,965,000	$21,432,249	$33,397,249
November 1, 2035		7.750%	$4,770,000	$9,060,167	$13,830,167		7.750%	$11,965,000	$22,726,393	$34,691,393
May 1, 2036		7.750%	$4,770,000	$9,596,085	$14,366,085		7.750%	$11,965,000	$24,070,684	$36,035,684
November 1, 2036		7.750%	$4,770,000	$10,152,771	$14,922,771		7.750%	$11,965,000	$25,467,067	$37,432,067
May 1, 2037		7.750%	$4,770,000	$10,731,029	$15,501,029		7.750%	$11,965,000	$26,917,559	$38,882,559
November 1, 2037		7.750%	$4,770,000	$11,331,694	$16,101,694		7.750%	$11,965,000	$28,424,259	$40,389,259
May 1, 2038		7.750%	$4,770,000	$11,955,634	$16,725,634		7.750%	$11,965,000	$29,989,342	$41,954,342
November 1, 2038		7.750%	$4,770,000	$12,603,752	$17,373,752		7.750%	$11,965,000	$31,615,073	$43,580,073
May 1, 2039		7.750%	$4,770,000	$13,276,985	$18,046,985		7.750%	$11,965,000	$33,303,801	$45,268,801
November 1, 2039	$19,445,627					$48,777,133				
	$19,445,627					**$48,777,133**				

Year Ending (November 1)	Projected Capital Appreciation Bond Early Redemptions Assessment Part A			Projected Capital Appreciation Bond Early Redemptions Assessment Part B		
	Interest Paid	Principal Paid	Total Paid	Interest Paid	Principal Paid	Total Paid
Prior to Buildout						
May 1, 2021						
November 1, 2021						
May 1, 2022	($1,147)	($28,487)	($29,634)	($2,879)	($71,513)	($74,391)
November 1, 2022	($5,471)	($65,521)	($70,992)	($13,735)	($164,479)	($178,214)
May 1, 2023	($20,886)	($160,953)	($181,839)	($52,431)	($404,047)	($456,478)
November 1, 2023	($44,369)	($247,839)	($292,208)	($111,382)	($622,161)	($733,544)
May 1, 2024	($68,853)	($297,691)	($366,544)	($172,844)	($747,309)	($920,153)
November 1, 2024	($99,183)	($346,120)	($445,302)	($248,983)	($868,880)	($1,117,864)
May 1, 2025	($122,789)	($356,090)	($478,879)	($308,244)	($893,910)	($1,202,154)
November 1, 2025	($146,922)	($361,788)	($508,709)	($368,825)	($908,212)	($1,277,038)
May 1, 2026	($160,797)	($341,847)	($502,643)	($403,655)	($858,153)	($1,261,809)
November 1, 2026	($173,074)	($321,905)	($494,980)	($434,477)	($808,095)	($1,242,572)
May 1, 2027	($187,040)	($307,662)	($494,702)	($469,535)	($772,338)	($1,241,873)
November 1, 2027	($182,418)	($267,780)	($450,198)	($457,933)	($672,220)	($1,130,153)
May 1, 2028	($202,847)	($267,780)	($470,627)	($509,216)	($672,220)	($1,181,437)
November 1, 2028	($209,777)	($250,687)	($460,464)	($526,613)	($629,313)	($1,155,925)
May 1, 2029	($197,679)	($215,078)	($412,757)	($496,243)	($539,922)	($1,036,164)
November 1, 2029	($216,025)	($215,078)	($431,103)	($542,297)	($539,922)	($1,082,219)
May 1, 2030	$0	$0	$0	$0	$0	$0
November 1, 2030			$0			$0
May 1, 2031			$0			$0
November 1, 2031			$0			$0
May 1, 2032			$0			$0
November 1, 2032			$0			$0
May 1, 2033			$0			$0
November 1, 2033			$0			$0
May 1, 2034			$0			$0
November 1, 2034			$0			$0
May 1, 2035			$0			$0
November 1, 2035			$0			$0
May 1, 2036			$0			$0
November 1, 2036			$0			$0
May 1, 2037			$0			$0
November 1, 2037			$0			$0
May 1, 2038			$0			$0
November 1, 2038			$0			$0
May 1, 2039			$0			$0
November 1, 2039						
	($2,039,276)	($4,052,305)	($6,091,582)	($5,119,292)	($10,172,695)	($15,291,987)

Projected Capital Appreciation Bonds Following Redemptions - Part A

Year Ending (November 1)	11/1/2021 **$4,770,000**	Annual Coupon **7.750%**	Bond Balance	Accreted Interest	Total Bond Value
Prior to Buildout					
May 1, 2021					
November 1, 2021					
May 1, 2022		7.750%	$4,770,000	$184,734	$4,954,734
November 1, 2022		7.750%	$4,741,513	$374,376	$5,115,889
May 1, 2023		7.750%	$4,675,992	$564,503	$5,240,496
November 1, 2023		7.750%	$4,515,039	$740,347	$5,255,386
May 1, 2024		7.750%	$4,267,201	$889,916	$5,157,117
November 1, 2024		7.750%	$3,969,509	$1,009,263	$4,978,773
May 1, 2025		7.750%	$3,623,390	$1,089,492	$4,712,882
November 1, 2025		7.750%	$3,267,300	$1,135,425	$4,402,725
May 1, 2026		7.750%	$2,905,512	$1,144,987	$4,050,499
November 1, 2026		7.750%	$2,563,666	$1,127,797	$3,691,463
May 1, 2027		7.750%	$2,241,760	$1,085,190	$3,326,950
November 1, 2027		7.750%	$1,934,098	$1,015,044	$2,949,142
May 1, 2028		7.750%	$1,666,319	$936,425	$2,602,744
November 1, 2028		7.750%	$1,398,539	$823,955	$2,222,494
May 1, 2029		7.750%	$1,147,851	$690,482	$1,838,334
November 1, 2029		7.750%	$932,773	$555,601	$1,488,374
May 1, 2030					
November 1, 2030					
May 1, 2031					
November 1, 2031					
May 1, 2032					
November 1, 2032					
May 1, 2033					
November 1, 2033					
May 1, 2034					
November 1, 2034					
May 1, 2035					
November 1, 2035					
May 1, 2036					
November 1, 2036					
May 1, 2037					
November 1, 2037					
May 1, 2038					
November 1, 2038					
May 1, 2039					
November 1, 2039					
	$1,488,374				

Projected Capital Appreciation Bonds Following Redemptions - Part B

Year Ending (November 1)	11/1/2021 **$11,965,000**	Annual Coupon **7.750%**	Bond Balance	Accreted Interest	Total Bond Value
Prior to Buildout					
May 1, 2021					
November 1, 2021					
May 1, 2022		7.750%	$11,965,000	$463,747	$12,428,747
November 1, 2022		7.750%	$11,893,487	$939,815	$12,833,302
May 1, 2023		7.750%	$11,729,008	$1,417,100	$13,146,108
November 1, 2023		7.750%	$11,324,961	$1,858,527	$13,183,488
May 1, 2024		7.750%	$10,702,799	$2,233,999	$12,936,799
November 1, 2024		7.750%	$9,955,491	$2,533,601	$12,489,092
May 1, 2025		7.750%	$9,086,610	$2,735,004	$11,821,615
November 1, 2025		7.750%	$8,192,700	$2,850,312	$11,043,013
May 1, 2026		7.750%	$7,284,488	$2,874,314	$10,158,802
November 1, 2026		7.750%	$6,426,334	$2,831,162	$9,257,497
May 1, 2027		7.750%	$5,618,240	$2,724,203	$8,342,443
November 1, 2027		7.750%	$4,845,902	$2,548,113	$7,394,015
May 1, 2028		7.750%	$4,173,681	$2,350,753	$6,524,434
November 1, 2028		7.750%	$3,501,461	$2,068,413	$5,569,874
May 1, 2029		7.750%	$2,872,149	$1,733,350	$4,605,499
November 1, 2029		7.750%	$2,332,227	$1,394,752	$3,726,979
May 1, 2030					
November 1, 2030					
May 1, 2031					
November 1, 2031					
May 1, 2032					
November 1, 2032					
May 1, 2033					
November 1, 2033					
May 1, 2034					
November 1, 2034					
May 1, 2035					
November 1, 2035					
May 1, 2036					
November 1, 2036					
May 1, 2037					
November 1, 2037					
May 1, 2038					
November 1, 2038					
May 1, 2039					
November 1, 2039					
	$3,726,979				

Year Ending (November 1)	Convert CABs to Projected New Current Interest Bonds - Assessment Part A 11/1/2029 $1,490,000 Annual Coupon **7.750%**	Principal	Interest	Total Debt Service	Convert CABs to Projected New Current Interest Bonds - Assessment Part B 11/1/2029 $3,730,000 Annual Coupon **7.750%**	Principal	Interest	Total Debt Service
Prior to Buildout								
May 1, 2021								
November 1, 2021								
May 1, 2022								
November 1, 2022								
May 1, 2023								
November 1, 2023								
May 1, 2024								
November 1, 2024								
May 1, 2025								
November 1, 2025								
May 1, 2026								
November 1, 2026								
May 1, 2027								
November 1, 2027								
May 1, 2028								
November 1, 2028								
May 1, 2029								
November 1, 2029								
May 1, 2030	7.750%		$57,738	$57,738	7.750%		$144,538	$144,538
November 1, 2030	7.750%	$105,000	$57,738	$162,738	7.750%	$260,000	$144,538	$404,538
May 1, 2031	7.750%		$53,669	$53,669	7.750%		$134,463	$134,463
November 1, 2031	7.750%	$110,000	$53,669	$163,669	7.750%	$285,000	$134,463	$419,463
May 1, 2032	7.750%		$49,406	$49,406	7.750%		$123,419	$123,419
November 1, 2032	7.750%	$120,000	$49,406	$169,406	7.750%	$305,000	$123,419	$428,419
May 1, 2033	7.750%		$44,756	$44,756	7.750%		$111,600	$111,600
November 1, 2033	7.750%	$130,000	$44,756	$174,756	7.750%	$325,000	$111,600	$436,600
May 1, 2034	7.750%		$39,719	$39,719	7.750%		$99,006	$99,006
November 1, 2034	7.750%	$140,000	$39,719	$179,719	7.750%	$350,000	$99,006	$449,006
May 1, 2035	7.750%		$34,294	$34,294	7.750%		$85,444	$85,444
November 1, 2035	7.750%	$150,000	$34,294	$184,294	7.750%	$380,000	$85,444	$465,444
May 1, 2036	7.750%		$28,481	$28,481	7.750%		$70,719	$70,719
November 1, 2036	7.750%	$165,000	$28,481	$193,481	7.750%	$405,000	$70,719	$475,719
May 1, 2037	7.750%		$22,088	$22,088	7.750%		$55,025	$55,025
November 1, 2037	7.750%	$175,000	$22,088	$197,088	7.750%	$440,000	$55,025	$495,025
May 1, 2038	7.750%		$15,306	$15,306	7.750%		$37,975	$37,975
November 1, 2038	7.750%	$190,000	$15,306	$205,306	7.750%	$470,000	$37,975	$507,975
May 1, 2039	7.750%		$7,944	$7,944	7.750%		$19,763	$19,763
November 1, 2039	7.750%	$205,000	$7,944	$212,944	7.750%	$510,000	$19,763	$529,763
		$1,490,000	**$706,800**	**$2,196,800**		**$3,730,000**	**$1,763,900**	**$5,493,900**

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1771 / Planning Case Number: RZ-2021-0664
Contact Person / Sponsor: Robert Tefft / Planning
Department: Attorney
Date Requested to be on Agenda: 10/25/2021

Issue for Consideration:
Application by Crosland Southeast to rezone approximately 130-acres from Light Industrial (LI) District to Mixed Use (MX) District.

The project consists of approximately 105,000 sq. ft. of commercial space, 390-apartments, and 320-townhome units. The project also features Indian Land's first mixed-use building type. Approximately 28-acres of the site will remain LI to develop as a separate business and technology park.

This agenda item also contains the attachments for the associated MX Master Plan and Preliminary Plat (Agenda Item Ordinance 2021-1772 / MX 2021-0664).

Points to Consider:
Proposal
The 130.02-acre development parcel would be developed with both residential and non-residential uses at an overall density of 5.5 dwelling units per-acre. The development would also include the construction of 1,751 parking spaces (283 on-street), approximately 69-acres of open space (8-acres programmed), and numerous private roads and alleys (with street trees and lighting) extending through the parcel to serve the various buildings and lots. There will also be a road stub-out to the adjacent parcel (TM# 0010-00-028.02) to the east as part of a potential future RFATS collector road alignment that could ultimately connect to Henry Harris Road.

Funding and Liability Factors:
N/A

Council Options:
To approve or disapprove the rezoning application.

Recommendation:
At its meeting of August 17, 2021, the Planning Commission voted 1-4 to recommend **disapproval** of the rezoning application. Planning Commission members were complimentary towards the overall layout of the proposed development, but expressing concerns about the traffic generation associated with the project.

Staff recommended approval of the rezoning application.

The Council Committee of the Whole received a briefing on this item at the September 15, 2021 meeting. Council raised questions regarding traffic, the design of the MF building elevations, and the building setbacks along US 521 (in light of future road widening).

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1771	9/20/2021	Ordinance

Staff Report	9/16/2021	Planning Staff Report
Ex 1: Application	9/16/2021	Exhibit
Ex 2: Location / Zoning Map	9/16/2021	Exhibit
Ex 3: Master Development Plan	10/5/2021	Exhibit
Ex 4: Traffic Impact Analysis with All Responses	9/17/2021	Exhibit

STATE OF SOUTH CAROLINA (
(
COUNTY OF LANCASTER (

ORDINANCE NO. 2021-1771

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE 130 ACRES OF PROPERTY (TMS# 0010-00-029.00), LOCATED AT 8918 CHARLOTTE HIGHWAY, LANCASTER, SOUTH CAROLINA, FROM LI, LIGHT INDUSTRIAL DISTRICT, TO MX, MIXED USE DISTRICT.

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Crosland Southeast applied to rezone a parcel of property totaling 130 acres, more or less, located at 8918 Charlotte Highway, Lancaster, South Carolina, from LI, Light Industrial District, to MX, Mixed Use District.

(b) On August 17, 2021, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of 1-4, recommended disapproval of the rezoning request.

(c) The Future Land Use Category of the subject properties is Neighborhood Mixed-Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type *"is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development."*

The Neighborhood Mixed-Use Future Land Use Category extends across the northern half of the panhandle, beginning at Highway 75/Waxhaw Highway. The Neighborhood Mixed-Use Future Land Use Category and Walkable Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area.

The requested MX District is consistent with the Neighborhood Mixed-Use Future Land Use Category.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from LI, Light Industrial District, to MX, Mixed Use District, for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. (0010-00-029.00)

Section 3. Severability.

If any section, subsection, or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance, to the extent of the conflict, supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2021.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: September 27, 2021
Public Hearing: September 27, 2021
Second Reading: October 11, 2021
Third Reading: October 25, 2021

Approved as to form:

_____
John DuBose, County Attorney

PROPOSAL:

RZ-2021-0664: Application by Crosland Southeast to rezone approximately 130 acres from Light Industrial (LI) District to Mixed Use (MX) District.

MX-2021-0664: Application by Crosland Southeast to approve a Master Development Plan and Preliminary Plat for a proposed 710-unit (townhome/multifamily apartment) and 105,000 square foot nonresidential development.

DA-2021-0664: Application by Crosland Southeast to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 710-unit (5.5 dwelling units per acre) townhome/multifamily apartment and 105,000 square foot nonresidential development located on approximately 130 acres of land.

PROPERTY LOCATION: 8918 Charlotte Highway (a portion of TM# 0010-00-029.00)

CURRENT ZONING: Light Industrial (LI) District

PROPOSED ZONING: Mixed Use (MX) District

APPLICANT: Crosland Southeast

COUNCIL DISTRICT: District 7, Brian Carnes

OVERVIEW:

Site Information

The 158.02-acre site is zoned Light Industrial (LI) District and located on the east side of Charlotte Highway (US 521) and generally at the intersection of Possum Hollow. The site is predominantly vacant land with one residential structure toward the northwest corner of the site.

Proposal

The development proposal consists of rezoning 130.02 acres from LI District to Mixed Use (MX) District with the remaining 28 acres to remain LI District and be retained by the current property owner. The 130.02-acre development parcel would be developed with both residential and non-residential uses as noted in the adjacent table and at a density of 5.5 dwelling units per acre. The development would also include the construction of 1,751 parking spaces (283 on-street), approximately 69 acres of open space (8 acres programmed), and numerous private roads and alleys (with street trees and lighting) extending through the parcel to serve the various buildings and lots, as well as connect to the adjacent parcel (TM# 0010-00-

Proposed Development	
Non-Residential	
Grocery	50,000 sf
Retail / Restaurant	40,000 sf
Retail / Restaurant (Outparcel)	15,000 sf
Total	*105,000 sf*
Residential	
Multifamily	390 units
Townhomes	320 units
Total	*710 units*

028.02) to the east as part of a potential future collector road alignment that could ultimately connect to Henry Harris Road.

Summary of Adjacent Zoning and Uses

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	INS; PDD	Transformation Church; Open Space
South	Lancaster County	LI; RB	Vacant; Office/Service
East	Lancaster County	PDD; RN	Open Space; Single-Family Residential
West	Lancaster County	GB; UR	Single-Family Residential; Multifamily Residential

ANALYSIS & FINDINGS:

Zoning Districts

Pursuant to UDO Chapter 2.3, the current LI District *is established for activities that can be operated in a relatively clean and quiet manner, and which will not be obnoxious to adjacent residential or business districts. This includes warehousing and wholesaling activities with limited contact with the general public. It is designed to prohibit most heavy industry, which should be properly segregated, and to prohibit any other use which would substantially interfere with the development of industrial establishments in the district. Limited opportunities for retail sales and services are also provided.*

The proposed MX District *is established as a pedestrian-scaled, mixed-use district which caters to the everyday needs of nearby neighborhoods, stressing accessibility by automobiles, bicycles, and pedestrians. This district accommodates an active, pedestrian-friendly area of community-scale commercial, residential, office, and civic uses in both vertically mixed-use, as well as free-standing buildings. Retail should be placed at street level, with residential uses in rear or upper stories.*

Compatibility with Surrounding Area

The subject property is surrounded by several properties on the north, south and west that are zoned for non-residential purposes (GB, INS, LI, and RB), as well as properties on the east which are zoned for residential purposes (RN). The proposed MX District would consist of both residential and non-residential uses on the west end of the property, but shall be exclusively residential on the east end of the property. Staff finds that the proposed rezoning of the property to MX District is compatible with the surrounding area and consistent with UDO Section 2.3.

Mixed-Use District/Master Development Plan

Pursuant to Unified Development Ordinance (UDO) Section 9.2.9.B.8, the Planning Commission shall hold a public hearing on Master Development Plan proposals. Further, pursuant to UDO Section 9.2.9.B.9, the Planning Commission may approve, deny or approve with conditions the application for a Master Development Plan; however no Master Development Plan shall be approved unless the following "findings of fact" can be made:

a. Consistency with Comprehensive Plan*. All mixed use development shall be designed, constructed and maintained in conformance with the applicable guidelines and standards established by the Lancaster County Comprehensive Plan.*

The Future Land Use Category of the subject properties is Neighborhood Mixed-Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type "*is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development*." The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted below.

The Neighborhood Mixed-Use Future Land Use Category extends across the northern half of the panhandle, beginning at Highway 75/Waxhaw Highway. The Neighborhood Mixed-Use Future Land Use Category and Walkable Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area.

The requested MX District is consistent with the Neighborhood Mixed-Use Future Land Use Category.

Walkable Neighborhood: Land Use Considerations		
Church	Condominium/Apartment	Community Park / Pocket Park
Government Building	Natural Area	Neighborhood Commercial
Professional Office	Restaurant	School
Single-Family Attached Home (Townhome/Duplex)	Single-Family Detached Home	

The proposed Master Development Plan would result in development that is consistent with the Neighborhood Mixed-Use Future Land Use Category, as well as the land use considerations set forth for the Walkable Neighborhood Community Type. Accordingly, staff finds that the Master Development Plan is consistent with the Comprehensive Plan.

b. Integration with Transportation System*. Mixed use developments shall be designed to integrate into the adjacent transportation system relative to:*

i. Pedestrian connections to ensure accessibility to current or future transit service, if applicable;
ii. Connectivity to existing and future roadways, sidewalks and pathways;
iii. Complete streets roadway design that accommodates multiple transportation modes;
iv. Strategic locations of parking lots and structures;
v. Compatibility with the regional transportation system of arterials and collectors; and
vi. Access management to provide internal connections between uses and prohibit individual driveway access to perimeter roads.

The Master Development Plan consists of its own private roads and alleys (designed consistent with the requirements of the UDO) which connect each of the proposed residential and non-residential

uses within the development to Charlotte Highway (US 521) at two locations including the intersection of Possum Hollow Road. The road network has also been designed to be able to connect to the adjacent parcel (TM# 0010-00-028.02) to the east as part of a potential future collector road alignment that could ultimately connect to Henry Harris Road, and to provide cross access to the 28 acre parcel that is being retained by the current property owner which is, and will continue to be, zoned LI District. In addition to the above, pedestrian connections (sidewalks) will be provided along both sides of all internal roads, as well as along the Charlotte Highway (US 521) frontage.

As part of the proposed Master Development Plan and its associated rezoning, the applicant commissioned a Traffic Impact Analysis (TIA) from Design Resource Group (DRG). While the County's consulting engineers have not yet completed their review of the submitted TIA, the South Carolina Department of Transportation (SCDOT) has completed their review. The table below includes the intersection improvements recommended by the TIA, as well as the associated comments received from SCDOT.

Intersection	Improvements / Comments
US 521 at Marvin Road	**DRG**: ▪ Construct a westbound right turn lane on Marvin Road with 100 feet of storage. **SCDOT**: ▪ This improvement will be completed by SCDOT project PO27277 and is not required of the developer.
US 521 at Possum Hollow/Access A	**DRG**: ▪ One ingress land and two egress lanes (a westbound combined thru-left turn lane and a separate right turn lane with 100 feet of storage on Access A. ▪ Construct a northbound right turn lane on US 521 with 100 feet of storage. ▪ Construct a southbound left turn lane on US 521 with 100 feet of storage. ▪ Install a traffic signal. **SCDOT:** ▪ At full build-out, this intersection is not anticipated to meet the volumes necessary to warrant a traffic signal in this location, so the Department does not support the recommended access configuration. ▪ Exploring other design options for this intersection to reduce congestion and improve safety, such as a directional crossover access, is recommended.
US 521 at Access B	**DRG**: ▪ One ingress lane and one egress lane (a terminating westbound right turn lane) restricting westbound left turning movements out of the access. ▪ Construct a northbound right turn lane on US 521 with 100 feet of storage. ▪ Construct a southbound left turn lane on US 521 with 100 feet of storage.

	▪ Modify/construct median to only allow southbound left turns into the access. **SCDOT:** ▪ The Department supports the recommended directional crossover access configuration. ▪ The southbound left turn lane must include a minimum 150-foot storage length and appropriate taper. ▪ The details of the design of the directional crossover and associated U-turn area will be determined during the encroachment permit application process.

Based upon the above, Staff finds that the proposed Master Development Plan is consistent with the required "finding of fact" pertaining to Integration with the Transportation System, subject to compliance with the requirements of SCDOT, as well as those findings that may ultimately be made by the County's consulting engineers.

c. Impact on Infrastructure*. The development is staged in a manner that allows for and facilitates the timely provision of public utilities, facilities and services.*

The Lancaster County Water and Sewer District (LCWSD) has reviewed the proposed Master Development Plan and has provided the applicant with several comments to incorporate into their plans. The majority of these comments are fairly general in nature; however one comment from LCWSD was that the applicant provide them with an estimated wastewater flow from the site (adhering to the SCDHEC Contributory Loading Chart R. 61-67), so that LCWSD could determine if the available capacity at the downstream Upper Six Mile Creek pump station will be of concern. To the best of staff knowledge, this information has not yet been provided; however the applicant has indicated their intent to provide an estimated wastewater flow to LCWSD as part of the Intent to Develop package. Subject to this, as well as other information requested by LCWSD, being provided, the proposed Master Development Plan is consistent with the required "finding of fact."

d. Compatibility of Uses and Structures*. The mixed use development is planned so land uses and densities create an appropriate transition to existing or planned uses and densities on adjoining properties.*

As noted previously, the subject property is surrounded by several properties on the north, south and west that are zoned for non-residential purposes (GB, INS, LI, and RB), as well as properties on the east which are zoned for residential purposes (RN). The proposed Master Development Plan would consist of both residential and non-residential uses on the west end of the property, but shall be exclusively residential on the east end of the property. This distribution of uses will result in appropriate transitions with adjoining properties. It is also noted that Six Mile Creek runs between the residential uses on the east end of the property and those adjacent properties, thereby creating an even larger transition area from the proposed project. Accordingly, staff finds that the proposed Master Development Plan is consistent with the required "finding of fact."

e. General Site Design*: The following characteristics shall be incorporated into the mixed-use development:*

i. Pedestrian accessibility/concentration of development (critical mass) in a compact, walkable area.

- *Uses are concentrated to promote convenient pedestrian access. Large projects concentrate uses in multiple nodes, each preferably within a quarter-mile diameter.*
- *Pedestrian circulation is clearly defined and connects all uses.*
- *Bicycle and pedestrian access are provided to adjacent developments.*
- *Sidewalks are provided on each side of rights-of-way or private streets throughout the development.*
- *Strip commercial development characterized by single story uncoordinated, unconnected buildings with large street frontage parking lots is specifically prohibited. Strip malls with uncoordinated, unconnected out parcels are prohibited. All structures are fully integrated into the mixed use project through common design themes (including, but not limited to, lighting, benches, landscaping, other decorative features but not necessarily building design), integration with a variety of uses, nonlinear arrangement, common spaces, pedestrian walkways, vehicular access connections and other features.*

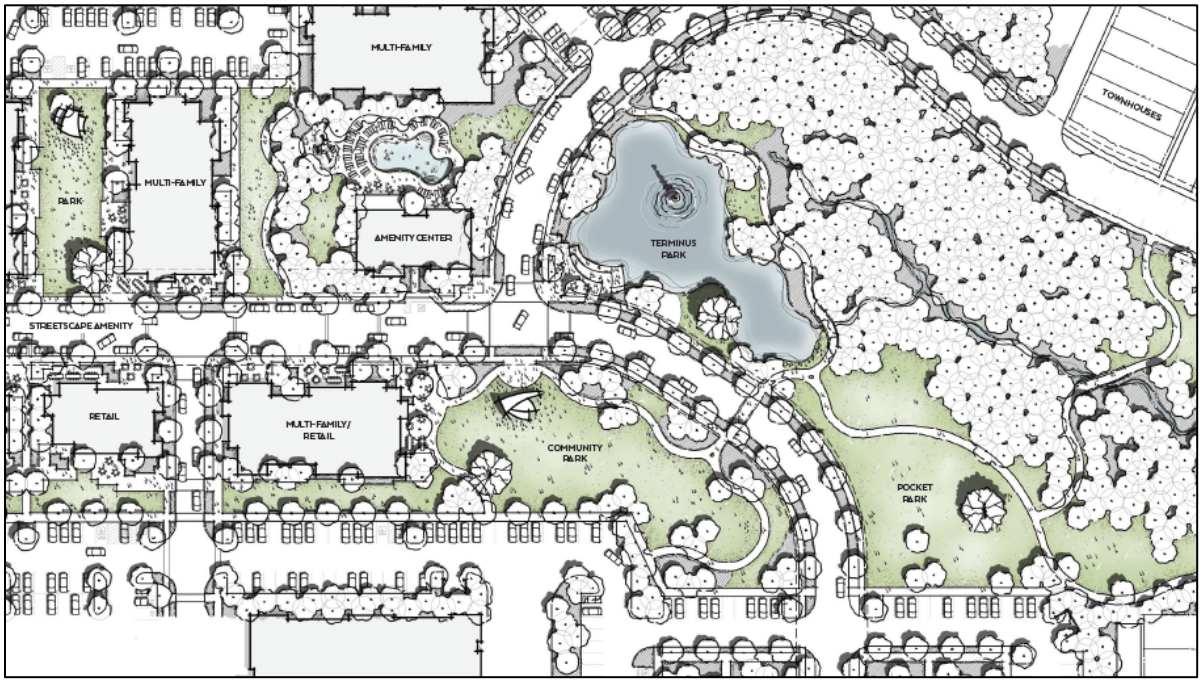
ii. *Plazas, courtyards and other common areas are provided for public gathering and interaction. Amenities, such as benches, planters, lighting, fountains, art and landscaping that further the design theme of the project and encourage interaction shall be provided.*

iii. *Mixed use projects require special attention to building design because of the relationship of land uses in close proximity. Functional integration of residential and commercial uses shall be considered during design of mixed use projects. The following standards are intended to guide development of mixed-use projects:*

- *The mixed use development shall be designed and developed to provide an appropriate interrelationship between the various uses and structures within the development through the use of complementary materials, unified streetscape treatment, buffering, connectivity for vehicular and pedestrian movement, building orientation, parking location and height transition.*
- *Residential and commercial uses may be located within the same or adjoining structures, provided applicable health and safety regulations are followed.*
- *Structures shall provide architectural relief and interest, with emphasis at building entrances and along sidewalks, to promote and enhance a comfortable pedestrian scale and orientation. Structures shall have consistent scale and massing to create a unified project. Compatibility with the immediate context is required. However, gradual transitions in scale and massing are permitted.*
    - *Blank walls shall be avoided by including ground floor windows, recesses, extensions and breaks in roof elevation.*
    - *Design shall provide differentiation between ground level spaces and upper stories. For example, bays or balconies for upper levels, and awnings, canopies or other similar treatments for lower levels can provide differentiation. Variation in building materials, trim, paint, ornamentation, windows, or other features such as public art, may also be used.*
    - *Design shall ensure privacy in residential sectors through effective window placement, soundproofing, landscape screening or orientation of outdoor living areas (e.g., balconies, porches and patios). Opposite facing windows at close distances should be offset vertically or horizontally, or employ appropriate materials (e.g., glazed or tinted) to protect privacy.*

The Master Development Plan incorporates a concentration of commercial uses along "Street A" with two retail buildings and two mixed-use buildings along with their respective sidewalk/streetscape

elements. While these streetscapes will be able to incorporate benches, planters and lighting to encourage interaction, the Plan will also incorporate larger public spaces in adjacent areas that will substantially accomplish this goal for the development. These public spaces are still being designed; however the images below provide a glimpse at what the developer is envisioning for these areas.



Accordingly, staff finds that the proposed Master Development Plan will be consistent with the required "finding of fact," subject to the final design of community spaces within the development

being generally consistent with what has been provided to staff by the developer/applicant and those comments provided in-turn.

f. *Housing diversity shall be required within the district - At least two (2) different residential types (attached, detached, multiple family, or two family) with a range of prices and sizes shall be incorporated into the development. Single-family lot sizes shall be varied to provide a mixture of lot sizes.*

The Master Development Plan consists of 390 apartments within 12 buildings; two of which are mixed-use buildings that would consist of retail/restaurant uses on the ground level. In addition to these apartments will be 320 townhomes within the development; thereby achieving compliance with the required "finding of fact."

g. *Permitted flexibility in lot sizes, setbacks, street widths and landscaping shall result in a more livable development, preservation of natural features and creation of open space consistent with the policies of the comprehensive plan and this ordinance.*

No flexibility has been requested as part of this Master Development Plan.

h. *Mixed-use developments shall not be gated and shall be interconnected to surrounding developments. Mixed-use projects shall be designed as an integral part of the surrounding community and not as an isolated development.*

The proposed Master Development Plan is not proposed to be gated and shall be interconnected to adjacent property/development as is possible. Staff finds that the proposed Master Development Plan is consistent with the required "finding of fact."

DEVELOPMENT AGREEMENT

Unified Development Ordinance (UDO) Section 9.2.18.A.3, Development Agreements (DA) are required for all land development projects that seek rezoning to a mixed-use zoning district.

The applicant submitted the proposed Development Agreement enclosed with this staff report. The Development Agreement reflects the requirements of UDO Section 9.2.18 including, but not limited to: legal description, duration of agreement, description of uses, and TIA.

The Development Agreement must first be reviewed by the Planning Commission who is required to hold one public hearing. The second and final public hearing is tentatively scheduled to occur before County Council on September 27, 2021 (first reading of the ordinance).

COMMUNITY MEETING:

The applicant held a community meeting on Thursday, June 24, 2021, at the Indian Land YMCA. There were approximately eight members of the public were in attendance, including Planning Commissioner Ben Levine. There was a presentation by the development team followed by a question and answer period where there was discussion concerning the potential openness to a collector road extending through the site, project density, and detention ponds.

PHOTOS OF PROJECT AREA:

Aerial of subject property (north at left-hand side)

Aerial of existing structure on subject property

Aerial of adjacent development to the north

STAFF RECOMMENDATION:

Staff recommends:

(1) **Approval** of RZ-2021-0664 to rezone approximately 130.02 acres from Light Industrial (LI) District to Mixed Use (MX) District;

(2) **Approval** of MX-2021-0664 a Master Development Plan and Preliminary Plat for a proposed 710-unit (townhome/multifamily apartment) and 70,000 square foot nonresidential development; and

(3) **Approval** of DA-2021-0664 a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 710-unit (5.5 dwelling units per acre) townhome/multifamily apartment and 70,000 square foot nonresidential development located on approximately 130 acres of land.

All pursuant to the following findings of fact, and subject to the following conditions of approval:

Findings of Fact:

1. That the subject property consists of 158.02 acres of land generally located at 8918 Charlotte Highway (TM# 0010-00-029.00);
2. That the subject property has a Future Land Use Category of Neighborhood Mixed Use with a Community Type of Walkable Neighborhood;
3. That the subject property is zoned Light Industrial (LI) District;
4. That a 130.02-acre portion of the property is proposed to be rezoned Mixed Use (MX) District;
5. That, should this rezoning be approved, the 130.02 acre property would be developed with 390 apartments, 320 townhomes, and approximately 70,000 square feet of non-residential floor area; and
6. That the proposed Master Development Plan will meet the required "findings of fact" as set forth in UDO Section 9.2.9.B.9, subject to complying with the following conditions of approval.

Condition of Approval:

1. That the final design of the community spaces within the development are generally consistent with what has previously been provided to staff by the developer/applicant, and revised to address comments provided by staff.

ATTACHMENTS:

1. Application
2. Location Map/ Zoning Map
3. Master Development Plan
4. Traffic Impact Analysis (DRG)
5. Traffic Impact Analysis Response Letter (SCDOT)
6. Development Agreement

STAFF CONTACT:

Robert G. Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

GENERAL INFORMATION

Property Address 8918 Charlotte Highway

City Indian Land State SC Zip 29707 Tax Parcel ID #0010-00-029.00

Current Zoning LI Current Use Undeveloped

Proposed Zoning MX Total Acres ± 130.2 AC (Out of approximately ±158.25 AC)

Project Description Mixed-Use Development

Surrounding Property Description

Surrounding properties include General Business, Regional Business, Planned Development District, Rural Neighborhood, and Institutional.

CONTACT INFORMATION

Applicant Name Crosland Southeast (C4 Investments, LLC) Yates Dunaway

Address 121 West Trade St., Suite 2550, Charlotte NC 28202

City Charlotte State NC Zip 28202 Phone 312-485-2722

Fax _____ Email YDUNAWAY@CSERE.COM

Property Owner Name EEV, LLC

Address 3510 Sharon View Road

City Charlotte State NC Zip 28210 Phone 704-335-9034

Fax _____ Email BVAUGHANNC@AOL.COM

→ Parker, Poe & Bernstein - Craig Lynch

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

_____ _____

Applicant Date

_____ _____

Property Owner(s) Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

- The deadline for this application is at least 30 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.

2. **Planning Commission**

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. **County Council**

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0010-00-029.00
EEV, LLC (Owner)

The undersigned, as the owner of the parcel of land referenced above, which is subject to the Zoning Map Amendment Application and Mixed-Use Master Development Plan Application and accompanying Preliminary Plat Application, and the request for entry of a Development Agreement (collectively the "Applications") submitted by C4 Investments, LLC d/b/a Crosland Southeast ("Developer") for the portion of Tax Map No. 0010-00-029.00 described therein, hereby confirms his/her joinder in the Applications with Lancaster County. Developer has a contract to purchase the portion of my parcel of land described in the Applications and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

EEV, LLC Elizabeth E. Vaughan, Manager
Property Owner Signature

May 26, 2021
Date

Mecklenburg CAROLINA)
COUNTY OF Mecklenburg)

Sworn to and subscribed before me this the 26 day of May, 2021.

(Official Seal) Deanna O'Brien
(Official Signature of Notary)

Notary's Name (printed): Deanna O'Brien

My commission expires: 2/22/23

DEANNA O'BRIEN
NOTARY PUBLIC
CABARRUS COUNTY, NC
My Commission Expires 2/22/23

13973938v1 26495.00013

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0010-00-029.00
Pamela E. Hensley (Owner)

The undersigned, as the owner of the parcel of land referenced above, which is subject to the Zoning Map Amendment Application and Mixed-Use Master Development Plan Application and accompanying Preliminary Plat Application, and the request for entry of a Development Agreement (collectively the "Applications") submitted by C4 Investments, LLC d/b/a Crosland Southeast ("Developer") for the portion of Tax Map No. 0010-00-029.00 described therein, hereby confirms his/her joinder in the Applications with Lancaster County. Developer has a contract to purchase the portion of my parcel of land described in the Applications and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Pamela E. Hensley
Property Owner Signature

5-26-2021
Date

North CAROLINA)
COUNTY OF Mecklenburg

Sworn to and subscribed before me this the 26 day of May, 2021.

(Official Seal) Michaela Hicks
(Official Signature of Notary)

Notary's Name (printed): Michaela Hicks
My commission expires: September 23, 2023

MICHAELA HICKS NOTARY PUBLIC MECKLENBURG COUNTY, NC

13973938v1 26495.00013

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0010-00-029.00
William Steven Edwards (Owner)

The undersigned, as the owner of the parcel of land referenced above, which is subject to the Zoning Map Amendment Application and Mixed-Use Master Development Plan Application and accompanying Preliminary Plat Application, and the request for entry of a Development Agreement (collectively the "Applications") submitted by C4 Investments, LLC d/b/a Crosland Southeast ("Developer") for the portion of Tax Map No. 0010-00-029.00 described therein, hereby confirms his/her joinder in the Applications with Lancaster County. Developer has a contract to purchase the portion of my parcel of land described in the Applications and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Property Owner Signature

5/27/21
Date

North CAROLINA)
COUNTY OF Franklin)

Sworn to and subscribed before me this the 27 day of May, 2021.

(Official Seal) Susan B Williams
(Official Signature of Notary)

Notary's Name (printed): Susan B Williams

My commission expires: 7/28/25

SUSAN B WILLIAMS NOTARY PUBLIC FRANKLIN COUNTY, NC

13973938v1 26495.00013

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0010-00-029.00
David L. Edwards (Owner)

The undersigned, as the owner of the parcel of land referenced above, which is subject to the Zoning Map Amendment Application and Mixed-Use Master Development Plan Application and accompanying Preliminary Plat Application, and the request for entry of a Development Agreement (collectively the "Applications") submitted by C4 Investments, LLC d/b/a Crosland Southeast ("Developer") for the portion of Tax Map No. 0010-00-029.00 described therein, hereby confirms his/her joinder in the Applications with Lancaster County. Developer has a contract to purchase the portion of my parcel of land described in the Applications and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

David L. Edwards

Property Owner Signature

5-27-2021

Date

South **CAROLINA**)

COUNTY OF Lancaster)

Sworn to and subscribed before me this the 27 day of May, 2021.

(Official Seal) Vanessa D. Laney
(Official Signature of Notary)

Notary's Name (printed): Vanessa D. Laney

My commission expires: 10/20/2026

VANESSA D LANEY
NOTARY PUBLIC
State of South Carolina
My Commission Expires Oct. 20, 2026

Lancaster County, SC
Zoning Map Amendment and Mixed-Use Master Development Plan Applications
Additional Property Owner Signatures

Parcel: 0010-00-029.00
Jonathan L. Edwards (Owner)

The undersigned, as the owner of the parcel of land referenced above, which is subject to the Zoning Map Amendment Application and Mixed-Use Master Development Plan Application and accompanying Preliminary Plat Application, and the request for entry of a Development Agreement (collectively the "Applications") submitted by C4 Investments, LLC d/b/a Crosland Southeast ("Developer") for the portion of Tax Map No. 0010-00-029.00 described therein, hereby confirms his/her joinder in the Applications with Lancaster County. Developer has a contract to purchase the portion of my parcel of land described in the Applications and has my authority to take all actions, to file such other and further materials as may be necessary, and to appear on my behalf in connection with its requests before Lancaster County.

Property Owner Signature

5/27/21
Date

SC **CAROLINA**)
COUNTY OF York)

Sworn to and subscribed before me this the 27 day of May, 2021.

(Official Seal) Christa D. Bolin
(Official Signature of Notary)

Notary's Name (printed):

My commission expires: CHRISTA D. BOLIN Notary Public, State of South Caroline My Commission Expires 12/31/2023

13973938v1 26495.00013

Lancaster County
South Carolina

Proposal:

Mixed-use Development Comprising Commercial, Apartments and Townhomes

Legend:

- Subject Property
- Indian Land Recreation Center
- Ansley Park
- BridgeMill

PRELIMINARY DESIGN

THE EXCHANGE AT INDIAN LAND

MASTER DEVELOPMENT PLAN

LANCASTER COUNTY, SC

DATE: 10/04/2021

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C2-01	OPEN SPACE PLAN
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C2-04	DETAILED LAYOUT PLAN
C2-05	DETAILED LAYOUT PLAN
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C8-01	DETAILED REQUIRED PLANTING PLAN
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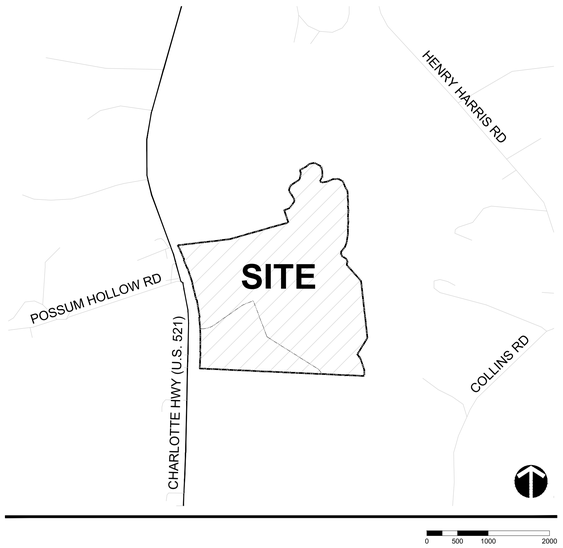
C9-01	TOWNHOME ARCHITECTURAL ELEVATIONS
C9-02	TOWNHOME ARCHITECTURAL ELEVATIONS

VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER
CROSLAND SOUTHEAST
121 WEST TRADE ST, SUITE 2550
CHARLOTTE,NC,28202
312.485.2722

LANDSCAPE ARCHITECT
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: SHAUN TOOLEY

CIVIL ENGINEER
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: KIMBERLY SEDDON

THE EXCHANGE
AT INDIAN LAND
LD PN 1020011

COVER SHEET

C0-00

LandDesign.

ABBREVIATIONS

A	AD	AREA DRAIN
	ADA	AMERICANS WITH DISABILITIES ACT
	ADJ	ADJACENT
	AC	ACRE(S)
	ALT	ALTERNATE
	ALUM	ALUMINUM
	ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
	APPL	APPLICATION
	APPROX	APPROXIMATE
	ARCH	ARCHITECT(URAL)
	ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
B	BP	BACKFLOW PREVENTER/ BREAK POINT
	BC	BOTTOM OF CURB
	BLDG	BUILDING
	BOC	BACK OF CURB
	BR	BOTTOM OF RAMP
	BS	BOTTOM OF STEP
	BW	BOTTOM OF WALL
C	CAP	CALIPER
	CB	CATCH BASIN
	C&G	CURB AND GUTTER
	CIP	CAST IN PLACE
	CMU	CONCRETE MASONRY UNIT
	CO	CLEANOUT
	COP	POOL COPING
	CONC	CONCRETE
	CF	CUBIC FEET
D	DB	DEED BOOK
	DCVA	DOUBLE CHECK VALVE ASSEMBLY
	DEPT	DEPARTMENT
	DI	DROP INLET
	DIA	DIAMETER
	DIP	DUCTILE IRON PIPE
	DN	DOWN
	DR	DRIVE
	DTL	DETAIL
	DWG(S)	DRAWING(S)
E	E	EAST
	EL	ELEVATION
	ELEC	ELECTRIC(AL)
	ENG	ENGINEER(ING)
	EOP	EDGE OF PAVEMENT
	EQ	EQUAL
	EQUIP	EQUIPMENT
	EXP	EXPANSION
	EX	EXISTING
F	FDC	FIRE DEPARTMENT CONNECTION
	FH	FIRE HYDRANT
	FOC	FACE OF CURB
	FT	FOOT, FEET
G	GAL	GALLON
	GV	GATE VALVE
H	HDPE	HIGH-DENSITY POLYETHYLENE
	HORZ/H	HORIZONTAL
	HP	HIGH POINT
	HT	HEIGHT
	HWY	HIGHWAY
I	ID	INSIDE DIAMETER
	IN	INCH(ES)
	INV	INVERT
J	JB	JUNCTION BOX
L	L	LENGTH/ LONG
	LCWSD	LANCASTER COUNTY WATER AND SEWER DISTRICT
	LED	LIGHT-EMITTING DIODE
	LF	LINEAR FEET
	LN	LANE
	LP	LOW POINT
M	MAX	MAXIMUM
	MECH	MECHANICAL
	MFR	MANUFACTURER
	MH	MANHOLE
	MIN	MINIMUM
N	N/A	NOT APPLICABLE
	N	NORTH
	NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
	NO	NUMBER
	NTS	NOT TO SCALE
O	OC	ON CENTER
	OD	OUTSIDE DIAMETER
P	PB	PLAT BOOK
	PG	PAGE
	PROJ	PROJECT
	PSF	POUNDS PER SQUARE FOOT
	PSI	POUNDS PER SQUARE INCH
	PROP	PROPOSED
	PVC	POLYVINYL CHLORIDE
Q	QTY	QUANTITY
R	RAD/R	RADIUS
	RCP	REINFORCED CONCRETE PIPE
	REINF	REINFORC(E), (ING)
	REV	REVISION
	REQ	REQUIRED
	R/W	RIGHT OF WAY
S	S	SOUTH
	S.C.	SOUTH CAROLINA
	SC DHEC	SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
	SCDOT	SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
	SCH	SCHEDULE
	SD	STORM DRAIN(AGE)
	SF	SQUARE FOOT, FEET
	SQ	SQUARE
	SSCO	SANITARY SEWER CLEANOUT
	SSMH	SANITARY SEWER MANHOLE
	SDMH	STORM DRAINAGE MANHOLE
	SPEC	SPECIFICATION
	SS	SANITARY SEWER
	STA	STATION
	STD	STANDARD
	SW	SIDEWALK
	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
	SAN SWR	SANITARY SEWER
T	TBD	TO BE DETERMINED
	TC	TOP OF CURB
	TD	TRENCH DRAIN
	THK/TH	THICK(NESS)
	TOC	TOP OF COUNTER
	TR	TOP OF RAMP
	TS	TOP OF STEP
	TW	TOP OF WALL
	TYP	TYPICAL
U	USACOE	UNITED STATES ARMY CORPS OF ENGINEERS
	U.N.O	UNLESS NOTED OTHERWISE
V	VERT/V	VERTICAL
W	W	WEST, WIDE, WIDTH
	W/	WITH
	W/O	WITHOUT
	WT	WEIGHT
	WWM	WELDED WIRE MESH
Y	YI	YARD INLET

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VERY.

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VERY.

MATERIALS + PAVING NOTES:

1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
2. SUBGRADE PREPARATION, PAVEMENT STRENGTH AND PAVEMENT THICKNESS SHALL BE IN ACCORDANCE WITH THE FINAL GEOTECHNICAL REPORT PREPARED GEOSCIENCE, DATED MARCH 9, 2018 (OR AS AMENDED).
3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION WHILE PLACING CONCRETE PAVEMENT, UNLESS OTHERWISE NOTED ON THESE PLANS.
5. THE COMPRESSIVE STRENGTH, AGGREGATE SIZE, SLUMP AND AIR CONTENT OF CAST IN PLACE CONCRETE SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, UNLESS OTHERWISE NOTED ON THESE PLANS.
7. ALL CONCRETE REINFORCEMENT, CONTROL JOINTS AND EXPANSION JOINTS SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, UNLESS OTHERWISE NOTED ON THESE PLANS.
11. CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
12. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
13. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
14. PAVEMENT MARKINGS AND SIGNAGE
    - 14.1. ALL PAVEMENT STRIPING AND SIGNAGE SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, UNLESS NOTED OTHERWISE ON THESE PLANS.
    - 14.1. ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH THE MOST RECENT VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND ALL SOUTH CAROLINA AND LANCASTER COUNTY CODES.
    - 14.2. PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LANCASTER COUNTY CODE. TWO (2) COATS OF VOC COMPLIANT, SC DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED. PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
15. CONTRACTOR SHALL REFER TO THE UTILITY AND STORM DRAINAGE PLANS (INCLUDED IN THIS PLAN SET), IRRIGATION PLANS (DESIGN-BUILD BY CONTRACTOR), PLUMBING PLANS AND ALL UTILITY SERVICE PLANS (BY OTHERS) FOR ALL PROPOSED UTILITY PIPES AND CONDUIT TO BE INSTALLED UNDER PROPOSED PAVEMENT PRIOR TO COMMENCEMENT OF PAVEMENT SUBGRADE PREPARATION.
16. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY ANY GOVERNING AUTHORITIES AND THE GEOTECHNICAL ENGINEER, A TESTING LABORATORY APPROVED BY THE GEOTECHNICAL ENGINEER TO MAKE ALL TESTS REQUIRED TO ENSURE COMPLIANCE WITH THE FINAL GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, THE CONTRACTOR SHALL PROVIDE SUBSEQUENT TESTING TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

1. CONTRACTOR SHALL CLOSELY ADHERE TO ALL REQUIREMENTS OF THE MOST RECENT VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND ALL ACCESSIBILITY REQUIREMENTS PER LANCASTER COUNTY AND SOUTH CAROLINA CODE. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE REQUIRED ACCESSIBILITY STANDARDS, INCLUDING, BUT NOT LIMITED TO, MAXIMUM CROSS SLOPES AND RUNNING SLOPES ON PAVED SURFACES, MINIMUM VERTICAL AND HORIZONTAL CLEARANCES ON ACCESSIBLE PATHS, AND MAXIMUM SLOPES ON CURB RAMPS, SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN PRIOR TO CONSTRUCTION.
2. ALL CONCRETE PAVEMENT ON CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.

PLANTING NOTES:

1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
2. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
3. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
5. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE.
6. SIZES LISTED ARE MINIMUM AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
7. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
8. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
9. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
11. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
14. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
15. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
16. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING.
18. ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL, 40-45% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUNDCOVER ZONES AND 36" FOR TREE PITS.
19. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
20. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.

PLANTERS/POTS/SEASONAL PLANTING NOTES:

1. SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES.
2. A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
3. PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
4. WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
5. IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
6. CONTACT LANDDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
7. ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
8. AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
9. SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
2. ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
4. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

GENERAL NOTES:

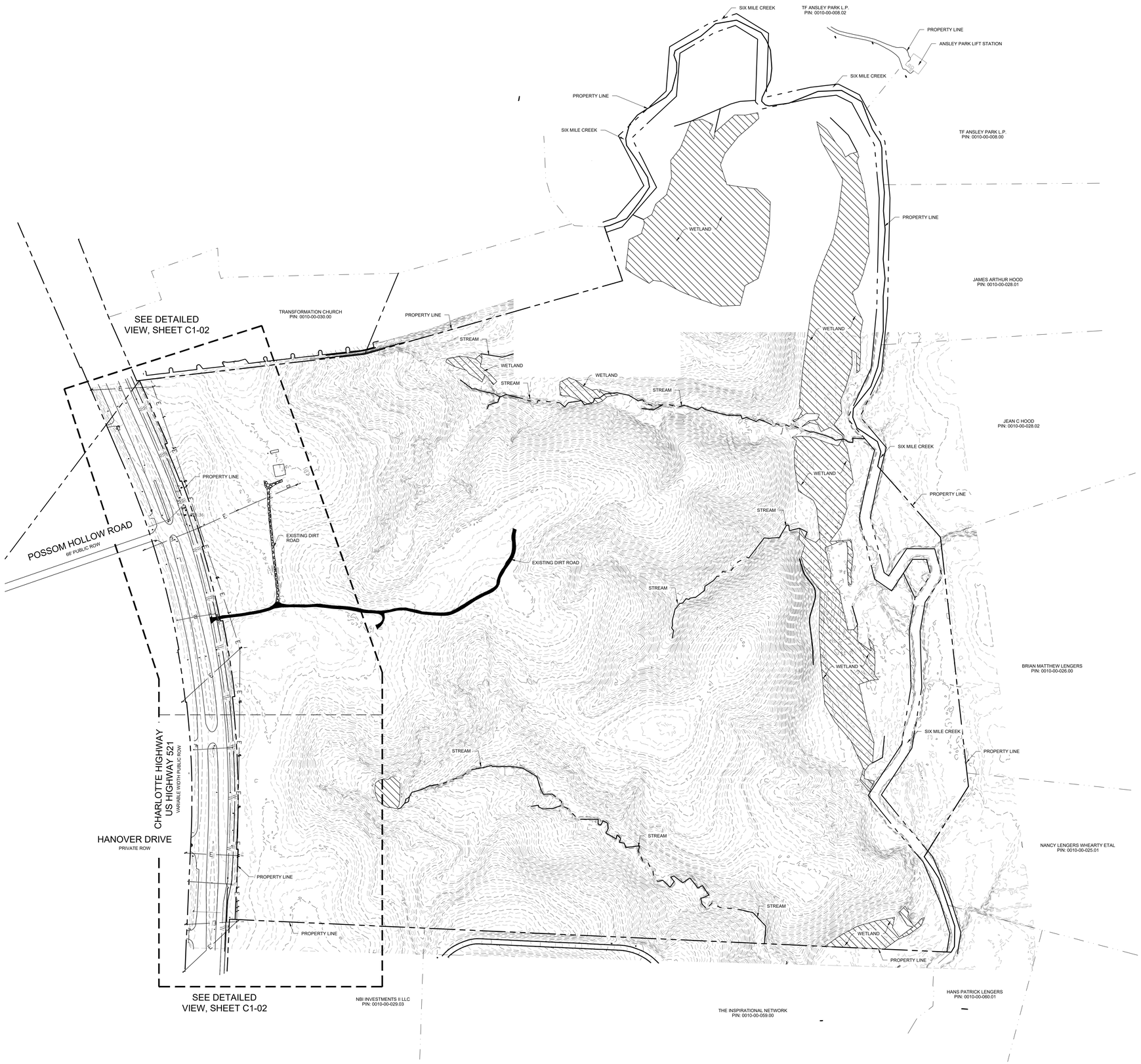
1. SURVEY DATA OF THE PROJECT TOPOGRAPHY AND SURFACE FEATURES WAS OBTAINED FROM R.B. PHARR & ASSOCIATES, INC.
2. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
3. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS IN THE FIELD, INCLUDING, BUT NOT LIMITED TO: ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS; ALL ABOVE GROUND UTILITIES AND STRUCTURES; EXISTING TOPOGRAPHY, SUBSURFACE CONDITIONS, VEGETATION, EASEMENTS AND PROPERTY BOUNDARIES. IF ANY EXISTING CONDITIONS DIFFER FROM THOSE SHOW ON THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER IMMEDIATELY.
7. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
8. ALL PROPOSED FINISHED GRADES TIE INTO THE EXISTING GRADES AS SHOWN IN THE TOPOGRAPHIC SURVEY PROVIDED BY LDSI INC. ANY DISCREPANCIES BETWEEN EXISTING GRADES PRESENTED IN THE TOPOGRAPHIC SURVEY AND EXISTING GRADES AT THE TIME OF CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN IMMEDIATELY.
9. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD AND VERIFIED WITH THE CONSTRUCTION DOCUMENTS. IF DISCREPANCIES ARISE, CONTRACTOR SHALL NOTIFY LANDDESIGN PRIOR TO INSTALLATION. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. CONTRACTOR SHALL NOTIFY LANDDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
11. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES OF ALL MATERIALS, PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.
12. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.
13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
14. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY.
15. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
17. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
19. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

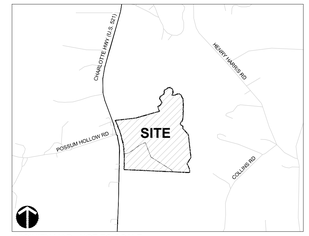
LAYOUT NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES IN THE FIELD PRIOR TO CONSTRUCTION. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON DESIGN INFORMATION PROVIDED TO LANDDESIGN, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IF UTILITIES ARE TO REMAIN IN PLACE, CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS THROUGHOUT CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
3. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
4. ALL CURB RADII AND SIDEWALK RETURNS ARE 2', UNLESS NOTED OTHERWISE IN THESE PLANS.
5. THE CONTRACTOR SHALL REFER TO THE MOST RECENT AMENDMENT TO THE ARCHITECTURAL PLANS, BY CBA, TO VERIFY THE EXACT BUILDING DIMENSIONS PRIOR TO CONSTRUCTION.
6. LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
7. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
8. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
9. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
10. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
11. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
12. CUT PAVERS SHALL BE GREATER THAN 1/3 FULL PAVER SIZE WHERE POSSIBLE.
13. PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

GRADING NOTES:

1. CONTRACTOR SHALL STAKE SITE PER SPOT ELEVATIONS AND NOTED SLOPES ON THE GRADING PLANS INCLUDED IN THIS PLAN SET.
2. WRITTEN DIMENSIONS AND GRADES SHALL PREVAIL OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. ALL SPOT ELEVATIONS SHOWS ON GRADING PLAN ARE TO BOTTOM OF CURB/ TOP OF PAVEMENT UNLESS OTHERWISE NOTED. RIM ELEVATIONS SHOWN ON THE STORM DRAINAGE PLANS ARE TO CENTER OF RIM.
6. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER AND FINAL GEOTECHNICAL REPORT FOR ALL GRADING SPECIFICATIONS, RECOMMENDATIONS AND INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS. CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL RECOMMENDATIONS WITHIN THE FINAL GEOTECHNICAL REPORT. ANY DEVIATIONS FROM THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL REPORT SHALL REQUIRE APPROVAL FROM THE GEOTECHNICAL ENGINEER.
7. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
8. ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
9. REFER TO LANDSCAPE PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS AND INSTALLATION PROCEDURES. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
10. GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
11. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO ENSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.

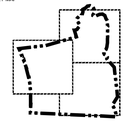




VICINITY MAP - NOT TO SCALE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



SEAL

PRELIMINARY
-FOR REVIEW ONLY-

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XXXXX XXXXXXXX	####	5/31/21
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#

1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

NORTH

VERT: N/A
HORZ: 1" = 150'

0 75 150 300

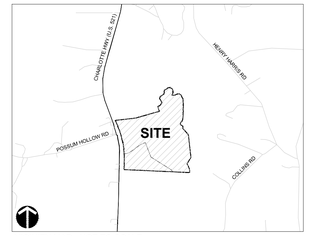
SHEET TITLE

OVERALL EXISTING CONDITIONS PLAN

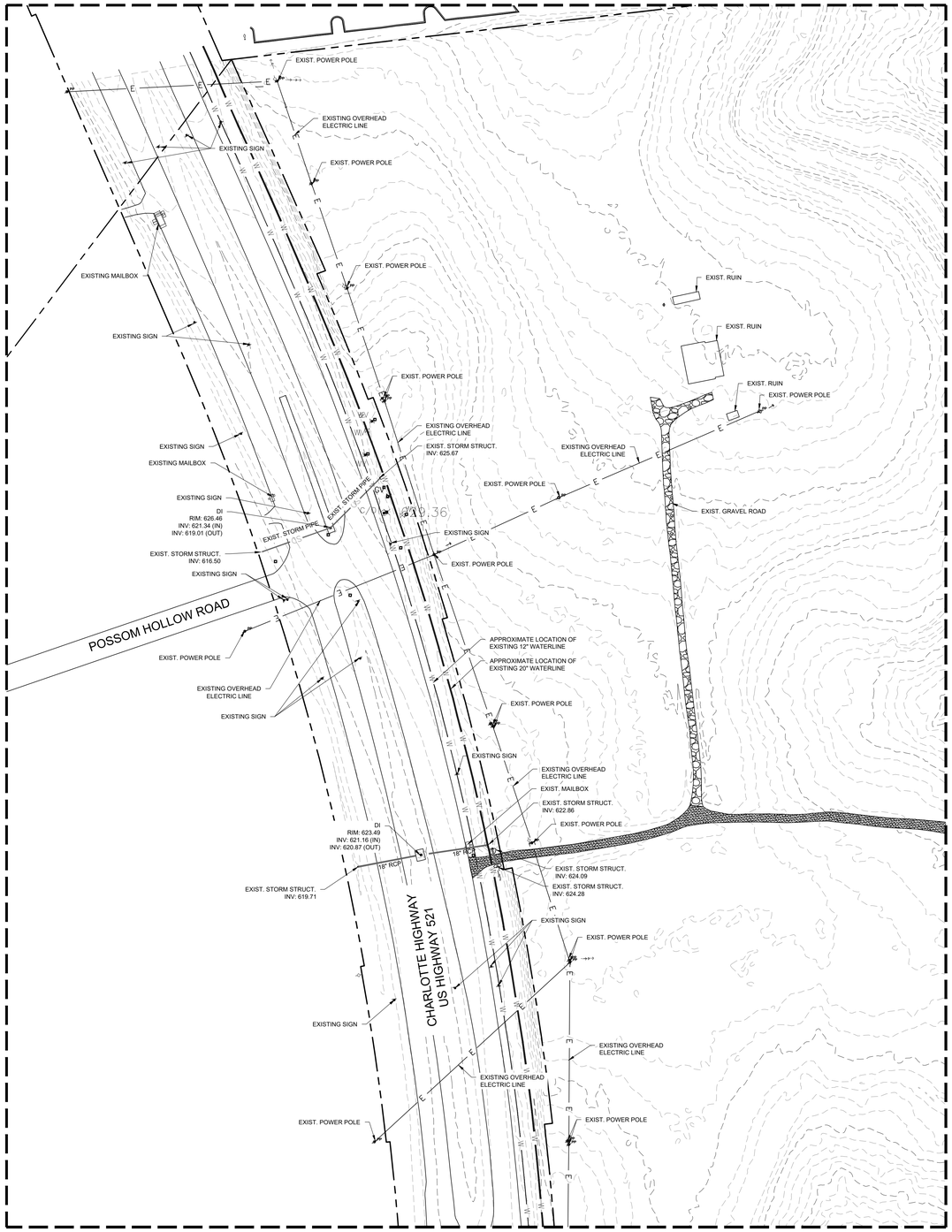
SHEET NUMBER

C1-01

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

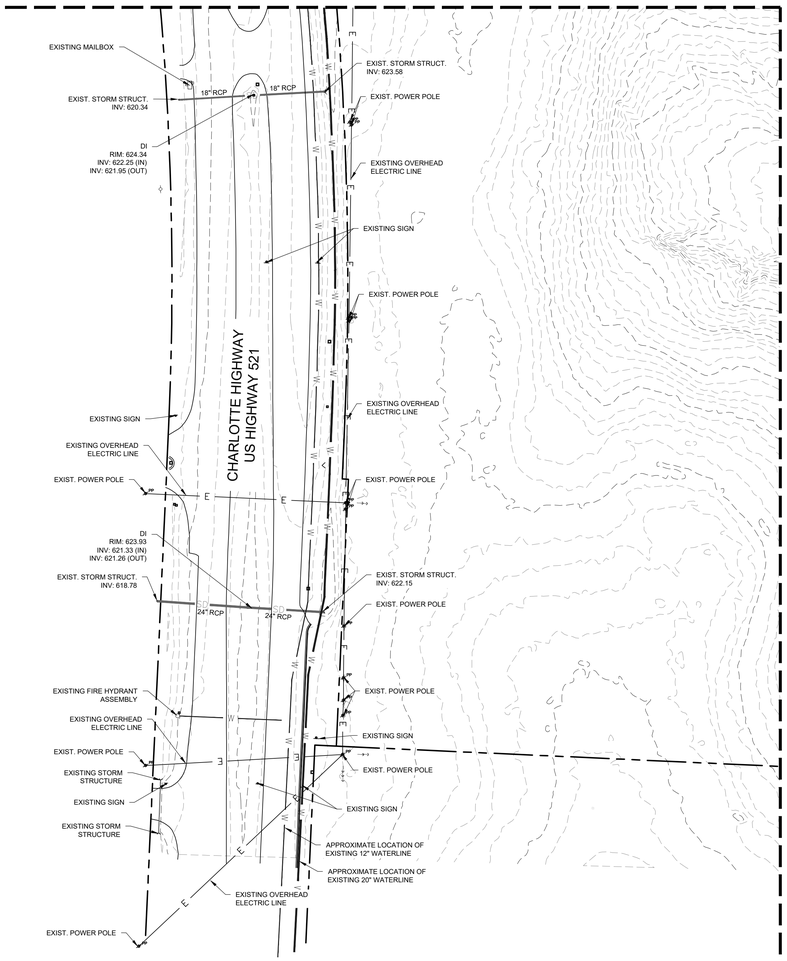


VICINITY MAP - NOT TO SCALE

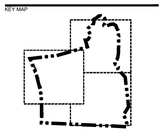


SEE CONTINUATION, RIGHT

SEE CONTINUATION, LEFT



KEY MAP



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XXXXX XXXXXXXX	####	5/31/21
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1" = 60'

NORTH

0 30 60 120

SHEET TITLE

EXISTING CONDITIONS PLAN

SHEET NUMBER

C1-02

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

LEGEND:

C&G - CURB & GUTTER
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
C/O - CLEAN OUT
DB. - DEED BOOK
DI - DROP INLET
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EPH - EXISTING PUNCH HOLE
EU - END UNKNOWN
FH - FIRE HYDRANT
GDP - GUARD POST
GM - GAS METER
GV - GAS VALVE
GW - GUY WIRE
ICV - IRRIGATION CONTROL VALVE
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
MB. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
(P) - PLATTED (MB. 2017, PG. 684)
PB. - PLAT BOOK
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PVC - PVC PIPE
RCP - REINFORCED CONCRETE PIPE
RW - RIGHT-OF-WAY
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TBM - TEMPORARY BENCHMARK
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

WETLAND INFORMATION

STREAM FLAG NO. — WIDTH OF STREAM
E39 — 8'W

EXAMPLE: E19 4'W

TB - TOP OF BANK

LINE LEGEND:

EASEMENT
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
CABLE TV LINE — C
FIBER OPTIC LINE — FO
GAS LINE — G
POWER LINE — E
POWER LINE (UNDERGROUND) — UE
SANITARY SEWER PIPE — SS
STORM DRAIN PIPE — SD
TELEPHONE LINE — T
TELEPHONE LINE (UNDERGROUND) — UT
WATER LINE — W
WOOD FENCE
CHAIN LINK FENCE — X — X
GUARD RAIL

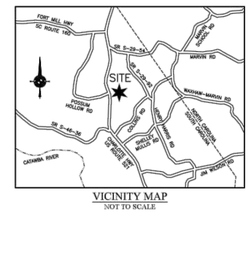
PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCE OR SALE

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

HATCH LEGEND:

FEMA FLOODWAY (ZONE AE) -
COMMUNITY ENCROACHMENT AREA (ZONE AE) -
FEMA FLOOD FRINGE AREA (ZONE X-SHADED) -

MAP REFERENCE:
NC GRID NAD 83 (2011)



VICINITY MAP
NOT TO SCALE

TREE LEGEND:

BCH - BEECH
BRC - BIRCH
BRAD - BRADFORD PEAR
CED - CEDAR
CHY - CHERRY
CRP - CREPE MYRTLE
DOW - DOGWOOD
HIC - HICKORY
HOL - HOLLY
LOC - LOCUST
MAG - MAGNOLIA
MAP - MAPLE
PEC - PECAN
PIN - PINE
POP - POPLAR
SYC - SYCAMORE
WLN - WALNUT
WLC - WILD CHERRY

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: LI (LIGHT INDUSTRIAL)

FOR FURTHER INFORMATION CONTACT THE TOWN OF INDIAN TRAIL PLANNING AND ZONING DEPARTMENT AT 803-969-7230.

NOTES:

1. ALL CORNERS MONUMENTED AS SHOWN.
2. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
4. ELEVATIONS BASED ON N.G.S. MONUMENT "HIGHER", ELEVATION = 605.19 FEET, NAVD 88.
5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
7. SOME PHYSICAL AND TOPOGRAPHICAL INFORMATION PROVIDED BY AN AERIAL FLIGHT OBTAINING PHOTOGRAPHY AND LIDAR ACQUISITION DATED JANUARY 19, 2021 BY GREENMAN-PEDERSEN, INC (GPI), JOB NO. 3020052.00.
8. CONTOUR LINES ARE SHOWN HEREON AT A 1 FOOT INTERVAL FOR CLARITY PURPOSES. MORE DETAILED 1 FOOT INTERVAL CONTOUR LINES ARE AVAILABLE UPON FURTHER REQUESTS.
9. THE WETLANDS THAT ARE SHOWN HEREON HAVE BEEN LOCATED BY R.B. PHARR AND ASSOCIATES, P.A. THEY WERE DELINEATED BY CAROLINA WETLAND SERVICES, INC. PROJECT NO. 2020-0005, DATED FEBRUARY 19, 2021. FOR FURTHER INFORMATION ABOUT THE WETLANDS CONTACT CAROLINA WETLAND SERVICES, INC. AT 704-527-1177.

LINE	BEARING	DISTANCE
L1	N00°35'31"E	261.34'
L2	N87°24'29"W	6.00'
L3	N00°35'31"E	45.50'
L4	N83°30'22"E	9.00'
L5	S78°31'37"E	9.00'
L6	N79°36'23"E	6.00'
L7	S70°29'31"W	6.00'
L8	N70°29'31"E	10.00'
L9	N24°00'42"W	241.73'
L10	S83°20'55"W	10.41'
L11	N82°21'05"W	21.00'
L12	N18°54'18"W	213.50'
L13	N79°05'03"E	20.81'
L14	N67°57'31"E	67.71'
L15	N37°21'13"E	82.31'
L16	N33°46'42"E	63.47'
L17	N11°41'58"W	16.66'
L18	N32°04'06"W	31.34'
L19	N34°43'22"W	70.84'
L20	N07°12'22"W	25.80'
L21	N15°02'51"E	53.00'
L22	N39°22'03"E	47.19'
L23	N57°24'20"E	39.38'
L24	N58°28'18"E	86.27'
L25	N32°33'35"E	35.19'
L26	N14°21'23"E	70.23'
L27	N00°00'28"W	33.04'
L28	N25°50'06"W	30.24'
L29	N14°58'10"E	17.86'
L30	N65°48'24"E	92.84'
L31	N49°50'14"E	71.96'
L32	N80°14'22"E	79.00'
L33	S85°10'45"E	103.02'
L34	S15°09'17"E	36.15'
L35	S22°06'48"E	28.40'
L36	S04°20'20"E	67.64'
L37	S06°34'14"W	45.30'
L38	S25°57'58"W	70.33'
L39	S08°40'26"W	14.10'
L40	S45°47'13"E	9.30'
L41	S73°02'46"E	14.98'
L42	N81°38'09"E	74.51'
L43	N68°01'33"E	116.06'
L44	N87°22'57"E	88.32'
L45	S67°45'32"E	86.47'
L46	S40°51'13"E	109.61'
L47	S32°53'50"E	56.21'
L48	S13°04'05"E	22.86'
L49	S01°06'24"E	81.95'
L50	S00°29'21"E	84.31'
L51	S03°02'00"W	69.21'
L52	S09°33'28"E	70.48'
L53	S04°05'50"W	109.09'
L54	S02°46'30"E	73.09'
L55	S08°13'48"W	68.07'
L56	S08°12'10"E	136.50'
L57	S06°59'39"W	134.76'
L58	S19°28'42"W	78.01'
L59	S38°44'15"W	104.48'
L60	S05°55'54"W	32.97'
L61	S02°08'56"E	42.52'
L62	S66°13'54"E	41.56'
L63	S18°35'01"E	40.72'
L64	S12°52'03"E	54.90'
L65	S35°07'04"E	56.07'
L66	S35°17'53"E	41.29'
L67	S18°28'27"E	187.40'
L68	S00°56'27"W	76.19'
L69	S29°50'14"W	23.94'
L70	N04°43'14"E	264.00'
L71	N85°16'46"W	6.00'
L72	N04°43'14"E	52.41'
L73	N89°38'03"E	9.00'
L74	S80°41'03"W	9.00'
L75	N75°44'03"E	6.00'
L76	S71°14'03"W	6.00'
L77	N69°06'45"E	10.00'
L78	N21°41'42"W	280.00'
L79	N16°29'51"W	211.48'
L80	N78°03'40"E	72.29'
L81	N39°15'34"E	178.37'
L82	N31°07'14"W	175.95'
L83	N20°40'03"E	100.51'
L84	N60°17'54"E	146.78'
L85	N18°35'29"E	134.20'
L86	N36°04'36"W	44.31'
L87	N58°16'34"W	208.40'
L88	S77°11'12"E	120.27'
L89	S58°02'04"E	60.34'
L90	S23°49'01"E	51.50'
L91	S50°07'23"E	108.30'
L92	S26°02'01"W	86.50'
L93	S24°45'55"E	23.11'
L94	N87°47'31"E	116.12'
L95	N70°34'38"E	89.74'
L96	N83°48'36"E	89.98'
L97	S82°02'32"E	79.84'
L98	S26°41'38"E	163.01'
L99	S02°37'18"E	160.66'
L100	S09°34'53"W	262.91'
L101	S04°49'22"W	426.17'
L102	S22°24'31"W	193.39'
L103	S43°24'50"E	128.67'
L104	S12°02'48"W	89.04'
L105	S26°53'50"E	278.35'
L106	S28°02'27"W	103.21'
L107	N87°08'20"E	55.86'
L108	N54°48'18"E	516.75'
L109	N69°06'18"E	119.08'
L110	S41°41'06"E	59.47'
L111	S11°36'09"E	35.58'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	3305.23'	524.15'	N01°57'54"W	523.60'	9°05'10"
C2	3314.23'	286.32'	N08°58'06"W	286.23'	4°58'09"
C3	3305.23'	285.54'	N13°53'07"W	285.45'	4°58'29"
C4	3311.23'	256.98'	N18°37'01"W	256.90'	4°26'47"
C5	3305.23'	150.17'	N22°08'38"W	150.16'	2°36'12"
C6	3315.23'	14.21'	N23°53'13"W	14.21'	0°14'44"
C7	3305.10'	524.15'	N00°10'38"E	523.60'	9°05'11"
C8	3305.10'	286.32'	N06°50'27"W	286.23'	4°57'49"
C9	3305.10'	285.54'	N11°47'27"W	285.45'	4°57'09"
C10	3311.10'	260.06'	N16°35'57"W	259.99'	4°30'00"
C11	3305.10'	122.40'	N19°49'51"W	122.39'	2°07'19"
C12	330.00'	186.23'	N70°08'20"E	183.77'	32°20'00"
C13	470.00'	117.30'	N61°57'19"E	117.00'	14°17'58"
C14	3305.23'	339.10'	N00°20'30"W	338.95'	5°52'42"
C15	3305.23'	185.05'	N04°53'24"W	185.02'	3°12'28"

ALTA CERTIFICATION:

TO: CROSLAND SOUTHEAST; C4 INVESTMENTS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY; EET, LLC; PAMELA E. HENSLEY; WILLIAM STEVEN EDWARDS; JONATHAN L. EDWARDS; DAVID L. EDWARDS AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b(1), 7c, 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 10, 2021.

ANDREW B. BAKER — DATE
SCPLS, L-2540
abaker@rbpharr.com

GPS CERTIFICATION:

I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: A(1:10,000)
(2) POSITIONAL ACCURACY: HORIZONTAL N=0.00175', E=0.00035'; VERTICAL=0.0076'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC, ONLINE POSITION USER SERVICE (OCTOP)
(4) DATES OF SURVEY: JANUARY 26, 2021
(5) DATUM/EPOCH: NAD83(CONUS), NAVD 88 LOCALIZATION=120, ZONE: SC 3900
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "HIGHER"
(7) GEOID MODEL: GEOID18(CONUS)
(8) COMBINED GRID FACTOR(S): 1.00002812
(9) UNITS: INTERNATIONAL FEET

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SIGNED _____

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCE OR SALE
ANDREW B. BAKER

SOUTH CAROLINA PROFESSIONAL ENGINEER — SURVEYOR — NO. C01909

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MAY 16, 2017
COMMUNITY PANEL NO: 45057C 0076E (ZONE: AE, X-SHADED & X-UNSHADED)

NOTES:

1. ALL CORNERS MONUMENTED AS SHOWN.
2. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
4. ELEVATIONS BASED ON N.G.S. MONUMENT "HIGHER", ELEVATION = 605.19 FEET, NAVD 88.
5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
7. SOME PHYSICAL AND TOPOGRAPHICAL INFORMATION PROVIDED BY AN AERIAL FLIGHT OBTAINING PHOTOGRAPHY AND LIDAR ACQUISITION DATED JANUARY 19, 2021 BY GREENMAN-PEDERSEN, INC (GPI), JOB NO. 3020052.00.
8. CONTOUR LINES ARE SHOWN HEREON AT A 1 FOOT INTERVAL FOR CLARITY PURPOSES. MORE DETAILED 1 FOOT INTERVAL CONTOUR LINES ARE AVAILABLE UPON FURTHER REQUESTS.
9. THE WETLANDS THAT ARE SHOWN HEREON HAVE BEEN LOCATED BY R.B. PHARR AND ASSOCIATES, P.A. THEY WERE DELINEATED BY CAROLINA WETLAND SERVICES, INC. PROJECT NO. 2020-0005, DATED FEBRUARY 19, 2021. FOR FURTHER INFORMATION ABOUT THE WETLANDS CONTACT CAROLINA WETLAND SERVICES, INC. AT 704-527-1177.

SHEET 1 OF 2
NOTE: NOT A VALID SURVEY WITHOUT ALL SHEETS.

AREA TABLE
PARCEL A – 5,673,495 SQ. FT. OR 130.2455 ACRES
PARCEL B – 1,220,223 SQ. FT. OR 28.0125 ACRES
TOTAL AREA – 6,893,718 SQ. FT. OR 158.2580 ACRES

REVISIONS
04/14/21 – ADD TITLE COMMITMENT & WETLANDS.
04/21/21 – ADD PARCEL A AND PARCEL B.

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
CROSLAND SOUTHEAST
8918 CHARLOTTE HIGHWAY
VILLAGE OF INDIAN LAND, INDIAN LAND TOWNSHIP,
LANCASTER COUNTY, SC
DEED REFERENCE: 1089-234
MAP REFERENCE: 2017-684
TAX PARCEL #: 0010-00-0029.00

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO: C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO.
GH	CW	CW	1" = 200'	FEBRUARY 10, 2021	92566

PLOTTED: 4/21/2021
C:\CARLSON PROJECTS\921\S\92566\DWG\92566.DWG

KEY MAP

SEAL

PRELIMINARY
-FOR REVIEW ONLY-

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XXXXX XXXXXXX	####	6/1/21
ENGINEER	REG.#	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: AS NOTED

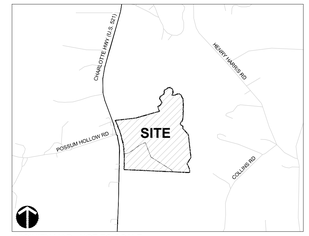
NORTH

SHEET TITLE

SURVEY

SHEET NUMBER

C1-03



VICINITY MAP - NOT TO SCALE

SITE LEGEND

- BUILDING
- BUILD TO ZONE
- PROPERTY LINE
- SETBACK LINE
- BUILD TO ZONE LINE

SITE DATA

PARCEL NO: 0010-00-029.00

CURRENT ZONING: LI
PROPOSED ZONING: MX (RETAINED PARCEL WILL REMAIN LI)

TOTAL SITE AREA: 158.02 ACRES
ACREAGE RETAINED BY OWNER: 28.0 AC
ACTUAL SITE ACREAGE: 130.02 AC

DEVELOPER: CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

CURRENT USE: UNDEVELOPED
PROPOSED USE: MIXED-USE

PROPOSED COMMERCIAL:
UP TO 50K SF GROCERY
40K SF SHOPS / RETAIL

PROPOSED RETAIL OUTPARCELS:
15K - 20K SHOPS / RESTAURANTS

PROPOSED RESIDENTIAL UNITS:
MULTI-FAMILY: UP TO 400 UNITS
TOWNHOMES: UP TO 320 UNITS

DENSITY: ±5.5 UNITS/ACRE

TOTAL PROPOSED PARKING
STANDARD SPACES: ±809 SPACES
ON STREET SPACES: ±280 SPACES
GARAGE SPACES: ±320 SPACES
DRIVEWAY SPACES: ±320 SPACES

OPEN SPACE REQUIRED: 13 AC (10% OF SITE AREA)

OPEN SPACE PROVIDED: ±69 AC (53% OF SITE AREA)
±8 AC PROGRAMMED OPEN SPACE
±61 AC OPEN SPACE/ TREE SAVE
(SEE SHEET C2-01 FOR OPEN SPACE PLAN, SHEET C8-04 FOR TREE SAVE)

IMPERVIOUS SURFACE AREA: ±54.5 AC (±42% OF SITE AC)

CONNECTIVITY INDEX: 1.7
THE DESIGN INTENT IS TO LIMIT DISTURBANCE OF THE EXISTING STREAM AND WETLAND BUFFERS. PEDESTRIAN CONNECTIONS HAVE BEEN ADDED TO INCREASE CONNECTIVITY.

SOLID WASTE:
TOWNHOMES TO BE SERVICED BY PRIVATE ROLLOUTS.

PER LANCASTER COUNTY, PROPERTY TO BE REPLATTED FOLLOWING PLAN APPROVAL. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE APPROVED PLAN.

BUILDING LEGEND

BLDG. 1:	APARTMENT BUILDING - 4 STORY (40 UNITS)
BLDG. 2:	APARTMENT BUILDING - 4 STORY (40 UNITS)
BLDG. 3:	APARTMENT BUILDING - 4 STORY (40 UNITS)
BLDG. 4:	APARTMENT BUILDING - 4 STORY (40 UNITS)
BLDG. 5:	APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 6:	APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 7:	APARTMENT BUILDING - 4 STORY (30 UNITS) (RETAIL FIRST FLOOR UP TO 10K SF)
BLDG. 8:	APARTMENT BUILDING - 4 STORY (30 UNITS) (RETAIL FIRST FLOOR UP TO 10K SF)
BLDG. 9:	APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 10:	APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 11:	APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 12:	APARTMENT BUILDING - 3 STORY (30 UNITS)

PARKING SUMMARY

MULTI-FAMILY:

SPACES REQUIRED

1.5 SP PER 400 DU = 600 SPACES

SPACES PROVIDED

STANDARD SPACES: 488

ON STREET SPACES: 82

GARAGE SPACES: 30

TOTAL SPACES PROVIDED: 600

ACCESSIBLE PARKING

ADA REQUIRED: 12 ACCESSIBLE SPACES (2 VAN)
2% OF TOTAL SPACES ARE ACCESSIBLE. 1:16 VAN.
ADA PROVIDED: 15 ACCESSIBLE SPACES (4 VAN)

RETAIL:

SPACES REQUIRED

1 SP PER 400 SF = 225 SPACES

SPACES PROVIDED

STANDARD SPACES: 321

ON STREET SPACES: 0

TOTAL SPACES PROVIDED: 321

ACCESSIBLE PARKING

ADA REQUIRED: 8 ACCESSIBLE SPACES (2 VAN)
ADA PROVIDED: 15 ACCESSIBLE SPACES (7 VAN)

240 SPACES ARE GROCERY PRIORITY SPACES

TOWNHOMES:

SPACES REQUIRED

1.5 SP PER 320 DU = 480 SPACES

SPACES PROVIDED

ON STREET SPACES: 198

GARAGE SPACES: 320

DRIVEWAY SPACES: 320

TOTAL SPACES PROVIDED: 838

ALL PARKING IS PROVIDED WITHIN THE 2ND OR 3RD LAYER PER THE REQUIREMENTS OF UDO SECTION 7.2.4A

BIKE PARKING

SPACES REQUIRED

MULTI-FAMILY:
SHORT TERM REQUIRED: 1/20 UNITS = 20
LONG TERM REQUIRED: 1/5 UNITS = 78

RETAIL:
SHORT TERM REQUIRED: 1 PER 5000 SF = 14
LONG TERM REQUIRED: 1 PER 5000 SF = 14

SPACES PROVIDED

MULTI-FAMILY:
SHORT TERM PROVIDED: 20
LONG TERM PROVIDED: 78

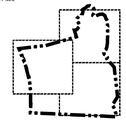
RETAIL:
SHORT TERM PROVIDED: 18
LONG TERM PROVIDED: 18

BUILDING SETBACK AND SF REQUIREMENTS

APARTMENT BUILDING:		
	PRIMARY STREET	10' MIN.
	SIDE STREET	10' MIN.
	SIDE INTERIOR	0' OR 5' MIN.
	REAR	0' TO 5' MIN.
	BUILD TO ZONE (BTZ)	10' MIN - 20' MAX.
	LOT WIDTH:	100' MIN.
	LOT AREA:	12,5000 SF MIN.
	% OF OUTDOOR AMENITY SPACE:	10% MIN.
	BUILDING HEIGHT (MAX.)	3 STORIES / 45' 4 STORIES / 55' (OR PER ORDINANCE REQUIREMENTS)
RETAIL BUILDINGS:		
	PRIMARY STREET	0' MIN.
	SIDE STREET	0' MIN.
	SIDE INTERIOR	0' OR 5' MIN.
	REAR	0' TO 5' MIN.
	BUILD TO ZONE (BTZ)	0' MIN - 20' MAX.
	LOT WIDTH:	50' MIN.
	LOT AREA:	5,000 SF MIN.
	% OF OUTDOOR AMENITY SPACE:	10% MIN.
	BUILDING HEIGHT (MAX.)	2 STORIES / 30' (OR PER ORDINANCE REQUIREMENTS)
TOWNHOMES:		
	PRIMARY STREET	0' MIN.
	SIDE STREET	10' MIN.
	SIDE INTERIOR	0' MIN.
	REAR	20' MIN.
	ABUTTING ALLEY	4' OR 20' MIN.
	BUILD TO ZONE (BTZ)	0' MIN - 15' MAX.
	LOT WIDTH:	100' MIN.
	LOT AREA:	1,300 SF MIN.
	BUILDING HEIGHT (MAX.)	3 STORIES / 45' (OR PER ORDINANCE REQUIREMENTS)
MIXED USE:		
	PRIMARY STREET	0' MIN.
	SIDE STREET	0' MIN.
	SIDE INTERIOR	0' OR 5' MIN.
	REAR	0' OR 5' MIN.
	ABUTTING ALLEY	5' MIN.
	BUILD TO ZONE (BTZ)	0' MIN - 10' MAX.
	LOT WIDTH:	50' MIN.
	LOT AREA:	5,000 SF MIN.
	BUILDING HEIGHT (MAX.)	4 STORIES / 55' (OR PER ORDINANCE REQUIREMENTS)
	% OF OUTDOOR AMENITY SPACE:	10% MIN.

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



SEAL

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XXXXX XXXXXXXX ##### 10/4/21
ENGINEER REG. # DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	*****	

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

VERT: N/A
HORZ: 1" = 150'

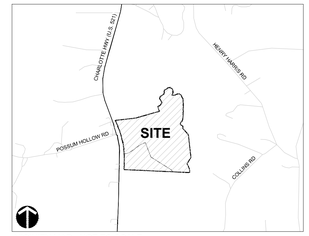
0 75 150 300

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C2-00



VICINITY MAP - NOT TO SCALE

SITE LEGEND

- BUILDING
- BUILD TO ZONE
- PROPERTY LINE
- SETBACK LINE
- BUILD TO ZONE LINE
- PROPOSED AMENITY SPACE
- PROPOSED OPEN SPACE / TREE SAVE

OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIRED: 13 AC (10% OF SITE AREA)

OPEN SPACE PROVIDED: ±69 AC (53% OF SITE AREA)
±8 AC AMENITY SPACE
±61 AC OPEN SPACE/ TREE SAVE
(SEE SHEET C8-04 FOR DETAILED TREE SAVE)

IMPROVED OPEN SPACE REQUIRED: 500 SQ FT

IMPROVED OPEN SPACE PROVIDED: 12,757 SQ FT

UDO SECTION 4.3.2F.5b:
ALL RETAIL COMMERCIAL DEVELOPMENT OR USE WITH A GROSS INDOOR FLOOR AREA IN EXCESS OF 40,000 SQUARE FEET SHALL PROVIDE IMPROVED COMMON OPEN SPACE FOR USE BY PATRONS. SUCH COMMON OPEN SPACE SHALL BE A MINIMUM OF 500 SQUARE FEET IN AREA AND MAY INCLUDE SQUARES, PLAZAS, GREENS, OR OTHER SIMILAR SPACES.

"IMPROVED" SHALL MEAN CLEARED OF UNDERBRUSH AND DEBRIS, ACCESSIBLE TO PEDESTRIANS, AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING: LANDSCAPING, WALLS, FENCES, WALKS OR SIMILAR PAVED SURFACES, FOUNTAINS, STATUES, COMMON LAWNS OR GREENS, TABLES AND CHAIRS, BENCHES OR OTHER SEATING, WATER FOUNTAINS, LITTER AND RECYCLING RECEPTACLES, PLAYGROUND EQUIPMENT, OR OTHER SIMILAR FURNISHINGS AND AMENITIES;

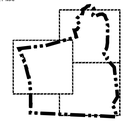
SUCH SPACES SHALL INCLUDE CANOPY TREES TO PROVIDE SHADE. AT INSTALLATION, A CANOPY TREE SHALL HAVE A MINIMUM CALIPER OF 2.5 INCHES WHEN MEASURED 6 INCHES ABOVE GROUND WITH A MINIMUM HEIGHT OF 10-12 FEET;

UDO SECTIONS 3.6.1.A, 3.6.2.A AND 3.6.4.A:
A MINIMUM OF 10% OF THE SITE MUST BE OUTDOOR AMENITY SPACE. PURSUANT TO UDO SECTIONS 3.8.E.2.C AND D, ACTIVE OUTDOOR AMENITIES INCLUDE A PLAYGROUND, ATHLETIC COURT, POOL DECK, SPRAY DECK, PROMENADE, OR DOG PARK; AND PASSIVE PARK AREAS MUST INCLUDE IMPROVEMENTS SUCH AS TRAILS, PATHS AND SEATING AREAS. FORMAL OR INFORMAL GARDENS, AS WELL AS GREENBELTS, ARE CONSIDERED ACCEPTABLE OUTDOOR AMENITY AREAS.ADDITIONALLY, PURSUANT TO UDO SECTION 3.8.E.2.E, OUTDOOR AMENITY SPACE MAY INCLUDE STRUCTURES SUCH AS KIOSKS, BICYCLE RACKS, BENCHES OR OTHER SEATING, SCULPTURE, FOUNTAINS AND SIMILAR AMENITIES. SUCH AREAS MUST NOT INCLUDE SIGNS UNRELATED TO THE AMENITIES, UTILITY AREAS, DUMPSTERS OR SIMILAR STRUCTURES.

OPEN SPACE DEDICATION
DEDICATED OPEN SPACE WILL BE MAINTAINED AND PRESERVED TO SATISFY ORDINANCE REQUIREMENTS (DEFINED MAINTENANCE STRATEGY TO BE DETERMINED AT A LATER DATE).

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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XXXXX XXXXXXXX	####	10/4/21
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	*****	

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

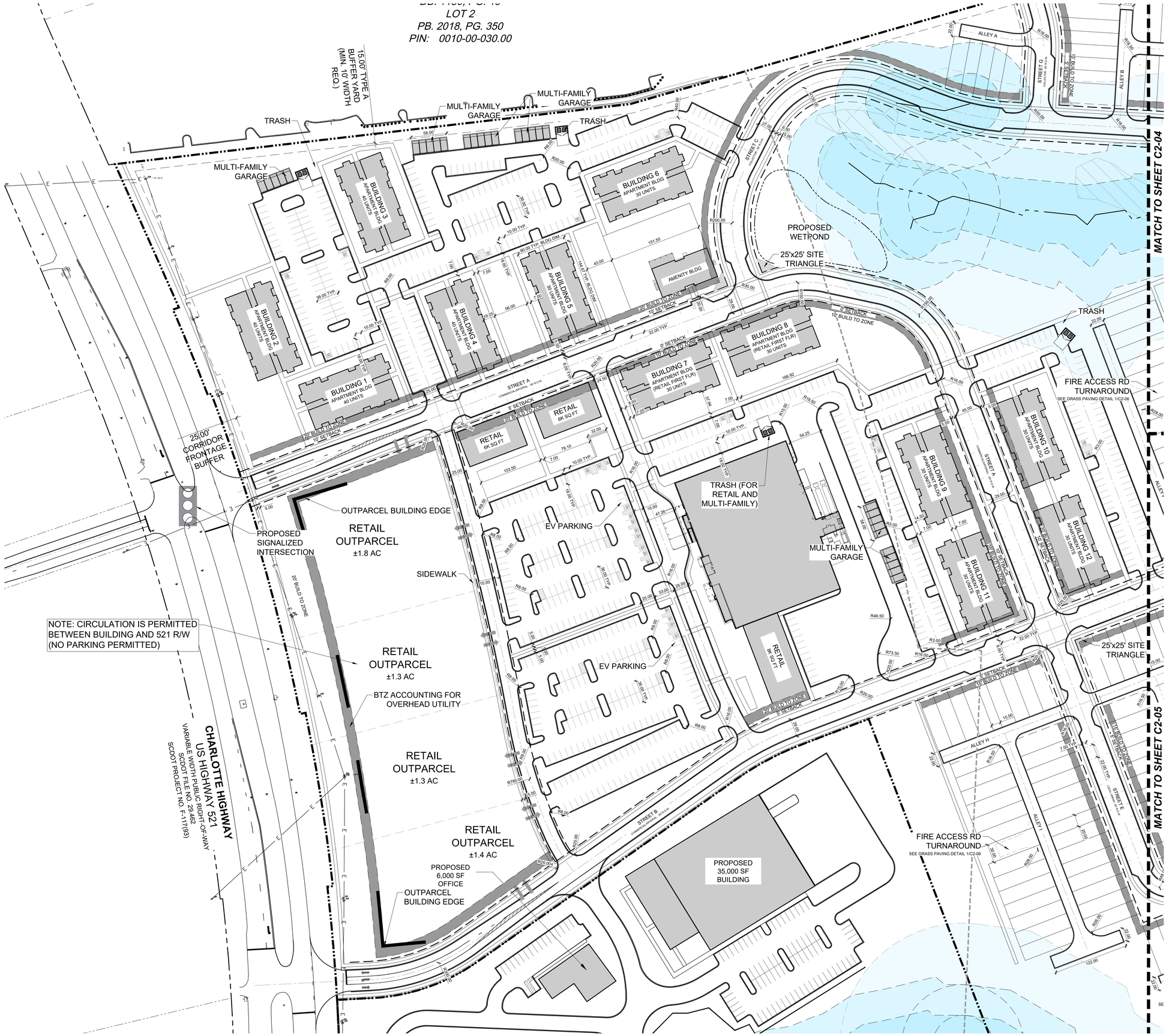
SCALE
NORTH
VERT: N/A
HORZ: 1" = 150'
0 75 150 300

SHEET TITLE

OPEN SPACE PLAN

SHEET NUMBER
C2-01

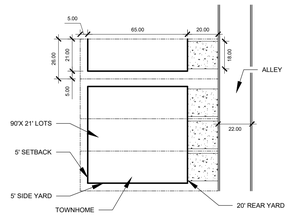
C2-04
C2-03
C2-05
TF ANSLEY PARK L.P.
DB. 5119, PG. 164
COMMON OPEN SPACE
PB. 2036, PG. 126
PIN: 0010-00-008.02
TF ANSLEY PARK L.P.
DB. 1114, PG. 164
PIN: 0010-00-008.00
JAMES ARTHUR HOOD
DB. 5009, PG. 108
PIN: 0010-00-028.01
JEAN C HOOD
DB. 1210, PG. 325
PIN: 0010-00-028.02
BRIAN MATTHEW LENGERS
DB. 1007, PG. 322
TRACT 2
PB. 2017, PG. 886
PIN: 0010-00-026.00
NANCY LENGERS WHEARTY ETAL
DB. 1105, PG. 85
TRACT 1
PB. 2017, PG. 886
PIN: 0010-00-025.01
HANS PATRICK LENGERS
DB. 494, PG. 87
PB. 2036, PG. 1055
PIN: 0010-00-060.01
NBI INVESTMENTS II LLC
DB. 1120, PG. 166
PB. 2004, PG. 652
PIN: 0010-00-029.03
THE INSPIRATIONAL NETWORK
DB. 594, PG. 45
PB. 2004, PG. 652
PIN: 0010-00-059.00
TRANSFORMATION CHURCH
DB. 29014, PG. 40
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00
SIX MILE CREEK
SIX MILE CREEK
POSSUM HOLLOW RD
PRIVATE RIGHT-OF-WAY
MB. 2013, PG. 978
HANOVER DRIVE
PRIVATE RIGHT-OF-WAY
MB. 2013, PG. 262
CHARLOTTE HIGHWAY
(US HIGHWAY 521)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
RETAINED PARCEL ±28 AC
RETAIL OUTPARCEL ±1.9 AC
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.4 AC
PROPOSED 6,000 SF DRIVE-THRU
PROPOSED 39,000 SF BUILDING
PROPOSED 42,700 SF BUILDING
PROPOSED 43,000 SF BUILDING
PROPOSED 52,000 SF BUILDING
PROPOSED 4,000 SF BUILDING
TRASH (FOR RETAIL AND MULTI-FAMILY)
MULTI-FAMILY GARAGE
MULTI-FAMILY GARAGE
MULTI-FAMILY GARAGE
RV PARKING
RV PARKING
BUILDING 1 (5 STORY)
BUILDING 2 (5 STORY)
BUILDING 3 (5 STORY)
BUILDING 4 (5 STORY)
BUILDING 5 (5 STORY)
BUILDING 6 (5 STORY)
BUILDING 7 (5 STORY)
BUILDING 8 (5 STORY)
BUILDING 9 (5 STORY)
BUILDING 10 (5 STORY)
BUILDING



SITE LEGEND

- BUILDING
- BUILD TO ZONE
- PROPERTY LINE
- SETBACK LINE
- BUILD TO ZONE LINE

TOWNHOME LOT DETAIL



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

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XXXXX XXXXXXXX	####	10/1/21
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

NORTH

VERT: N/A
HORZ: 1" = 60'
0 30 60 120

SHEET TITLE

DETAILED LAYOUT PLAN

SHEET NUMBER

C2-03

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

SIX MILE CREEK

TF ANSLE
DB. 111
PIN: 001

J.

SITE LEGEND

- BUILDING
- BUILD TO ZONE
- PROPERTY LINE
- SETBACK LINE
- BUILD TO ZONE LINE

15.00' TYPE A BUFFER YARD (MIN. 10' WIDTH REQ.)

PROPOSED WETPOND

ALLEY A

STREET G
COLLECTOR - 80' R.O.W.

15' BUILD TO ZONE
5' SETBACK

ALLEY B

ALLEY C

ALLEY D

ALLEY E

STREET C
COLLECTOR - 80' R.O.W.

15' BUILD TO ZONE
5' SETBACK

STUB FOR POTENTIAL COLLECTOR STREET CONNECTION

MATCH TO SHEET C2-03

TRASH

FIRE ACCESS RD TURNAROUND
SEE GRASS PAVING DETAIL 1/C2-06

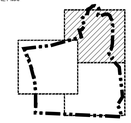
FIRE ACCESS RD TURNAROUND
SEE GRASS PAVING DETAIL 1/C2-06

BUILDING 1
APARTMENT
90 UNITS @

PROPOSED WETPOND

MATCH TO SHEET C2-05

KEY MAP



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XXXXX XXXXXXXX ENGINEER | #### REG. # | 10/1/21 DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ #
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

NORTH

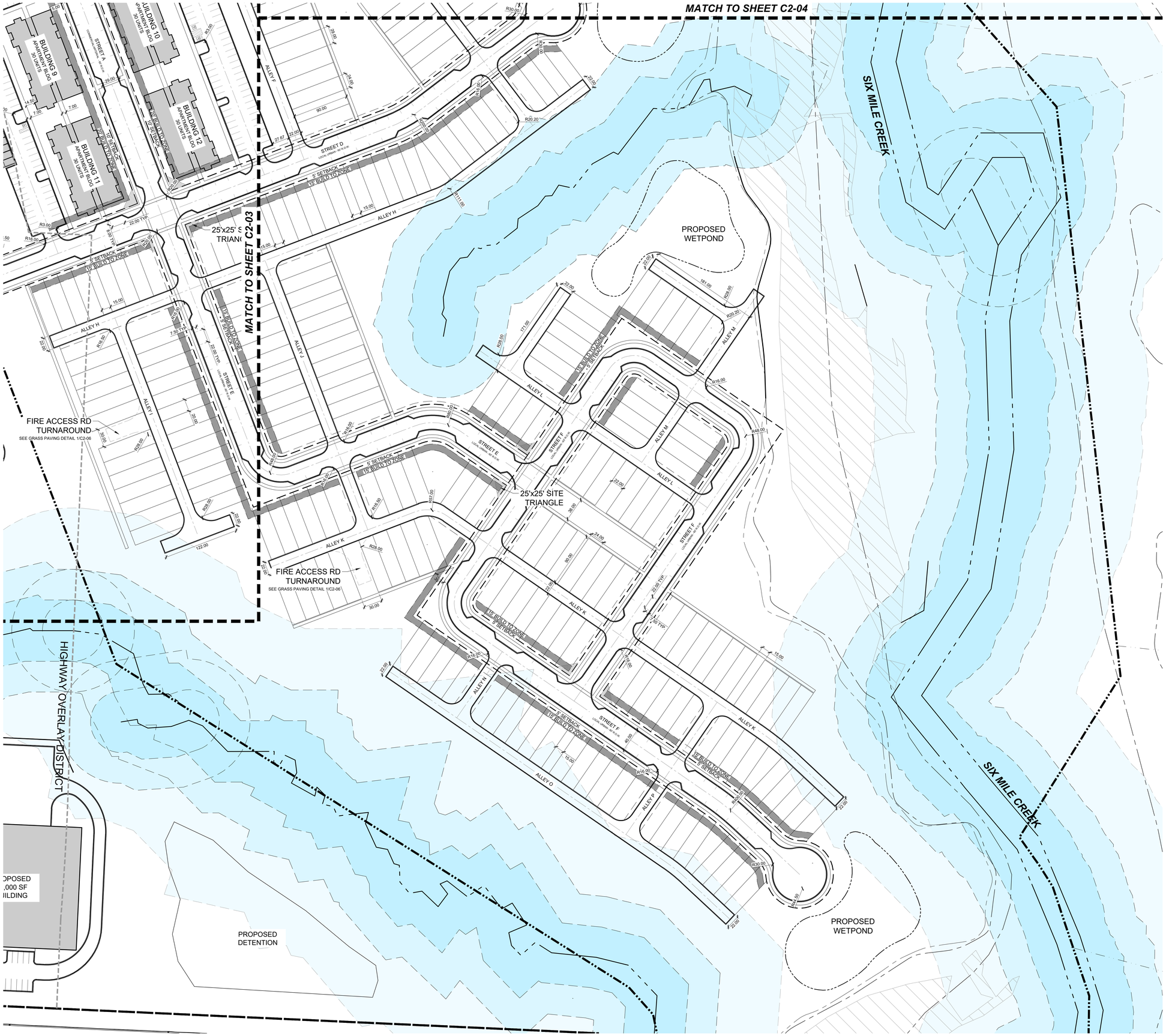
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

SHEET TITLE

DETAILED LAYOUT PLAN

SHEET NUMBER

C2-04



SITE LEGEND

- BUILDING
- BUILD TO ZONE
- PROPERTY LINE
- SETBACK LINE
- BUILD TO ZONE LINE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

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XXXXX XXXXXXXX | #### | 10/1/21
ENGINEER | REG. # | DATE

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PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE

DETAILED LAYOUT PLAN

SHEET NUMBER

C2-05

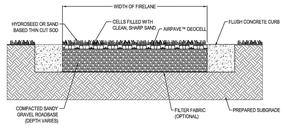
AIRFIELD SYSTEMS, LLC
8028 N. MAY AVE, STE 201
OAKLAHOMA CITY, OK 73120
PHONE: (405) 359-3775
FAX: (405) 348-8945
www.airfieldsystems.com

SPECIFICATIONS:

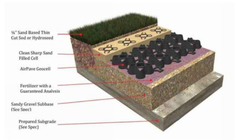
MFG: AIRFIELD SYSTEMS

MODEL: AIRPAVE GEOCELL

NOTES:
1. INSTALL PER MFG SPECIFICATIONS AND DETAILS.
2. GEOTECHNICAL ENGINEER TO REVIEW AND APPROVE GRASS PAVING DETAIL PER ACTUAL SOIL/SITE CONDITIONS AND FIRE TRUCK LOAD RATINGS REQUIRED.
3. SEE MATERIALS/LAYOUT PLANS FOR ADDITIONAL INFORMATION AND LOCATION.



SECTION AT FLUSH CURB

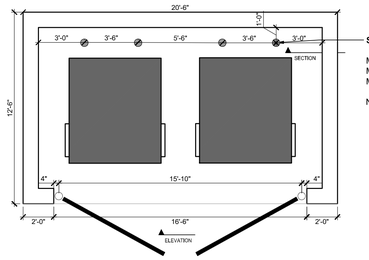


1 GRASS PAVING

SECTION/AXON

1" = 1'-0"

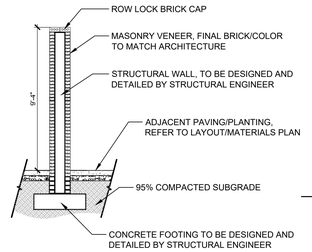
PLAN ENLARGEMENT



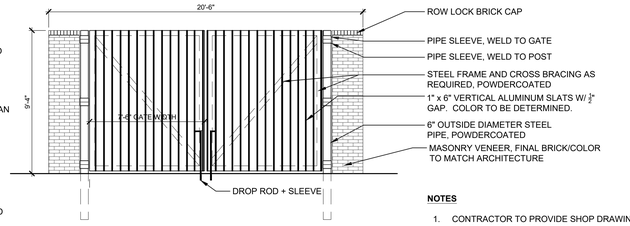
SECURITY BOLLARD

MFG: RELIANCE FOUNDARY
MODEL: R-7642
MOUNT: BOLT DOWN

NOTES:
1. INSTALL PER MFG DETAILS.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO ORDERING/INSTALLATION.
3. COLOR TO BE DETERMINED.



SECTION



ELEVATION - FRONT

NOTES

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION/INSTALLATION.
2. BRICK TO MATCH ARCHITECTURE. FINAL BRICK/VENEER MATERIAL TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE SAMPLES TO OWNER/LANDSCAPE ARCHITECT.
3. STRUCTURAL ENGINEER TO REVIEW AND APPROVE SCREEN WALL.
4. REFER TO LAYOUT AND MATERIAL PLANS FOR ADDITIONAL INFORMATION.

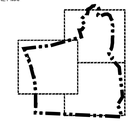
2 TRASH/DUMPSTER ENCLOSURE - DOUBLE

PLAN, SECTION + ELEVATION

1/4" = 1'-0"

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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XXXXX XXXXXXXX ENGINEER | #### REG. # | 7/16/21 DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

VERT: N/A
HORZ: AS NOTED

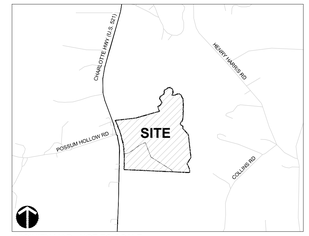
SHEET TITLE

SITE DETAILS

SHEET NUMBER

C2-06

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE

SITE LEGEND

- PROPERTY LINE
- 200' BUFFER ZONE
- 100' BUFFER ZONE
- 50' BUFFER ZONE
- LIMIT OF DISTURBANCE

CAROLINA HEELSPLITTER OVERLAY DISTRICT CREDITS
MITIGATION CREDITS SHALL BE PURCHASED THROUGH US FISH AND WILDLIFE DEPARTMENT FOR IMPACTS TO THE CAROLINA HEELSPLITTER OVERLAY DISTRICT RESULTING FROM THE PROPOSED DEVELOPMENT

TF ANSLEY PARK LLP
DB. 5119, PG. 164
COMMON OPEN SPACE
PB. 2018, PG. 726
PIN: 0010-00-008.02

TF ANSLEY PARK L.P.
DB. 1119, PG. 164
PIN: 0010-00-008.00

TRANSFORMATION CHURCH
DB. 1180, PG. 46
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00

JAMES ARTHUR HOOD
DB. 5009, PG. 108
PIN: 0010-00-028.01

JEAN C HOOD
DB. 1210, PG. 325
PIN: 0010-00-028.02

BRIAN MATTHEW LENGERS
DB. 1007, PG. 322
TRACT 2
PB. 2017, PG. 886
PIN: 0010-00-026.00

NANCY LENGERS WHEARTY ETAL
DB. 7102, PG. 85
TRACT 1
PB. 2017, PG. 886
PIN: 0010-00-025.01

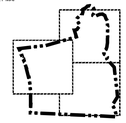
HANS PATRICK LENGERS
DB. 494, PG. 87
PB. 2008, PG. 1055
PIN: 0010-00-060.01

NBI INVESTMENTS II LLC
DB. 1120, PG. 166
PB. 2004, PG. 652
PIN: 0010-00-029.03

THE INSPIRATIONAL NETWORK
DB. 594, PG. 45
PB. 2004, PG. 652
PIN: 0010-00-059.00

EXISTING PERENNIAL STREAM
EXISTING INTERMITTENT STREAM
SIX MILE CREEK
50' BUFFER ZONE
100' BUFFER ZONE
200' BUFFER ZONE
LIMITS OF DISTURBANCE
PROPOSED WETPOND
PROPOSED DETENTION
W.E. 594.2
RETAIL OUTPARCEL ±1.8 AC
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.4 AC
PROPOSED 6,000 SF OFFICE
PROPOSED 50,000 SF BUILDING
RETAINED PARCEL ±28 AC
PROPOSED 42,700 SF BUILDING
PROPOSED 43,000 SF BUILDING
PROPOSED 52,000 SF BUILDING
PROPOSED 43,000 SF BUILDING
POSSUM HOLLOW RD
PUBLIC RIGHT-OF-WAY
MB. 2015, PG. 978
CHARLOTTE HIGHWAY
(US HIGHWAY 521)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
HANOVER DRIVE
PRIVATE RIGHT-OF-WAY
MB. 2015, PG. 392
HISTORIC TRAIL HIGHWAY

KEY MAP



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XXXXX XXXXXXXX | #### | 7/16/21
ENGINEER | REG. # | DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

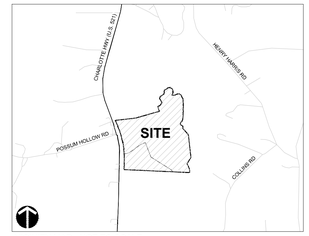
SCALE
NORTH
VERT: N/A
HORZ: 1" = 150'
0 75 150 300

SHEET TITLE

STREAM BUFFER ZONE PLAN

SHEET NUMBER

C2-07



VICINITY MAP - NOT TO SCALE

SITE LEGEND

- PROPERTY LINE
- 100' WETLAND BUFFER
- LIMIT OF DISTURBANCE

WETLAND BUFFER ENCROACHMENT

PER UDO SECTION 8.6.3(G)(2), A MAXIMUM OF 20% IMPERVIOUS SHALL BE PERMITTED IN WETLAND BUFFERS.

WETLAND BUFFER PROVIDED (PER SECTION 8.6.3(B): 100'

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

PRELIMINARY
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ENGINEER | REG. # | DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

NORTH

VERT: N/A
HORZ: 1" = 150'
0 75 150 300

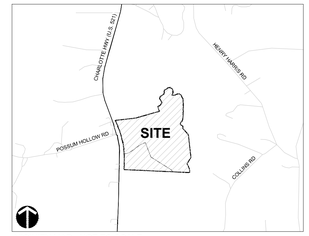
SHEET TITLE

WETLAND BUFFER PLAN

SHEET NUMBER

C2-08

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE

C5-01

C5-02

C5-03

TF ANSLEY PARK LLP.
DB. 1119, PG. 164
COMMON OPEN SPACE
PB. 2018, PG. 726
PIN: 0010-00-008.02

TF ANSLEY PARK L.P.
DB. 1119, PG. 164
PIN: 0010-00-008.00

JAMES ARTHUR HOOD
DB. 5009, PG. 108
PIN: 0010-00-028.01

JEAN C HOOD
DB. 1210, PG. 325
PIN: 0010-00-028.02

BRIAN MATTHEW LENGERS
DB. 1007, PG. 322
TRACT 2
PB. 2017, PG. 886
PIN: 0010-00-026.00

NANCY LENGERS WHEARTY ETAL
DB. 1105, PG. 85
TRACT 1
PB. 2017, PG. 886
PIN: 0010-00-025.01

HANS PATRICK LENGERS
DB. 494, PG. 87
PB. 2006, PG. 1055
PIN: 0010-00-060.01

THE INSPIRATIONAL NETWORK
DB. 594, PG. 45
PB. 2004, PG. 652
PIN: 0010-00-059.00

NBI INVESTMENTS II LLC
DB. 1120, PG. 166
PB. 2004, PG. 652
PIN: 0010-00-029.03

TRANSFORMATION CHURCH
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00

SIX MILE CREEK

FLOOD ZONE "AE"

FLOOD ZONE "X SHADED"

FLOOD ZONE "AE"

BMP

POSSOM HOLLOW ROAD
66' PUBLIC ROW

POSSUM HOLLOW RD
66' PUBLIC ROW per plat MB. 2015, PG. 978

CHARLOTTE HIGHWAY
(US HIGHWAY 521)
VARIABLE WIDTH PUBLIC ROW
(variable width from 80' to 140' per NCDOT plans)

CHARLOTTE HIGHWAY
US HIGHWAY 521
VARIABLE WIDTH PUBLIC ROW

HANOVER DRIVE
PRIVATE ROW

PROPOSED 6,000 SF OFFICE

PROPOSED 39,000 SF BUILDING

PROPOSED 42,100 SF BUILDING

PROPOSED 43,000 SF BUILDING

PROPOSED 52,000 SF BUILDING

PROPOSED 42,800 SF BUILDING

PROPOSED DETENTION

PROPOSED DETENTION

KEY MAP

SEAL

PRELIMINARY
-FOR REVIEW ONLY-

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XXXXX XXXXXXXX	####	6/1/21
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.# 1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

VERT: N/A
HORZ: 1" = 150'

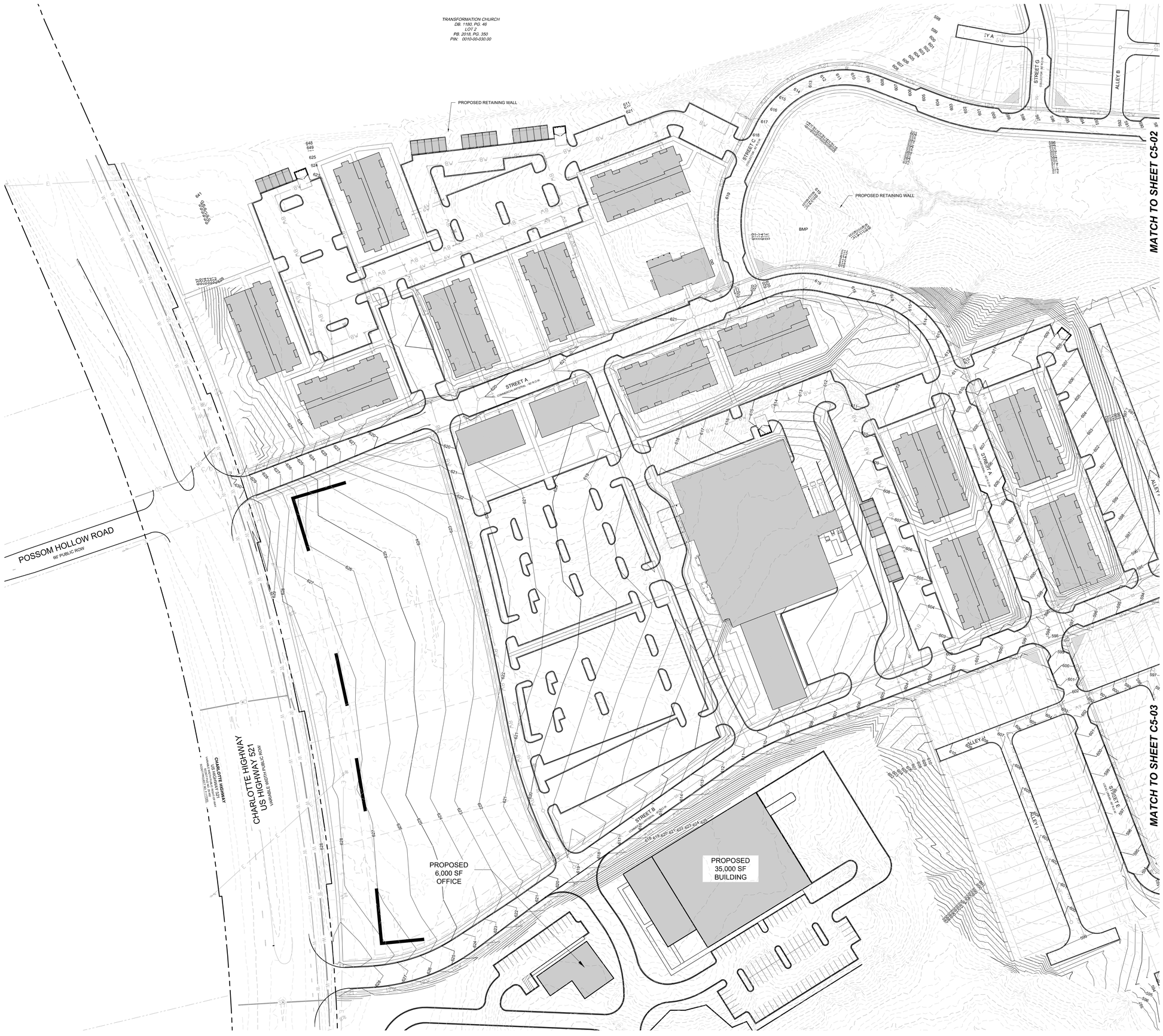
0 75 150 300

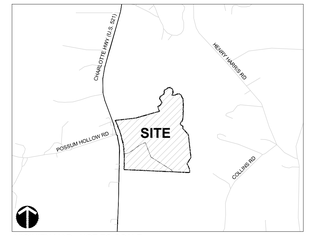
SHEET TITLE

OVERALL GRADING PLAN

SHEET NUMBER

C5-00

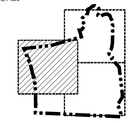




VICINITY MAP - NOT TO SCALE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



SEAL

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ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

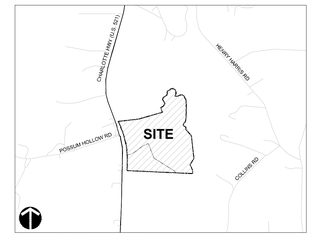
SHEET TITLE

DETAILED GRADING PLAN

SHEET NUMBER

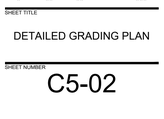
C5-01

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE

KEY MAP



SEAL

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XXXXX XXXXXXXX | #### | 10/4/21
ENGINEER | REG. # | DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: ########
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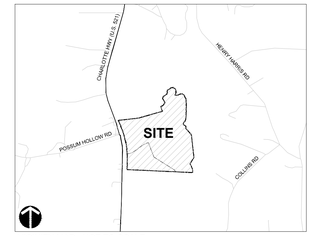
NORTH

SHEET TITLE
DETAILED GRADING PLAN

SHEET NUMBER
C5-02

MATCH TO SHEET C5-02

MATCH TO SHEET C5-01



VICINITY MAP - NOT TO SCALE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

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ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: ########
###

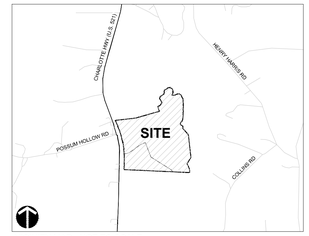
NORTH

SHEET TITLE
DETAILED GRADING PLAN

SHEET NUMBER
C5-03

TF ANSLEY PARK LLP.
DB. 1119, PG. 164
COMMON OPEN SPACE
PB. 2018, PG. 726
PIN: 0010-00-008.02
TF ANSLEY PARK L.P.
DB. 1119, PG. 164
PIN: 0010-00-008.00
JAMES ARTHUR HOOD
DB. 5009, PG. 108
PIN: 0010-00-028.01
JEAN C HOOD
DB. 1210, PG. 325
PIN: 0010-00-028.02
TRANSFORMATION CHURCH
DB. 1180, PG. 46
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00
FLOOD ZONE "AE"
POND 1
POND 5
POND 2
POND 3
POND 4
PROPOSED 42,700 SF BUILDING 1
PROPOSED 43,000 SF BUILDING 2
PROPOSED 50,000 SF BUILDING 3
PROPOSED 43,000 SF BUILDING 4
RETAIL 10,000
RETAIL 10,000
PROPOSED 43,000 SF BUILDING 5
PROPOSED 43,000 SF BUILDING 6
PROPOSED 43,000 SF BUILDING 7
PROPOSED 43,000 SF BUILDING 8
PROPOSED 43,000 SF BUILDING 9
PROPOSED 43,000 SF BUILDING 10
PROPOSED 43,000 SF BUILDING 11
PROPOSED 43,000 SF BUILDING 12
PROPOSED 43,000 SF BUILDING

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE

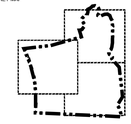
C7-02

C7-01

C7-03

SIX MILE CREEK
EXISTING ANSLEY PARK LIFT STATION
MH 17 (EXISTING) (PUBLIC)
FUTURE UPPER SIX MILE CREEK SEWER EXTENSION
15" PVC SAN SEW
MH 23 (FUTURE) (PUBLIC)
25' LCWSD SANITARY SEWER EASEMENT
PROPERTY LINE
FUTURE UPPER SIX MILE CREEK SEWER EXTENSION
WETLAND
MH 22 (PROP) (PUBLIC)
END PROPOSED UPPER SIX MILE CREEK SEWER EXTENSION
BMP
EXISTING OVERHEAD ELECTRIC LINE
PROPERTY LINE
WETLAND
PROPOSED CONNECTION TO LCWSD UPPER SIX MILE CREEK SEWER EXTENSION
MH 21 (PROP) (PUBLIC)
WETLAND
WETLAND
EXISTING STREAM
BMP
MH 20 (PROP) (PUBLIC)
BMP
WETLAND
MH 19 (PROP) (PUBLIC)
PROPOSED CONNECTION TO LCWSD UPPER SIX MILE CREEK SEWER EXTENSION
18" DIP SAN SEW
MH 18 (PROP) (PUBLIC)
POSSOM HOLLOW ROAD
66' PUBLIC ROW
PROPOSED CONNECTION TO EXISTING WATER MAIN
EXISTING OVERHEAD ELECTRIC LINE
BMP
EXISTING STREAM
MH 17 (PROP) (PUBLIC)
SIX MILE CREEK
PROPERTY LINE
20" WATER LINE
12" WATER LINE
PROPOSED 5,000 SF OFFICE
PROPOSED 50,000 SF BUILDING
WETLAND
MH 16 (PROP) (PUBLIC)
25' LCWSD SANITARY SEWER EASEMENT
PROPOSED CONNECTION TO EXISTING WATERMAIN
PROPOSED CONNECTION TO LCWSD UPPER SIX MILE CREEK SEWER EXTENSION
MH 15 (PROP) (PUBLIC)
PROPOSED DETENTION
PROPOSED 42,700 SF BUILDING
CHARLOTTE HIGHWAY
US HIGHWAY 521
VARIABLE WIDTH PUBLIC ROW
HANOVER DRIVE
PRIVATE ROW
EXISTING OVERHEAD ELECTRIC LINE
PROPOSED 43,000 SF BUILDING
PROPOSED 52,500 SF BUILDING
PROPOSED 40,000 SF BUILDING
EXISTING STREAM
SIX MILE CREEK
MH 14 (PROP) (PUBLIC)
BMP
PROPOSED DETENTION
PROPERTY LINE
WETLAND
MH 13 (PROP) (PUBLIC)
MH 12 (PROP) (PUBLIC)
BEGIN PROPOSED UPPER SIX MILE CREEK SEWER EXTENSION
CONNECT TO SMCGSO EXISTING MANHOLE #11
MH 11 (BY OTHERS) (PUBLIC)

KEY MAP



SEAL

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XXXXX XXXXXXXX | #### | 10/4/21
ENGINEER | REG. # | DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ #
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1" = 150'
0 75 150 300

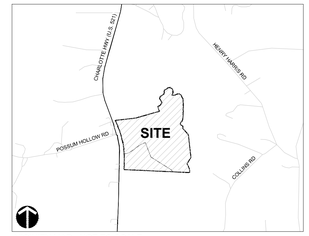
NORTH

SHEET TITLE

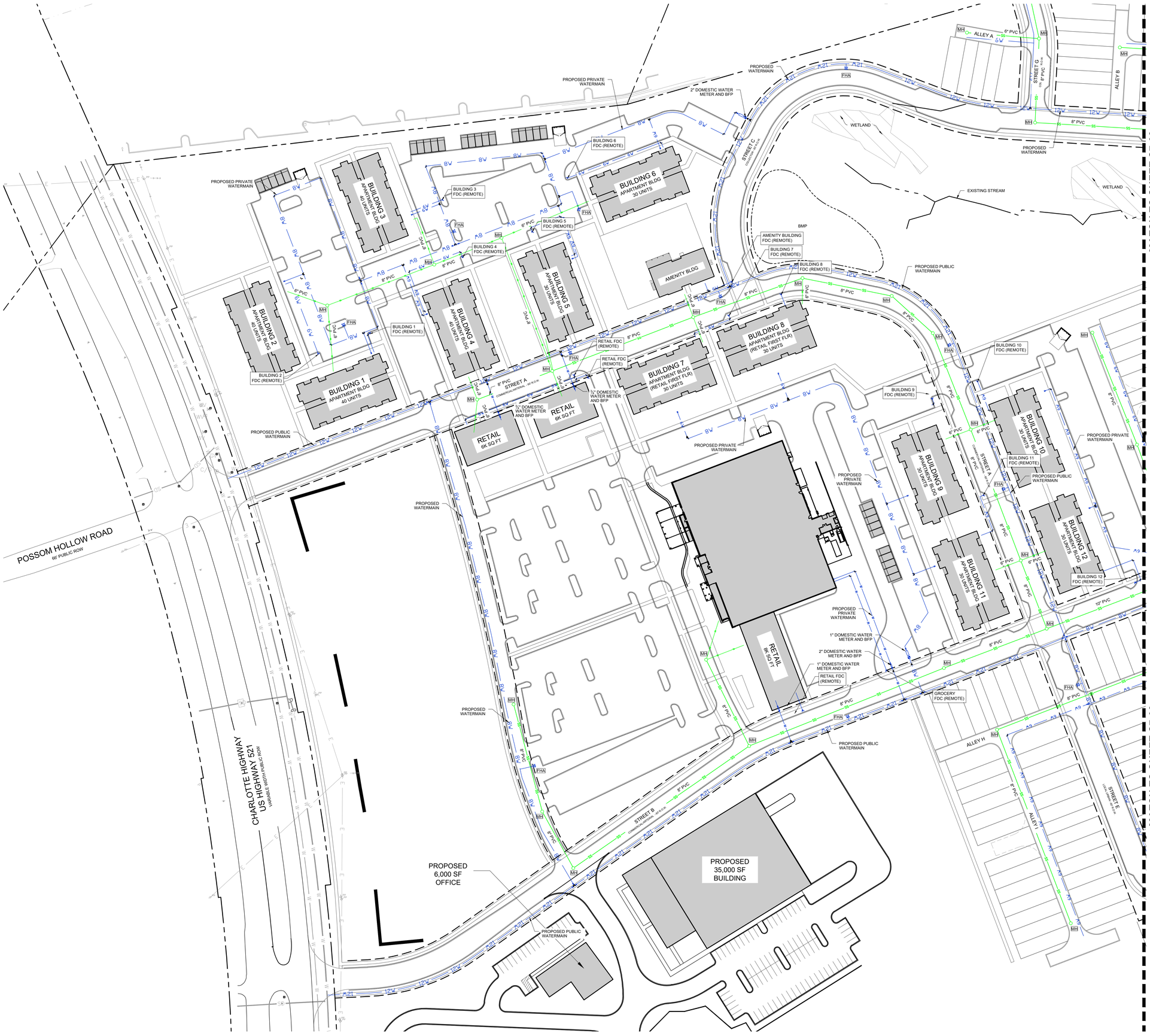
OVERALL UTILITY PLAN

SHEET NUMBER
C7-00

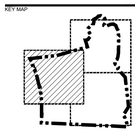
LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE



KEY MAP



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THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

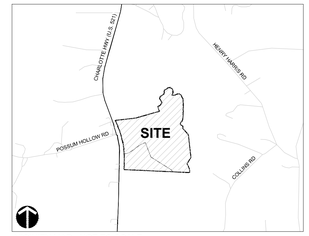
SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE
DETAILED UTILITY PLAN

SHEET NUMBER
C7-01

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE

EXISTING ANSLEY PARK LIFT STATION
MH 17 (EXISTING) (PUBLIC)
SIX MILE CREEK
18" SDR 35 PVC SAN SEW
FUTURE DIRECTIONAL BORE UNDER STREAM
MH 23 (FUTURE) (PUBLIC)
SIX MILE CREEK
25' LCWSD SANITARY SEWER EASEMENT
18" SDR 35 PVC SAN SEW
WETLAND
END PROPOSED UPPER SIX MILE CREEK SEWER EXTENSION
MH 22 (PROP) (PUBLIC)
BMP
SIX MILE CREEK
WETLAND
18" DR 35 PVC SAN SEW
PROPOSED UPPER SIX MILE CREEK SEWER EXTENSION
ALLEY C
8" PVC
ALLEY D
ALLEY E
MH
PHA
PROPOSED CONNECTION TO LCWSD UPPER SIX MILE CREEK SEWER EXTENSION
MH 21 (PROP) (PUBLIC)
STREET C
COLLECTOR - 66' R/W
8" PVC
WETLAND
EXISTING STREAM
25' LCWSD SANITARY SEWER EASEMENT
18" DR 35 PVC SAN SEW
SIX MILE CREEK
DIRECTIONAL BORE UNDER STREAM
MH 20 (PROP) (PUBLIC)
BMP
WETLAND
PROPOSED UPPER SIX MILE CREEK SEWER EXTENSION
ALLEY G
8" PVC
18" DR 35 PVC SAN SEW

MATCH TO SHEET C7-01
MATCH TO SHEET C7-03

KEY MAP

SEAL

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PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

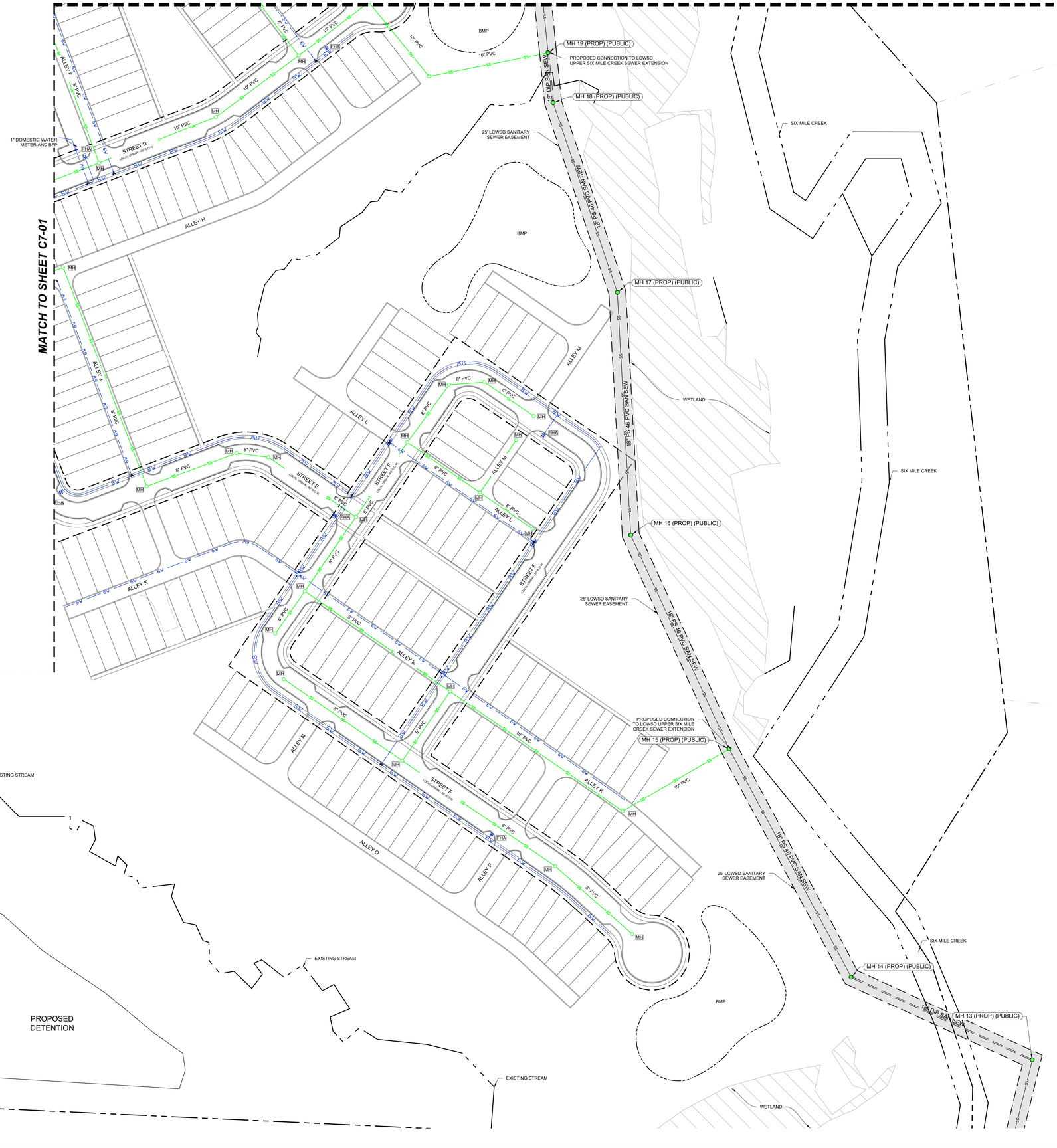
DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

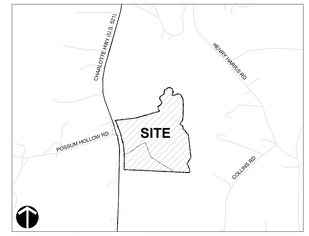
SCALE
NORTH
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

SHEET TITLE
DETAILED UTILITY PLAN

SHEET NUMBER
C7-02

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM





VICINITY MAP - NOT TO SCALE

KEY MAP

SEAL

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PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

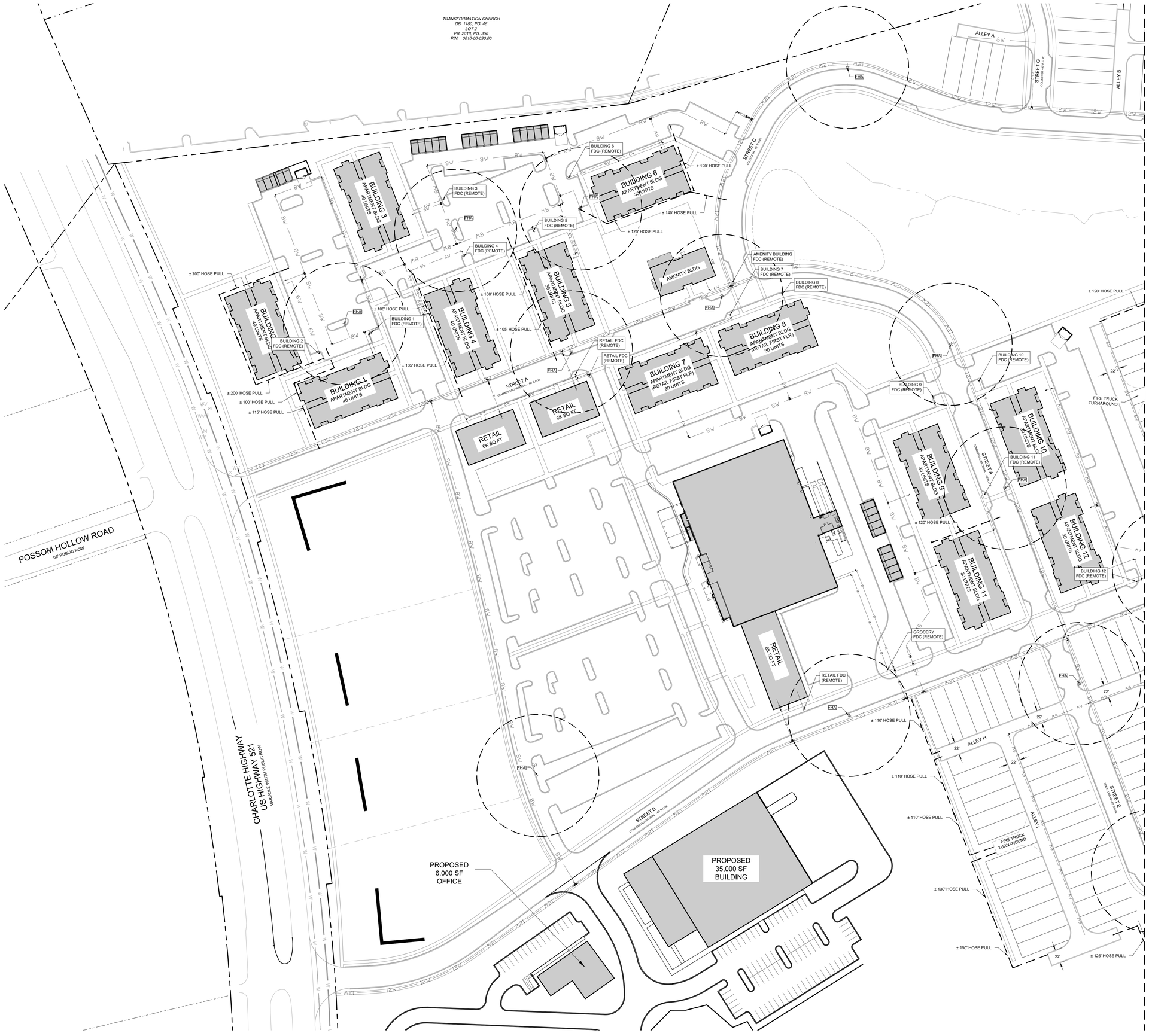
DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

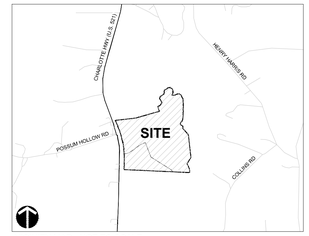
SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE
DETAILED UTILITY PLAN

SHEET NUMBER
C7-03





VICINITY MAP - NOT TO SCALE

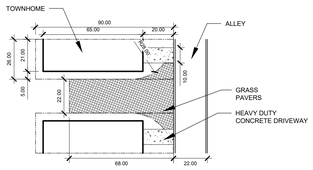
GENERAL NOTES

1. MULTIFAMILY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
2. TOWNHOMES SHALL HAVE FIRE SEPARATION AND/OR PROTECTION AT COMMON WALLS.
3. RETAIL AND GROCERY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
4. FIRE APPARATUS ROADS AND TURNAROUNDS SHALL HAVE "NO PARKING FIRE LANE" SIGNS INSTALLED.
5. ALL FDCS SHALL BE WITHIN 100' DRIVING DISTANCE OF A FIRE HYDRANT ASSEMBLY.

LEGEND

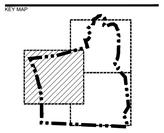
- FIRE HYDRANT RADIUS (100')
- HOSE PULL LENGTH
  MAX LENGTH FOR UNSPRINKLERED BUILDINGS = 150'
  MAX LENGTH FOR SPRINKLERED BUILDNGS = 200'
- BUILDING

FIRETRUCK TURNAROUND DETAIL



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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ENGINEER | REG. # | DATE

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PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE

FIRE PROTECTION PLAN

SHEET NUMBER

C7-50

MATCH TO SHEET C7-51

MATCH TO SHEET C7-50

± 140' HOSE PULL
± 150' HOSE PULL
± 135' HOSE PULL
± 95' HOSE PULL
± 100' HOSE PULL
± 90' HOSE PULL
ALLEY A
STREET D
LOCAL URBAN - 50' R/W
ALLEY H
± 60' HOSE PULL
± 95' HOSE PULL
FIRE TRUCK TURNAROUND
ALLEY J
± 70' HOSE PULL
± 105' HOSE PULL
ALLEY L
ALLEY M
STREET E
LOCAL URBAN - 50' R/W
STREET F
LOCAL URBAN - 50' R/W
± 110' HOSE PULL
± 100' HOSE PULL
± 45' HOSE PULL
± 150' HOSE PULL
± 145' HOSE PULL
± 75' HOSE PULL
ALLEY K
± 60' HOSE PULL
± 150' HOSE PULL
± 82' HOSE PULL
± 135' HOSE PULL
± 138' HOSE PULL
± 145' HOSE PULL
ALLEY N
± 67' HOSE PULL
± 115' HOSE PULL
± 147' HOSE PULL
ALLEY O
± 64' HOSE PULL
ALLEY P
± 149' HOSE PULL
± 144' HOSE PULL
FHA
22'
PROPOSED DETENTION

VICINITY MAP - NOT TO SCALE

SITE
CHARLOTTE HWY (U.S. 521)
HENRY HARRIS RD
POSSUM HOLLOW RD
COLLINS RD

GENERAL NOTES

1. MULTIFAMILY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
2. TOWNHOMES SHALL HAVE FIRE SEPARATION AND/OR PROTECTION AT COMMON WALLS.
3. RETAIL AND GROCERY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
4. FIRE APPARATUS ROADS AND TURNAROUNDS SHALL HAVE "NO PARKING FIRE LANE" SIGNS INSTALLED.
5. ALL FDCS SHALL BE WITHIN 100' DRIVING DISTANCE OF A FIRE HYDRANT ASSEMBLY.

LEGEND

FIRE HYDRANT RADIUS (100')

HOSE PULL LENGTH
MAX LENGTH FOR UNSPRINKLERED BUILDINGS = 150'
MAX LENGTH FOR SPRINKLERED BUILDNGS = 200'

BUILDING

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

PRELIMINARY
-FOR REVIEW ONLY-

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XXXXX XXXXXXXX | #### | 10/4/21
ENGINEER | REG. # | DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

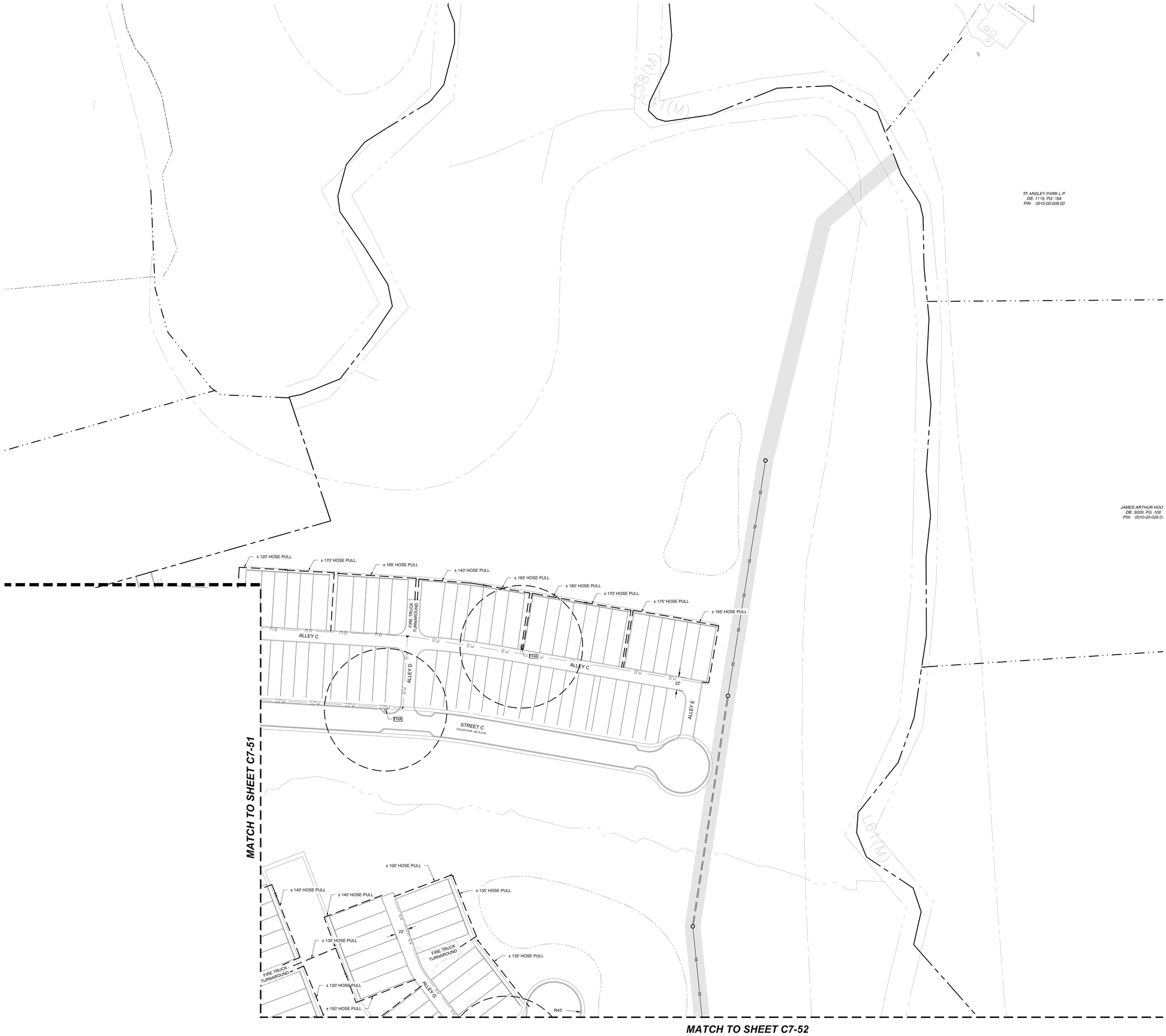
SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

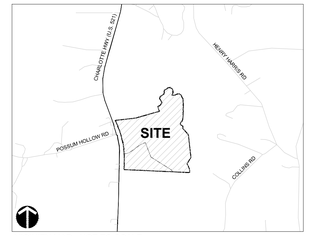
NORTH

SHEET TITLE

FIRE PROTECTION PLAN

SHEET NUMBER
C7-51





VICINITY MAP - NOT TO SCALE

GENERAL NOTES

1. MULTIFAMILY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
2. TOWNHOMES SHALL HAVE FIRE SEPARATION AND/OR PROTECTION AT COMMON WALLS.
3. RETAIL AND GROCERY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
4. FIRE APPARATUS ROADS AND TURNAROUNDS SHALL HAVE "NO PARKING FIRE LANE" SIGNS INSTALLED.
5. ALL FDCS SHALL BE WITHIN 100' DRIVING DISTANCE OF A FIRE HYDRANT ASSEMBLY.

LEGEND

- FIRE HYDRANT RADIUS (100')
- HOSE PULL LENGTH
  - MAX LENGTH FOR UNSPRINKLERED BUILDINGS = 150'
  - MAX LENGTH FOR SPRINKLERED BUILDNGS = 200'
- BUILDING

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
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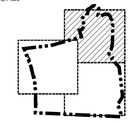
KEY MAP



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8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE

FIRE PROTECTION PLAN

SHEET NUMBER
C7-52

C8-01
C8-02
C8-03
TF ANSLEY PARK L.P.
DB. 5119, PG. 164
COMMON OPEN SPACE
PB. 2019, PG. 726
PIN: 0010-00-008.02
TF ANSLEY PARK L.P.
DB. 1119, PG. 164
PIN: 0010-00-008.00
JAMES ARTHUR HOOD
DB. 5009, PG. 108
PIN: 0010-00-028.01
JEAN C HOOD
DB. 1210, PG. 325
PIN: 0010-00-028.02
BRIAN MATTHEW LENGERS
DB. 1007, PG. 322
TRACT 2
PB. 2017, PG. 886
PIN: 0010-00-026.00
NANCY LENGERS WHEARTY
ETAL
DB. 1105, PG. 85
TRACT 1
PB. 2017, PG. 885
PIN: 0010-00-025.01
HANS PATRICK LENGERS
DB. 494, PG. 87
PB. 2008, PG. 1055
PIN: 0010-00-060.01
THE INSPIRATIONAL NETWORK
DB. 594, PG. 45
PB. 2004, PG. 652
PIN: 0010-00-059.00
NBI INVESTMENTS II LLC
DB. 1120, PG. 166
PB. 2004, PG. 652
PIN: 0010-00-029.03
TRANSFORMATION CHURCH
DB. 29614, PG. 601
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00
SIX MILE CREEK
TYPE A BUFFER YARD
CORRIDOR FRONTAGE BUFFER
CORRIDOR FRONTAGE BUFFER
PROPOSED WETPOND
PROPOSED DETENTION
POSSUM HOLLOW RD
50' PUBLIC RIGHT-OF-WAY
MB. 2015, PG. 918
CAROLINA THREAD TRAIL
HANOVER DRIVE
PRIVATE RIGHT-OF-WAY
MB. 2013, PG. 392
HIGHWAY 521 (CAROLINA THREAD TRAIL)
CHARLOTTE HIGHWAY
US HIGHWAY 521
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
MB. 2013, PG. 392
RETAIL OUTPARCEL ±1.8 AC
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.4 AC
PROPOSED 6,000 SF OFFICE
PROPOSED 35,000 SF BUILDING
RETAINED PARCEL ±28 AC
PROPOSED 42,700 SF BUILDING
PROPOSED 43,000 SF BUILDING
PROPOSED 52,000 SF BUILDING
PROPOSED 41,000 SF BUILDING
W.E. 594.2
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 10
BUILDING 11
BUILDING 12
BUILDING 13
BUILDING 14
BUILDING 15
BUILDING 16
BUILDING 17
BUILDING 18
BUILDING 19
BUILDING 20
BUILDING

DB. 1100, PG. 10
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00

TYPE A BUFFER YARD:
OPTION 2
MIN. 10' DEPTH
2 CANOPY TREES
2 UNDERSTORY TREES
12 EVERGREEN SHRUBS

INTERIOR LANDSCAPE AREA:
1 TREE / 10 PARKING SPACES
ALL PARKING SPACES WITHIN 50' OF A TREE

INTERIOR LANDSCAPE AREA:
1 TREE / 10 PARKING SPACES
ALL PARKING SPACES WITHIN 50' OF A TREE

PARKING PERIMETER AREA PLANTING:
CONTINUOUS EVERGREEN EDGE
(5'OC AND 36 HT)

INTERIOR LANDSCAPE AREA:
TERMINAL ISLAND TREE PROVIDED

INTERIOR LANDSCAPE AREA:
1 TREE / 10 PARKING SPACES
ALL PARKING SPACES WITHIN 50' OF A TREE

CORRIDOR FRONTAGE BUFFER:
25' LANDSCAPE BUFFER

- 3 CANOPY TREES PER 100' OF CORRIDOR FRONTAGE
- WHERE OVERHEAD UTILITY LINES EXIST, 5 UNDERSTORY TREES SHALL BE PLANTED PER 100' OF CORRIDOR FRONTAGE
- LANDSCAPE SHALL CONSIST OF COMBINATION OF SHRUBS, TURF GRASS, OR OTHER GROUND COVER

STREET TREES:
ONE SHADE TREE PER 50'
1,690 LF OR ROAD LENGTH
ROAD LENGTH IS STREET A ONLY

68 TOTAL TREES REQUIRED
34 TREE REQUIRED (BOTH SIDES OF STREET)

72 TREES PROVIDED

BUILDING 1
APARTMENT BLDG
40 UNITS

BUILDING 2
APARTMENT BLDG
40 UNITS

BUILDING 3
APARTMENT BLDG
40 UNITS

BUILDING 4
APARTMENT BLDG
40 UNITS

BUILDING 5
APARTMENT BLDG
30 UNITS

BUILDING 6
APARTMENT BLDG
30 UNITS

BUILDING 7
APARTMENT BLDG
(RETAIL FIRST FLR)
30 UNITS

BUILDING 8
APARTMENT BLDG
(RETAIL FIRST FLR)
30 UNITS

AMENITY BLDG

RETAIL
6K SQ FT

RETAIL
6K SQ FT

STREET A
COMMERCIAL/INDUSTRIAL - 66' R.O.W.

PROPOSED
WETPOND

PARKING PERIMETER AREA PLANTING:
CONTINUOUS EVERGREEN EDGE
(5' O.C. AND 36" HT.)
ONE SHADE TREE PER 40'
10 TREES REQUIRED
10 TREES PROVIDED
80 SHRUBS REQUIRED
80 SHRUBS PROVIDED

ALLEY A

STREET C
COMMERCIAL - 66' R.O.W.

ALLEY B

MATCH TO SHEET C8-02

INTERIOR LANDSCAPE AREA:
1 TREE / 10 PARKING SPACES
ALL PARKING SPACES WITHIN
50' OF A TREE

BUILDING 9
APARTMENT BLDG
30 UNITS

BUILDING 10
APARTMENT BLDG
30 UNITS

BUILDING 11
APARTMENT BLDG
30 UNITS

BUILDING 12
APARTMENT BLDG
30 UNITS

ALLEY C

LOADING DOCK SCREENING:
EVERGREEN SCREENING
SURROUNDING GROCERY
LOADING DOCK

PARKING PERIMETER AREA PLANTING:
CONTINUOUS EVERGREEN EDGE
(5' O.C. AND 36" HT.)
ONE SHADE TREE PER 40'
10 TREE REQUIRED
10 TREES PROVIDED
80 SHRUBS REQUIRED
80 SHRUBS PROVIDED

RETAIL
8K SQ FT

RETAIL
OUTPARCEL
±1.8 AC

INTERIOR LANDSCAPE AREA:
1 TREE / 10 PARKING SPACES
ALL PARKING SPACES WITHIN 50' OF A TREE

PARKING PERIMETER AREA PLANTING:
CONTINUOUS EVERGREEN EDGE (5' O.C. AND 36" HT.)
ONE SHADE TREE PER 40'
4 TREES REQUIRED
4 TREES PROVIDED
28 SHRUBS REQUIRED
30 SHRUBS PROVIDED

RETAIL
OUTPARCEL
±1.3 AC

INTERIOR LANDSCAPE AREA:
1 TREE / 10 PARKING SPACES
ALL PARKING SPACES WITHIN 50' OF A TREE

PARKING PERIMETER AREA PLANTING:
CONTINUOUS EVERGREEN EDGE (5' O.C. AND 36" HT.)
ONE SHADE TREE PER 40'
1 TREE REQUIRED
1 TREE PROVIDED
17 SHRUBS REQUIRED
18 SHRUBS PROVIDED

RETAIL
OUTPARCEL
±1.3 AC

PARKING PERIMETER AREA PLANTING:
CONTINUOUS EVERGREEN EDGE (5' O.C. AND 36" HT.)
ONE SHADE TREE PER 40'
3 TREE REQUIRED
3 TREE PROVIDED
59 SHRUBS REQUIRED
18 SHRUBS PROVIDED

RETAIL
OUTPARCEL
±1.4 AC

PROPOSED
6,000 SF
OFFICE

PROPOSED
35,000 SF
BUILDING

STREET B
COMMERCIAL - 66' R.O.W.

STREET E
COMMERCIAL - 66' R.O.W.

ALLEY H

ALLEY I

MATCH TO SHEET C8-03

CORRIDOR FRONTAGE BUFFER:
25' LANDSCAPE BUFFER

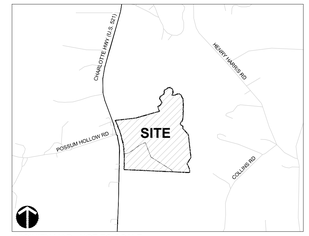
- 3 CANOPY TREES PER 100' OF CORRIDOR FRONTAGE
- WHERE OVERHEAD UTILITY LINES EXIST, 5 UNDERSTORY TREES SHALL BE PLANTED PER 100' OF CORRIDOR FRONTAGE
- LANDSCAPE SHALL CONSIST OF COMBINATION OF SHRUBS, TURF GRASS, OR OTHER GROUND COVER

STREET TREES:
ONE SHADE TREE PER 50'
1,298 LF OR ROAD LENGTH
ROAD LENGTH IS STREET B ONLY

52 TOTAL TREES REQUIRED
26 TREE REQUIRED (BOTH SIDES OF STREET)

53 TREES PROVIDED

CHARLOTTE HIGHWAY
US HIGHWAY 521
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
SCDOT FILE NO. 29462
SCDOT PROJECT NO. F-117(93)



VICINITY MAP - NOT TO SCALE

SITE LEGEND

- BUILDING
- CORRIDOR FRONTAGE BUFFER
- TYPE A BUFFER YARD
- PROPERTY LINE

REQUIRED PLANTING

SECTION 7.1.4.D, 4.3.2.J.6: PARKING INTERIOR LANDSCAPE
ONE CANOPY TREE PER 10 PARKING SPACES; ALL TREES SHALL BE IN PLANTING AREAS WITH A MIN. AREA OF 180 SQ FT (200 SQ FT IN HIGHWAY OVERLAY DISTRICT)

SECTION 4.3.2.J.6: PERIMETER PARKING AREA
CONTINUOUS EVERGREEN SHRUB SCREEN REQUIRED WITHIN PERIMETER LANDSCAPE STRIP. SHRUBS SHALL BE MIN. 36" HEIGHT AND 24" SPREAD AT PLANTING; ONE CANOPY TREE 40' O.C. WITH MIN. 2.5" CAL

SECTION 7.1.3: STREET TREE REQUIREMENTS
MX DISTRICT
RATE: 1 CANOPY TREE FOR EVERY 50 FEET OF STREET FRONTAGE
SPACING: MAXIMUM OF 50 FEET ON-CENTER
LOCATION: IN PLANTING STRIP (5-FOOT MINIMUM WIDTH) OR TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

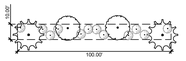
MX DISTRICT (ON-STREET PARKING)
RATE: 1 CANOPY TREE FOR EVERY 40 FEET OF STREET FRONTAGE
SPACING: MAXIMUM OF 50 FEET ON-CENTER
LOCATION: TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

BUFFER LANDSCAPE AREAS

TYPE A BUFFER YARD, OPTION 2
MIN. 10' WIDTH
2 CANOPY TREES
2 UNDERSTORY TREES
12 EVERGREEN SHRUBS

2068 LF X 2 TREES PER 100 LF =
41.36 TREES REQUIRED
42 CANOPY TREES PROVIDED
42 UNDERSTORY TREES PROVIDED

2068 LF X 12 TREES PER 100 LF =
248.16 EVERGREEN SHRUBS REQUIRED
249 EVERGREEN SHRUBS PROVIDED.



HIGHWAY CORRIDOR FRONTAGE BUFFER
25' LANDSCAPE BUFFER

- 3 CANOPY TREES PER 100' OF CORRIDOR FRONTAGE
- WHERE OVERHEAD UTILITY LINES EXIST, 5 UNDERSTORY TREES SHALL BE PLANTED PER 100' OF CORRIDOR FRONTAGE
- LANDSCAPE SHALL CONSIST OF COMBINATION OF SHRUBS, TURF GRASS, OR OTHER GROUND COVER

PLANT SCHEDULE TYPE A 10' BUFFER

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	REMARKS
	CAR OVA	2	CARYA OVATA / SHAGBARK HICKORY	B&B	2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	CER CAN	2	CERCIS CANADENSIS / EASTERN REDBUD	B&B	2.5" CAL., 10'-12' HT., STANDARD TRUNK, STRONG CENTRAL LEADER
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	VIB TIN	12	VIBURNUM TINUS / LAURUSTINUS	FLAT	5'HT. X 6' SPRD.

PLANT SCHEDULE SITE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	HT.	REMARKS
	COR FLO	16	CORNUS FLORIDA / FLOWERING DOGWOOD	B&B		2.5" CAL., 10'-12' HT., MULTI-TRUNK, 3-5 STEMS
	CRY JAP	93	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	15 GAL		
	QCU NUT	337	QUERCUS NUTTALLII / NUTTALL OAK	B&B		2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE PHE	83	QUERCUS PHELLOS / WILLOW OAK	B&B		2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE SHU	65	QUERCUS SHUMARDII / SHUMARD RED OAK	B&B		2.5" CAL., 10'-12' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPREAD	REMARKS
	ILE BUR	564	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL	5'	18"-24"HT. X 120"-30" SPRD.

LandDesign.
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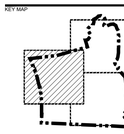
KEY MAP



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1020011

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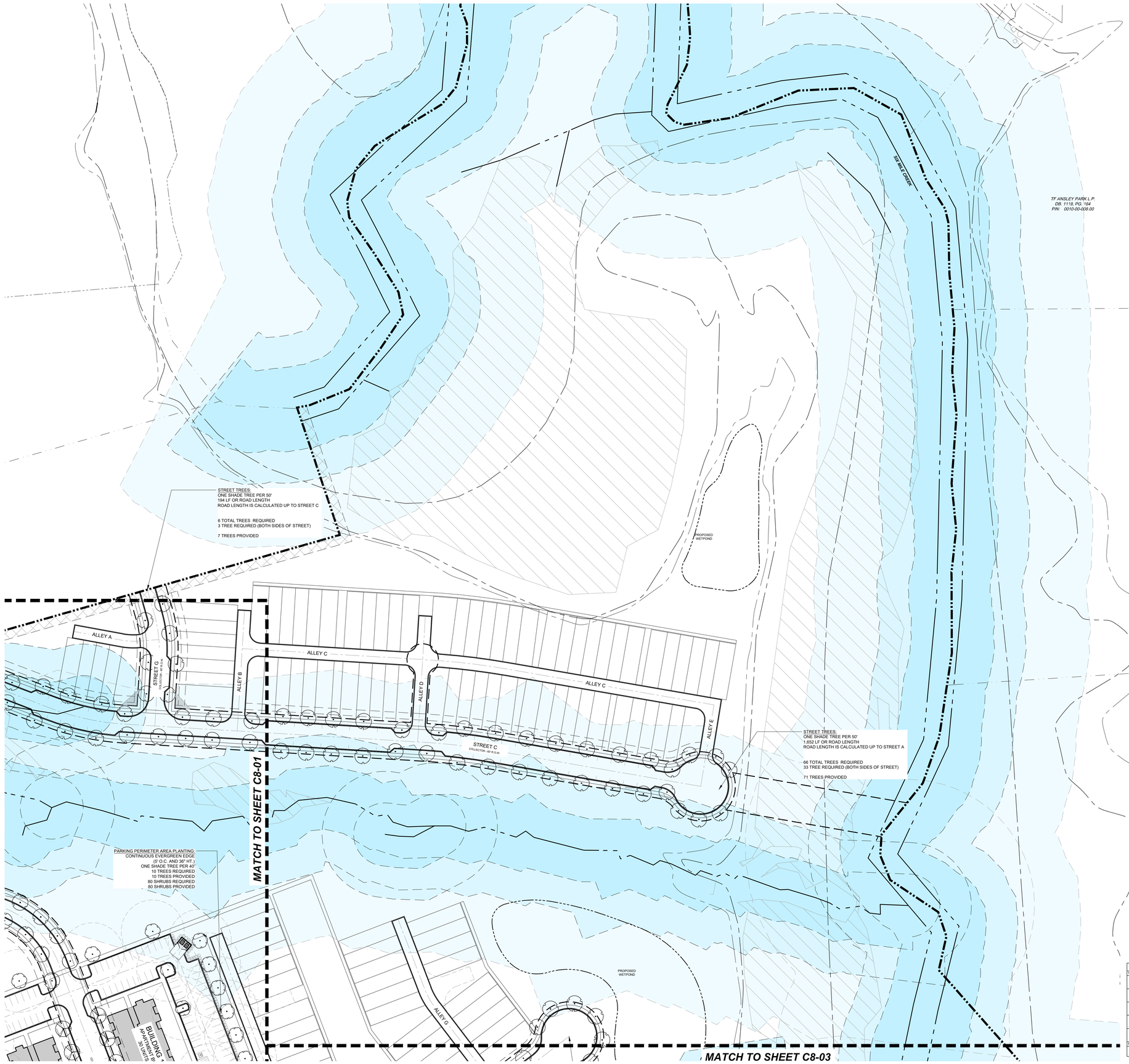
NO.	DESCRIPTION	DATE

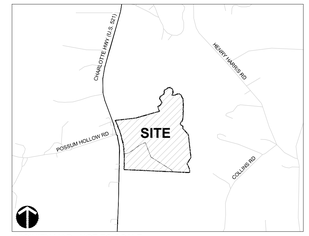
DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH:
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

SHEET TITLE
DETAILED REQUIRED PLANTING PLAN

SHEET NUMBER
C8-01





VICINITY MAP - NOT TO SCALE

SITE LEGEND

- BUILDING
- CORRIDOR FRONTAGE BUFFER
- TYPE A BUFFER YARD
- PROPERTY LINE

REQUIRED PLANTING

SECTION 7.1.4.D, 4.3.2.J.6: PARKING INTERIOR LANDSCAPE
ONE CANOPY TREE PER 10 PARKING SPACES; ALL TREES SHALL BE IN PLANTING AREAS WITH A MIN. AREA OF 180 SQ FT (200 SQ FT IN HIGHWAY OVERLAY DISTRICT)

SECTION 4.3.2.J.6: PERIMETER PARKING AREA
CONTINUOUS EVERGREEN SHRUB SCREEN REQUIRED WITHIN PERIMETER LANDSCAPE STRIP. SHRUBS SHALL BE MIN. 36" HEIGHT AND 24" SPREAD AT PLANTING; ONE CANOPY TREE 40' O.C. WITH MIN. 2.5" CAL

SECTION 7.1.3: STREET TREE REQUIREMENTS
MX DISTRICT
- RATE: 1 CANOPY TREE FOR EVERY 50 FEET OF STREET FRONTAGE
- SPACING: MAXIMUM OF 50 FEET ON-CENTER
- LOCATION: IN PLANTING STRIP (LF-FOOT MINIMUM WIDTH) OR TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

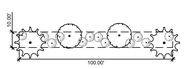
MX DISTRICT (ON-STREET PARKING)
- RATE: 1 CANOPY TREE FOR EVERY 40 FEET OF STREET FRONTAGE
- SPACING: MAXIMUM OF 50 FEET ON-CENTER
- LOCATION: TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

BUFFER LANDSCAPE AREAS

TYPE A BUFFER YARD, OPTION 2
MIN. 10' WIDTH
2 CANOPY TREES
2 UNDERSTORY TREES
12 EVERGREEN SHRUBS

2068 LF X 2 TREES PER 100 LF =
41.36 TREES REQUIRED
42 CANOPY TREES PROVIDED
42 UNDERSTORY TREES PROVIDED

2068 LF X 12 TREES PER 100 LF =
248.16 EVERGREEN SHRUBS REQUIRED
249 EVERGREEN SHRUBS PROVIDED.



HIGHWAY CORRIDOR FRONTAGE BUFFER
25' LANDSCAPE BUFFER
- 3 CANOPY TREES PER 100' OF CORRIDOR FRONTAGE
- WHERE OVERHEAD UTILITY LINES EXIST, 5 UNDERSTORY TREES SHALL BE PLANTED PER 100' OF CORRIDOR FRONTAGE
- LANDSCAPE SHALL CONSIST OF COMBINATION OF SHRUBS, TURF GRASS, OR OTHER GROUND COVER

PLANT SCHEDULE TYPE A 10' BUFFER

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	REMARKS
	CAR OVA	2	CARYA OVATA / SHAGBARK HICKORY	B&B	2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	CER CAN	2	CERCIS CANADENSIS / EASTERN REDBUD	B&B	2.5" CAL., 10'-12' HT., STANDARD TRUNK, STRONG CENTRAL LEADER

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	VIB TIN	12	VIBURNUM TINUS / LAURUSTINUS	FLAT	5YT, X 6' SPRD.

PLANT SCHEDULE SITE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	INT	REMARKS
	COR FLO	18	CORNUS FLORIDA / FLOWERING DOGWOOD	B&B		2.5" CAL., 10'-12' HT., MULTI-TRUNK, 3-5 STEMS
	CRY JAP	35	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	15 GAL		
	QUO NUT	337	QUERCUS NUTTALLII / NUTTALL OAK	B&B		2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE PHE	93	QUERCUS PHELLOS / WILLOW OAK	B&B		2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE SHU	60	QUERCUS SHUMARDII / SHUMARD RED OAK	B&B		2.5" CAL., 10'-12' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPREAD	REMARKS
	ILE BUR	564	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL	5'	18"-24"HT. X 15"-18" SPRD.

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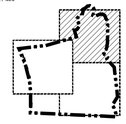

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NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

NORTH

VERT: N/A
HORZ: 1" = 60'
0 30 60 120

SHEET TITLE

DETAILED REQUIRED PLANTING PLAN

SHEET NUMBER

C8-02

MATCH TO SHEET C8-02

MATCH TO SHEET C8-01

BUILDING 9
APARTMENT BLDG
30 UNITS

BUILDING 10
APARTMENT BLDG
30 UNITS

BUILDING 12
APARTMENT BLDG
30 UNITS

BUILDING 11
APARTMENT BLDG
30 UNITS

STREET A
LOCAL URBAN - 66' R/W

STREET D
LOCAL URBAN - 66' R/W

STREET E
LOCAL URBAN - 66' R/W

STREET F
LOCAL URBAN - 66' R/W

ALLEY F
ALLEY H
ALLEY I
ALLEY J
ALLEY K
ALLEY L
ALLEY M
ALLEY N
ALLEY O

STREET TREES:
ONE SHADE TREE PER 50'
728 LF OR ROAD LENGTH
ROAD LENGTH IS STREET D ONLY

30 TOTAL TREES REQUIRED
15 TREE REQUIRED (BOTH SIDES OF STREET)

32 TREES PROVIDED

PROPOSED
WETPOND

SIX MILE CREEK

HIGHWAY OVERLAY DISTRICT

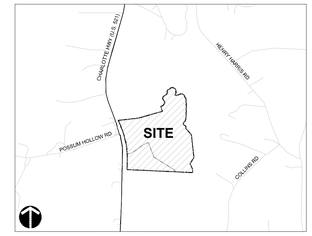
PROPOSED
,000 SF
ILDING

PROPOSED
DETENTION

STREET TREES:
ONE SHADE TREE PER 50'
3,178 LF OR ROAD LENGTH
ROAD LENGTH IS CALCULATED UP TO STREET D

128 TOTAL TREES REQUIRED
64 TREE REQUIRED (BOTH SIDES OF STREET)

114 TREES PROVIDED



VICINITY MAP - NOT TO SCALE

SITE LEGEND

- BUILDING
- CORRIDOR FRONTAGE BUFFER
- TYPE A BUFFER YARD
- PROPERTY LINE

REQUIRED PLANTING

SECTION 7.1.4.D, 4.3.2.J.6: PARKING INTERIOR LANDSCAPE
ONE CANOPY TREE PER 10 PARKING SPACES; ALL TREES SHALL BE IN PLANTING AREAS WITH A MIN. AREA OF 180 SQ FT (200 SQ FT IN HIGHWAY OVERLAY DISTRICT)

SECTION 4.3.2.J.6: PERIMETER PARKING AREA
CONTINUOUS EVERGREEN SHRUB SCREEN REQUIRED WITHIN PERIMETER LANDSCAPE STRIP. SHRUBS SHALL BE MIN. 36" HEIGHT AND 24" SPREAD AT PLANTING; ONE CANOPY TREE 40' O.C. WITH MIN. 2.5" CAL

SECTION 7.1.3: STREET TREE REQUIREMENTS
MX DISTRICT
RATE: 1 CANOPY TREE FOR EVERY 50 FEET OF STREET FRONTAGE
SPACING: MAXIMUM OF 50 FEET ON-CENTER
LOCATION: IN PLANTING STRIP (LF-FOOT MINIMUM WIDTH) OR TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

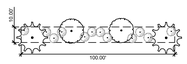
MX DISTRICT (ON-STREET PARKING)
RATE: 1 CANOPY TREE FOR EVERY 40 FEET OF STREET FRONTAGE
SPACING: MAXIMUM OF 50 FEET ON-CENTER
LOCATION: TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

BUFFER LANDSCAPE AREAS

TYPE A BUFFER YARD, OPTION 2
MIN. 10' WIDTH
2 CANOPY TREES
2 UNDERSTORY TREES
12 EVERGREEN SHRUBS

2068 LF X 2 TREES PER 100 LF =
41.36 TREES REQUIRED
42 CANOPY TREES PROVIDED
42 UNDERSTORY TREES PROVIDED

2068 LF X 12 TREES PER 100 LF =
248.16 EVERGREEN SHRUBS REQUIRED
249 EVERGREEN SHRUBS PROVIDED.



HIGHWAY CORRIDOR FRONTAGE BUFFER
25' LANDSCAPE BUFFER
- 3 CANOPY TREES PER 100' OF CORRIDOR FRONTAGE
- WHERE OVERHEAD UTILITY LINES EXIST, 5 UNDERSTORY TREES SHALL BE PLANTED PER 100' OF CORRIDOR FRONTAGE
- LANDSCAPE SHALL CONSIST OF COMBINATION OF SHRUBS, TURF GRASS, OR OTHER GROUND COVER

PLANT SCHEDULE TYPE A 10' BUFFER

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	REMARKS
	CAR OVA	2	CARYA OVATA / SHAGBARK HICKORY	B&B	2.5" CAL., 12'-14' HT., 8' CLEAR TRUNK, STRONG CENTRAL LEADER
	CER CAN	2	CERCIS CANADENSIS / EASTERN REDBUD	B&B	2.5" CAL., 10'-12' HT., STANDARD TRUNK, STRONG CENTRAL LEADER
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	VIB TIN	12	VIBURNUM TINUS / LAURUSTINUS	FLAT	01'-0" X 8' SPRD.

PLANT SCHEDULE SITE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	HT		REMARKS
	COR FLO	16	CORNUS FLORIDA / FLOWERING DOGWOOD	B&B			2.5" CAL., 10'-12' HT., MULTI-TRUNK, 3-5 STEMS
	CRY JAP	30	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	15 GAL			
	QUC NUT	337	QUERCUS NUTTALLII / NUTTALL OAK	B&B			2.5" CAL., 12'-14' HT., 8' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE PHE	63	QUERCUS PHELLOS / WILLOW OAK	B&B			2.5" CAL., 12'-14' HT., 8' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE SHU	60	QUERCUS SHUMARDII / SHUMARD RED OAK	B&B			2.5" CAL., 10'-12' HT., 8' CLEAR TRUNK, STRONG CENTRAL LEADER
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPREAD		REMARKS
	ILE BUR	564	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	3 GAL	5'		18"-24"HT. X 18"-18" SPRD.

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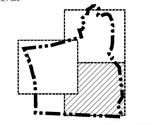
KEY MAP



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PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ #
1020011

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SCALE
NORTH
VERT: N/A
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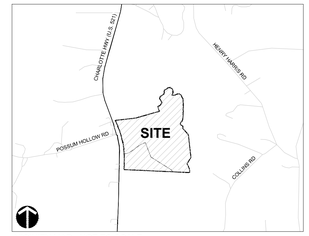
0 30 60 120

SHEET TITLE
DETAILED REQUIRED PLANTING PLAN

SHEET NUMBER
C8-03



VICINITY MAP - NOT TO SCALE

SITE LEGEND

- CORRIDOR FRONTAGE BUFFER
- TYPE A BUFFER YARD
- TREE SAVE AREA
- RETAINED PARCEL
- PROPERTY LINE
- EXISTING TREE TO BE REMOVED

TREE MITIGATION

EXISTING TREES 24" OR GREATER:
REMOVED: 37
PRESERVED: 1

REPLACED TREES (2.5" CAL. MIN.): 37

SECTION 4.3.2.I. HIGHWAY OVERLAY DISTRICT TREE PRESERVATION:
ANY CANOPY TREES WITH A DIAMETER (DBH) GREATER THAN 24" THAT ARE REMOVED SHALL BE REPLACED WITH A SIMILAR TREE OF 2.5" CAL. OR GREATER.

EXISTING ON RETAINED PARCEL: 53
(EXCLUDED FROM CALCULATIONS)

TREE SAVE AREAS

TREE SAVE AREA 1: 47,617 SF
TREE SAVE AREA 2: 2,247,978 SF

TOTAL TREE SAVE AREA: 2,295,595 SF
±52.7 AC (40% OF SITE AC)

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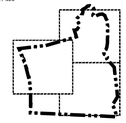

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HORZ: 1" = 150'
0 75 150 300

NORTH

SHEET TITLE
TREE SAVE AREAS & TREE MITIGATION PLAN

SHEET NUMBER
C8-04

3 story unit - elevation A

4 story unit - elevation C

Clubhouse - elevation C

Hudson at MetroWest
Crossland SE
architecture | interiors | planning

architecture

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SHEET TITLE
MULTI-FAMILY ARCHITECTURAL ELEVATIONS

SHEET NUMBER
C9-00

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ALPINE - FARMHOUSE
LEFT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

Left Elevation

ALPINE - FARMHOUSE
FRONT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE
FRONT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

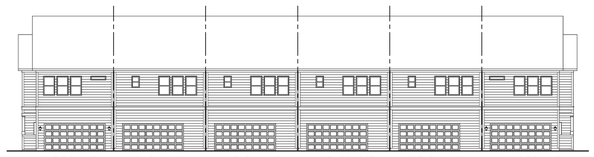
ASPEN - FARMHOUSE 2
FRONT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE
FRONT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE 2
FRONT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ALPINE - FARMHOUSE
FRONT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

Front Elevation



ALPINE - FARMHOUSE
REAR ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE
REAR ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE
REAR ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE
REAR ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE
REAR ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ALPINE - FARMHOUSE
REAR ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

Rear Elevation

ALPINE - FARMHOUSE
RIGHT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

Right Elevation

taylor morrison

KSE ENGINEERING

CHAMPIONSGATE

DESIGNERS
KSEI
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24' - 6 UNIT
FARMHOUSE

PLAN NAME

DIVISION
CHARLOTTE

COMMUNITY
FARM

SHEET
24'-6

ELEVATION A
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION B
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION C
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION D
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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ELEVATION A
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION D
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION C
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION B
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

FRONT ELEVATION - 4 UNIT BUILDING
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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ELEVATION A
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION B
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION C
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

FRONT ELEVATION - 3 UNIT BUILDING
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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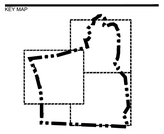

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THE EXCHANGE AT INDIAN LAND

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HORZ: AS NOTED

SHEET TITLE
TOWNHOME ARCHITECTURAL ELEVATIONS

SHEET NUMBER
C9-01

FRONT ELEVATION - 6 UNIT BUILDING
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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FRONT ELEVATION - 5 UNIT BUILDING
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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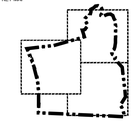

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TOWNHOME ARCHITECTURAL ELEVATIONS

SHEET NUMBER
C9-02

DESIGN RESOURCE GROUP

TRAFFIC IMPACT ANALYSIS

The Exchange at Indian Land

East of Charlotte Highway opposite Possum Hollow Road

Lancaster County, South Carolina

for

Crosland Southeast

June 2021

584-028 (COA 2370)

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 36347
6/15/21
MICHAEL W. WICKLINE

2459 Wilkinson Boulevard, Suite 200
Charlotte, NC 28208

O 704.343.0608
W www.drgrp.com

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EXECUTIVE SUMMARY

Crosland Southeast is proposing to develop a mixed-use development east of Charlotte Highway (US 521) opposite Possum Hollow Road in Lancaster County, SC (see Figure 1) with the following land uses:

- 320 Multi-Family (Low-Rise) Dwelling Units
- 400 Multi-Family (Mid-Rise) Dwelling Units
- 5,000 SF of Retail
- 20,000 SF of Retail
- 50,000 SF of Grocery
- 4,500 SF of Fast Casual Restaurant
- 4,500 SF of Fast-Food Restaurant with Drive-Thru
- 4,800 SF of Super Convenience Market/Gas Station

Charlotte Highway (US 521) facing north at the proposed site

For this study, the project is assumed to be completed in 2023.

This report provides analysis of the traffic operations within the area of influence, according to the standards set by the South Carolina Department of Transportation's (SCDOT) "Access and Roadside Management Standards" (ARMS) document dated April 27, 2015, and Lancaster County's November 2016 Unified Development Ordinance (UDO). It provides recommended access management for the site and intersection improvements needed for mitigating traffic impacts.

This study evaluates the following scenarios:

- 2021 Existing Conditions
- 2023 No Build
- 2023 Full Buildout

The area of influence of the study site as indicated by SCDOT and Lancaster County staff includes the following five existing intersections and two proposed access locations:

1. Charlotte Highway (US 521) & Marvin Road [Signalized]
2. Charlotte Highway (US 521) & Bridgemill Drive [Signalized]
3. Charlotte Highway (US 521) & Possum Hollow Road/Access "A" [Unsignalized]
4. Charlotte Highway (US 521) & Sandal Brook Road [Signalized]
5. Charlotte Highway (US 521) & Dobys Bridge Road [Signalized]
6. Charlotte Highway (US 521) & Access "B" [Unsignalized]

According to the site plan, access to the project is expected to occur via two unsignalized locations on Charlotte Highway (US 521):

- Proposed Access "A" (Full Movement) – unsignalized access located on Charlotte Highway (US 521) opposite Possum Hollow Road.
- Proposed Access "B" (Full Movement) – unsignalized access located on Charlotte Highway (US 521), approximately 775 feet south of Possum Hollow Road at the existing U-turn for Hanover Dr.

The trip generation results indicate that the project is expected to generate 886 new AM peak hour trips and 640 new PM peak hour trips (after internal capture and pass-by reductions).

The intersections identified within the area of influence were analyzed to identify the traffic impact that the site development has under the build scenario. The traffic analysis is based on the LOS analysis at the identified intersections. The intersections were analyzed assuming buildout of the site in 2023.

With the results of our analyses (specifics are described in the Traffic Analysis section of this report) we suggest the following improvements/modifications at the study intersections and proposed accesses:

2023 Build Suggested Improvements/Access Configurations:

***1.* Charlotte Highway (US 521) & Marvin Road [Signalized]**

- Construct a westbound right turn lane on Marvin Road with 100 feet of storage

***2.* Charlotte Highway (US 521) & Bridgemill Drive [Signalized]**

- No suggested improvements

***3.* Charlotte Highway (US 521) & Possum Hollow Road/Access "A" [Unsignalized]**

We propose the following full movement access configuration:

- One ingress lane and two egress lanes (a westbound combined thru-left turn lane and a separate right turn lane with 100 feet of storage) on Access "A"
- Construct a northbound right turn lane on Charlotte Highway with 100 feet of storage
- Construct a southbound left turn lane on Charlotte Highway with 100 feet of storage
- Install a traffic signal at the intersection of Charlotte Highway and Possum Hollow Road/Access "A"

***4.* Charlotte Highway (US 521) & Sandal Brook Road [Signalized]**

- No suggested improvements

5. Charlotte Highway (US 521) & Dobys Bridge Road [Signalized]

- No suggested improvements

6. Charlotte Highway (US 521) & Access "B" [Unsignalized]

We propose the following directional crossover access configuration:

- One ingress lane and one egress lane (a terminating westbound right turn lane) restricting westbound left turning movements out of the access
- Construct a northbound right turn lane on Charlotte Highway with 100 feet of storage
- Construct a southbound left turn lane on Charlotte Highway with 100 feet of storage
- Modify/construct median to only allow southbound left turns into the access

In summary, even though the Exchange at Indian Land mixed-use development increase the amount of traffic on the adjacent roadways, the suggested intersection improvements and proposed access configurations will mitigate the additional site generated trips on the thoroughfares and improve the conditions for the traveling public as well as the future patrons/residents of the proposed development.

INTRODUCTION

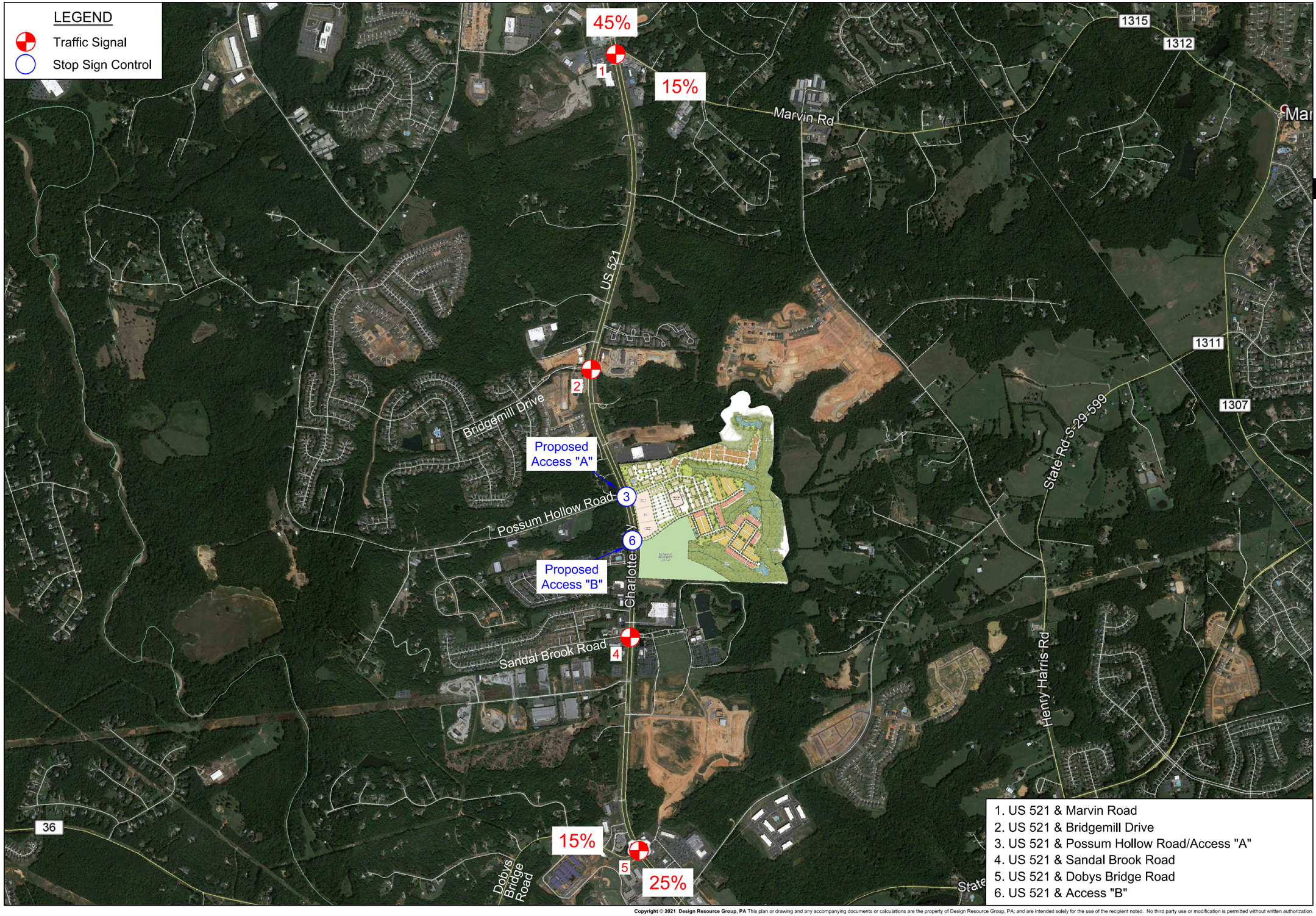
Crosland Southeast is proposing to develop a mixed-use development east of Charlotte Highway (US 521) opposite Possum Hollow Road in Lancaster County, SC (see Figure 1) with the following land uses:

- 320 Multi-Family (Low-Rise) Dwelling Units
- 400 Multi-Family (Mid-Rise) Dwelling Units
- 5,000 SF of Retail
- 20,000 SF of Retail
- 50,000 SF of Grocery
- 4,500 SF of Fast Casual Restaurant
- 4,500 SF of Fast-Food Restaurant with Drive-Thru
- 4,800 SF of Super Convenience Market/Gas Station

Charlotte Highway (US 521) facing north at the proposed site

For this study, the project is assumed to be completed in 2023. According to the site plan, access to the project is expected to occur via two unsignalized locations on Charlotte Highway (US 521):

- Proposed Access "A" (Full Movement) – unsignalized access located on Charlotte Highway (US 521) opposite Possum Hollow Road.
- Proposed Access "B" (Full Movement) – unsignalized access located on Charlotte Highway (US 521), approximately 775 feet south of Possum Hollow Road at the existing U-turn for Hanover Dr.



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THE EXCHANGE AT INDIAN LAND TIA

INDIAN LAND, SC

CROSLAND SOUTHEAST
121 WEST TRADE STREET SUITE 2550
CHARLOTTE, NC 28202

AREA OF INFLUENCE MAP

0 800' 1,600' N
SCALE: 1" = 1,600'

PROJECT #: 584-028
DRAWN BY: SA
CHECKED BY: RG

JUNE 2021

REVISIONS:

Figure 1

DEVELOPMENT SUMMARY

COMMERCIAL
- 50K SF GROCERY
- 20K SF SHOPS / RETAIL

1 OUTPARCEL:
- FUEL CENTER WITH 8 PUMPS
- FOR 16 SERVICE SPACES
- BUILDING = 2K SF

1 OUTPARCEL:
- GENERAL RETAIL = 3K SF

1 OUTPARCEL:
- GENERAL RETAIL = 3K SF

MULTI-FAMILY
- 360 UNITS

TOWNHOMES
- 320 UNITS

HIGHWAY 521 INDIAN LAND, SC • THE EXCHANGE AT INDIAN LAND

PN 1020011 | 03.09.2021 |

LandDesign.

ANALYSIS OF EXISTING CONDITIONS

The area of influence of the study site as indicated by SCDOT and Lancaster County staff includes the following five existing intersections and two proposed access locations:

1. Charlotte Highway (US 521) & Marvin Road [Signalized]
2. Charlotte Highway (US 521) & Bridgemill Drive [Signalized]
3. Charlotte Highway (US 521) & Possum Hollow Road/Access "A" [Unsignalized]
4. Charlotte Highway (US 521) & Sandal Brook Road [Signalized]
5. Charlotte Highway (US 521) & Dobys Bridge Road [Signalized]
6. Charlotte Highway (US 521) & Access "B" [Unsignalized]

Charlotte Highway (US 521) facing south at Marvin Road

Charlotte Highway (US 521) facing south at Possum Hollow Road

Charlotte Highway is a principal arterial, with a 45-mph posted speed limit (located along the site). The roadway is a four-lane median-divided roadway (two lanes in each direction); no curb/gutter, sidewalk, bike lanes, or planting strip is present within the vicinity of the site.

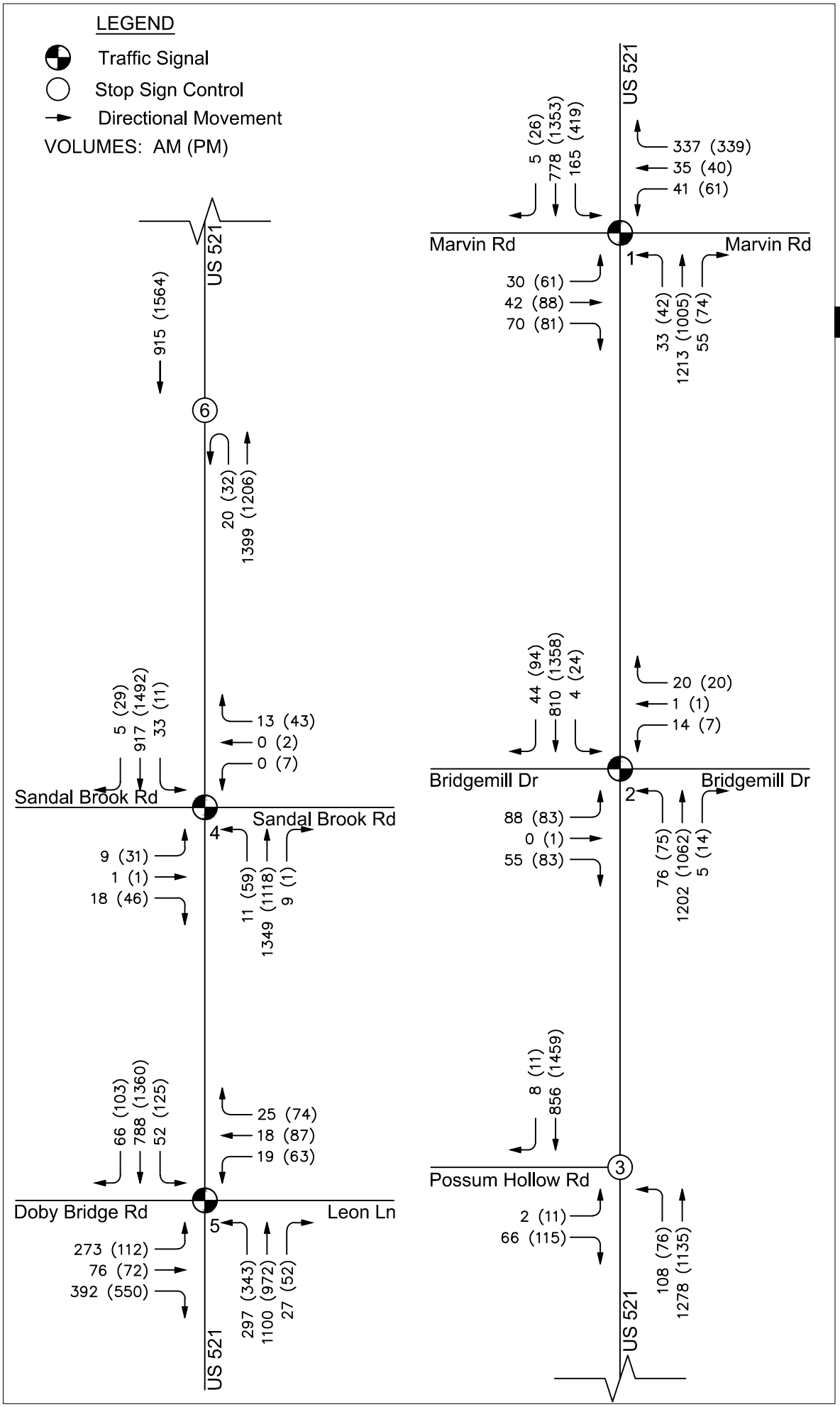
Morning (6:30-8:30 AM) and afternoon (4:30-6:30 PM) peak period turning movement counts were conducted at all study intersections on Thursday, April 1, 2021.

In addition to the intersection turning movement counts, SCDOT is the source for average annual two-way daily traffic (AADT) volumes within the area of influence. The AADT volumes are depicted in Table 1.

Table 1: Average Annual Daily Traffic Volumes (veh. per day)

Roadway (Station ID #)	AADT (year)
Charlotte Highway north of Fort Mill Highway (128)	9,400 (2019)
Marvin Road east of Charlotte Highway (359)	9,400 (2019)
Charlotte Highway north of Doby's Bridge Road (126)	32,000 (2019)
Doby's Bridge Road west of Charlotte Highway (353)	9,800 (2019)

Figure 2 shows the existing traffic volumes for the AM and PM peak hours.



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2021 EXISTING PEAK HOUR TRAFFIC VOLUMES

0 XX XX
SCALE: NTS

PROJECT #: 584-028
DRAWN BY: CRB
CHECKED BY: REG

JUNE 2021

REVISIONS:

Figure 2

The intersections identified within the area of influence were analyzed to identify the traffic impact that the site development has under the build scenario. The traffic analysis is based on the LOS analysis at the identified intersections. The intersections were analyzed assuming buildout of the site in 2023.

LOS is a qualitative measurement of traffic operations. It is a measure of delay time. The Transportation Research Board's Highway Capacity Manual[1] (HCM) defines six levels of service for intersections with LOS "A" representing the best operating condition and LOS "F" the worst. The table below gives the criteria for both signalized (Exhibit 19-8) and unsignalized (Exhibit 20-2) intersections.

Intersection LOS	Exhibit 19-8 Signalized Intersection Control Delay per Vehicle (sec/vehicle)	Exhibit 20-2 Unsignalized Intersection Control Delay per Vehicle (sec/vehicle)
A	≤10.0	≤ 10.0
B	> 10.0 and ≤ 20.0	> 10.0 and ≤ 15.0
C	> 20.0 and ≤ 35.0	> 15.0 and ≤ 25.0
D	> 35.0 and ≤ 55.0	> 25.0 and ≤ 35.0
E	> 55.0 and ≤ 80.0	> 35.0 and ≤ 50.0
F	>80.0	> 50.0

SYNCHRO 11.1 was the software tool used in determining the delay, capacity, and corresponding level of service at the study intersections. The intersection worksheet reports are provided in the Appendix.

For the analysis of unsignalized intersections, the vehicular movements that must stop at the intersection experience delay (i.e., the minor leg of the intersection). For descriptive purposes:

- LOS results between "A" and "C" for the side (minor) street approach are assumed to represent short vehicle delays
- LOS results between "D" and "E" for the side (minor) street approach are assumed to represent moderate delays
- LOS results of "F" for the side (minor) street approach is assumed to represent long delays.

It should be noted that stop sign-controlled streets/driveways intersecting major streets typically experience long delays during peak hours, while most of the traffic moving through the intersection on the major street experiences little or no delay.

This report provides analysis of the traffic operations within the area of influence, according to the standards set by the South Carolina Department of Transportation's (SCDOT) "Access and Roadside Management Standards" (ARMS) document dated April 27, 2015, and Lancaster County's November 2016 Unified Development Ordinance (UDO). It provides recommended access management for the site and intersection improvements needed for mitigating traffic impacts.

[1] National Research Council. Transportation Research Board. Highway Capacity Manual 6th Ed., Washington, DC. 2016.

This study evaluates the following scenarios:

- 2021 Existing Conditions
- 2023 No Build
- 2023 Full Buildout

Base assumptions for the analysis scenarios include:

- A 2% per year background growth rate between the existing 2021 and future 2023 conditions
- All study intersections and movements assume a peak hour factor of 0.90
- Observed heavy vehicle percentages (from traffic counts) were used in all analysis for all intersections
- Signal operations were coded using defaults provided by SCDOT staff and maintained throughout all future year scenarios
- Per SCDOT's *"Revised Guidance for conducting Traffic Impact Studies during COVID19"* memorandum from April 2021, a 12% growth rate was not applied to the existing count volumes

The following intersections currently (2021) operate at:

1. Charlotte Highway (US 521) & Marvin Road [Signalized]
    a. AM – LOS "D"
    b. PM – LOS "F"
2. Charlotte Highway (US 521) & Bridgemill Drive [Signalized]
    a. AM – LOS "B"
    b. PM – LOS "B"
3. Charlotte Highway (US 521) & Possum Hollow Road [Unsignalized]
    a. AM – LOS "C"
    b. PM – LOS "F"
4. Charlotte Highway (US 521) & Sandal Brook Road [Signalized]
    a. AM – LOS "B"
    b. PM – LOS "B"
5. Charlotte Highway (US 521) & Dobys Bridge Road [Signalized]
    a. AM – LOS "C"
    b. PM – LOS "F"

Table 2: 2021 Existing Conditions Analysis Results

Approach	AM Peak Hour			PM Peak Hour		
	LOS	Delay (sec/veh)	Capacity (v/c)	LOS	Delay (sec/veh)	Capacity (v/c)
1. Charlotte Highway (US 521) & Marvin Road						
Intersection	D	54.7	1.01	F	84.9	1.20
Eastbound - Marvin Road	D	36.8	-	E	60.8	-
Westbound - Marvin Road	E	78.7	-	F	148.4	-
Northbound - Charlotte Highway	E	56.9	-	F	101.8	-
Southbound - Charlotte Highway	D	44.0	-	E	62.0	-
2. Charlotte Highway (US 521) & Bridgemill Drive						
Intersection	B	10.4	0.57	B	12.5	0.73
Eastbound - Bridgemill Drive	B	15.5	-	B	19.4	-
Westbound - Bridgemill Drive	B	12.5	-	B	15.4	-
Northbound - Charlotte Highway	A	7.5	-	A	5.5	-
Southbound - Charlotte Highway	B	13.8	-	B	17.2	-
3. Charlotte Highway (US 521) & Possum Hollow Road						
Intersection	NA	NA	-	NA	NA	-
Eastbound - Possum Hollow Road	C	18.5	-	F	130.9	-
Northbound - Charlotte Highway	A	0.9	-	A	1.1	-
Southbound - Charlotte Highway	A	0.0	-	A	0.0	-
4. Charlotte Highway (US 521) & Sandal Brook Road						
Intersection	B	10.6	0.54	B	17.6	0.76
Eastbound - Sandal Brook Road	C	22.2	-	C	27.5	-
Westbound - Sandal Brook Road	B	17.2	-	B	16.0	-
Northbound - Charlotte Highway	B	12.1	-	B	11.9	-
Southbound - Charlotte Highway	A	8.1	-	C	21.5	-
5. Charlotte Highway (US 521) & Dobys Bridge Road						
Intersection	C	31.1	0.88	F	89.9	1.17
Eastbound - Dobys Bridge Road	C	24.6	-	F	91.4	-
Westbound - Doby Bridge Road	C	27.3	-	E	78.4	-
Northbound - Charlotte Highway	C	30.6	-	E	58.8	-
Southbound - Charlotte Highway	D	37.4	-	F	117.6	-

PROPOSED DEVELOPMENT

The daily and peak-hour-trip-generation data for the site is presented in Table 3. The estimates for the trips generated by the development are obtained from the Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition, 2017.

Table 3: Site Trip Generation

Land Use [ITE Code]			Weekday Daily	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Proposed Development									
Multifamily Housing (Low Rise) [220]	320	DUs	**2,378**	34	110	144	104	62	166
Multifamily Housing (Mid Rise) [221]	400	DUs	**2,178**	34	98	132	102	66	168
Retail [820]	5,000	SF	**784**	96	58	154	28	30	58
Retail [820]	20,000	SF	**2,012**	100	62	162	80	86	166
Grocery [850]	50,000	SF	**5,339**	114	76	190	236	226	462
Fast Casual Restaurant [930]	4,500	SF	**1,418**	6	4	10	34	28	62
Fast Food Restaurant with Drive Thru Window [934]	4,500	SF	**2,119**	92	88	180	76	70	146
Super Convenience Market/ Gas Station [960]	4,800	SF	**4,020**	200	200	400	166	166	332
Internal Capture Reductions			*	-98	-98	-196	-293	-295	-588
Pass-By Reductions			**-622**	-145	-145	-290	-166	-166	-332
Proposed Development Total New Trips			**19,626**	**433**	**453**	**886**	**367**	**273**	**640**

References:
Trip Generation, 10th Edition, Institute of Transportation Engineers, Washington, DC. 2017.
* Internal Capture Reductions not applied to daily trips.
Pass-By Reductions per land use
[820] PM Peak % Pass-By 34%
[850] PM Peak % Pass-By 36%
[934] AM Peak % Pass-By 49% PM Peak % Pass-By 50%
[960] AM Peak % Pass-By 63% PM Peak % Pass-By 66%

The trip generation results indicate that the project is expected to generate 886 new AM peak hour trips and 640 new PM peak hour trips (after internal capture and pass-by reductions).

Per SCDOT and Lancaster County staff, two approved offsite developments were included in the future year analysis (all developments were assumed to be fully complete by 2023 to account for all offsite trips):

- Ansley Tract Commercial and Townhouses – 3,500 SF of Fast-Food Restaurant with Drive-Thru, 12,500 SF of Retail, 20,000 SF of Medical-Dental Office, and 110 Multi-Family (Low-Rise) Dwelling Units. The site is expected to generate 182 new AM peak hour trips and 182 new PM peak hour trips (after internal capture and pass-by reductions).
- US 521 Multifamily Project – 216 Multi-Family (Mid-Rise) Dwelling Units and 30,000 SF of Medical Office Building. The site is expected to generate 147 new AM peak hour trips and 191 new PM peak hour trips (after internal capture reductions).

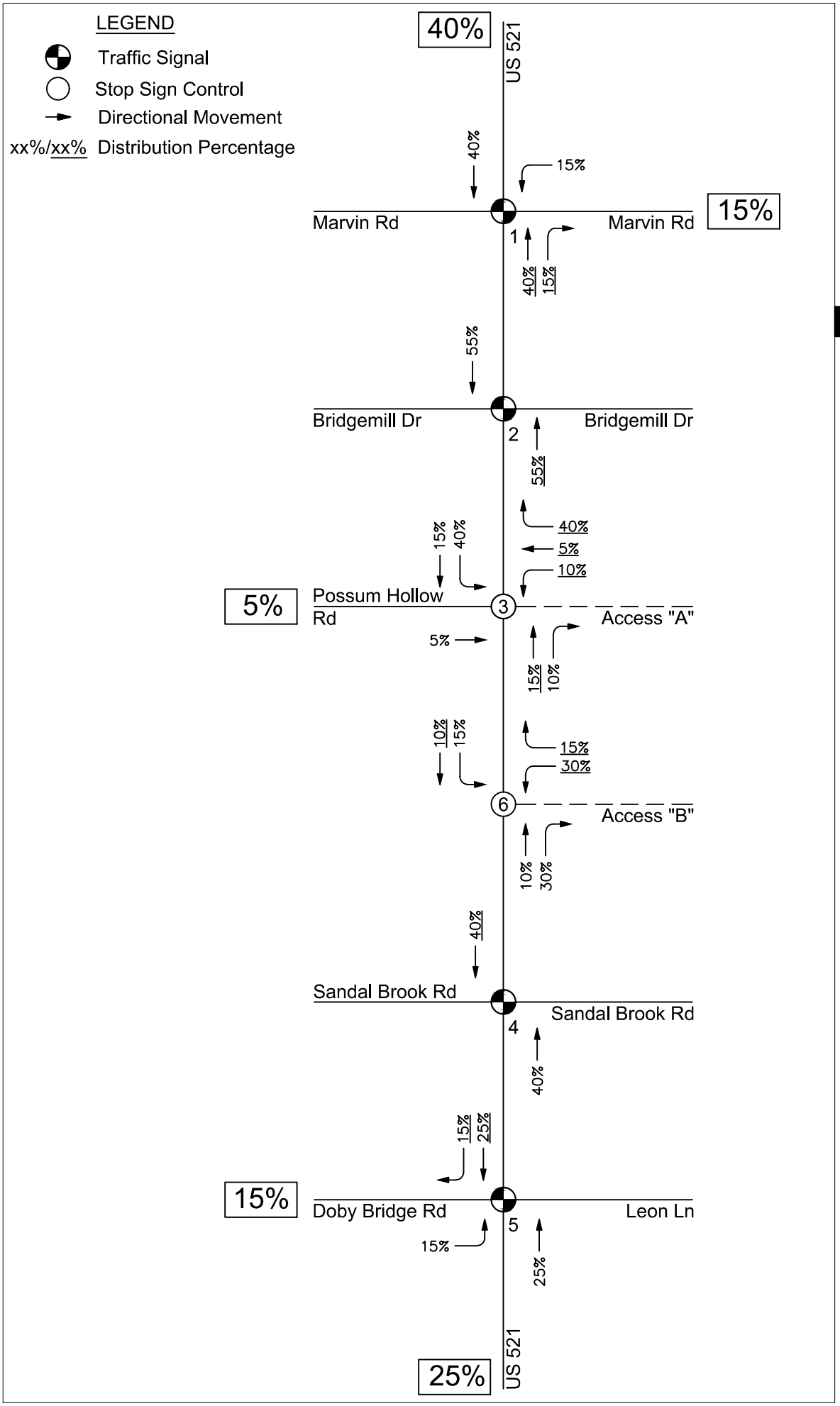
Table 4: Offsite Trip Generation

Land Use [ITE Code]	Daily	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Ansley Tract Commercial and Townhouses**	*	94	88	182	85	97	182
US 521 Multifamily Project**	2,188	77	70	147	83	108	191
Total Trips	**2,188**	**171**	**158**	**329**	**168**	**205**	**373**

*Daily trip calculations not included in the TIA
**Site trips include internal capture/pass-by reductions where applicable

The projected background traffic volumes used in the analyses were developed from the existing peak hour TMCs. Per SCDOT and Lancaster County staff, a 2% per year growth rate was used for the 2023 background volumes. The No Build volumes for the AM and PM peaks are presented in Figures 4A and 4B, respectively. The 2023 AM and PM Build conditions peak hour traffic volumes are presented in Figures 5A and 5B, respectively. The background traffic is indicated to the far left of the movement arrows, followed by the offsite traffic in brackets, and the site traffic in parentheses. The three volumes are added to obtain the projected total traffic for that movement:

Background + [Offsite] + (Site) = Total



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THE EXCHANGE AT INDIAN LAND TIA

INDIAN LAND, SC

CROSLAND SOUTHEAST
121 WEST TRADE STREET SUITE 2550
CHARLOTTE, NC 28202

SITE DIRECTIONAL DISTRIBUTION

0 XX XX
SCALE: NTS

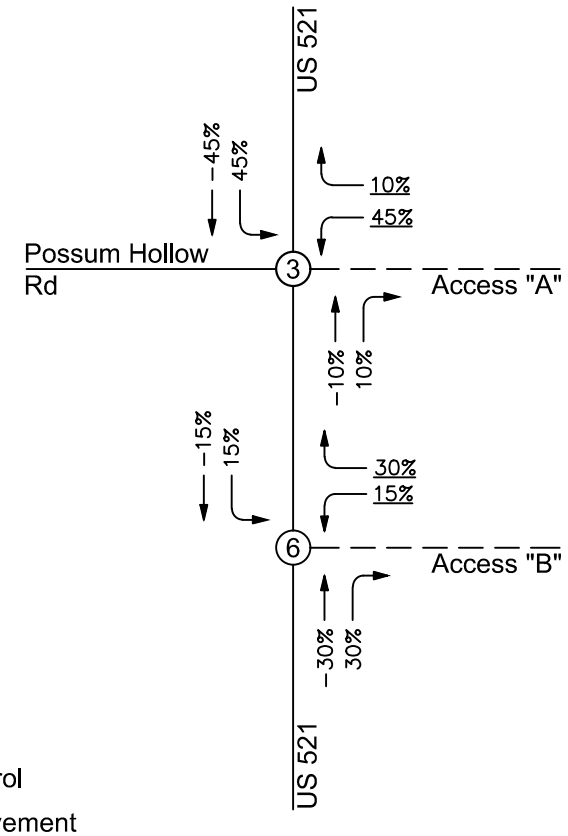
PROJECT #: 584-028
DRAWN BY: PAH
CHECKED BY: REG

JUNE 2021

REVISIONS:

Figure 3A

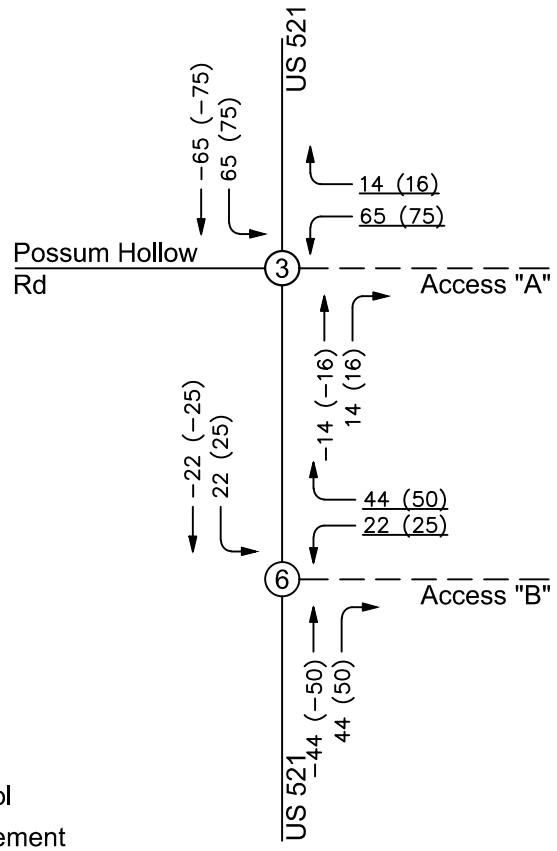
Pass-By Distribution



LEGEND

- ○ Stop Sign Control
- → Directional Movement
- xx%/xx% Distribution Percentage

Pass-By Assignment



LEGEND

- ○ Stop Sign Control
- → Directional Movement

VOLUMES: AM (PM)

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PASS-BY DISTRIBUTION/ ASSIGNMENT

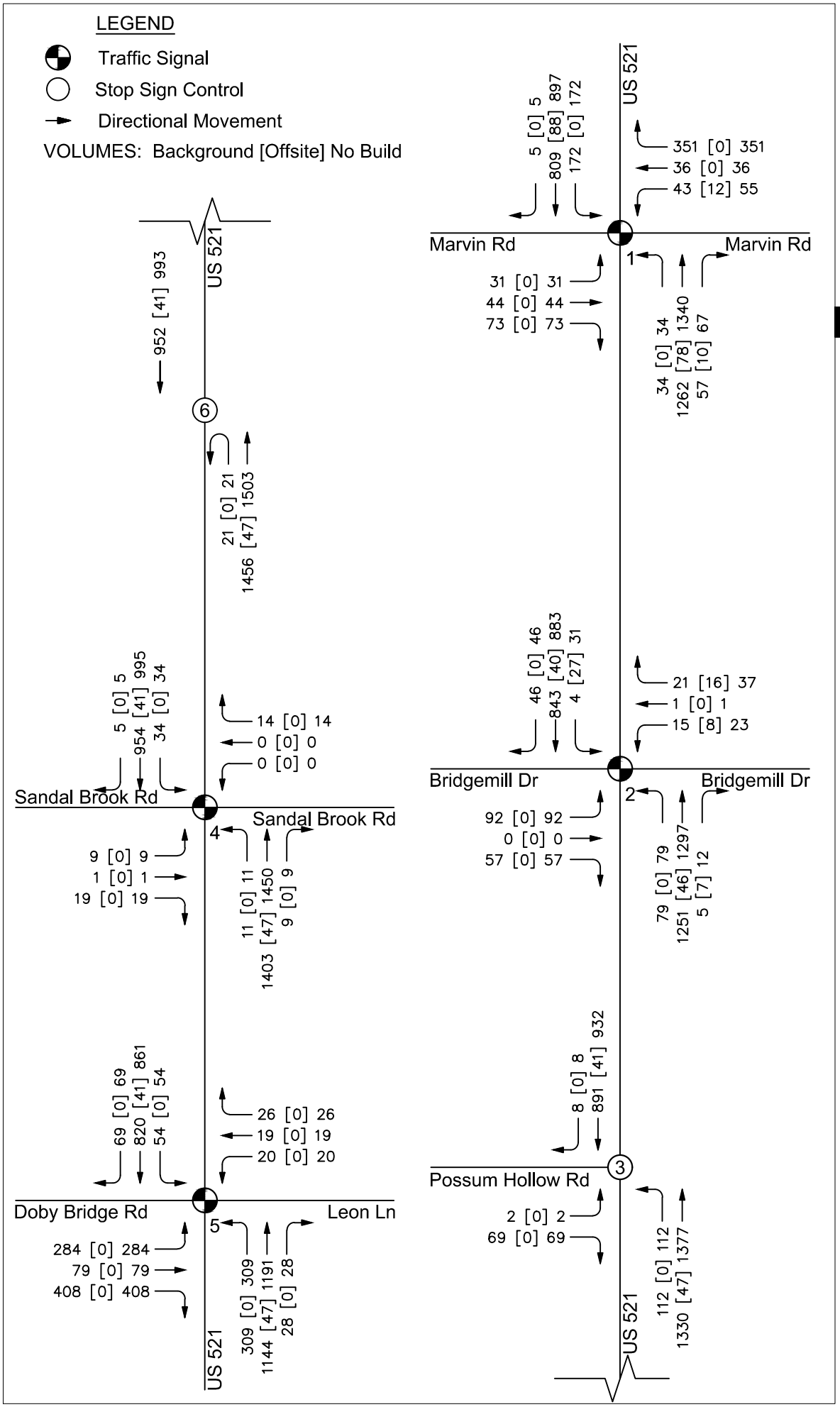
0 XX XX
SCALE: NTS

PROJECT #: 584-028
DRAWN BY: CRB
CHECKED BY: REG

JUNE 2021

REVISIONS:

Figure 3B



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2023 NO BUILD AM PEAK HOUR TRAFFIC VOLUMES

0 XX XX
SCALE: NTS

PROJECT #: 584-028
DRAWN BY: CRB
CHECKED BY: REG

JUNE 2021

REVISIONS:

Figure 4A

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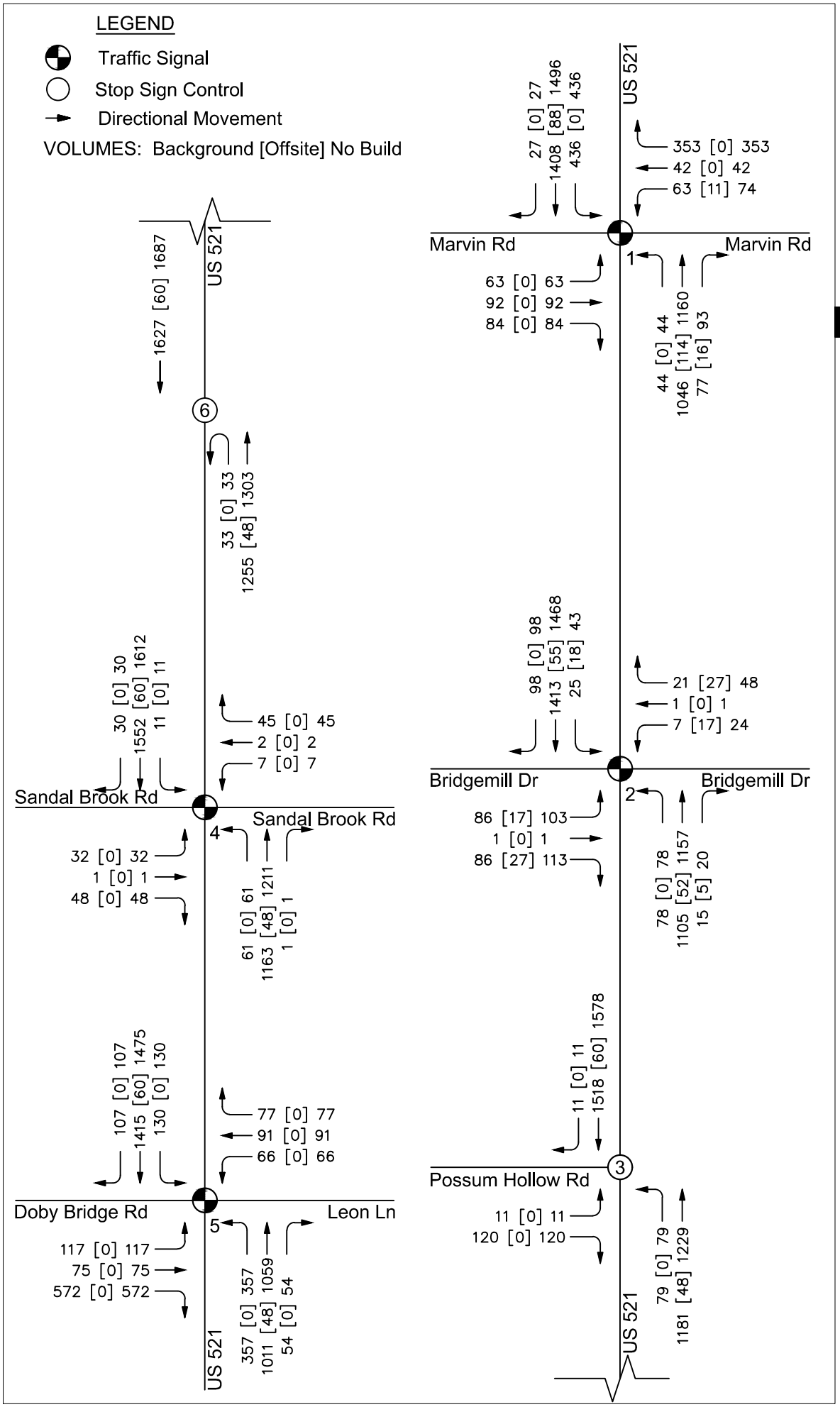

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2023 NO BUILD PM PEAK HOUR TRAFFIC VOLUMES

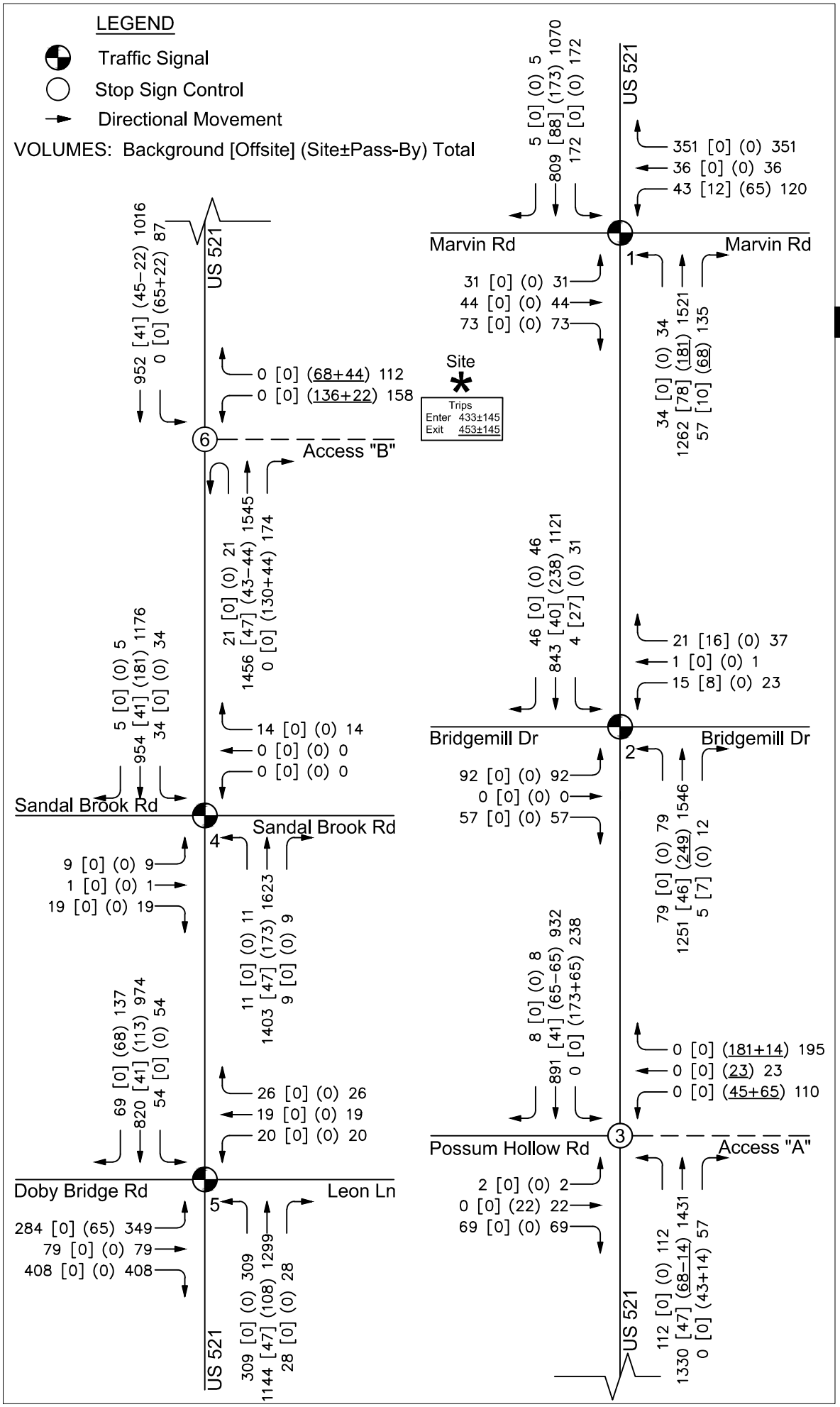
0 XX XX
SCALE: NTS

PROJECT #: 584-028
DRAWN BY: CRB
CHECKED BY: REG

JUNE 2021

REVISIONS:

Figure 4B



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2023 BUILD AM PEAK HOUR TRAFFIC VOLUMES

SCALE: NTS

PROJECT #: 584-028
DRAWN BY: CRB
CHECKED BY: REG

JUNE 2021

REVISIONS:

Figure 5A

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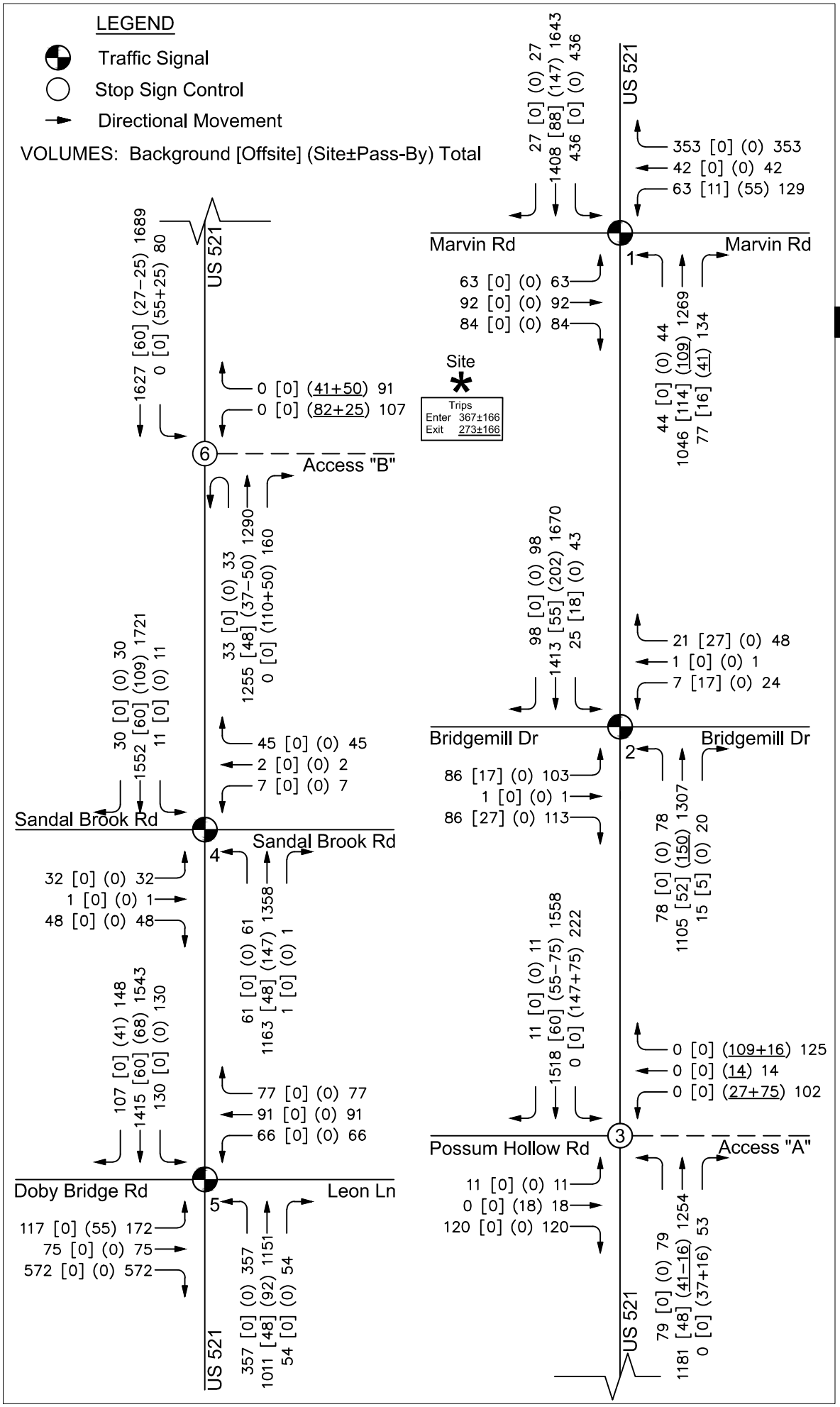

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2023 BUILD PM PEAK HOUR TRAFFIC VOLUMES

0 XX XX
SCALE: NTS

PROJECT #: 584-028
DRAWN BY: CRB
CHECKED BY: REG

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REVISIONS:

Figure 5B

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ANALYSIS OF FUTURE CONDITIONS

LANCASTER COUNTY ANALYSIS REQUIREMENTS - To determine the mitigation responsibility of the developer, this study compares 2023 Build results to the 2023 No Build results.

- For collector or local streets, a Level-of-Service (LOS) “C” or better shall be maintained. On any arterial or higher order street a LOS “D” or better shall be maintained. Level of service will be measured for segments and intersections using ITE standards for LOS calculation. Where the existing LOS is below these standards, the traffic impact analysis shall identify those improvements required to ensure that development related traffic demands result in no net reduction in LOS, and identify additional improvements needed to raise the level of service to the standards on the applicable streets to the adopted LOS standard.

The analysis and queue results for the study scenarios are presented in Tables 5-16.

1. Charlotte Highway (US 521) & Marvin Road [Signalized]

Table 5: Charlotte Hwy (US 521) & Marvin Rd Analysis Results

Approach	AM Peak Hour			PM Peak Hour		
	LOS	Delay (sec/veh)	Capacity (v/c)	LOS	Delay (sec/veh)	Capacity (v/c)
Existing Conditions						
Intersection	D	54.7	1.01	F	84.9	1.20
Eastbound - Marvin Road	D	36.8	-	E	60.8	-
Westbound - Marvin Road	E	78.7	-	F	148.4	-
Northbound - Charlotte Highway	E	56.9	-	F	101.8	-
Southbound - Charlotte Highway	D	44.0	-	E	62.0	-
2023 No Build Conditions						
Intersection	E	71.3	1.22	F	113.9	1.30
Eastbound - Marvin Road	C	33.2	-	E	62.8	-
Westbound - Marvin Road	F	121.7	-	F	175.5	-
Northbound - Charlotte Highway	E	74.4	-	F	145.6	-
Southbound - Charlotte Highway	D	51.6	-	F	84.4	-
2023 Build Conditions						
Intersection	F	122.4	1.29	F	162.1	1.44
Eastbound - Marvin Road	D	41.6	-	E	62.8	-
Westbound - Marvin Road	F	182.5	-	F	223.7	-
Northbound - Charlotte Highway	F	159.3	-	F	204.7	-
Southbound - Charlotte Highway	E	57.6	-	F	128.7	-
2023 Build Conditions with Improvements						
Intersection	D	53.2	1.02	E	77.7	1.15
Eastbound - Marvin Road	D	39.3	-	E	62.8	-
Westbound - Marvin Road	E	72.1	-	E	67.4	-
Northbound - Charlotte Highway	E	61.7	-	F	114.6	-
Southbound - Charlotte Highway	D	35.6	-	E	56.6	-
2023 Build Conditions with Improvements to LOS "D"						
Intersection	D	36.8	1.00	D	50.9	1.03
Eastbound - Marvin Road	C	21.6	-	D	48.0	-
Westbound - Marvin Road	C	21.0	-	D	41.7	-
Northbound - Charlotte Highway	D	45.6	-	E	73.1	-
Southbound - Charlotte Highway	C	33.2	-	D	38.3	-

2021 Existing Conditions

Currently the intersection operates at LOS “D” during the AM peak hour and LOS “F” during the PM peak hour.

2023 No Build Conditions

With the inclusion of growth in the background traffic and the offsite development trips, the intersection operates at LOS “E” during the AM peak hour and LOS “F” during the PM peak hour.

2023 Build Conditions

When comparing the impact of the 2023 Build to the 2023 No Build conditions, the intersection operates at LOS “F” during both the AM and PM peak hours.

2023 Build Conditions with Improvements

Based on the analysis guidelines, the results indicate the need to identify mitigation at the study intersection.

The following improvement was tested is suggested:

- Construct a westbound right turn lane on Marvin Road with 100 feet of storage

Assuming this improvement in place, the intersection operates at LOS “D” during the AM peak hour and LOS “E” during the PM peak hour.

2023 Build Conditions with Improvements to LOS “D”

The following improvements were tested per ordinance to identify the necessary mitigation to achieve LOS “D” or higher. These improvements are not suggested as they are not an ordinance requirement per No Build Condition operations:

- Construct an additional northbound thru lane on Charlotte Highway (US 521) with a coinciding receiving lane
- Construct an additional southbound thru lane on Charlotte Highway (US 521) with a coinciding receiving lane

Assuming these improvements in place, the intersection operates at LOS “D” during both the AM and PM peak hours.

Table 6: Charlotte Hwy (US 521) & Marvin Rd Queue Results

Marvin Road @ Charlotte Highway	Storage (ft)	AM PEAK		PM PEAK	
		95th % Queue	Max Queue	95th % Queue	Max Queue
2023 No Build Conditions					
Eastbound Thru (Marvin Road)	-	115'	149'	#287'	221'
Eastbound Right-Turn (Marvin Road)	50’	9'	126'	0'	140'
Westbound Thru (Marvin Road)	-	#597'	1276'	#776'	624'
Northbound Left-Turn (Charlotte Highway)	280’	66'	380'	90'	128'
Northbound Thru (Charlotte Highway)	-	#895'	886'	#992'	482'
Southbound Left-Turn (Charlotte Highway)	400’	#346'	463'	#808'	460'
Southbound Thru (Charlotte Highway)	-	423'	781'	#1031'	690'
2023 Build Conditions with Improvements					
Eastbound Thru (Marvin Road)	-	132'	159'	#287'	330'
Eastbound Right-Turn (Marvin Road)	50’	0'	138'	0'	150'
Westbound Thru (Marvin Road)	-	#304'	605'	#347'	595'
Westbound Right-Turn (Marvin Road)	100’	#374'	200'	#289'	200'
Northbound Left-Turn (Charlotte Highway)	280’	75'	379'	90'	380'
Northbound Thru (Charlotte Highway)	-	#1133'	658'	#1052'	1882'
Southbound Left-Turn (Charlotte Highway)	400’	#355'	330'	#761'	500'
Southbound Thru (Charlotte Highway)	-	473'	356'	#981'	1302'

2. Charlotte Highway (US 521) & Bridgemill Drive [Signalized]

Table 7: Charlotte Hwy (Us 521) & Bridgemill Dr Analysis Results

Approach	AM Peak Hour			PM Peak Hour		
	LOS	Delay (sec/veh)	Capacity (v/c)	LOS	Delay (sec/veh)	Capacity (v/c)
Existing Conditions						
Intersection	B	10.4	0.57	B	12.5	0.73
Eastbound - Bridgemill Drive	B	15.5	-	B	19.4	-
Westbound - Bridgemill Drive	B	12.5	-	B	15.4	-
Northbound - Charlotte Highway	A	7.5	-	A	5.5	-
Southbound - Charlotte Highway	B	13.8	-	B	17.2	-
2023 No Build Conditions						
Intersection	B	11.3	0.62	B	15.1	0.85
Eastbound - Bridgemill Drive	B	15.8	-	C	21.8	-
Westbound - Bridgemill Drive	B	12.8	-	B	16.0	-
Northbound - Charlotte Highway	A	8.1	-	A	6.6	-
Southbound - Charlotte Highway	B	15.1	-	C	20.8	-
2023 Build Conditions						
Intersection	B	13.4	0.70	B	16.2	0.88
Eastbound - Bridgemill Drive	B	18.5	-	C	25.9	-
Westbound - Bridgemill Drive	B	16.4	-	B	18.7	-
Northbound - Charlotte Highway	A	9.3	-	A	6.8	-
Southbound - Charlotte Highway	B	18.2	-	C	22.3	-

2021 Existing Conditions

Currently the intersection operates at LOS “B” during both the AM and PM peak hours.

2023 No Build Conditions

With the inclusion of growth in the background traffic and the offsite development trips/improvement, the intersection operates at LOS “B” during both the AM and PM peak hours.

2023 Build Conditions

When comparing the impact of the 2023 Build to the 2023 No Build conditions, the intersection continues to operate at LOS “B” during both the AM and PM peak hour. **Therefore, no developer required improvements should be deemed necessary at this intersection.**

Table 8: Charlotte Hwy (US 521) & Bridgemill Dr Queue Results

Bridgemill Drive @ Charlotte Highway	Storage (ft)	AM PEAK		PM PEAK	
		95th % Queue	Max Queue	95th % Queue	Max Queue
2023 No Build Conditions					
Eastbound Left-Turn (Bridgemill Drive)	150’	64'	97'	98'	74'
Eastbound Thru (Bridgemill Drive)	-	25'	52'	44'	68'
Westbound Left-Turn (Bridgemill Drive)	100’	23'	50'	32'	30'
Westbound Thru (Bridgemill Drive)	-	24'	49'	30'	41'
Northbound Left-Turn (Charlotte Highway)	260’	27'	77'	29'	40'
Northbound Thru (Charlotte Highway)	-	237'	185'	202'	81'
Northbound Right-Turn (Charlotte Highway)	100’	0'	34'	4'	6'
Southbound Left-Turn (Charlotte Highway)	275’	32'	72'	39'	68'
Southbound Thru (Charlotte Highway)	-	#273'	204'	#571'	244'
Southbound Right-Turn (Charlotte Highway)	260’	0'	46'	21'	33'
2023 Build Conditions with Improvements					
Eastbound Left-Turn (Bridgemill Drive)	150’	70'	132'	111'	132'
Eastbound Thru (Bridgemill Drive)	-	28'	42'	49'	144'
Westbound Left-Turn (Bridgemill Drive)	100’	25'	50'	36'	44'
Westbound Thru (Bridgemill Drive)	-	29'	47'	34'	66'
Northbound Left-Turn (Charlotte Highway)	260’	28'	112'	39'	87'
Northbound Thru (Charlotte Highway)	-	336'	262'	241'	188'
Northbound Right-Turn (Charlotte Highway)	100’	0'	31'	4'	31'
Southbound Left-Turn (Charlotte Highway)	275’	35'	51'	40'	71'
Southbound Thru (Charlotte Highway)	-	#381'	220'	#711'	295'
Southbound Right-Turn (Charlotte Highway)	260’	0'	48'	23'	48'

3. Charlotte Highway (US 521) & Possum Hollow Road/Access "A" [Unsignalized]

Table 9: Charlotte Hwy (US 521) & Possum Hollow Rd/Access "A" Analysis Results

Approach	AM Peak Hour			PM Peak Hour		
	LOS	Delay (sec/veh)	Capacity (v/c)	LOS	Delay (sec/veh)	Capacity (v/c)
Existing Conditions						
Intersection	NA	NA	-	NA	NA	-
Eastbound - Possum Hollow Road	C	18.5	-	F	130.9	-
Northbound - Charlotte Highway	A	0.9	-	A	1.1	-
Southbound - Charlotte Highway	A	0.0	-	A	0.0	-
2023 No Build Conditions						
Intersection	NA	NA	-	NA	NA	-
Eastbound - Possum Hollow Road	C	21.2	-	F	247.3	-
Northbound - Charlotte Highway	A	0.9	-	A	1.2	-
Southbound - Charlotte Highway	A	0.0	-	A	0.0	-
2023 Build Conditions						
Intersection	NA	NA	-	NA	NA	-
Eastbound - Possum Hollow Road	F	Error*	-	F	Error*	-
Westbound - Access "A"	F	Error*	-	F	Error*	-
Northbound - Charlotte Highway	A	0.8	-	A	1.1	-
Southbound - Charlotte Highway	A	6.5	-	A	2.6	-
2023 Build Conditions with Improvements						
Intersection	D	37.4	1.00	C	31.7	1.04
Eastbound - Possum Hollow Road	B	11.1	-	B	10.7	-
Westbound - Access "A"	D	54.7	-	E	70.2	-
Northbound - Charlotte Highway	D	39.4	-	C	23.7	-
Southbound - Charlotte Highway	C	29.6	-	C	32.1	-

*Synchro does not produce results due to extremely high delays. (<2,000 seconds)

2021 Existing Conditions

Currently the worst leg of the intersection (eastbound) operates at LOS "C" during the AM peak hour and LOS "F" during the PM peak hour.

2023 No Build Conditions

With the inclusion of growth in the background traffic and the offsite development trips, the worst leg of the intersection (eastbound) operates at LOS "C" during the AM peak hour and LOS "F" during the PM peak hour.

2023 Build Conditions

We propose the following full movement access configuration:

- One ingress lane and two egress lanes (a westbound combined thru-left turn lane and a separate right turn lane with 100 feet of storage) on Access "A"
- Construct a northbound right turn lane on Charlotte Highway with 100 feet of storage
- Construct a southbound left turn lane on Charlotte Highway with 100 feet of storage

Assuming this configuration in place, the worst leg of the intersection (westbound) operates at LOS “F” during both the AM and PM peak hours.

2023 Build Conditions with Improvements

Based on the analysis guidelines, the results indicate the need to identify mitigation at the study intersection.

The following improvement was tested is suggested:

- Install a traffic signal at the intersection of Charlotte Highway and Possum Hollow Road/Access “A”

Due to the crossover access configuration suggested at Charlotte Highway & Access “B” (Intersection 6), an additional 158 and 107 westbound left turning trips will be added at this intersection in the AM and PM peak hours, respectively.

Assuming these volumes have been redirected and the traffic signal in place, the intersection operates at LOS “D” during the AM peak hour and LOS “C” during the PM peak hour.

Table 10: Charlotte Hwy (US 521) & Possum Hollow Rd/Access “A” Queue Results

Possum Hollow Road/Access "A" @ Charlotte Highway	Storage (ft)	AM PEAK		PM PEAK	
		95th % Queue	Max Queue	95th % Queue	Max Queue
2023 No Build Conditions					
Eastbound Thru (Possum Hollow Road)	-	30'	66'	57'	92'
Northbound Left-Turn (Charlotte Highway)	260’	73'	108'	90'	108'
Northbound Thru (Charlotte Highway)	-	195'	130'	173'	124'
Southbound Thru (Charlotte Highway)	-	#272'	206'	#531'	194'
2023 Build Conditions with Improvements					
Eastbound Thru (Possum Hollow Road)	-	52'	155'	66'	160'
Westbound Thru (Access "A")	-	#355'	467'	#306'	200'
Westbound Right-Turn (Access "A")	100’	73'	200'	46'	200'
Northbound Left-Turn (Charlotte Highway)	260’	46'	90'	35'	94'
Northbound Thru (Charlotte Highway)	-	#625'	427'	428'	378'
Northbound Right-Turn (Charlotte Highway)	100’	7'	200'	4'	200'
Southbound Left-Turn (Charlotte Highway)	100’	#253'	200'	#216'	199'
Southbound Thru (Charlotte Highway)	-	304'	289'	#678'	296'

***4.* Charlotte Highway (US 521) & Sandal Brook Road [Signalized]**

Table 11: Charlotte Hwy (US 521) & Sandal Brook Rd Analysis Results

Approach	AM Peak Hour			PM Peak Hour		
	LOS	Delay (sec/veh)	Capacity (v/c)	LOS	Delay (sec/veh)	Capacity (v/c)
Existing Conditions						
Intersection	B	10.6	0.54	B	17.6	0.76
Eastbound - Sandal Brook Road	C	22.2	-	C	27.5	-
Westbound - Sandal Brook Road	B	17.2	-	B	16.0	-
Northbound - Charlotte Highway	B	12.1	-	B	11.9	-
Southbound - Charlotte Highway	A	8.1	-	C	21.5	-
2023 No Build Conditions						
Intersection	B	12.0	0.62	B	19.4	0.80
Eastbound - Sandal Brook Road	C	25.8	-	C	34.6	-
Westbound - Sandal Brook Road	B	19.3	-	B	17.8	-
Northbound - Charlotte Highway	B	14.0	-	B	12.9	-
Southbound - Charlotte Highway	A	8.5	-	C	23.6	-
2023 Build Conditions						
Intersection	B	12.2	0.68	C	21.0	0.87
Eastbound - Sandal Brook Road	C	28.8	-	D	40.3	-
Westbound - Sandal Brook Road	C	21.7	-	B	19.6	-
Northbound - Charlotte Highway	B	14.4	-	B	13.9	-
Southbound - Charlotte Highway	A	8.6	-	C	25.8	-

2021 Existing Conditions

Currently the intersection operates at LOS “B” during both the AM and PM peak hours.

2023 No Build Conditions

With the inclusion of growth in the background traffic and the offsite development trips, the intersection operates at LOS “B” during both the AM and PM peak hours.

2023 Build Conditions

When comparing the impact of the 2023 Build to the 2023 No Build conditions, the intersection continues to operate at LOS “B” during the AM peak hour and operates at LOS “C” during the PM peak hour. **Therefore, no developer required improvements should be deemed necessary at this intersection.**

Table 12: Charlotte Hwy (US 521) & Sandal Brook Rd Queue Results

Sandal Brook Road @ Charlotte Highway	Storage (ft)	AM PEAK		PM PEAK	
		95th % Queue	Max Queue	95th % Queue	Max Queue
2023 No Build Conditions					
Eastbound Thru (Sandal Brook Road)	-	38'	67'	85'	75'
Westbound Left-Turn (Sandal Brook Road)	100’	13'	24'	22'	18'
Westbound Thru (Sandal Brook Road)	-	20'	35'	33'	54'
Westbound Right-Turn (Sandal Brook Road)	-	0'	8'	0'	15'
Northbound Left-Turn (Charlotte Highway)	220’	25'	31'	96'	75'
Northbound Thru (Charlotte Highway)	-	558'	209'	443'	175'
Northbound Right-Turn (Charlotte Highway)	140’	0'	21'	0'	4'
Southbound Left-Turn (Charlotte Highway)	480’	27'	51'	14'	7'
Southbound Thru (Charlotte Highway)	-	309'	122'	#857'	183'
2023 Build Conditions with Improvements					
Eastbound Thru (Sandal Brook Road)	-	41'	63'	94'	184'
Westbound Left-Turn (Sandal Brook Road)	100’	14'	23'	23'	46'
Westbound Thru (Sandal Brook Road)	-	21'	45'	36'	45'
Westbound Right-Turn (Sandal Brook Road)	-	0'	18'	0'	21'
Northbound Left-Turn (Charlotte Highway)	220’	27'	49'	104'	104'
Northbound Thru (Charlotte Highway)	-	#700'	218'	538'	329'
Northbound Right-Turn (Charlotte Highway)	140’	0'	28'	0'	0'
Southbound Left-Turn (Charlotte Highway)	480’	m29'	57'	m14'	579'
Southbound Thru (Charlotte Highway)	-	396'	144'	#983'	1653'

5. Charlotte Highway (US 521) & Dobys Bridge Road [Signalized]

Table 13: Charlotte Hwy (US 521) & Dobys Bridge Rd Analysis Results

Approach	AM Peak Hour			PM Peak Hour		
	LOS	Delay (sec/veh)	Capacity (v/c)	LOS	Delay (sec/veh)	Capacity (v/c)
Existing Conditions						
Intersection	C	31.1	0.88	F	89.9	1.17
Eastbound - Dobys Bridge Road	C	24.6	-	F	91.4	-
Westbound - Dobys Bridge Road	C	27.3	-	E	78.4	-
Northbound - Charlotte Highway	C	30.6	-	E	58.8	-
Southbound - Charlotte Highway	D	37.4	-	F	117.6	-
2023 No Build Conditions						
Intersection	D	35.0	0.93	F	110.8	1.30
Eastbound - Dobys Bridge Road	C	24.8	-	F	113.0	-
Westbound - Dobys Bridge Road	C	27.3	-	F	81.3	-
Northbound - Charlotte Highway	D	36.3	-	E	72.7	-
Southbound - Charlotte Highway	D	41.6	-	F	146.5	-
2023 Build Conditions						
Intersection	D	39.2	0.97	F	122.9	1.32
Eastbound - Dobys Bridge Road	D	36.3	-	F	118.4	-
Westbound - Dobys Bridge Road	C	31.2	-	F	81.3	-
Northbound - Charlotte Highway	D	37.2	-	E	73.0	-
Southbound - Charlotte Highway	D	44.6	-	F	173.1	-
2023 Build Conditions with Improvements to LOS "D"						
Intersection	C	25.6	0.86	D	52.9	1.06
Eastbound - Dobys Bridge Road	C	21.5	-	E	58.1	-
Westbound - Dobys Bridge Road	B	19.1	-	D	48.6	-
Northbound - Charlotte Highway	C	27.5	-	D	48.4	-
Southbound - Charlotte Highway	C	26.3	-	D	55.0	-

2021 Existing Conditions

Currently the intersection operates at LOS “C” during the AM peak hour and LOS “F” during the PM peak hour.

2023 No Build Conditions

With the inclusion of growth in the background traffic and the offsite development trips, the intersection operates at LOS “D” during the AM peak hour and LOS “F” during the PM peak hour.

2023 Build Conditions

When comparing the impact of the 2023 Build to the 2023 No Build conditions, the intersection continues to operate at LOS “D” during the AM peak hour and LOS “F” during the PM peak hour. **Therefore, no developer required improvements should be deemed necessary at this intersection.**

2023 Build Conditions with Improvements to LOS "D"

The following improvements were tested per ordinance to identify the necessary mitigation to achieve LOS "D" or higher. These improvements are not suggested as they are not an ordinance requirement per No Build Condition operations:

- Construct an additional northbound thru lane on Charlotte Highway (US 521) with a coinciding receiving lane
- Construct an additional southbound thru lane on Charlotte Highway (US 521) with a coinciding receiving lane
- Construct a separate southbound right turn lane on Charlotte Highway
- Construct a separate westbound right turn lane on Dobys Bridge Road

Assuming these improvements in place, the intersection operates at LOS "C" during the AM peak hour and LOS "D" during the PM peak hour.

Table 14: Charlotte Hwy (US 521) & Doby Bridge Rd Queue Results

Dobys Bridge Road @ Charlotte Highway	Storage (ft)	AM PEAK		PM PEAK	
		95th % Queue	Max Queue	95th % Queue	Max Queue
2023 No Build Conditions					
Eastbound Left-Turn (Dobys Bridge Road)	220'	183'	200'	151'	124'
Eastbound Thru (Dobys Bridge Road)	-	188'	282'	157'	543'
Eastbound Right-Turn (Dobys Bridge Road)	220'	84'	280'	#757'	312'
Westbound Left-Turn (Dobys Bridge Road)	100'	33'	63'	118'	91'
Westbound Thru (Dobys Bridge Road)	-	44'	83'	#287'	164'
Northbound Left-Turn (Charlotte Highway)	480'	#316'	232'	#644'	369'
Northbound Thru (Charlotte Highway)	-	#583'	346'	577'	300'
Southbound Left-Turn (Charlotte Highway)	170'	35'	229'	#127'	234'
Southbound Thru (Charlotte Highway)	-	#445'	411'	#1233'	647'
2023 Build Conditions with Improvements					
Eastbound Left-Turn (Dobys Bridge Road)	220'	#285'	228'	193'	202'
Eastbound Thru (Dobys Bridge Road)	-	#286'	238'	194'	1264'
Eastbound Right-Turn (Dobys Bridge Road)	220'	125'	214'	#771'	320'
Westbound Left-Turn (Dobys Bridge Road)	100'	37'	52'	118'	200'
Westbound Thru (Dobys Bridge Road)	-	47'	76'	#287'	395'
Northbound Left-Turn (Charlotte Highway)	480'	#358'	303'	#644'	550'
Northbound Thru (Charlotte Highway)	-	#644'	300'	662'	415'
Southbound Left-Turn (Charlotte Highway)	170'	34'	270'	#156'	270'
Southbound Thru (Charlotte Highway)	-	#563'	693'	#1345'	3854'

6. Charlotte Highway (US 521) & Access "B" [Unsignalized]

Table 15: Charlotte Hwy (US 521) & Access "B" Analysis Results

Approach	AM Peak Hour			PM Peak Hour		
	LOS	Delay (sec/veh)	Capacity (v/c)	LOS	Delay (sec/veh)	Capacity (v/c)
2023 Build Conditions						
Intersection	NA	NA	-	NA	NA	-
Westbound - Access "B"	F	3636.6	-	F	3869.5	-
Northbound - Charlotte Highway	A	0.2	-	A	1.6	-
Southbound - Charlotte Highway	A	1.7	-	A	0.7	-
2023 Build Conditions with Improvements						
Intersection	NA	NA	-	NA	NA	-
Westbound - Access "B"	C	24.1	-	C	18.3	-
Northbound - Charlotte Highway	A	0.3	-	A	2.1	-
Southbound - Charlotte Highway	A	1.5	-	A	0.7	-

2023 Build Conditions

The following access configuration was tested but is not suggested:

- One ingress lane and two egress lanes (a terminating westbound left turn lane and a separate westbound right turn lane with 100 feet of storage)
- Construct a northbound right turn lane on Charlotte Highway with 100 feet of storage
- Construct a southbound left turn lane on Charlotte Highway with 100 feet of storage

Assuming this configuration in place, the worst leg of the access (westbound) operates at LOS "F" during both the AM and PM peak hours.

It should be noted that stop sign-controlled streets/driveways intersecting major streets typically experience long delays during peak hours, while most of the traffic moving through the intersection on the major street experiences little or no delay.

2023 Build Conditions with Improvements

Based on the analysis the results indicated above the access does not operate at acceptable standards.

The following directional crossover access configuration was tested and is suggested:

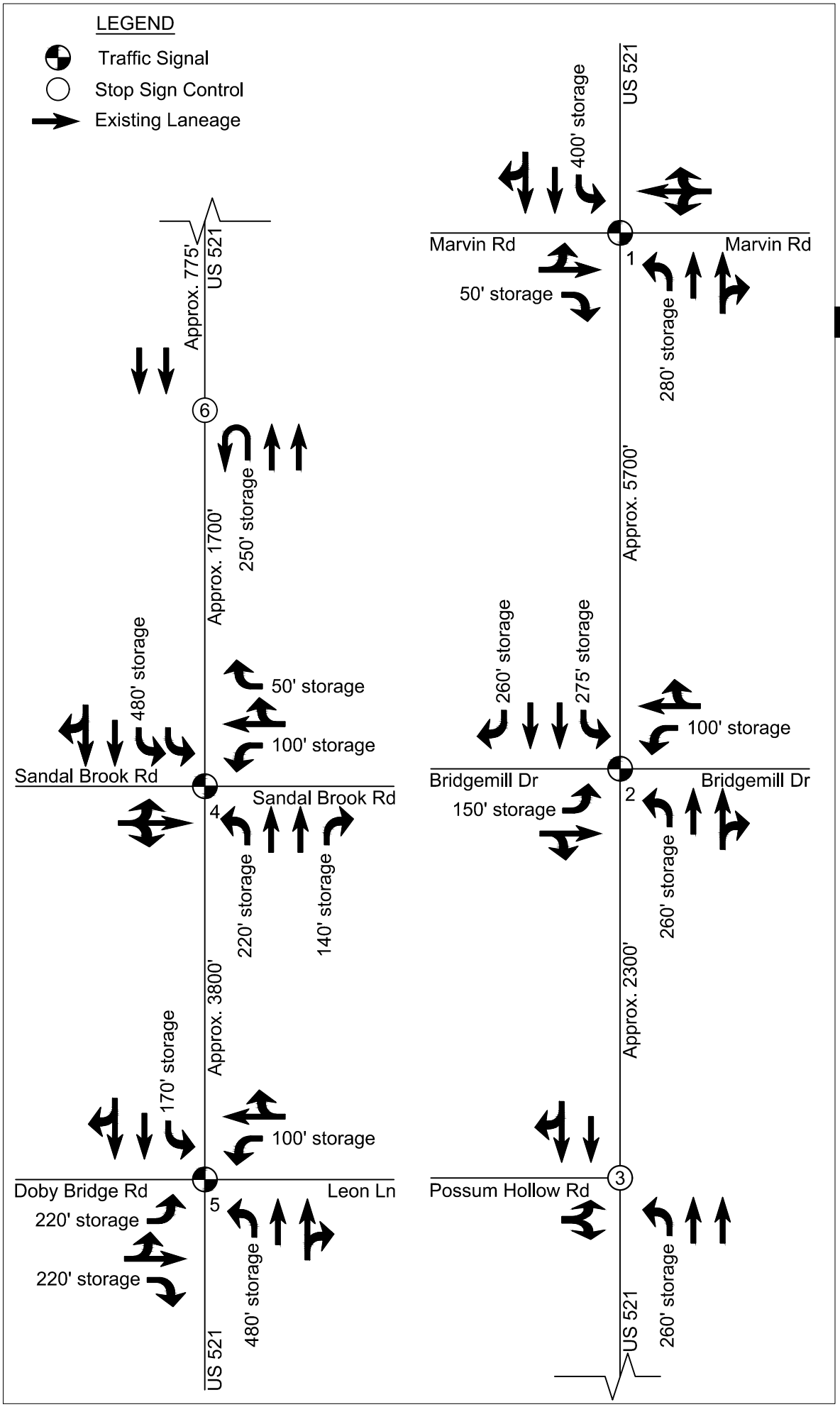
- One ingress lane and one egress lane (a terminating westbound right turn lane) restricting westbound left turning movements out of the access
- Construct a northbound right turn lane on Charlotte Highway with 100 feet of storage
- Construct a southbound left turn lane on Charlotte Highway with 100 feet of storage
- Modify/construct median to only allow southbound left turns into the access

Assuming this configuration in place, the worst leg of the access (westbound) operates at LOS "C" during both the AM and PM peak hours.

Table 16: Charlotte Hwy (US 521) & Access "B" Queue Results

Access "B" @ Charlotte Highway	Storage (ft)	AM PEAK		PM PEAK	
		95th % Queue	Max Queue	95th % Queue	Max Queue
2023 Build Conditions with Improvements					
Westbound Minor Lane 1 (Access "B")	-	48'	67'	28'	81'
Northbound U-Turn (Charlotte Highway)	250'	10'	53'	50'	94'
Northbound Thru (Charlotte Highway)	-	0'	0'	0'	0'
Northbound Right-Turn (Charlotte Highway)	100'	0'	24'	0'	22'
Southbound Left-Turn (Charlotte Highway)	100'	30'	160'	20'	94'
Southbound Thru (Charlotte Highway)	-	0'	101'	0'	112'

The existing and suggested laneage are shown on Figures 6 and 7, respectively.



DESIGN RESOURCE GROUP
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING
O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
P 704.343.0608
W www.drgrp.com

THE EXCHANGE AT INDIAN LAND TIA

INDIAN LAND, SC

CROSLAND SOUTHEAST
121 WEST TRADE STREET SUITE 2550
CHARLOTTE, NC 28202

EXISTING LANEAGE

0 XX XX
SCALE: NTS

PROJECT #: 584-028
DRAWN BY: CRB
CHECKED BY: REG

JUNE 2021

REVISIONS:

Figure 6

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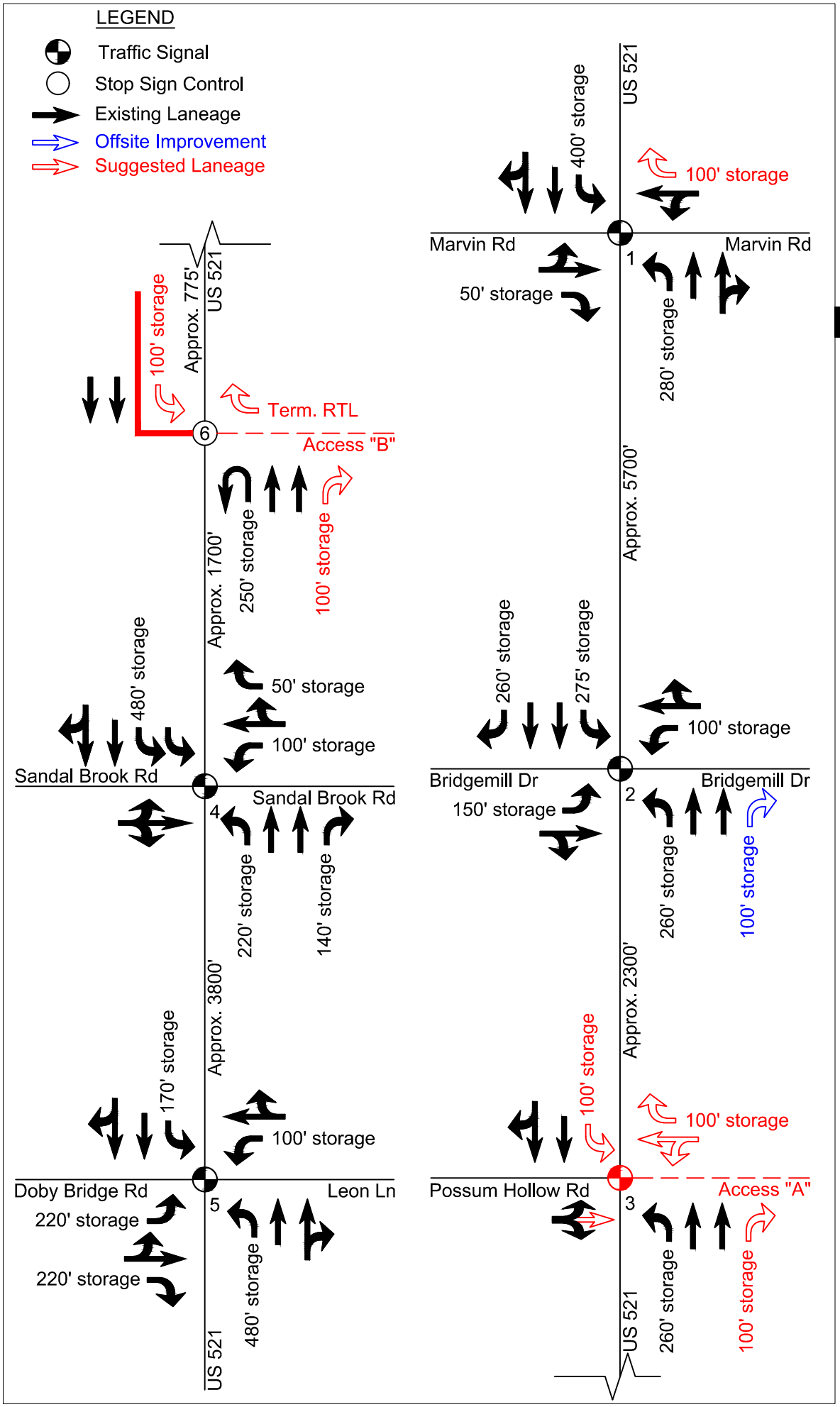

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W www.drgrp.com

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INDIAN LAND, SC

CROSLAND SOUTHEAST
121 WEST TRADE STREET SUITE 2550
CHARLOTTE, NC 28202

SUGGESTED LANEAGE

0 XX XX
SCALE: NTS

PROJECT #: 584-028
DRAWN BY: PAH
CHECKED BY: REG

JUNE 2021

REVISIONS:

Figure 7

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CONCLUSIONS

In conclusion, even though the Exchange at Indian Land mixed-use development increase the amount of traffic on the adjacent roadways, the suggested intersection improvements and proposed access configurations will mitigate the additional site generated trips on the thoroughfares and improve the conditions for the traveling public as well as the future patrons/residents of the proposed development.

APPENDIX

South Carolina
Department of Transportation

Cherokee County
Chester County
Chesterfield County
Fairfield County
Lancaster County
Union County
York County

July 1, 2021

Michael W. Wickline, P.E.
Design Resource Group
2459 Wilkinson Boulevard, Suite 200
Charlotte, North Carolina 28208

RE: The Exchange at Indian Land Traffic Impact Analysis
US Highway 521
Lancaster County

Dear Mr. Wickline:

Thank you for allowing us to review the Traffic Impact Analysis (TIA) regarding the site on US Highway 521. The Department provides the following comments.

TIA Recommendations

Charlotte Highway (US 521) & Marvin Road
- Construct a westbound right turn lane on Marvin Road with 100 feet of storage.

Charlotte Highway (US 521) & Possum Hollow Road/Access A
- One ingress lane and two egress lanes (a westbound combined thru-left turn lane and a separate right turn lane with 100 feet of storage) on Access A
- Construct a northbound right turn lane on Charlotte Highway with 100 feet of storage.
- Construct a southbound left turn lane on Charlotte Highway with 100 feet of storage.
- Install a traffic signal.

Charlotte Highway (US 521) & Access B
- One ingress lane and one egress lane (a terminating westbound right turn lane) restricting westbound left turning movements out of the access.
- Construct a northbound right turn lane on Charlotte Highway with 100 feet of storage.
- Construct a southbound left turn lane on Charlotte Highway with 100 feet of storage.
- Modify/construct median to only allow southbound left turns into the access.

SCDOT Comments for Specific Study Intersections

Charlotte Highway (US 521) & Marvin Road
- This improvement will be completed by SCDOT project PO27277 and is not required of the developer.

Charlotte Highway (US 521) & Possum Hollow Road/Access A
- At full build-out, this intersection is not anticipated to meet the volumes necessary to warrant a traffic signal in this location, so the Department does not support the recommended access configuration.
- Exploring other design options for this intersection to reduce congestion and improve safety, such as a directional crossover access, is recommended.

District Four Engineering
Post Office Box 130
1232 JA Cochran Bypass
Chester, SC 29706
803-377-4155 | 803-581-0156 Fax

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Charlotte Highway (US 521) & Access B

- The Department supports the recommended directional crossover access configuration.
- The southbound left turn lane must include a minimum 150-foot storage length and appropriate taper.
- The details of the design of the directional crossover and associated U-turn area will be determined during the encroachment permit application process.

SCDOT General Comments

- The proposed access locations shall not be considered approved until required horizontal and vertical sight distances have been verified by the developer's civil engineer.

Once comments from all reviewers have been addressed, please submit a digital copy of the final draft to the Department. We look forward to the project proceeding to the encroachment permit process. At that time, all geometrical features, pavement designs, etc., will be reviewed by the appropriate office. If you have any additional questions or concerns, please contact the District 4 Permit Office at 803-377-4155.

Sincerely,

C. Jason Johnston, P.E.
District 4 Engineering Administrator

CJJ/mrg
ec: Stephen Blackwelder, Lancaster County Engineering
Clint Beaver, Lancaster Resident Maintenance Engineer

File: D4/PO/ACL

District Four Engineering
Post Office Box 130
1232 JA Cochran Bypass
Chester, SC 29706
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Kimley»Horn

Memorandum

To: Stephen Blackwelder
Lancaster County Environmental Compliance Manager

From: Amy Massey, PE

Date: September 3, 2021

Subject: The Exchange at Indian Land
Traffic Impact Analysis (TIA) Review

At the direction of Lancaster County, Kimley-Horn has conducted a review of the Traffic Impact Analysis (TIA) prepared by Design Resource Group for The Exchange at Indian Land development in Lancaster County, SC, dated June 2021. The TIA is intended to evaluate the impact of the proposed development located east of Charlotte Highway opposite Possum Hollow Road. The TIA includes the following land uses:

- 320 Townhomes
- 400 Apartments
- 5,000 square feet (SF) of general shopping center space
- 20,000 SF of general shopping center space
- 50,000 SF of grocery
- 4,500 SF fast casual restaurant
- 4,500 SF fast food restaurant with drive-thru
- 4,800 SF super convenience market/gas station

The following comments outline Kimley-Horn's review of the TIA with focus on its consistency with South Carolina Department of Transportation's (SCDOT's) *Access and Roadside Management Standards* (ARMS) Manual and the Lancaster County Unified Development Ordinance (UDO) Section 6.8. Technical review comments and recommendations are provided below, with those anticipated to be meaningful to the results and recommendations in **bold print**.

Trip Generation

1. The Internal Capture calculations have the Super Convenience Market/Gas Station (ITE 960) under the restaurant category; however, it is recommended to be placed under the retail category.
2. It is noted that the land uses and intensities do not match the site plan provided in the Appendix. However, they do match the trip generation table in the scoping document which is more conservative.

Existing Traffic Volumes

3. Turning movement counts were conducted from 7:00-9:00 AM and 4:00-6:00 PM, which should be permissible by SCDOT and Lancaster County. However, it is noted that the scoping package included in the Appendix indicates that the 4:30-6:30 PM peak period would be counted.
4. **It is noted that the counts used at the intersection of US 521 and Dobys Bridge Road were based on counts at the intersection of US 521 and Twin Maple Drive provided in the Appendix. This discrepancy should be reconciled.**

No-Build Traffic Volumes

5. In cases where the approved development TIAs did not have overlapping study area intersections with the Exchange at Indian Land development, approved development trips were assumed to be through

volumes along US 521 throughout the study area rather than assigned to the study area intersections based on existing traffic splits. Some approved development trips may be expected to use Sandal Brook Road and Dobys Bridge Road.

6. Pass-by volumes part of the Ansley Site were not considered when assigning approved development trips; so there should be a few more trips on some movements but a few less on others.
7. **It is noted that four approved developments (MUSC Hospital, Hawthorn, Tractor Supply, and Somerset Subdivision) were listed in the scoping document; it appears that only two were included in the TIA.**

Site Trip Assignment

8. **The site trip distribution does not match the distribution provided in the scoping document. (5% was added to Possum Hollow.)**
9. No site trips were distributed to Bridgemill Drive. Based on the proposed retail and restaurant land uses, some site trips would be expected to be traveling to/from the residential portions of Bridgemill Drive. (Potentially Sandal Brook as well.)

Build Traffic Volumes

10. **It is noted that pass-by trips appear to be assigned to the study area intersections based on the site trip assignment rather than the adjacent street traffic.**

Capacity Analysis, Signal Warrant Analysis, and Recommendations

General Comments

11. Synchro V8 defaults were used in the Synchro 11 analysis. Synchro V10 defaults are available online and should be used.
12. Detector settings do not appear to match Synchro V8 or V10 defaults.
13. **It should be noted that the provided Synchro zip file is labeled as 2022 when 2023 is noted as the build year in the TIA. If 2022 is the build year, then the study's horizon year should be 2023. The calculations are representative of 2023. Please clarify.**

US 521 and Marvin Road

14. It appears that permitted-overlap phasing should have been modeled for the eastbound right-turn movement along Marvin Road in all scenarios. The westbound right-turn lane along Marvin Road should also be modeled with permitted-overlap phasing.
15. **The TIA recommends the westbound right-turn lane along Marvin Road to be constructed with 100 feet of storage. Since this improvement is being constructed by PO27277, then should it be included as a committed improvement in 2023 background conditions with a construction year of 2021 based on SCDOT's Programmed Project Viewer? In addition, consideration should be given to developer extension to 375 feet of storage to accommodate the Synchro 95th percentile queue length, or contribution to the SCDOT project.**

US 521 and Bridgemill Drive

16. The eastbound approach of Bridgemill Drive is modeled with separate eastbound lanes under existing conditions, but that is a background improvement as part of the Ansley Site. If it's not in place then it should be included in future year conditions only.

US 521 and Possum Hollow Road/Access "A"

17. It is noted that the overall intersection laneage configuration under build-out conditions does not match the site plan nor the existing laneage with the new site access. Therefore, the site plan should be updated in the future to reflect the final configuration.

18. **The TIA recommends the southbound left-turn lane along US 521 to be constructed with 100 feet of storage; however, the turn lane should be constructed with 150 feet of storage per SCDOT *ARMS* manual minimum turn lane lengths.**
19. Based on the trip generation information provided in the TIA, it appears a traffic signal would be warranted for the full eight hours required at full build-out in 2023 with the proposed access restriction at Access B. However, further study is recommended to determine if/when signal warrants will are met based on field conditions.

US 521 and Sandal Brook Road

20. The westbound right-turn lane along Sandal Brook Drive is noted as having 50 feet of storage on the laneage figures but should not have any storage as a drop lane. It is modeled correctly in Synchro files.
21. The inner southbound left-turn lane along US 521 is noted as not having any storage on the laneage figures but should have 480 feet of storage. It is modeled correctly in Synchro files.

US 521 and Dobys Bridge Road

22. It appears that permitted-overlap phasing should be modeled for the eastbound right-turn movement along Dobys Bridge Road under all conditions.
23. It appears that Dallas permitted protected phasing should be modeled for the northbound and southbound left-turn movements along US 521 under all conditions, rather than permitted-protected.
24. **Right-turn on red (RTOR) for the southbound right-turn movement along US 521 was allowed in all scenarios, but based on review of aerial imagery a no RTOR sign is present in the field.**
25. The identified southbound right-turn lane along US 521 under *build improved to LOS D* conditions could be modeled with permitted-overlap phasing.

US 521 and Access "B"

26. **This existing U-turn intersection is not included in the existing and background conditions analysis.**
27. The overall intersection laneage configuration under build-out conditions does not match the site plan nor the existing laneage with the new site access. Therefore, the site plan should be updated in the future to reflect the final configuration.
28. **The recommended 100-foot southbound left-turn lane along US 521 should be 150 feet of storage per SCDOT *ARMS* manual minimum turn lane lengths; however, in this case it would be recommended at 175 feet of storage reflective of the 160-foot SimTraffic max queue.**

General

29. The reported AADT for US 521 north of Fort Mill Highway (128) should be 39,700.
30. SCDOT auxiliary turn lane graphs were not included in the Appendix.

We recommend submittal of responses to the technical questions/comments raised above via submittal of an addendum to the TIA or TIA Update.

We appreciate the opportunity to provide these services to you. Should you have any questions concerning this matter please feel free to contact me at 704-954-7470.

cc: Mr. David Gamble, PE, SCDOT
Ms. Allison Love, AICP, SCDOT
Mr. Michael W. Wickline, PE, Design Resource Group

DESIGN RESOURCE GROUP

TRAFFIC IMPACT STUDY COMMENT RESPONSE

Date: September 15, 2021

To: Stephen Blackwelder
Lancaster County

From: Michael W. Wickline, PE
Principal
Design Resource Group, PA (COA 2370)

Subject: **Exchange at Indian Land – TIA Comment Response (584-028)**

At the direction of Lancaster County, Kimley-Horn has conducted a review of the Traffic Impact Analysis for the Exchange at Indian Land site and have provided the following comments **and our responses to the relevant/more meaningful review comments are noted below in bold (these comments have been addressed and updated on Revised Figure 7)**:

Existing Traffic Volumes

4. It is noted that the counts used at the intersection of US 521 and Dobys Bridge Road were based on counts at the intersection of US 521 and Twin Maple Drive provided in the Appendix. This discrepancy should be reconciled.
   "Twin Maple Drive" label confirmed as a labeling error by Quality Counts. The intersection that was counted is US 521 & Doby Bridge Road (see attached verification from Quality Counts) and should be considered acceptable for use in the TIA. Video of the traffic collection can be provided if necessary.

No-Build Traffic Volumes

7. It is noted that four approved developments (MUSC Hospital, Hawthorn, Tractor Supply, and Somerset Subdivision) were listed in the scoping document; it appears that only two were included in the TIA.
   Tractor Supply and MUSC Hospital not included in the study per direction from Lancaster County staff (see attached Offsites Email indicating this information from 6/1/2021).

Site Trip Assignment

8. The site trip distribution does not match the distribution provided in the scoping document. (5% was added to Possum Hollow.)
   The updated site-specific distribution (with the 5% on Possum Hollow Road) used in the study was provided to and approved by SCDOT/Lancaster County staff (see email verification from 5/3/2021)

2459 Wilkinson Boulevard, Suite 200
Charlotte, NC 28208

o 704.343.0608
w www.drgrp.com

Build Traffic Volumes

10. It is noted that pass-by trips appear to be assigned to the study area intersections based on the site trip assignment rather than the adjacent street traffic.
    Based on the adjacent street traffic the pass-by distribution should be split roughly 50/50 from the north and south. The TIA assumed a 60/40 split from the north and south respectively. This adjustment shifts approximately 30 trips in each peak hour from the north to the south. This would increase the number of right turns into the site and decrease the number of left turns, which we don't believe will significantly impact the analysis results (see attached Distribution Email).

General Comments

13. It should be noted that the provided Synchro zip file is labeled as 2022 when 2023 is noted as the build year in the TIA. If 2022 is the build year, then the study's horizon year should be 2023. The calculations are representative of 2023. Please clarify.
    Synchro files were mislabeled as 2022. Per the approved scope, 2023 is the correct buildout year for the site.

US 521 and Marvin Road

15. The TIA recommends the westbound right-turn lane along Marvin Road to be constructed with 100 feet of storage. Since this improvement is being constructed by PO27277, then should it be included as a committed improvement in 2023 background conditions with a construction year of 2021 based on SCDOT's Programmed Project Viewer? In addition, consideration should be given to developer extension to 375 feet of storage to accommodate the Synchro 95th percentile queue length, or contribution to the SCDOT project.
    SCDOT project PO27277 was not included per the approved scope – however, the plans show that the state intends to construct dual westbound right turn lanes with 370 feet of storage each. Therefore, we believe that these turn lanes will have sufficient storage and do not recommend the extension to 375 feet of storage (see attached Plan Sheet 7). In addition, PO27277 is implementing dual southbound lefts. Per SCDOT's 7/1/2021 TIA review memo, this improvement is not required of the development and SCDOT has not requested/required additional analysis at this intersection (see attached SCDOT review memo).

US 521 and Possum Hollow Road/Access "A"

18. The TIA recommends the southbound left-turn lane along US 521 to be constructed with 100 feet of storage; however, the turn lane should be constructed with 150 feet of storage per SCDOT ARMS manual minimum turn lane lengths.
    Noted, and the suggested laneage figure has been updated accordingly (see attached Figure 7).

US 521 and Dobys Bridge Road

24. Right-turn on red (RTOR) for the southbound right-turn movement along US 521 was allowed in all scenarios but based on review of aerial imagery a no RTOR sign is present in the field.
    This approach does not have a separate right-turn lane and turning off RTOR does not significantly impact the analysis results (0.3 sec/veh increase in the AM and 0.1 sec/veh decrease in the PM peak hour).

US 521 and Access "B"

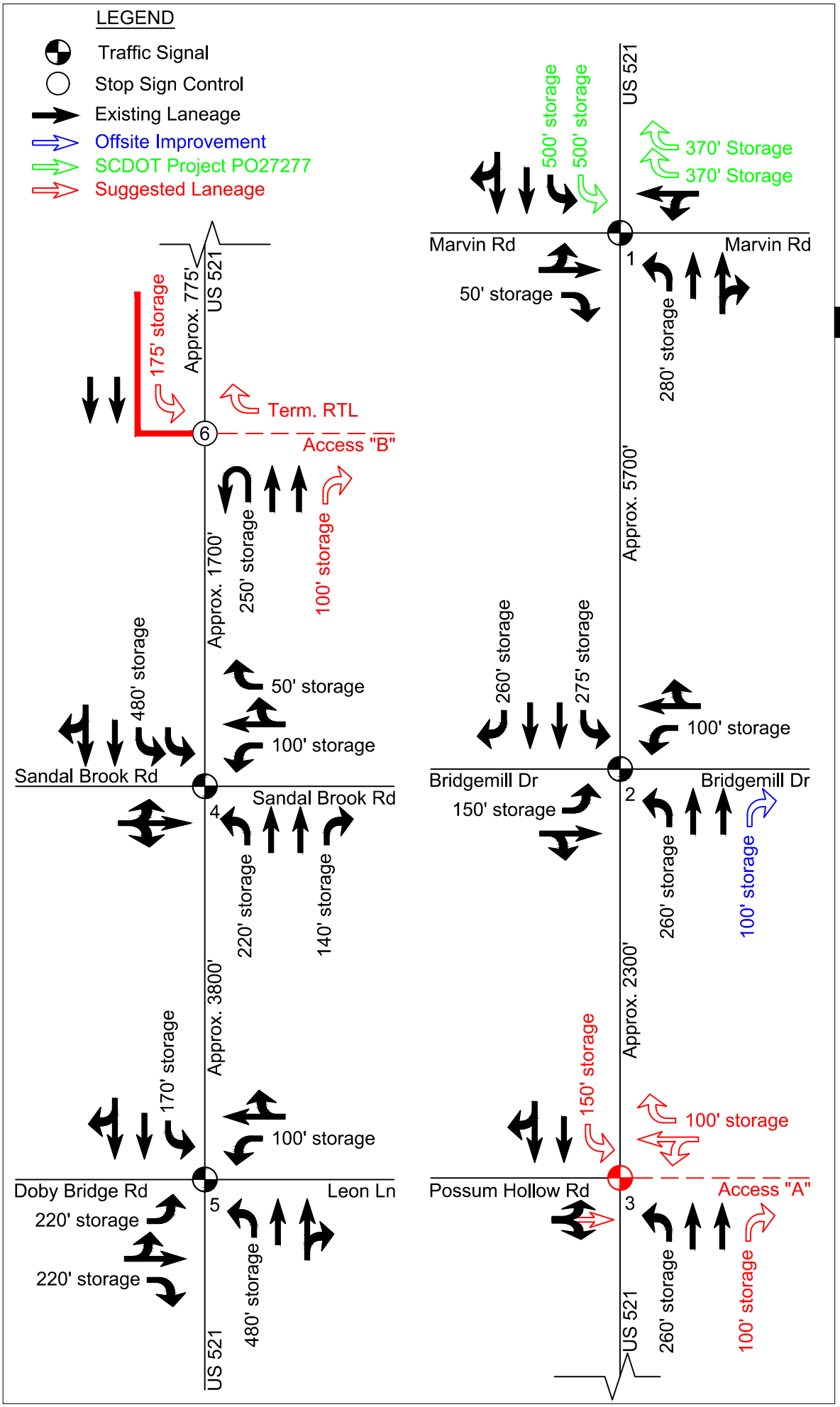
26. This existing U-turn intersection is not included in the existing and background conditions analysis.
    This intersection was not required to be studied under existing and background conditions per the approved scoping document.

28. The recommended 100-foot southbound left-turn lane along US 521 should be 150 feet of storage per SCDOT ARMS manual minimum turn lane lengths; however, in this case it would be recommended at 175 feet of storage reflective of the 160-foot SimTraffic max queue.
    Noted, and the suggested laneage figure has been updated accordingly (see attached Figure 7).

Please contact us should you have any questions or need any additional information.

Attachment: Revised Figure 7
Count Verification Email
Offsites Approval Email
Distribution Approval Email
Plan Sheet 7
SCDOT Review Memo

cc: David Gamble, PE, SCDOT
Allison Love, AICP, SCDOT
Amy Massey, PE, Kimley-Horn
File



DESIGN RESOURCE GROUP
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING
O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
P 704.343.0608
W www.drgrp.com

THE EXCHANGE AT INDIAN LAND TIA

INDIAN LAND, SC

CROSLAND SOUTHEAST
121 WEST TRADE STREET SUITE 2550
CHARLOTTE, NC 28202

SUGGESTED LANEAGE

0 XX XX
SCALE: NTS

PROJECT #: 584-028
DRAWN BY: PAH
CHECKED BY: REG

SEPTEMBER 2021

REVISIONS:
1. September 14, 2021

Figure 7

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Philip Hancock

From: Michael Wickline
Sent: Monday, September 6, 2021 7:46 AM
To: Randy Goddard
Cc: Suzan Akpinar; Philip Hancock; Chelsey Brooks
Subject: FW: 153929 - Hwy 521 Indian Land SC
Attachments: 153929 - Hwy 521 Indian Land (TMC Reports).zip

FYI

MICHAEL WICKLINE > PE principal
P 704.343.0608 x330 M 980.565.6723

From: Andrew Mix <amix@qualitycounts.net>
Sent: Friday, September 3, 2021 5:20 PM
To: Michael Wickline <Michael@drgrp.com>
Subject: FW: 153929 - Hwy 521 Indian Land SC

Michael –

We can confirm that sites 09/10 were taken at Charlotte Hwy & Dobys Bridge Rd/Worldreach Dr and not Charlotte Hwy & Twin Maple Rd. When entering this site into our website, the website autogenerated a name and it was not caught that it was the incorrect name. Below is a link to the video from this site.

https://www.dropbox.com/sh/icdxry23kk67yxl/AADy7XTup-AXyyYDOIRNfOEza?dl=0

Sorry for the issues!

Quality Counts
DATA THAT DRIVES COMMUNITIES

Andy Mix, *Sr. Operations Manager*
Carolinas
Phone: 704-215-4616
Email: amix@qualitycounts.net
www.QualityCounts.net

From: Sandra Fitzgerald <sfitzgerald@qualitycounts.net>
Sent: Friday, September 3, 2021 2:44 PM
To: Andrew Mix <amix@qualitycounts.net>
Subject: RE: 153929 - Hwy 521 Indian Land SC

Hi Andy,

I confirmed these were indeed the correct location and have re-named them. Here are (all) the files!

Let me know if we can be of any further assistance,

Thanks!

Sandra Fitzgerald, *VRC Manager*
Tampa, FL
Phone: 954-944-2363
www.QualityCounts.net

From: Andrew Mix <amix@qualitycounts.net>
Sent: Friday, September 3, 2021 12:40 PM
To: Sandra Fitzgerald <sfitzgerald@qualitycounts.net>
Subject: RE: 153929 - Hwy 521 Indian Land SC

Sandra -

DRG just called us about this project…

Can you confirm that sites 09/10 were taken at Charlotte Hwy & Dobys Bridge Rd/Worldreach Dr. If we can verify that this is the correct location, can you please update the naming and send me the updated reports? I am pretty positive the site was just named incorrectly but I am not sure if I just change the name, if it will delete out the data.

Thanks!

Andy Mix, *Sr. Operations Manager*
Carolinas
Phone: 704-215-4616
Email: amix@qualitycounts.net
www.QualityCounts.net

From: Sandra Fitzgerald <sfitzgerald@qualitycounts.net>
Sent: Wednesday, April 7, 2021 4:19 PM
To: Andrew Mix <amix@qualitycounts.net>; Suzan Akpinar <suzan@drgrp.com>
Cc: QCCHA <QCCHA@qualitycounts.net>; Randy Goddard <randy@drgrp.com>; Michael Wickline <Michael@drgrp.com>; Philip Hancock <Philip@drgrp.com>; QCAR <ar@qualitycounts.net>; VRCM <vrcm@qualitycounts.net>
Subject: RE: 153929 - Hwy 521 Indian Land SC

Hi Suzi,

The counts for the Hwy 521 Indian Land, SC request have been processed and the data is attached here as well as the invoice.

The video for this project is available to you on our website. You can follow this link to access the footage for your project https://www.qualitycounts.net/User/Orders/153929

Please let us know if there are any questions.

Philip Hancock

From: Stephen Blackwelder <sblackwelder@lancastersc.net>
Sent: Tuesday, June 1, 2021 4:05 PM
To: Michael Wickline; Rox Burhans
Cc: Randy Goddard; Philip Hancock; Chelsey Brooks
Subject: RE: The Exchange at Indian Land - Offsite TIA request

Michael,

After consulting with County and SCDOT, here are the answers to your questions.
Although we know the Tractor Supply is approved, it does not generate enough trips to warrant a study.
The hospital is in early plan stages so we just don't know about square footages and rumor is there will be an associated Medical office Building across 521 from the hospital site. The moral of the story is- it is so early in the planning, don't include it in your TIA.
I hope this helps; if it doesn't let me know.

Lancaster County
www.mylancastersc.org

Stephen Blackwelder, *Environmental Compliance Manager*
Stormwater

Lancaster County Government
8451 Charlotte Highway
Indian Land, SC 29707

P: (803) 548-2406 F: (877) 636-3050
C: (803) 288-7775
sblackwelder@lancastersc.net

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From: Michael Wickline <Michael@drgrp.com>
Sent: Thursday, May 27, 2021 10:22 AM
To: Stephen Blackwelder <sblackwelder@lancastersc.net>; Rox Burhans <RBurhans@lancastersc.net>
Cc: Randy Goddard <randy@drgrp.com>; Philip Hancock <Philip@drgrp.com>; Chelsey Brooks <Chelsey@drgrp.com>
Subject: RE: The Exchange at Indian Land - Offsite TIA request

Stephen,

Thank you for sending over the two TIAs for two of the project.

How would you like us to account for the two sites below in our TIA?

MUSC Hospital – 9258 Charlotte Highway No TIA received for this project yet.

Tractor Supply – 190 Marvin Road No TIA was required for this project

There are really only two main options:

- Run the trip generation based on each of the proposed land uses and add them to the network based on a similar distribution we already have approved
    - If this is the preferred option we would just need the land uses and square footages for each site.
- Increase the overall growth rate for all counts to be more conservative. We listed 2% in the scope and if necessary we could increase to somewhere around 4% compounded just to be conservative.

Please let us know your thoughts and how you would like us to proceed.

Thank you,

MICHAEL WICKLINE > PE principal
P 704.343.0608 x330 M 980.565.6723

From: Stephen Blackwelder <sblackwelder@lancastersc.net>
Sent: Thursday, May 27, 2021 8:23 AM
To: Michael Wickline <Michael@drgrp.com>; Rox Burhans <RBurhans@lancastersc.net>
Cc: Randy Goddard <randy@drgrp.com>; Philip Hancock <Philip@drgrp.com>; Chelsey Brooks <Chelsey@drgrp.com>
Subject: RE: The Exchange at Indian Land - Offsite TIA request

Michael,
See below for the status of the projects you referenced in relation to TIAs. I will send the ones we have by separate email as they are too large to send through our regular server.
If you have questions, let us know.

Lancaster County
www.mylancastersc.org

Stephen Blackwelder, *Environmental Compliance Manager*
Stormwater

Lancaster County Government
8451 Charlotte Highway
Indian Land, SC 29707

P: (803) 548-2406 F: (877) 636-3050
C: (803) 288-7775
sblackwelder@lancastersc.net

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From: Michael Wickline <Michael@drgrp.com>
Sent: Wednesday, May 26, 2021 11:31 AM
To: Rox Burhans <RBurhans@lancastersc.net>; Stephen Blackwelder <sblackwelder@lancastersc.net>

Cc: Randy Goddard <randy@drgrp.com>; Philip Hancock <Philip@drgrp.com>; Chelsey Brooks <Chelsey@drgrp.com>
Subject: The Exchange at Indian Land - Offsite TIA request

Good morning Rox/Stephen,

We are compiling all of the necessary information for the Exchange at Indian Land TIA, and wanted to reach out to you to request the TIAs/pertinent information for each of the following approved developments:

- MUSC Hospital – 9258 Charlotte Highway No TIA received for this project yet.
- Hawthorn (PedCor) – 9425 Charlotte Highway I will send this one to you.
- Tractor Supply – 190 Marvin Road No TIA was required for this project
- Somerset Subdivision – 9000 Charlotte Highway I will send you the Ansley Park TIA for this one.

Please let us know if we need to provide an upload link for you to send us the files.

Thank you for your time,

MICHAEL WICKLINE > PE
principal

2459 Wilkinson Boulevard, Suite 200, Charlotte, NC 28208
P: 704.343.0608 x330
M: 980.565.6723

Philip Hancock

From: Randy Goddard
Sent: Tuesday, September 7, 2021 6:06 AM
To: Michael Wickline
Cc: Philip Hancock
Subject: FW: The Exchange at Indian Land ~ Site Specific Distribution (Follow-up)

Michael,

Use this e-mail chain with LanCo's approval of the modified distribution.

RANDY E. GODDARD > PE senior principal
P 704.343.0608 x313 M 704.654.9619 F 704.358.3093

From: Stephen Blackwelder <sblackwelder@lancastersc.net>
Sent: Monday, May 3, 2021 4:08 PM
To: Randy Goddard <randy@drgrp.com>
Cc: Rox Burhans <RBurhans@lancastersc.net>; Michael Wickline <Michael@drgrp.com>
Subject: RE: The Exchange at Indian Land ~ Site Specific Distribution (Follow-up)

Lancaster County is good with the SCDOT on this.

www.mylancastersc.org

Stephen Blackwelder, *Environmental Compliance Manager*
Stormwater

Lancaster County Government
8451 Charlotte Highway
Indian Land, SC 29707

P: (803) 548-2406 F: (877) 636-3050
C: (803) 288-7775
sblackwelder@lancastersc.net

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From: Randy Goddard <randy@drgrp.com>
Sent: Monday, May 3, 2021 11:25 AM
To: Stephen Blackwelder <sblackwelder@lancastersc.net>
Cc: Rox Burhans <RBurhans@lancastersc.net>; Michael Wickline <Michael@drgrp.com>
Subject: FW: The Exchange at Indian Land ~ Site Specific Distribution (Follow-up)

Stephen,

Good morning…

I am following-up on SCDOT's approval of the site specific distribution to find out if Lancaster County is in agreement or would like to make any modifications.

Let us know if you have any questions.

Appreciatively,

RANDY E. GODDARD > PE senior principal
P 704.343.0608 x313 M 704.654.9619 F 704.358.3093

From: Love, Allison C. <LoveAC@scdot.org>
Sent: Monday, April 26, 2021 2:43 PM
To: Randy Goddard <randy@drgrp.com>
Cc: Rox Burhans <RBurhans@lancastersc.net>; Gamble, David D. <GambleDD@scdot.org>; Michael Wickline <Michael@drgrp.com>; Stephen Blackwelder <sblackwelder@lancastersc.net>
Subject: RE: The Exchange at Indian Land ~ Site Specific Distribution

Good afternoon, Randy.

The Department agrees with the trip distribution information provided.

Thank you,

Allison C. Love, AICP
Assistant District Permit Engineer – District 4
SC Department of Transportation
(803) 385-4261

Safety 1st – Live By It!
Let 'em Work, Let 'em Live!

From: Randy Goddard <randy@drgrp.com>
Sent: Monday, April 26, 2021 1:01 PM
To: Love, Allison C. <LoveAC@scdot.org>; Stephen Blackwelder <sblackwelder@lancastersc.net>
Cc: Rox Burhans <RBurhans@lancastersc.net>; Gamble, David D. <GambleDD@scdot.org>; Michael Wickline <Michael@drgrp.com>
Subject: The Exchange at Indian Land ~ Site Specific Distribution

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Allison & Stephen,

Good afternoon…

The site specific distribution figure for the Exchange at Indian Land project is attached for your review.

Please let us know if you have any questions and please note we shifted 5% of the traffic from US 521 to/from the north to Possum Hollow Road.

Thank you,

RANDY E. GODDARD > PE senior principal
P 704.343.0608 x313 M 704.654.9619 F 704.358.3093

From: Love, Allison C. <LoveAC@scdot.org>
Sent: Thursday, April 1, 2021 3:04 PM
To: Randy Goddard <randy@drgrp.com>
Cc: Rox Burhans <RBurhans@lancastersc.net>; Gamble, David D. <GambleDD@scdot.org>; Michael Wickline <Michael@drgrp.com>; Stephen Blackwelder <sblackwelder@lancastersc.net>
Subject: RE: The Exchange at Indian Land ~ TIA Scoping Packet (Revised)

Good afternoon, Randy.

The Department has no additional comments.

Thank you,

Allison C. Love, AICP
Assistant District Permit Engineer – District 4
SC Department of Transportation
(803) 385-4261

Safety 1st – Live By It!
Let 'em Work, Let 'em Live!

From: Randy Goddard <randy@drgrp.com>
Sent: Wednesday, March 31, 2021 2:30 PM
To: Stephen Blackwelder <sblackwelder@lancastersc.net>; Love, Allison C. <LoveAC@scdot.org>
Cc: Rox Burhans <RBurhans@lancastersc.net>; Gamble, David D. <GambleDD@scdot.org>; Michael Wickline <Michael@drgrp.com>
Subject: RE: The Exchange at Indian Land ~ TIA Scoping Packet (Revised)

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Stephen & Allison,

FED. RD. DIV. NO.	STATE	COUNTY	PROJECT ID	RTE/RD NO.	SHEET NO.
3	S.C.	LANCASTER	P027277	US 521/ S54	7

ADDED NEW 55' TEMP. R/W ON TRACTS 18 & 19
4/13/20 (J.K.G.)

REVISED NEW R/W ON TRACT 33
4/13/20 (J.K.G.)

REVISED CONST. LIMITS ON TRACT 35
4/13/20 (J.K.G.)

ADDED NEW TEMP. R/W ON TRACT 35
4/29/20 (J.K.G.)

NEW STATIONING ON S-54 RELOCATION. REVISED R/W PLUS AND OFFSETS TRACTS 17-19 AND 34-35
10/09/2020 (E.W.H.)

ADDED R/W PLUSES ON TRACTS 17-19 & 34-35, ADDED EXIST. R/W LABELS ON TRACTS 2-4, 6 & 35
11/30/20 (H.D.W.)

REVISED NEW R/W TRACT 17-19
REVISED EXIST. R/W LABELS TRACT 35
1/6/21 (J.W.E.)

CONSTRUCT PEDESTRIAN RAMPS AND CROSSWALKS APPROXIMATELY AS SHOWN (LOCATIONS TO BE DETERMINED BY RCE)

CONSTRUCT 4' CONCRETE MEDIAN ON US 521 FROM STA. 1097+06.51 TO STA. 1098+75.28, STA. 1100+23.68 TO STA. 1101+61.15, STA. 1101+44.21 TO STA. 1102+60.09, AND STA. 1102+15.00 TO STA. 1105+25.64 APPROXIMATELY AS SHOWN

REMOVE 20.91' - 15" R.C. PIPE
RETAIN 34.7' - 24" R.C. PIPE
RETAIN MANHOLE
CONST. D.I. TYPE 112 (DI-7)
DP-101 WITH 2 BEVELED ENDS
NP-2
RESIDENCE
CONST. D.I. TYPE 112 (DI-6)
NP-1
RETAIN DROP INLET (24" X 36")
RETAIN 87.10' - 12" C.P. PIPE
RETAIN DROP INLET (24" X 36")
BUSINESS
CONST. D.I. 24" X 36" (DI-1)
INSTALL TYPE F INLET FILTER
REMOVE 60.35' - 15" R.C. PIPE
DP-102 WITH 2 BEVELED ENDS
CONST. 671.65 SF ISLAND
REMOVE DROP INLET (36" X 12")
REMOVE 73.2' - 15" R.C. PIPE
REMOVE DROP INLET (36" X 12")
TIE EQUALITY:
P.I. STA. 1099+61.92 US 521 =
P.I. STA. 10+67.10 RD. S-54 RELOC
(SEE SHEET No.9)
REMOVE 128.6' - 18" R.C. PIPE
CONSTRUCT PEDESTRIAN RAMP IN ACCORDANCE WITH STD. DWG. NO. 720-901-01 THRU 720-993-32
RETAIN CATCH BASIN (12.5 X 1.5)
RETAIN 152.82' - 15" C.P. PIPE
RETAIN 143.83' - 18" R.C. PIPE
RETAIN 64.3' - 18" R.C. PIPE
EXTEND 6' UPSTREAM END WITH 1 BEVELED END
RETAIN 83.5' - 18" R.C. PIPE
CONSTRUCT PEDESTRIAN RAMP IN ACCORDANCE WITH STD. DWG. NO. 720-901-01 THRU 720-993-32
RETAIN MANHOLE
TIE EQUALITY:
P.I. STA. 1101+11.42 US 521 =
P.I. STA. 10+00.00 RD. S-54
(SEE SHEET No.9)
CONST. 543.93 SF ISLAND
NP-8
CONST. 460.08 SF ISLAND
REMOVE DROP INLET (36" X 12")
RETAIN 31.0' - 18" R.C. PIPE
RETAIN DROP INLET (24" X 36")
REMOVE 88.9' - 18" R.C. PIPE
CONSTRUCT PEDESTRIAN RAMP IN ACCORDANCE WITH STD. DWG. NO. 720-901-01 THRU 720-993-32
RETAIN CATCH BASIN (12.5 X 1.5)
REMOVE DROP INLET (36" X 12")
RETAIN CATCH BASIN (12.5 X 1.5)
RETAIN 93.66' - 15" C.P. PIPE
RETAIN CATCH BASIN (15.5 X 1.5)
RETAIN DROP INLET (24" X 36")
RETAIN 45.88' - 18" R.C. PIPE
RETAIN DROP INLET (24" X 36")
RETAIN 71.94' - 18" C.M. PIPE
RETAIN MANHOLE
REMOVE DROP INLET (48" X 48")
US 521 (SB), CHARLOTTE HIGHWAY
US 521 (NB), CHARLOTTE HIGHWAY
N 11° 42' 58" W
510' TAPER
200' STORAGE
PAINTED MEDIAN
500' STORAGE
427' TAPER
RELOC. PC = 11+50.50
RETAIN 73.1' - 12" C.M. PIPE
RETAIN 29.4' - 18" R.C. PIPE
RETAIN 110.3' - 18" R.C. PIPE
RETAIN 28.6' - 18" R.C. PIPE
RETAIN DROP INLET (24" X 36")
RETAIN 69.2' - 12" R.C. PIPE
CONSTRUCT PEDESTRIAN RAMP IN ACCORDANCE WITH STD. DWG. NO. 720-901-01 THRU 720-993-32
CONST. C.B. TYPE 16 (CB-13)
NP-12
NP-21
CONST. D.I. 24"X36" (DI-19)
GRADE GRASS AREA TO DRAIN
INSTALL TYPE B INLET FILTER
CONSTRUCT PEDESTRIAN RAMP IN ACCORDANCE WITH STD. DWG. NO. 720-901-01 THRU 720-993-32
BUSINESS
CONST. C.B. TYPE 16 (CB-12)
SEE SHEET 9 FOR RETAINING WALL NOTE
SEE SHEET 9 FOR RETAINING WALL NOTE
CONST. C.B. TYPE 16 (CB-16)
NP-17
NP-16
NP-11
CONST. C.B. TYPE 16 (CB-15)
RELOC. PT = 12+98.97
CONST. M.H. (J-1)
CONSTRUCT PEDESTRIAN RAMP IN ACCORDANCE WITH STD. DWG. NO. 720-901-01 THRU 720-993-32
NP-18
TIE EQUALITY:
P.I. STA. 1099+61.10 US 521NB =
P.I. STA. 11+39.11 RD. S-54 RELOC
(SEE SHEET No.9)
CONST. M.H. (J-2)
REMOVE 64.8' - 18" R.C. PIPE
NP-14
CONST. C.B. TYPE 16 (CB-11)
NP-15 WITH 1 BEVELED END
+47.07 US 521
127'
+47.47 US 521
129'
NP-9
NP-10
S-801 BLACK HORSE RUN RD
CONSTRUCT ENTRANCE DRIVES APPROXIMATELY AS SHOWN
CONST. D.I. 24" X 36" (DI-2)
INSTALL TYPE F INLET FILTER
CONSTRUCT PEDESTRIAN RAMP IN ACCORDANCE WITH STD. DWG. NO. 720-901-01 THRU 720-993-32
REMOVE AND DISPOSE EXISTING ASPHALT PAVEMENT GRADE TO DRAIN
RETAIN 104.8' - 18" R.C. PIPE
CONST. D.I. 24" X 36" (DI-3)
INSTALL TYPE F INLET FILTER
CONST. 1239.14 SF ISLAND
RETAIN 18" R.C. PIPE
CUT 17' FROM WEST END AND TIE INTO NEW DROP INLET
CONST. D.I. 24" X 36" (DI-4)
INSTALL TYPE F INLET FILTER
CONST. D.I. TYPE 112 (DI-5)
NP-6
PAINTED MEDIAN
S-54 MARVIN ROAD
285' TAPER
1095 1100 1105
38 37 36 35 34 33 32 19 18 17 16 15

INSET (NTS)

PLACE NON-WEIGHTED TYPE F INLET FILTERS AT ALL TYPE 16 & TYPE 112 CATCH BASINS ONCE THE ROAD BASE COURSE IS PLACED. USE WEIGHTED TYPE F INLET FILTERS AT ALL TYPE 16 CATCH BASINS UNLESS OTHERWISE NOTED

ALIGNMENT CONTROL CAN BE FOUND ON REFERENCE SHEET

REV. NO.	BY	DATE	DESCRIPTION OF REVISION
4	JKG	3/25/20	NEW R/W @ TRACTS 21, 22, & 33 NEW 50' R/W ON TRACT 33
3	TKC	1/24/20	REVISED NEW R/W TRACT 35
2	JKG	6/25/19	ADJUSTED CROSSWALK AND SIDEWALK LOCATION
1	JKG	5/3/19	REVISED NEW R/W TRACTS 33 & 34

TOPO. _____ DATE _____
DWG. _____ DATE _____
R/W _____ DATE _____

GROUP 3 - 1

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
ROAD DESIGN COLUMBIA, S.C.

PLAN SHEET

STA. 1091+00.00 - 1106+00.00

SCALE 1"= 50' RTE. 521 DWG. NO. PN1

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 27777 MICHAEL L. HOOD

P:\Lancaster\27277_s54_us521\Road\r27277borderpf6.dgn
WilliamsHD
05-MAR-2021

BORDER1_50.DGN

South Carolina
Department of Transportation

Cherokee County
Chester County
Chesterfield County
Fairfield County
Lancaster County
Union County
York County

July 1, 2021

Michael W. Wickline, P.E.
Design Resource Group
2459 Wilkinson Boulevard, Suite 200
Charlotte, North Carolina 28208

RE: The Exchange at Indian Land Traffic Impact Analysis
US Highway 521
Lancaster County

Dear Mr. Wickline:

Thank you for allowing us to review the Traffic Impact Analysis (TIA) regarding the site on US Highway 521. The Department provides the following comments.

TIA Recommendations

Charlotte Highway (US 521) & Marvin Road
- Construct a westbound right turn lane on Marvin Road with 100 feet of storage.

Charlotte Highway (US 521) & Possum Hollow Road/Access A
- One ingress lane and two egress lanes (a westbound combined thru-left turn lane and a separate right turn lane with 100 feet of storage) on Access A
- Construct a northbound right turn lane on Charlotte Highway with 100 feet of storage.
- Construct a southbound left turn lane on Charlotte Highway with 100 feet of storage.
- Install a traffic signal.

Charlotte Highway (US 521) & Access B
- One ingress lane and one egress lane (a terminating westbound right turn lane) restricting westbound left turning movements out of the access.
- Construct a northbound right turn lane on Charlotte Highway with 100 feet of storage.
- Construct a southbound left turn lane on Charlotte Highway with 100 feet of storage.
- Modify/construct median to only allow southbound left turns into the access.

SCDOT Comments for Specific Study Intersections

Charlotte Highway (US 521) & Marvin Road
- This improvement will be completed by SCDOT project PO27277 and is not required of the developer.

Charlotte Highway (US 521) & Possum Hollow Road/Access A
- At full build-out, this intersection is not anticipated to meet the volumes necessary to warrant a traffic signal in this location, so the Department does not support the recommended access configuration.
- Exploring other design options for this intersection to reduce congestion and improve safety, such as a directional crossover access, is recommended.

District Four Engineering
Post Office Box 130
1232 JA Cochran Bypass
Chester, SC 29706
803-377-4155 | 803-581-0156 Fax

www.scdot.org
An Equal Opportunity
Affirmative Action Employer
855-GO-SCDOT (855-467-2368)

Charlotte Highway (US 521) & Access B

- The Department supports the recommended directional crossover access configuration.
- The southbound left turn lane must include a minimum 150-foot storage length and appropriate taper.
- The details of the design of the directional crossover and associated U-turn area will be determined during the encroachment permit application process.

SCDOT General Comments

- The proposed access locations shall not be considered approved until required horizontal and vertical sight distances have been verified by the developer's civil engineer.

Once comments from all reviewers have been addressed, please submit a digital copy of the final draft to the Department. We look forward to the project proceeding to the encroachment permit process. At that time, all geometrical features, pavement designs, etc., will be reviewed by the appropriate office. If you have any additional questions or concerns, please contact the District 4 Permit Office at 803-377-4155.

Sincerely,

C. Jason Johnston, P.E.
District 4 Engineering Administrator

CJJ/mrg
ec: Stephen Blackwelder, Lancaster County Engineering
Clint Beaver, Lancaster Resident Maintenance Engineer

File: D4/PO/ACL

District Four Engineering
Post Office Box 130
1232 JA Cochran Bypass
Chester, SC 29706
803-377-4155 | 803-581-0156 Fax

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Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1772 / Planning Case Number: MX-2021-0664
Contact Person / Sponsor: Robert Tefft / Planning
Department: Attorney
Date Requested to be on Agenda: 10/25/2021

Issue for Consideration:
Application by Crosland Southeast to approve a Master Development Plan and Preliminary Plat for a proposed 710-unit (townhome/multifamily apartment) and 105,000 square foot nonresidential development.
Please refer to the Agenda Item for Ordinance 2021-1771 / RZ 2021-0664 to view the MX Master Plan and Preliminary Plat drawings.

Points to Consider:
Proposal
The 130.02-acre development parcel would be developed with both residential and non-residential uses as noted in the adjacent table and at a density of 5.5 dwelling units per acre. The development would also include the construction of 1,751 parking spaces (283 on-street), approximately 69 acres of open space (8 acres programmed), and numerous private roads and alleys (with street trees and lighting) extending through the parcel to serve the various buildings and lots, as well as connect to the adjacent parcel (TM# 0010-00-028.02) to the east as part of a potential future collector road alignment that could ultimately connect to Henry Harris Road.
Mixed-Use District/Master Development Plan
Pursuant to Unified Development Ordinance (UDO) Section 9.2.9.B.8, no Master Development Plan shall be approved unless certain "findings of fact" can be made. The findings are discussed in detail in the staff report attached to item RZ 2021-0664.

Funding and Liability Factors:
N/A

Council Options:
To approve or disapprove the Master Development Plan and Preliminary Plat application.

Recommendation:
At the Planning Commission meeting of August 17, 2021, a motion to recommend approval of the Master Development Plan failed due to lack of a second.

Staff recommended approval of the Master Development Plan, subject to the condition that the final design of the community spaces within the development are generally consistent with what has previously been provided to staff by the developer/applicant, and revised to address comments provided by staff.

Subsequent to the Planning Commission meeting, the applicant has fulfilled this recommended condition.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1772	9/22/2021	Ordinance
Exhibit 1 to Ordinance 2021-1772	10/5/2021	Exhibit

STATE OF SOUTH CAROLINA (
(ORDINANCE NO. 2021-1772
COUNTY OF LANCASTER (

AN ORDINANCE

TO APPROVE THE MASTER DEVELOPMENT PLAN SUBMISSION OF CROSLAND SOUTHEAST FOR A PROPOSED 710-UNIT (TOWNHOME/MULTI-FAMILY APARTMENT) AND 105,000 SQUARE FOOT NONRESIDENTIAL DEVELOPMENT PROJECT KNOWN AS "THE EXCHANGE" UPON 130 ACRES, MORE OR LESS, CURRENTLY ZONED LIGHT INDUSTRIAL DISTRICT (LI) AND LOCATED AT 8918 CHARLOTTE HIGHWAY, LANCASTER, SOUTH CAROLINA (TMS# 0010-00-029.00).

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Crosland Southeast has submitted a Master Development Plan for a proposed 710-Unit (5.5 dwelling units per acre) Townhome/Multifamily Apartment and 105,0000 square foot Nonresidential development project known as "The Exchange" upon 130 acres currently zoned Light Industrial District (LI) and located at 8919 Charlotte Highway, Lancaster, South Carolina.

(b) On August 17, 2021, the Lancaster County Planning Commission held a public hearing and a motion to approve the master development plan failed due to lack of a second.

(c) The Future Land Use Category of the subject properties is Neighborhood Mixed-Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type *"is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development."*

The Neighborhood Mixed-Use Future Land Use Category extends across the northern half of the panhandle, beginning at Highway 75/Waxhaw Highway. The Neighborhood Mixed-Use Future Land Use Category and Walkable Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area. The requested MX District is consistent with the Neighborhood Mixed-Use Future Land Use Category.

The proposed Master Development Plan would result in development that is consistent with the Neighborhood Mixed-Use Future Land Use Category, as well as the land use considerations set forth for the Walkable Neighborhood Community Type. Accordingly, staff finds that the Master Development Plan is consistent with the Comprehensive Plan.

(d) The Master Development Plan satisfies each of the requirements contained in the Unified Development Ordinance ("UDO") Section 9.2.9.B.9

Section 2. Master Development Plan Approval.

The Master Development Plan and Preliminary Plat attached hereto and incorporated herein as "Exhibit 1," are hereby approved.

Section 3. Severability.

If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2021.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading:	September 27, 2021
Public Hearing:	September 27, 2021
Second Reading:	October 11, 2021
Third Reading:	October 25, 2021

Approved as to form:

_____
John DuBose, County Attorney

PRELIMINARY DESIGN

THE EXCHANGE AT INDIAN LAND

MASTER DEVELOPMENT PLAN

LANCASTER COUNTY, SC

DATE: 10/04/2021

CHAPTER INDEX

Sheet Number	Sheet Title
CHAPTER 1 - GENERAL	
C0-00	COVER SHEET
C1-00	GENERAL NOTES
C1-01	OVERALL EXISTING CONDITIONS PLAN
C1-02	EXISTING CONDITIONS PLAN
C1-03	SURVEY
CHAPTER 2 - SITE	
C2-00	OVERALL SITE PLAN
C2-01	OPEN SPACE PLAN
C2-02	OVERALL LAYOUT PLAN
C2-03	DETAILED LAYOUT PLAN
C2-04	DETAILED LAYOUT PLAN
C2-05	DETAILED LAYOUT PLAN
C2-06	SITE DETAILS
C2-07	STREAM BUFFER ZONE PLAN
C2-08	WETLAND BUFFER PLAN
CHAPTER 5 - GRADING	
C5-00	OVERALL GRADING PLAN
C5-01	DETAILED GRADING PLAN
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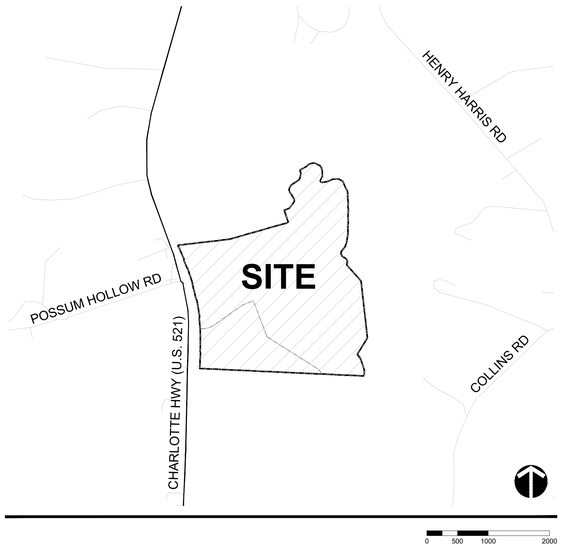
C5-03	DETAILED GRADING PLAN
C5-50	OVERALL DRAINAGE PLAN
CHAPTER 7 - UTILITIES	
C7-00	OVERALL UTILITY PLAN
C7-01	DETAILED UTILITY PLAN
C7-02	DETAILED UTILITY PLAN
C7-03	DETAILED UTILITY PLAN
C7-50	FIRE PROTECTION PLAN
C7-51	FIRE PROTECTION PLAN
C7-52	FIRE PROTECTION PLAN
CHAPTER 8 - REQUIRED PLANTING	
C8-00	OVERALL REQUIRED PLANTING PLAN
C8-01	DETAILED REQUIRED PLANTING PLAN
C8-02	DETAILED REQUIRED PLANTING PLAN
C8-03	DETAILED REQUIRED PLANTING PLAN
C8-04	TREE SAVE AREAS & TREE MITIGATION PLAN
CHAPTER 9 - ARCH ELEVATIONS	
C9-00	MULTI-FAMILY ARCHITECTURAL ELEVATIONS
C9-01	TOWNHOME ARCHITECTURAL ELEVATIONS
C9-02	TOWNHOME ARCHITECTURAL ELEVATIONS

VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER
CROSLAND SOUTHEAST
121 WEST TRADE ST, SUITE 2550
CHARLOTTE,NC,28202
312.485.2722

LANDSCAPE ARCHITECT
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: SHAUN TOOLEY

CIVIL ENGINEER
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: KIMBERLY SEDDON

THE EXCHANGE
AT INDIAN LAND
LD PN 1020011

COVER SHEET

C0-00

LandDesign.

ABBREVIATIONS

A	AD	AREA DRAIN
	ADA	AMERICANS WITH DISABILITIES ACT
	ADJ	ADJACENT
	AC	ACRE(S)
	ALT	ALTERNATE
	ALUM	ALUMINUM
	ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
	APPL	APPLICATION
	APPROX	APPROXIMATE
	ARCH	ARCHITECT(URAL)
	ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
B	BP	BACKFLOW PREVENTER/ BREAK POINT
	BC	BOTTOM OF CURB
	BLDG	BUILDING
	BOC	BACK OF CURB
	BR	BOTTOM OF RAMP
	BS	BOTTOM OF STEP
	BW	BOTTOM OF WALL
C	CAP	CALIPER
	CB	CATCH BASIN
	C&G	CURB AND GUTTER
	CIP	CAST IN PLACE
	CMU	CONCRETE MASONRY UNIT
	CO	CLEANOUT
	COP	POOL COPING
	CONC	CONCRETE
	CF	CUBIC FEET
D	DB	DEED BOOK
	DCVA	DOUBLE CHECK VALVE ASSEMBLY
	DEPT	DEPARTMENT
	DI	DROP INLET
	DIA	DIAMETER
	DIP	DUCTILE IRON PIPE
	DN	DOWN
	DR	DRIVE
	DTL	DETAIL
	DWG(S)	DRAWING(S)
E	E	EAST
	EL	ELEVATION
	ELEC	ELECTRIC(AL)
	ENG	ENGINEER(ING)
	EOP	EDGE OF PAVEMENT
	EQ	EQUAL
	EQUIP	EQUIPMENT
	EXP	EXPANSION
	EX	EXISTING
F	FDC	FIRE DEPARTMENT CONNECTION
	FH	FIRE HYDRANT
	FOC	FACE OF CURB
	FT	FOOT, FEET
G	GAL	GALLON
	GV	GATE VALVE
H	HDPE	HIGH-DENSITY POLYETHYLENE
	HORZ/H	HORIZONTAL
	HP	HIGH POINT
	HT	HEIGHT
	HWY	HIGHWAY
I	ID	INSIDE DIAMETER
	IN	INCH(ES)
	INV	INVERT
J	JB	JUNCTION BOX
L	L	LENGTH/ LONG
	LCWSD	LANCASTER COUNTY WATER AND SEWER DISTRICT
	LED	LIGHT-EMITTING DIODE
	LF	LINEAR FEET
	LN	LANE
	LP	LOW POINT
M	MAX	MAXIMUM
	MECH	MECHANICAL
	MFR	MANUFACTURER
	MH	MANHOLE
	MIN	MINIMUM
N	N/A	NOT APPLICABLE
	N	NORTH
	NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
	NO	NUMBER
	NTS	NOT TO SCALE
O	OC	ON CENTER
	OD	OUTSIDE DIAMETER
P	PB	PLAT BOOK
	PG	PAGE
	PROJ	PROJECT
	PSF	POUNDS PER SQUARE FOOT
	PSI	POUNDS PER SQUARE INCH
	PROP	PROPOSED
	PVC	POLYVINYL CHLORIDE
Q	QTY	QUANTITY
R	RAD/R	RADIUS
	RCP	REINFORCED CONCRETE PIPE
	REINF	REINFORC(E), (ING)
	REV	REVISION
	REQ	REQUIRED
	R/W	RIGHT OF WAY
S	S	SOUTH
	S.C.	SOUTH CAROLINA
	SC DHEC	SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
	SCDOT	SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
	SCH	SCHEDULE
	SD	STORM DRAIN(AGE)
	SF	SQUARE FOOT, FEET
	SQ	SQUARE
	SSCO	SANITARY SEWER CLEANOUT
	SSMH	SANITARY SEWER MANHOLE
	SDMH	STORM DRAINAGE MANHOLE
	SPEC	SPECIFICATION
	SS	SANITARY SEWER
	STA	STATION
	STD	STANDARD
	SW	SIDEWALK
	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
	SAN SWR	SANITARY SEWER
T	TBD	TO BE DETERMINED
	TC	TOP OF CURB
	TD	TRENCH DRAIN
	THK/TH	THICK(NESS)
	TOC	TOP OF COUNTER
	TR	TOP OF RAMP
	TS	TOP OF STEP
	TW	TOP OF WALL
	TYP	TYPICAL
U	USACOE	UNITED STATES ARMY CORPS OF ENGINEERS
	U.N.O	UNLESS NOTED OTHERWISE
V	VERT/V	VERTICAL
W	W	WEST, WIDE, WIDTH
	W/	WITH
	W/O	WITHOUT
	WT	WEIGHT
	WWM	WELDED WIRE MESH
Y	YI	YARD INLET

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VERY.

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VERY.

MATERIALS + PAVING NOTES:

1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
2. SUBGRADE PREPARATION, PAVEMENT STRENGTH AND PAVEMENT THICKNESS SHALL BE IN ACCORDANCE WITH THE FINAL GEOTECHNICAL REPORT PREPARED GEOSCIENCE, DATED MARCH 9, 2018 (OR AS AMENDED).
3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION WHILE PLACING CONCRETE PAVEMENT, UNLESS OTHERWISE NOTED ON THESE PLANS.
5. THE COMPRESSIVE STRENGTH, AGGREGATE SIZE, SLUMP AND AIR CONTENT OF CAST IN PLACE CONCRETE SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, UNLESS OTHERWISE NOTED ON THESE PLANS.
7. ALL CONCRETE REINFORCEMENT, CONTROL JOINTS AND EXPANSION JOINTS SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, UNLESS OTHERWISE NOTED ON THESE PLANS.
11. CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
12. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
13. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
14. PAVEMENT MARKINGS AND SIGNAGE
    - 14.1. ALL PAVEMENT STRIPING AND SIGNAGE SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, UNLESS NOTED OTHERWISE ON THESE PLANS.
    - 14.1. ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH THE MOST RECENT VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND ALL SOUTH CAROLINA AND LANCASTER COUNTY CODES.
    - 14.2. PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LANCASTER COUNTY CODE. TWO (2) COATS OF VOC COMPLIANT, SC DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED. PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
15. CONTRACTOR SHALL REFER TO THE UTILITY AND STORM DRAINAGE PLANS (INCLUDED IN THIS PLAN SET), IRRIGATION PLANS (DESIGN-BUILD BY CONTRACTOR), PLUMBING PLANS AND ALL UTILITY SERVICE PLANS (BY OTHERS) FOR ALL PROPOSED UTILITY PIPES AND CONDUIT TO BE INSTALLED UNDER PROPOSED PAVEMENT PRIOR TO COMMENCEMENT OF PAVEMENT SUBGRADE PREPARATION.
16. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY ANY GOVERNING AUTHORITIES AND THE GEOTECHNICAL ENGINEER, A TESTING LABORATORY APPROVED BY THE GEOTECHNICAL ENGINEER TO MAKE ALL TESTS REQUIRED TO ENSURE COMPLIANCE WITH THE FINAL GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, THE CONTRACTOR SHALL PROVIDE SUBSEQUENT TESTING TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

1. CONTRACTOR SHALL CLOSELY ADHERE TO ALL REQUIREMENTS OF THE MOST RECENT VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND ALL ACCESSIBILITY REQUIREMENTS PER LANCASTER COUNTY AND SOUTH CAROLINA CODE. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE REQUIRED ACCESSIBILITY STANDARDS, INCLUDING, BUT NOT LIMITED TO, MAXIMUM CROSS SLOPES AND RUNNING SLOPES ON PAVED SURFACES, MINIMUM VERTICAL AND HORIZONTAL CLEARANCES ON ACCESSIBLE PATHS, AND MAXIMUM SLOPES ON CURB RAMPS, SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN PRIOR TO CONSTRUCTION.
2. ALL CONCRETE PAVEMENT ON CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.

PLANTING NOTES:

1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
2. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
3. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
5. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE.
6. SIZES LISTED ARE MINIMUM AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
7. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
8. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
9. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
11. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
14. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
15. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
16. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING.
18. ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL, 40-45% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUNDCOVER ZONES AND 36" FOR TREE PITS.
19. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
20. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.

PLANTERS/POTS/SEASONAL PLANTING NOTES:

1. SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES.
2. A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
3. PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
4. WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
5. IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
6. CONTACT LANDDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
7. ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
8. AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
9. SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
2. ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
4. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

GENERAL NOTES:

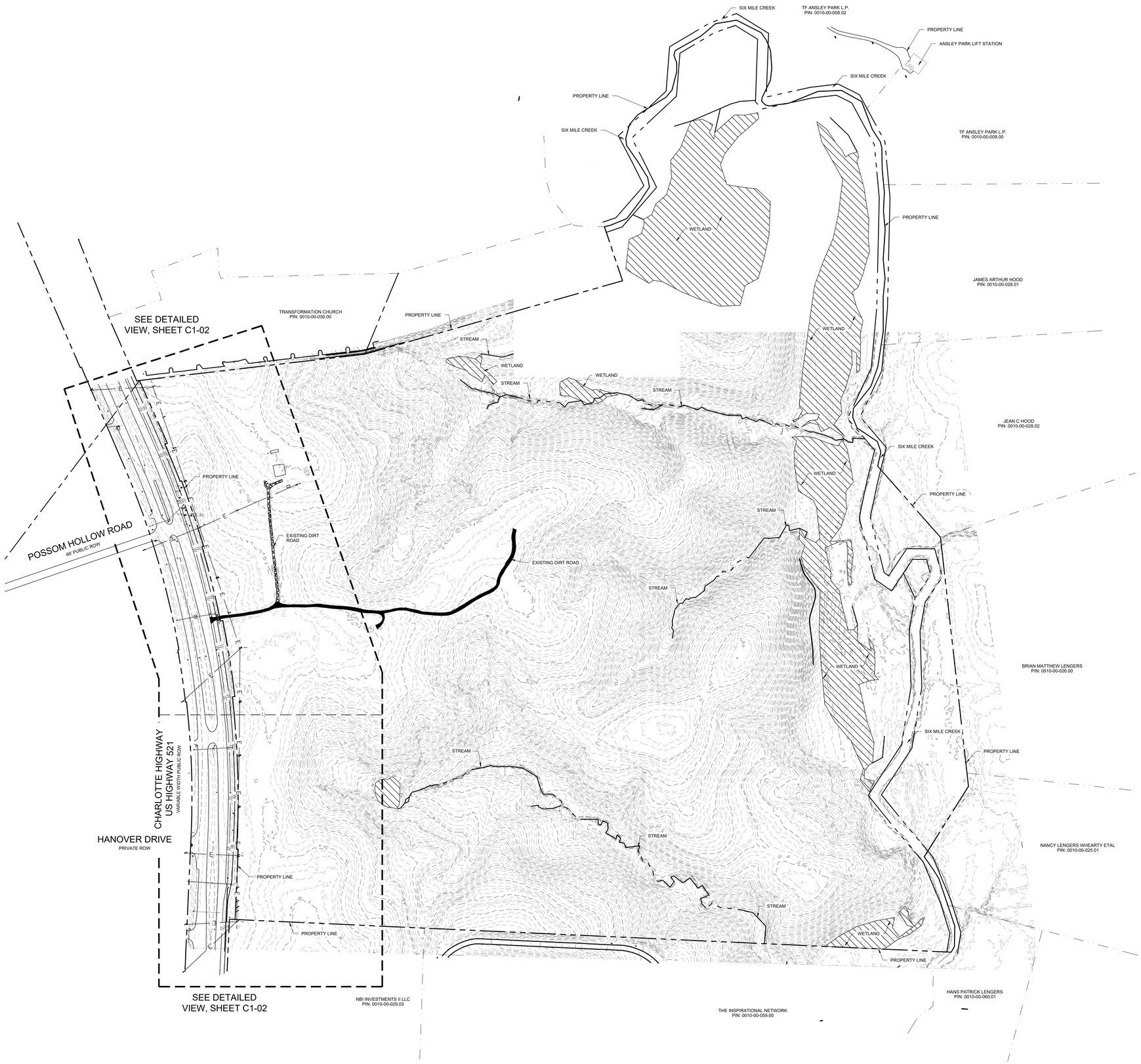
1. SURVEY DATA OF THE PROJECT TOPOGRAPHY AND SURFACE FEATURES WAS OBTAINED FROM R.B. PHARR & ASSOCIATES, INC.
2. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
3. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS IN THE FIELD, INCLUDING, BUT NOT LIMITED TO: ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS; ALL ABOVE GROUND UTILITIES AND STRUCTURES; EXISTING TOPOGRAPHY, SUBSURFACE CONDITIONS, VEGETATION, EASEMENTS AND PROPERTY BOUNDARIES. IF ANY EXISTING CONDITIONS DIFFER FROM THOSE SHOW ON THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER IMMEDIATELY.
7. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
8. ALL PROPOSED FINISHED GRADES TIE INTO THE EXISTING GRADES AS SHOWN IN THE TOPOGRAPHIC SURVEY PROVIDED BY LDSI INC. ANY DISCREPANCIES BETWEEN EXISTING GRADES PRESENTED IN THE TOPOGRAPHIC SURVEY AND EXISTING GRADES AT THE TIME OF CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN IMMEDIATELY.
9. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD AND VERIFIED WITH THE CONSTRUCTION DOCUMENTS. IF DISCREPANCIES ARISE, CONTRACTOR SHALL NOTIFY LANDDESIGN PRIOR TO INSTALLATION. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. CONTRACTOR SHALL NOTIFY LANDDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
11. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES OF ALL MATERIALS, PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.
12. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.
13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
14. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY.
15. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
17. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
19. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

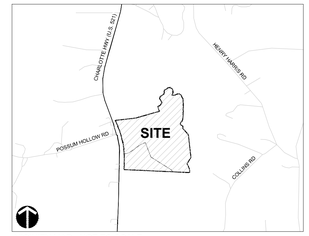
LAYOUT NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES IN THE FIELD PRIOR TO CONSTRUCTION. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON DESIGN INFORMATION PROVIDED TO LANDDESIGN, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IF UTILITIES ARE TO REMAIN IN PLACE, CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS THROUGHOUT CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
3. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
4. ALL CURB RADII AND SIDEWALK RETURNS ARE 2', UNLESS NOTED OTHERWISE IN THESE PLANS.
5. THE CONTRACTOR SHALL REFER TO THE MOST RECENT AMENDMENT TO THE ARCHITECTURAL PLANS, BY CBA, TO VERIFY THE EXACT BUILDING DIMENSIONS PRIOR TO CONSTRUCTION.
6. LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
7. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
8. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
9. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
10. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
11. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
12. CUT PAVERS SHALL BE GREATER THAN 1/3 FULL PAVER SIZE WHERE POSSIBLE.
13. PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

GRADING NOTES:

1. CONTRACTOR SHALL STAKE SITE PER SPOT ELEVATIONS AND NOTED SLOPES ON THE GRADING PLANS INCLUDED IN THIS PLAN SET.
2. WRITTEN DIMENSIONS AND GRADES SHALL PREVAIL OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. ALL SPOT ELEVATIONS SHOWS ON GRADING PLAN ARE TO BOTTOM OF CURB/ TOP OF PAVEMENT UNLESS OTHERWISE NOTED. RIM ELEVATIONS SHOWN ON THE STORM DRAINAGE PLANS ARE TO CENTER OF RIM.
6. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER AND FINAL GEOTECHNICAL REPORT FOR ALL GRADING SPECIFICATIONS, RECOMMENDATIONS AND INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS. CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL RECOMMENDATIONS WITHIN THE FINAL GEOTECHNICAL REPORT. ANY DEVIATIONS FROM THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL REPORT SHALL REQUIRE APPROVAL FROM THE GEOTECHNICAL ENGINEER.
7. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
8. ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
9. REFER TO LANDSCAPE PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS AND INSTALLATION PROCEDURES. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
10. GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
11. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO ENSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.

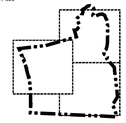




VICINITY MAP - NOT TO SCALE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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PRELIMINARY
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XXXXX XXXXXXXX	####	5/31/21
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#

1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

NORTH

VERT: N/A
HORZ: 1" = 150'

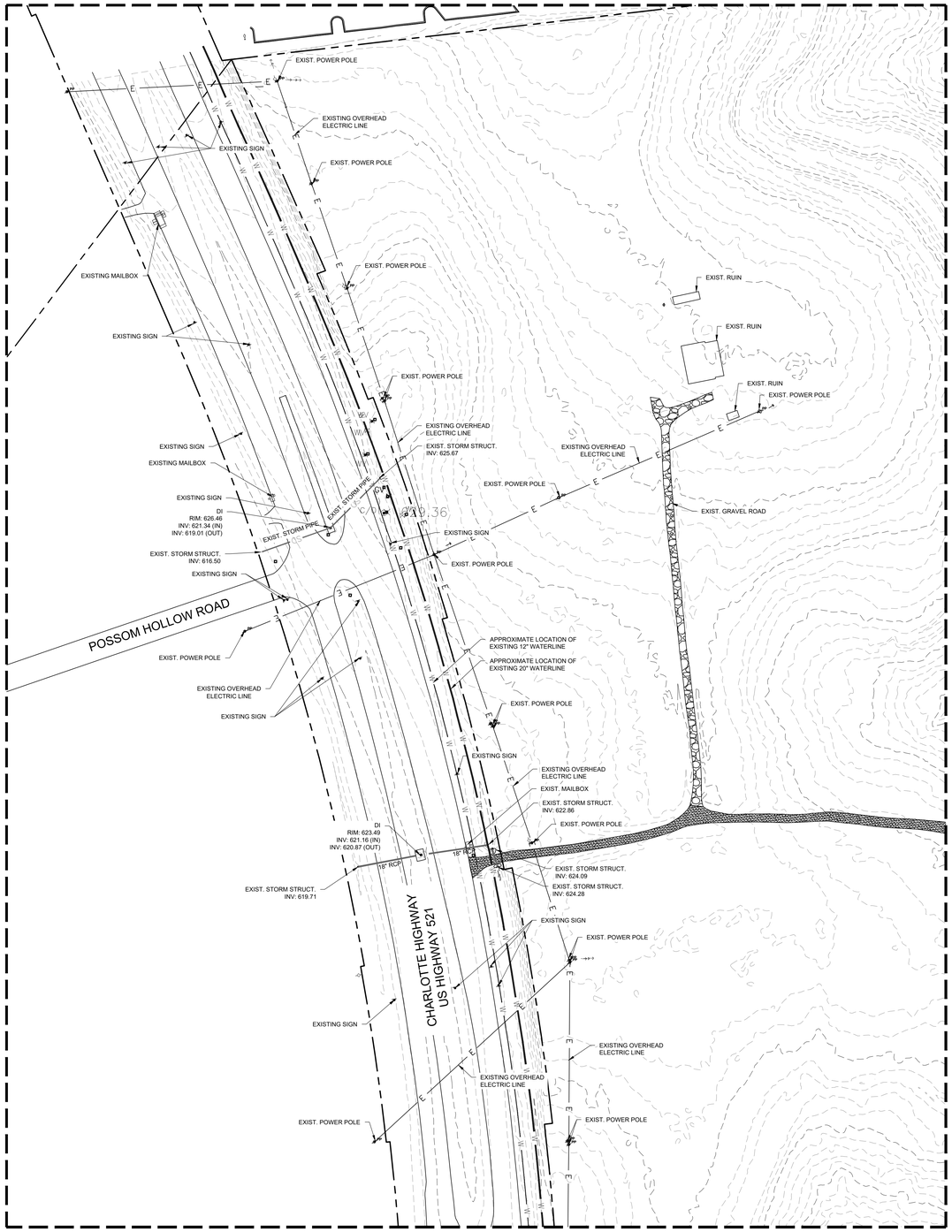
0 75 150 300

SHEET TITLE

OVERALL EXISTING CONDITIONS PLAN

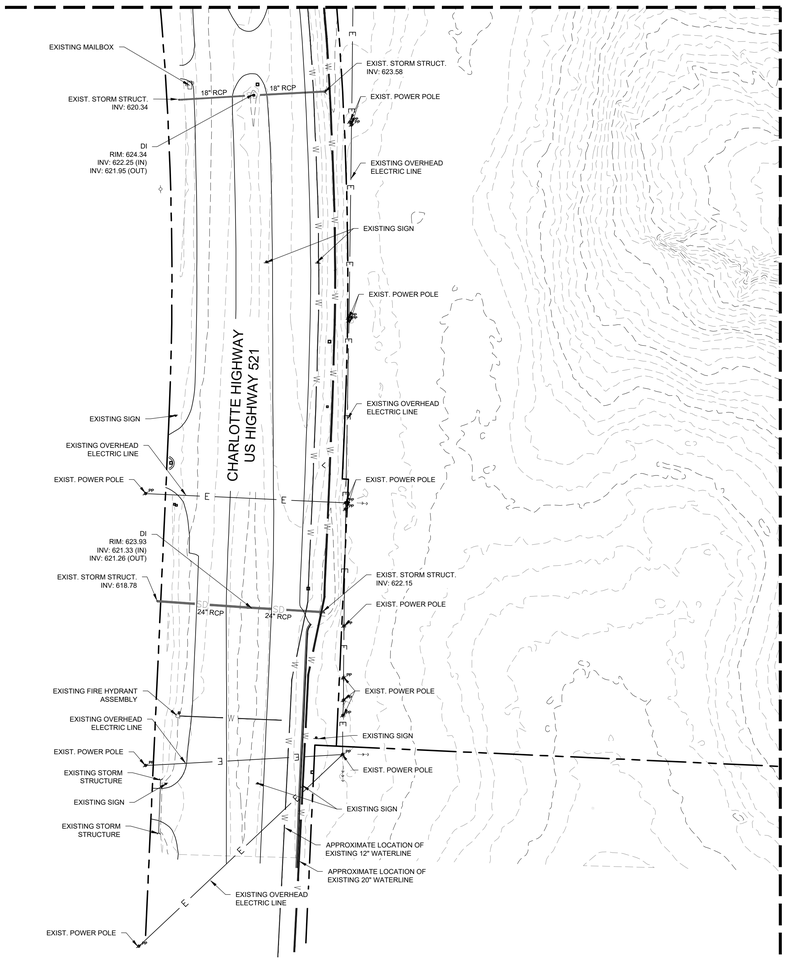
SHEET NUMBER

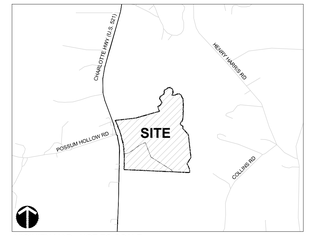
C1-01



SEE CONTINUATION, RIGHT

SEE CONTINUATION, LEFT





VICINITY MAP - NOT TO SCALE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

PRELIMINARY
-FOR REVIEW ONLY-

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XXXXX XXXXXXXX	####	5/31/21
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1" = 60'

NORTH

0 30 60 120

SHEET TITLE

EXISTING CONDITIONS PLAN

SHEET NUMBER

C1-02

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

LEGEND:

C&G - CURB & GUTTER
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
C/O - CLEAN OUT
DB. - DEED BOOK
DI - DROP INLET
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EPH - EXISTING PUNCH HOLE
EU - END UNKNOWN
FH - FIRE HYDRANT
GDP - GUARD POST
GM - GAS METER
GV - GAS VALVE
GW - GUY WIRE
ICV - IRRIGATION CONTROL VALVE
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
MB. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
(P) - PLATTED (MB. 2017, PG. 684)
PB. - PLAT BOOK
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PVC - PVC PIPE
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TBM - TEMPORARY BENCHMARK
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

WETLAND INFORMATION

STREAM FLAG NO. — WIDTH OF STREAM
E39 — 8'W

EXAMPLE: E19 4'W

TB - TOP OF BANK

LINE LEGEND:

EASEMENT
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
CABLE TV LINE — C
FIBER OPTIC LINE — FO
GAS LINE — G
POWER LINE — E
POWER LINE (UNDERGROUND) — UE
SANITARY SEWER PIPE — SS
STORM DRAIN PIPE — SD
TELEPHONE LINE — T
TELEPHONE LINE (UNDERGROUND) — UT
WATER LINE — W
WOOD FENCE
CHAIN LINK FENCE — X — X
GUARD RAIL

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

HATCH LEGEND:

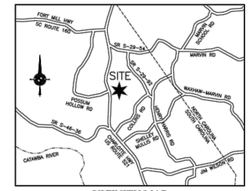
FEMA FLOODWAY (ZONE AE) -
COMMUNITY ENCROACHMENT AREA (ZONE AE) -
FEMA FLOOD FRINGE AREA (ZONE X-SHADED) -

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCE OR SALE

Know what's **below.** **Call** before you dig.

MAP REFERENCE: NC GRID NAD 83 (2011)

SURVEYING & MAPPING LICENSURE NO. C-1471



VICINITY MAP
NOT TO SCALE

TREE LEGEND:

BCH - BEECH
BRC - BIRCH
BRAD - BRADFORD PEAR
CED - CEDAR
CHY - CHERRY
CRP - CREPE MYRTLE
DOW - DOGWOOD
HIC - HICKORY
HOL - HOLLY
LOC - LOCUST
MAG - MAGNOLIA
MAP - MAPLE
PEC - PECAN
PIN - PINE
POP - POPLAR
SYC - SYCAMORE
WLN - WALNUT
WLC - WILD CHERRY

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: LI (LIGHT INDUSTRIAL)

FOR FURTHER INFORMATION CONTACT THE TOWN OF INDIAN TRAIL PLANNING AND ZONING DEPARTMENT AT 803-969-7230.

NOTES:

1. ALL CORNERS MONUMENTED AS SHOWN.
2. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
4. ELEVATIONS BASED ON N.G.S. MONUMENT "HIGHER", ELEVATION = 605.19 FEET, NAVD 88.
5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
7. SOME PHYSICAL AND TOPOGRAPHICAL INFORMATION PROVIDED BY AN AERIAL FLIGHT OBTAINING PHOTOGRAPHY AND LIDAR ACQUISITION DATED JANUARY 19, 2021 BY GREENMAN-PEDERSEN, INC (GPI), JOB NO. 3020052.00.
8. CONTOUR LINES ARE SHOWN HEREON AT A 1 FOOT INTERVAL FOR CLARITY PURPOSES. MORE DETAILED 1 FOOT INTERVAL CONTOUR LINES ARE AVAILABLE UPON FURTHER REQUESTS.
9. THE WETLANDS THAT ARE SHOWN HEREON HAVE BEEN LOCATED BY R.B. PHARR AND ASSOCIATES, P.A. THEY WERE DELINEATED BY CAROLINA WETLAND SERVICES, INC. PROJECT NO. 2020-0005, DATED FEBRUARY 19, 2021. FOR FURTHER INFORMATION ABOUT THE WETLANDS CONTACT CAROLINA WETLAND SERVICES, INC. AT 704-527-1177.

LINE	BEARING	DISTANCE
L1	N00°35'31"E	261.34'
L2	N87°24'29"W	6.00'
L3	N00°35'31"E	45.50'
L4	N83°30'22"E	9.00'
L5	S78°31'09"E	9.00'
L6	N79°36'23"E	6.00'
L7	S70°29'31"W	6.00'
L8	N70°29'31"E	10.00'
L9	N24°00'42"W	241.73'
L10	S83°20'55"W	10.41'
L11	N82°21'05"W	21.00'
L12	N18°54'18"W	213.50'
L13	N79°05'03"E	20.81'
L14	N67°57'31"E	67.71'
L15	N37°21'13"E	82.31'
L16	N33°46'42"E	63.47'
L17	N11°41'58"W	16.66'
L18	N32°04'06"W	31.34'
L19	N34°43'22"W	70.84'
L20	N07°12'22"W	25.80'
L21	N15°02'51"E	53.00'
L22	N39°22'03"E	47.19'
L23	N57°24'20"E	39.38'
L24	N58°28'18"E	86.27'
L25	N32°33'35"E	35.19'
L26	N14°21'23"E	70.23'
L27	N00°00'28"W	33.04'
L28	N25°50'06"W	30.24'
L29	N14°58'10"E	17.86'
L30	N65°48'24"E	92.84'
L31	N49°50'14"E	71.96'
L32	N80°14'22"E	79.00'
L33	S85°10'45"E	103.02'
L34	S15°09'17"E	36.15'
L35	S22°06'48"E	38.46'
L36	S04°20'20"E	67.64'
L37	S06°34'14"W	45.30'
L38	S25°57'58"W	70.33'
L39	S08°40'26"W	14.10'
L40	S45°47'13"E	9.30'
L41	S73°02'46"E	14.98'
L42	N81°38'09"E	74.51'
L43	N68°01'33"E	116.06'
L44	N87°22'57"E	88.32'
L45	S67°45'32"E	86.47'
L46	S40°51'13"E	109.61'
L47	S32°53'50"E	56.21'
L48	S13°04'05"E	22.86'
L49	S01°06'24"E	81.95'
L50	S00°29'21"E	84.31'
L51	S03°02'00"W	69.21'
L52	S09°33'28"E	70.48'
L53	S04°05'50"W	109.09'
L54	S02°46'30"E	73.09'
L55	S08°13'48"W	68.07'
L56	S08°12'10"E	136.50'
L57	S06°59'39"W	134.76'
L58	S19°28'42"W	78.01'
L59	S38°44'15"W	104.48'
L60	S05°55'54"W	32.97'
L61	S02°08'56"E	42.52'
L62	S66°13'54"E	41.56'
L63	S18°35'01"E	40.72'
L64	S12°52'03"E	54.90'
L65	S35°07'04"E	56.07'
L66	S35°17'53"E	41.29'
L67	S18°28'27"E	187.40'
L68	S00°56'27"W	76.19'
L69	S22°50'14"W	53.94'
L70	N04°43'14"E	264.00'
L71	N85°16'46"W	6.00'
L72	N04°43'14"E	52.41'
L73	N89°38'03"E	9.00'
L74	S80°41'03"W	9.00'
L75	N75°44'03"E	6.00'
L76	S71°14'03"W	6.00'
L77	N69°06'45"E	10.00'
L78	N21°41'42"W	280.00'
L79	N16°29'51"W	211.48'
L80	N78°03'40"E	72.29'
L81	N39°15'34"E	178.37'
L82	N31°07'14"W	175.95'
L83	N20°40'03"E	100.51'
L84	N60°17'54"E	146.78'
L85	N18°35'29"E	134.20'
L86	N36°04'36"W	44.31'
L87	N58°16'34"W	208.40'
L88	S77°11'12"E	120.27'
L89	S58°02'04"E	60.34'
L90	S23°49'01"E	51.50'
L91	S50°07'23"E	108.30'
L92	S26°02'01"W	86.50'
L93	S24°45'55"E	23.11'
L94	N87°47'31"E	116.12'
L95	N70°34'38"E	89.74'
L96	N83°48'36"E	89.98'
L97	S82°02'32"E	79.84'
L98	S26°41'38"E	163.01'
L99	S02°37'18"E	160.66'
L100	S09°34'53"W	262.91'
L101	S04°49'22"W	426.17'
L102	S22°24'31"W	193.39'
L103	S43°24'50"E	128.67'
L104	S12°02'48"W	89.04'
L105	S26°53'50"E	278.35'
L106	S28°02'27"W	103.21'
L107	N87°08'20"E	55.86'
L108	N54°48'18"E	516.75'
L109	N69°06'18"E	119.08'
L110	S41°41'06"E	59.47'
L111	S11°36'09"E	35.58'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	3305.23'	524.15'	N01°57'54"W	523.60'	9°05'10"
C2	3311.23'	286.32'	N08°58'06"W	286.23'	4°58'09"
C3	3305.23'	285.54'	N13°53'07"W	285.45'	4°58'29"
C4	3311.23'	256.98'	N18°37'01"W	256.90'	4°26'47"
C5	3305.23'	150.17'	N22°08'38"W	150.16'	2°36'12"
C6	3315.23'	14.21'	N23°53'57"W	14.21'	0°14'44"
C7	3305.10'	524.15'	N00°10'58"E	523.60'	9°05'11"
C8	3305.10'	286.32'	N06°50'27"W	286.23'	4°57'49"
C9	3305.10'	285.54'	N11°47'27"W	285.45'	4°57'09"
C10	3311.10'	260.06'	N16°35'57"W	259.99'	4°30'00"
C11	3305.10'	122.40'	N19°49'51"W	122.39'	2°07'19"
C12	330.00'	186.23'	N70°08'20"E	183.77'	32°20'00"
C13	470.00'	117.30'	N61°57'19"E	117.00'	14°17'58"
C14	3305.23'	339.10'	N00°20'30"W	338.95'	5°52'42"
C15	3305.23'	185.05'	N04°53'24"W	185.02'	3°12'28"

ALTA CERTIFICATION:

TO: CROSLAND SOUTHEAST; C4 INVESTMENTS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY; EET, LLC; PAMELA E. HENSLEY; WILLIAM STEVEN EDWARDS; JONATHAN L. EDWARDS; DAVID L. EDWARDS AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS , AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b(1), 7c, 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 10, 2021.

ANDREW B. BAKER — DATE
SCPLS, L-2940
abaker@rbpharr.com

GPS CERTIFICATION:

I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: A(1:10,000)
(2) POSITIONAL ACCURACY: HORIZONTAL N=0.00175', E=0.00035'; VERTICAL=0.0076'
(5) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC, ONLINE POSITION USER SERVICE (OCTOP)
(4) DATES OF SURVEY: JANUARY 26, 2021
(5) DATUM/EPOCH: NAD83(CONUS), NAVD 88 LOCALIZATION=120, ZONE: SC 3900
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "HIGHER"
(7) GEOID MODEL: GEOID18(CONUS)
(8) COMBINED GRID FACTOR(S): 1.00002812
(9) UNITS: INTERNATIONAL FEET

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SIGNED _____

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCE OR SALE

NO. C01909

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MAY 16, 2017
COMMUNITY PANEL NO: 45057C 0076E (ZONE: AE, X-SHADED & X-UNSHADED)

SHEET 1 OF 2
NOTE: NOT A VALID SURVEY WITHOUT ALL SHEETS.

AREA TABLE
PARCEL A – 5,673,495 SQ. FT. OR 130.2455 ACRES
PARCEL B – 1,220,223 SQ. FT. OR 28.0125 ACRES
TOTAL AREA – 6,893,718 SQ. FT. OR 158.2580 ACRES

REVISIONS
04/14/21 – ADD TITLE COMMITMENT & WETLANDS.
04/21/21 – ADD PARCEL A AND PARCEL B.

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
CROSLAND SOUTHEAST
8918 CHARLOTTE HIGHWAY
VILLAGE OF INDIAN LAND, INDIAN LAND TOWNSHIP,
LANCASTER COUNTY, SC
DEED REFERENCE: 1089-234
MAP REFERENCE: 2017-684
TAX PARCEL #: 0010-00-0029.00

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO: C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO.
GH	CW	CW	1" = 200'	FEBRUARY 10, 2021	92566

PLOTTED: 4/21/2021
C:\CARLSON PROJECTS\927\S\92566\DWG\92566.DWG

KEY MAP

SEAL

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXX — #### — 6/1/21
ENGINEER — REG. # — DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

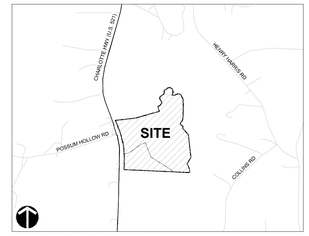
NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE — NORTH
VERT: N/A
HORZ: AS NOTED

SHEET TITLE
SURVEY

SHEET NUMBER
C1-03



VICINITY MAP - NOT TO SCALE

SITE LEGEND

- BUILDING
- BUILD TO ZONE
- PROPERTY LINE
- SETBACK LINE
- BUILD TO ZONE LINE

SITE DATA

PARCEL NO: 0010-00-029.00

CURRENT ZONING: LI
PROPOSED ZONING: MX (RETAINED PARCEL WILL REMAIN LI)

TOTAL SITE AREA: 158.02 ACRES
ACREAGE RETAINED BY OWNER: 28.0 AC
ACTUAL SITE ACREAGE: 130.02 AC

DEVELOPER: CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

CURRENT USE: UNDEVELOPED
PROPOSED USE: MIXED-USE

PROPOSED COMMERCIAL:
UP TO 50K SF GROCERY
40K SF SHOPS / RETAIL

PROPOSED RETAIL OUTPARCELS:
15K - 20K SHOPS / RESTAURANTS

PROPOSED RESIDENTIAL UNITS:
MULTI-FAMILY: UP TO 400 UNITS
TOWNHOMES: UP TO 320 UNITS

DENSITY: ±5.5 UNITS/ACRE

TOTAL PROPOSED PARKING
STANDARD SPACES: ±809 SPACES
ON STREET SPACES: ±280 SPACES
GARAGE SPACES: ±320 SPACES
DRIVEWAY SPACES: ±320 SPACES

OPEN SPACE REQUIRED: 13 AC (10% OF SITE AREA)

OPEN SPACE PROVIDED: ±69 AC (53% OF SITE AREA)
±8 AC PROGRAMMED OPEN SPACE
±61 AC OPEN SPACE/ TREE SAVE
(SEE SHEET C2-01 FOR OPEN SPACE PLAN, SHEET C8-04 FOR TREE SAVE)

IMPERVIOUS SURFACE AREA: ±54.5 AC (±42% OF SITE AC)

CONNECTIVITY INDEX: 1.7
THE DESIGN INTENT IS TO LIMIT DISTURBANCE OF THE EXISTING STREAM AND WETLAND BUFFERS. PEDESTRIAN CONNECTIONS HAVE BEEN ADDED TO INCREASE CONNECTIVITY.

SOLID WASTE:
TOWNHOMES TO BE SERVICED BY PRIVATE ROLLOUTS.

PER LANCASTER COUNTY, PROPERTY TO BE REPLATTED FOLLOWING PLAN APPROVAL. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE APPROVED PLAN.

BUILDING LEGEND

BLDG. 1:	APARTMENT BUILDING - 4 STORY (40 UNITS)
BLDG. 2:	APARTMENT BUILDING - 4 STORY (40 UNITS)
BLDG. 3:	APARTMENT BUILDING - 4 STORY (40 UNITS)
BLDG. 4:	APARTMENT BUILDING - 4 STORY (40 UNITS)
BLDG. 5:	APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 6:	APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 7:	APARTMENT BUILDING - 4 STORY (30 UNITS) (RETAIL FIRST FLOOR UP TO 10K SF)
BLDG. 8:	APARTMENT BUILDING - 4 STORY (30 UNITS) (RETAIL FIRST FLOOR UP TO 10K SF)
BLDG. 9:	APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 10:	APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 11:	APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 12:	APARTMENT BUILDING - 3 STORY (30 UNITS)

PARKING SUMMARY

MULTI-FAMILY:

SPACES REQUIRED

1.5 SP PER 400 DU = 600 SPACES

SPACES PROVIDED

STANDARD SPACES: 488

ON STREET SPACES: 82

GARAGE SPACES: 30

TOTAL SPACES PROVIDED: 600

ACCESSIBLE PARKING

ADA REQUIRED: 12 ACCESSIBLE SPACES (2 VAN)
2% OF TOTAL SPACES ARE ACCESSIBLE - 1:16 VAN
ADA PROVIDED: 15 ACCESSIBLE SPACES (4 VAN)

RETAIL:

SPACES REQUIRED

1 SP PER 400 SF = 225 SPACES

SPACES PROVIDED

STANDARD SPACES: 321

ON STREET SPACES: 0

TOTAL SPACES PROVIDED: 321

ACCESSIBLE PARKING

ADA REQUIRED: 8 ACCESSIBLE SPACES (2 VAN)
ADA PROVIDED: 15 ACCESSIBLE SPACES (7 VAN)

240 SPACES ARE GROCERY PRIORITY SPACES

TOWNHOMES:

SPACES REQUIRED

1.5 SP PER 320 DU = 480 SPACES

SPACES PROVIDED

ON STREET SPACES: 198

GARAGE SPACES: 320

DRIVEWAY SPACES: 320

TOTAL SPACES PROVIDED: 838

ALL PARKING IS PROVIDED WITHIN THE 2ND OR 3RD LAYER PER THE REQUIREMENTS OF UDO SECTION 7.2.4A

BIKE PARKING

SPACES REQUIRED

MULTI-FAMILY:
SHORT TERM REQUIRED: 1/20 UNITS = 20
LONG TERM REQUIRED: 1/5 UNITS = 78

RETAIL:
SHORT TERM REQUIRED: 1 PER 5000 SF = 14
LONG TERM REQUIRED: 1 PER 5000 SF = 14

SPACES PROVIDED

MULTI-FAMILY:
SHORT TERM PROVIDED: 20
LONG TERM PROVIDED: 78

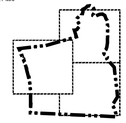
RETAIL:
SHORT TERM PROVIDED: 18
LONG TERM PROVIDED: 18

BUILDING SETBACK AND SF REQUIREMENTS

APARTMENT BUILDING:		
	PRIMARY STREET	10' MIN.
	SIDE STREET	10' MIN.
	SIDE INTERIOR	0' OR 5' MIN.
	REAR	0' TO 5' MIN.
	BUILD TO ZONE (BTZ)	10' MIN - 20' MAX.
	LOT WIDTH:	100' MIN.
	LOT AREA:	12,5000 SF MIN.
	% OF OUTDOOR AMENITY SPACE:	10% MIN.
	BUILDING HEIGHT (MAX.)	3 STORIES / 45' 4 STORIES / 55' (OR PER ORDINANCE REQUIREMENTS)
RETAIL BUILDINGS:		
	PRIMARY STREET	0' MIN.
	SIDE STREET	0' MIN.
	SIDE INTERIOR	0' OR 5' MIN.
	REAR	0' TO 5' MIN.
	BUILD TO ZONE (BTZ)	0' MIN - 20' MAX.
	LOT WIDTH:	50' MIN.
	LOT AREA:	5,000 SF MIN.
	% OF OUTDOOR AMENITY SPACE:	10% MIN.
	BUILDING HEIGHT (MAX.)	2 STORIES / 30' (OR PER ORDINANCE REQUIREMENTS)
TOWNHOMES:		
	PRIMARY STREET	0' MIN.
	SIDE STREET	10' MIN.
	SIDE INTERIOR	0' MIN.
	REAR	20' MIN.
	ABUTTING ALLEY	4' OR 20' MIN.
	BUILD TO ZONE (BTZ)	0' MIN - 15' MAX.
	LOT WIDTH:	100' MIN.
	LOT AREA:	1,300 SF MIN.
	BUILDING HEIGHT (MAX.)	3 STORIES / 45' (OR PER ORDINANCE REQUIREMENTS)
MIXED USE:		
	PRIMARY STREET	0' MIN.
	SIDE STREET	0' MIN.
	SIDE INTERIOR	0' OR 5' MIN.
	REAR	0' OR 5' MIN.
	ABUTTING ALLEY	5' MIN.
	BUILD TO ZONE (BTZ)	0' MIN - 10' MAX.
	LOT WIDTH:	50' MIN.
	LOT AREA:	5,000 SF MIN.
	BUILDING HEIGHT (MAX.)	4 STORIES / 55' (OR PER ORDINANCE REQUIREMENTS)
	% OF OUTDOOR AMENITY SPACE:	10% MIN.

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



SEAL

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XXXXX XXXXXXXX ENGINEER | #### REG. # | 10/4/21 DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	*****	

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1" = 150'

0 75 150 300

NORTH

SHEET TITLE

OVERALL SITE PLAN

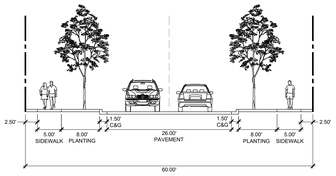
SHEET NUMBER

C2-00

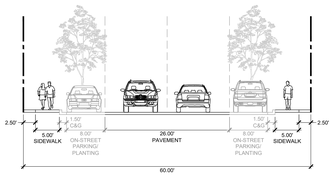
TF ANSLEY PARK LLP.
DB. 5119, PG. 164
COMMON OPEN SPACE
PB. 2018, PG. 726
PIN: 0010-00-008.02
TF ANSLEY PARK L.P.
DB. 1119, PG. 164
PIN: 0010-00-008.00
JAMES ARTHUR HOOD
DB. 5009, PG. 108
PIN: 0010-00-028.01
JEAN C HOOD
DB. 1210, PG. 325
PIN: 0010-00-028.02
BRIAN MATTHEW LENGERS
DB. 1007, PG. 322
TRACT 2
PB. 2017, PG. 886
PIN: 0010-00-026.00
NANCY LENGERS WHEARTY
ETAL
DB. 1102, PG. 85
TRACT 1
PB. 2017, PG. 886
PIN: 0010-00-025.01
HANS PATRICK LENGERS
DB. 494, PG. 87
PB. 2008, PG. 1055
PIN: 0010-00-060.01
THE INSPIRATIONAL
NETWORK
DB. 594, PG. 45
PB. 2004, PG. 652
PIN: 0010-00-059.00
NBI INVESTMENTS II LLC
DB. 1120, PG. 166
PB. 2004, PG. 652
PIN: 0010-00-029.03
TRANSFORMATION CHURCH
DB. 1180, PG. 46
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00
SIX MILE CREEK
POSSUM HOLLOW RD
VAR. WIDTH PUBLIC R/W
MB. 2015, PG. 979
CHARLOTTE HIGHWAY
(US HIGHWAY 521)
VARIABLE WIDTH PUBLIC R/W
MB. 2015, PG. 979
SOUTHBOUND ONLY
HANOVER DRIVE
PRIVATE RIGHT-OF-WAY
MB. 2015, PG. 392
NORTHBOUND ONLY
OUTPARCEL BUILDING EDGE
RETAIL OUTPARCEL ±1.6 AC
SIDEWALK
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.4 AC
PROPOSED 6,000 SF OFFICE
NOTE: CIRCULATION IS PERMITTED BETWEEN BUILDING AND 521 R/W (NO PARKING PERMITTED)
BTZ ACCOUNTING FOR OVERHEAD UTILITY
RETAINED PARCEL ±28 AC
PROPOSED 42,700 SF BUILDING
PROPOSED 43,000 SF BUILDING
PROPOSED 52,000 SF BUILDING
PROPOSED 43,000 SF BUILDING
PROPOSED 55,000 SF BUILDING
PROPOSED DETENTION
W.E. 594.2
PROPOSED DETENTION
PROPOSED WETPOND
PROPOSED WETLAND
AMENITY SPACE (10,000 SF)
AMENITY SPACE (17,000 SF)
AMENITY SPACE (15,000 SF)
AMENITY SPACE (10,000 SF)
AMENITY SPACE (4,100 SF)
AMENITY SPACE (5,000 SF)
AMENITY SPACE (17,000 SF)
AMENITY SPACE (15,000 SF)
AMENITY SPACE (10,000 SF)
AMENITY SPACE (5,000 SF)
AMENITY SPACE (4,100

SITE LEGEND

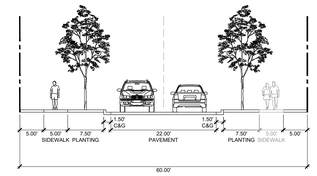
- BUILDING
- BUILD TO ZONE
- PROPERTY LINE
- SETBACK LINE
- BUILD TO ZONE LINE



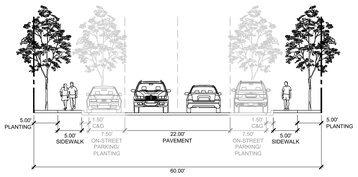
60' ROW - MODIFIED COMMERCIAL/ARTERIAL URBAN
(PRIVATE ROW)



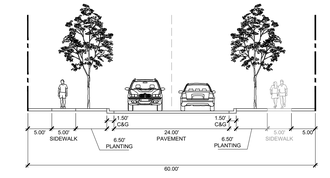
60' ROW - MODIFIED COMMERCIAL/ARTERIAL URBAN
WITH ON-STREET PARKING
(PRIVATE ROW)



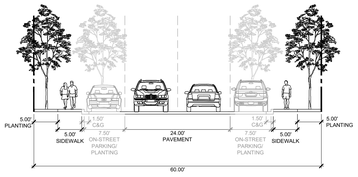
60' ROW - MODIFIED LOCAL URBAN
(PRIVATE ROW)



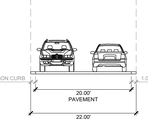
60' ROW - MODIFIED LOCAL URBAN
WITH ON-STREET PARKING
(PRIVATE ROW)



60' ROW - MODIFIED COLLECTOR
(PRIVATE ROW)



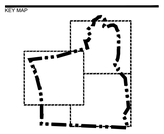
60' ROW - MODIFIED COLLECTOR
WITH ON-STREET PARKING
(PRIVATE ROW)



22' MODIFIED ALLEY
(TWO WAY)

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



SEAL

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XXXXX XXXXXXXX	####	10/1/21
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

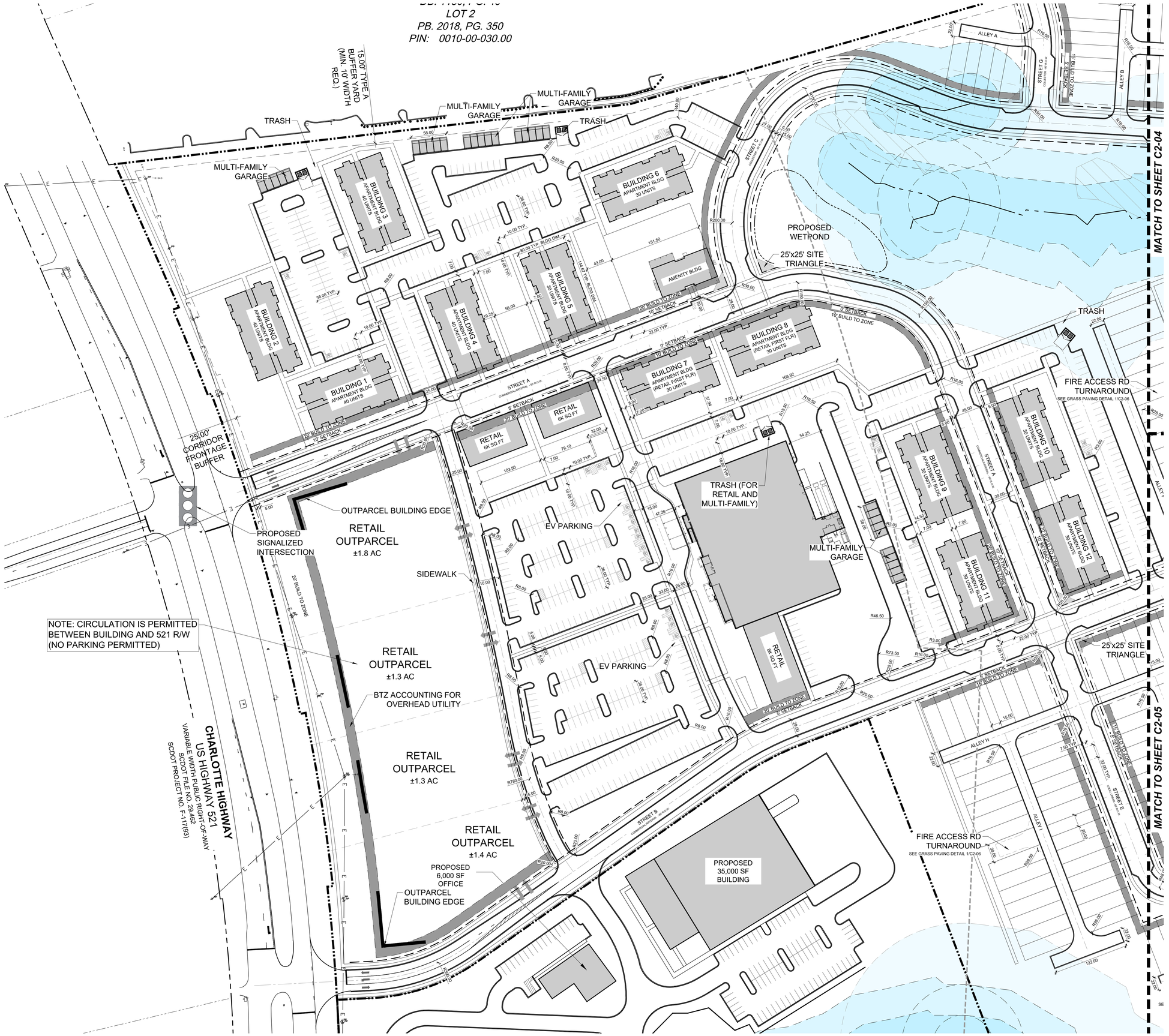
SCALE
VERT: N/A
HORZ: 1" = 150'
0 75 150 300

NORTH

SHEET TITLE

OVERALL LAYOUT PLAN

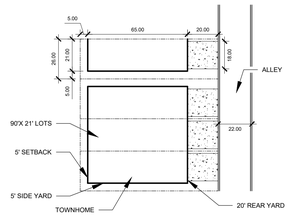
SHEET NUMBER
C2-02



SITE LEGEND

- BUILDING
- BUILD TO ZONE
- PROPERTY LINE
- SETBACK LINE
- BUILD TO ZONE LINE

TOWNHOME LOT DETAIL



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

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ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

NORTH

VERT: N/A
HORZ: 1" = 60'
0 30 60 120

SHEET TITLE

DETAILED LAYOUT PLAN

SHEET NUMBER

C2-03

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

SIX MILE CREEK

TF ANSLE
DB. 111
PIN: 001

J.

SITE LEGEND

- BUILDING
- BUILD TO ZONE
- PROPERTY LINE
- SETBACK LINE
- BUILD TO ZONE LINE

15.00' TYPE A BUFFER YARD (MIN. 10' WIDTH REQ.)

PROPOSED WETPOND

ALLEY A

STREET G
COLLECTOR - 80' R.O.W.

15' BUILD TO ZONE
5' SETBACK

ALLEY B

ALLEY C

ALLEY D

ALLEY E

STREET C
COLLECTOR - 80' R.O.W.

15' BUILD TO ZONE
5' SETBACK

STUB FOR POTENTIAL COLLECTOR STREET CONNECTION

MATCH TO SHEET C2-03

TRASH

FIRE ACCESS RD TURNAROUND
SEE GRASS PAVING DETAIL 1/C2-06

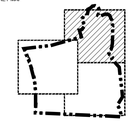
FIRE ACCESS RD TURNAROUND
SEE GRASS PAVING DETAIL 1/C2-06

BUILDING 1
APARTMENT B
90 UNITS

PROPOSED WETPOND

MATCH TO SHEET C2-05

KEY MAP



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XXXXX XXXXXXXX ENGINEER | #### REG. # | 10/1/21 DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ #
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

NORTH

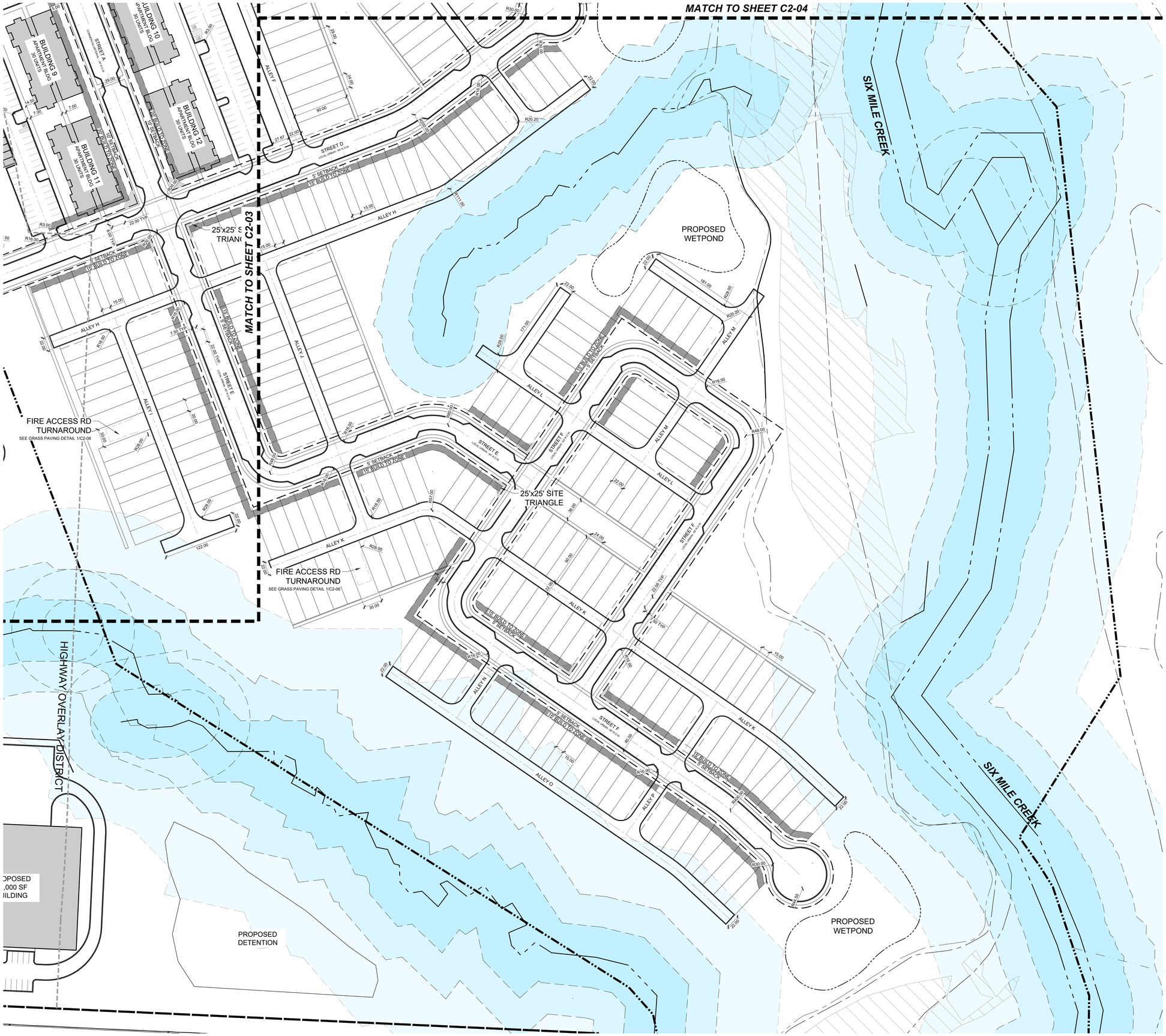
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

SHEET TITLE

DETAILED LAYOUT PLAN

SHEET NUMBER

C2-04



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

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XXXXX XXXXXXXX | #### | 10/1/21
ENGINEER | REG. # | DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE
DETAILED LAYOUT PLAN

SHEET NUMBER
C2-05

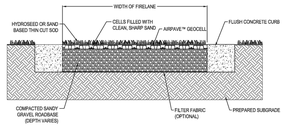
AIRFIELD SYSTEMS, LLC
8028 N. MAY AVE, STE 201
OAKLAHOMA CITY, OK 73120
PHONE: (405) 359-3775
FAX: (405) 348-8945
www.airfieldsystems.com

SPECIFICATIONS:

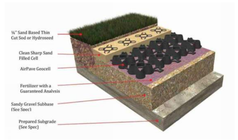
MFG: AIRFIELD SYSTEMS

MODEL: AIRPAVE GEOCELL

NOTES:
1. INSTALL PER MFG SPECIFICATIONS AND DETAILS.
2. GEOTECHNICAL ENGINEER TO REVIEW AND APPROVE GRASS PAVING DETAIL PER ACTUAL SOIL/SITE CONDITIONS AND FIRE TRUCK LOAD RATINGS REQUIRED.
3. SEE MATERIALS/LAYOUT PLANS FOR ADDITIONAL INFORMATION AND LOCATION.



SECTION AT FLUSH CURB

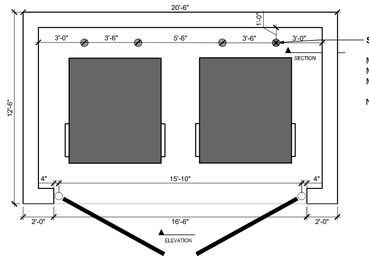


1 GRASS PAVING

SECTION/AXON

1" = 1'-0"

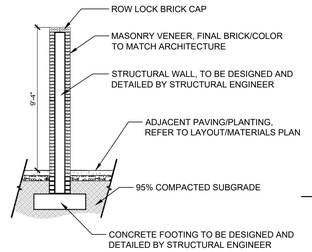
PLAN ENLARGEMENT



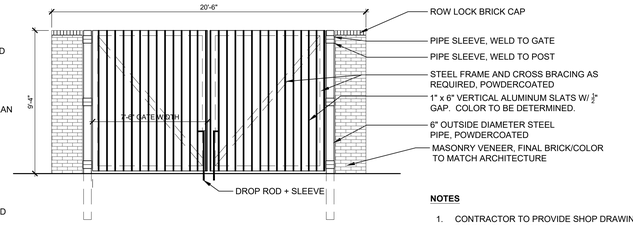
SECURITY BOLLARD

MFG: RELIANCE FOUNDARY
MODEL: R-7642
MOUNT: BOLT DOWN

NOTES:
1. INSTALL PER MFG DETAILS.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO ORDERING/INSTALLATION.
3. COLOR TO BE DETERMINED.



SECTION



ELEVATION - FRONT

NOTES

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION/INSTALLATION.
2. BRICK TO MATCH ARCHITECTURE. FINAL BRICK/VENEER MATERIAL TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE SAMPLES TO OWNER/LANDSCAPE ARCHITECT.
3. STRUCTURAL ENGINEER TO REVIEW AND APPROVE SCREEN WALL.
4. REFER TO LAYOUT AND MATERIAL PLANS FOR ADDITIONAL INFORMATION.

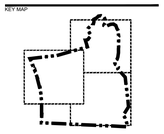
2 TRASH/DUMPSTER ENCLOSURE - DOUBLE

PLAN, SECTION + ELEVATION

1/4" = 1'-0"

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



SEAL

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XXXXX XXXXXXXX ENGINEER | #### REG. # | 7/16/21 DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

VERT: N/A
HORZ: AS NOTED

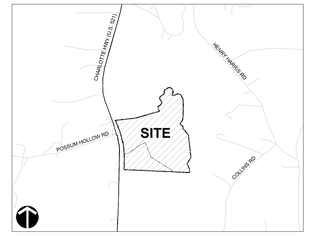
SHEET TITLE

SITE DETAILS

SHEET NUMBER

C2-06

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE

SITE LEGEND

- PROPERTY LINE
- 200' BUFFER ZONE
- 100' BUFFER ZONE
- 50' BUFFER ZONE
- LIMIT OF DISTURBANCE

CAROLINA HEELSPLITTER OVERLAY DISTRICT CREDITS
MITIGATION CREDITS SHALL BE PURCHASED THROUGH US FISH AND WILDLIFE DEPARTMENT FOR IMPACTS TO THE CAROLINA HEELSPLITTER OVERLAY DISTRICT RESULTING FROM THE PROPOSED DEVELOPMENT

TF ANSLEY PARK LLP
DB. 5119, PG. 164
COMMON OPEN SPACE
PB. 2018, PG. 726
PIN: 0010-00-008.02

TF ANSLEY PARK L.P.
DB. 1119, PG. 164
PIN: 0010-00-008.00

JAMES ARTHUR HOOD
DB. 5009, PG. 108
PIN: 0010-00-028.01

JEAN C HOOD
DB. 1210, PG. 325
PIN: 0010-00-028.02

TRANSFORMATION CHURCH
DB. 1180, PG. 46
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00

BRIAN MATTHEW LENGERS
DB. 1007, PG. 322
TRACT 2
PB. 2017, PG. 886
PIN: 0010-00-026.00

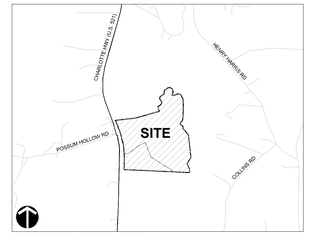
NANCY LENGERS WHEARTY ETAL
DB. 7102, PG. 85
TRACT 1
PB. 2017, PG. 886
PIN: 0010-00-025.01

HANS PATRICK LENGERS
DB. 494, PG. 87
PB. 2008, PG. 1055
PIN: 0010-00-060.01

NBI INVESTMENTS II LLC
DB. 1120, PG. 166
PB. 2004, PG. 652
PIN: 0010-00-029.03

THE INSPIRATIONAL NETWORK
DB. 594, PG. 45
PB. 2004, PG. 652
PIN: 0010-00-059.00

EXISTING PERENNIAL STREAM
EXISTING INTERMITTENT STREAM
SIX MILE CREEK
50' BUFFER ZONE
100' BUFFER ZONE
200' BUFFER ZONE
LIMITS OF DISTURBANCE
PROPOSED WETPOND
PROPOSED DETENTION
RETAINED PARCEL ±28 AC
RETAIL OUTPARCEL ±1.8 AC
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.4 AC
PROPOSED 6,000 SF OFFICE
PROPOSED 50,000 SF BUILDING
PROPOSED 42,700 SF BUILDING
PROPOSED 43,000 SF BUILDING
PROPOSED 52,000 SF BUILDING
PROPOSED 43,000 SF BUILDING
PROPOSED BUILDING 1 ±6,000 SF
PROPOSED BUILDING 2 ±6,000 SF
PROPOSED BUILDING 3 ±6,000 SF
PROPOSED BUILDING 4 ±6,000 SF
PROPOSED BUILDING 5 ±6,000 SF
PROPOSED BUILDING 6 ±6,000 SF
PROPOSED BUILDING 7 ±6,000 SF
PROPOSED BUILDING 8 ±6,000 SF
PROPOSED BUILDING



VICINITY MAP - NOT TO SCALE

SITE LEGEND

- PROPERTY LINE
- 100' WETLAND BUFFER
- LIMIT OF DISTURBANCE

WETLAND BUFFER ENCROACHMENT

PER UDO SECTION 8.6.3(G)(2), A MAXIMUM OF 20% IMPERVIOUS SHALL BE PERMITTED IN WETLAND BUFFERS.

WETLAND BUFFER PROVIDED (PER SECTION 8.6.3(B): 100'

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

PRELIMINARY
-FOR REVIEW ONLY-

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XXXXX XXXXXXXX	####	7/16/21
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

NORTH

VERT: N/A
HORZ: 1" = 150'

0 75 150 300

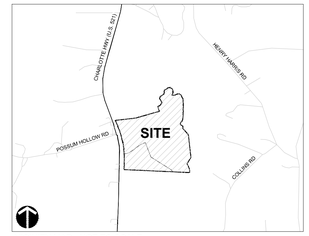
SHEET TITLE

WETLAND BUFFER PLAN

SHEET NUMBER

C2-08

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE

C5-01

C5-02

C5-03

TF ANSLEY PARK LLP.
DB. 1119, PG. 164
COMMON OPEN SPACE
PB. 2018, PG. 726
PIN: 0010-00-008.02

TF ANSLEY PARK L.P.
DB. 1119, PG. 164
PIN: 0010-00-008.00

JAMES ARTHUR HOOD
DB. 5009, PG. 108
PIN: 0010-00-028.01

JEAN C HOOD
DB. 1210, PG. 325
PIN: 0010-00-028.02

BRIAN MATTHEW LENGERS
DB. 1007, PG. 322
TRACT 2
PB. 2017, PG. 886
PIN: 0010-00-026.00

NANCY LENGERS WHEARTY ETAL
DB. 1105, PG. 85
TRACT 1
PB. 2017, PG. 886
PIN: 0010-00-025.01

HANS PATRICK LENGERS
DB. 494, PG. 87
PB. 2006, PG. 1055
PIN: 0010-00-060.01

THE INSPIRATIONAL NETWORK
DB. 594, PG. 45
PB. 2004, PG. 652
PIN: 0010-00-059.00

NBI INVESTMENTS II LLC
DB. 1120, PG. 166
PB. 2004, PG. 652
PIN: 0010-00-029.03

TRANSFORMATION CHURCH
DB. 29814, PG. 401
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00

SIX MILE CREEK

FLOOD ZONE "AE"

FLOOD ZONE "X SHADED"

FLOOD ZONE "AE"

BMP

BMP

BMP

BMP

PROPOSED 6,000 SF OFFICE

PROPOSED 39,000 SF BUILDING

PROPOSED DETENTION

PROPOSED 42,100 SF BUILDING

PROPOSED 43,000 SF BUILDING

PROPOSED 52,000 SF BUILDING

PROPOSED 42,800 SF BUILDING

PROPOSED DETENTION

POSSOM HOLLOW ROAD
66' PUBLIC ROW

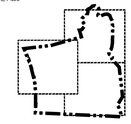
POSSUM HOLLOW RD
66' PUBLIC ROW (NOT SHOWN ON MB. 2015, PG. 973)

CHARLOTTE HIGHWAY
US HIGHWAY 521
VARIABLE WIDTH PUBLIC ROW
(VARIABLE WIDTH PUBLIC ROW SHOWN ON MB. 2015, PG. 973 AND MB. 2018, PG. 726)

CHARLOTTE HIGHWAY
US HIGHWAY 521
VARIABLE WIDTH PUBLIC ROW

HANOVER DRIVE
PRIVATE ROW

KEY MAP



SEAL

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XXXXX XXXXXXXX	####	6/1/21
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.# 1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

VERT: N/A
HORZ: 1" = 150'

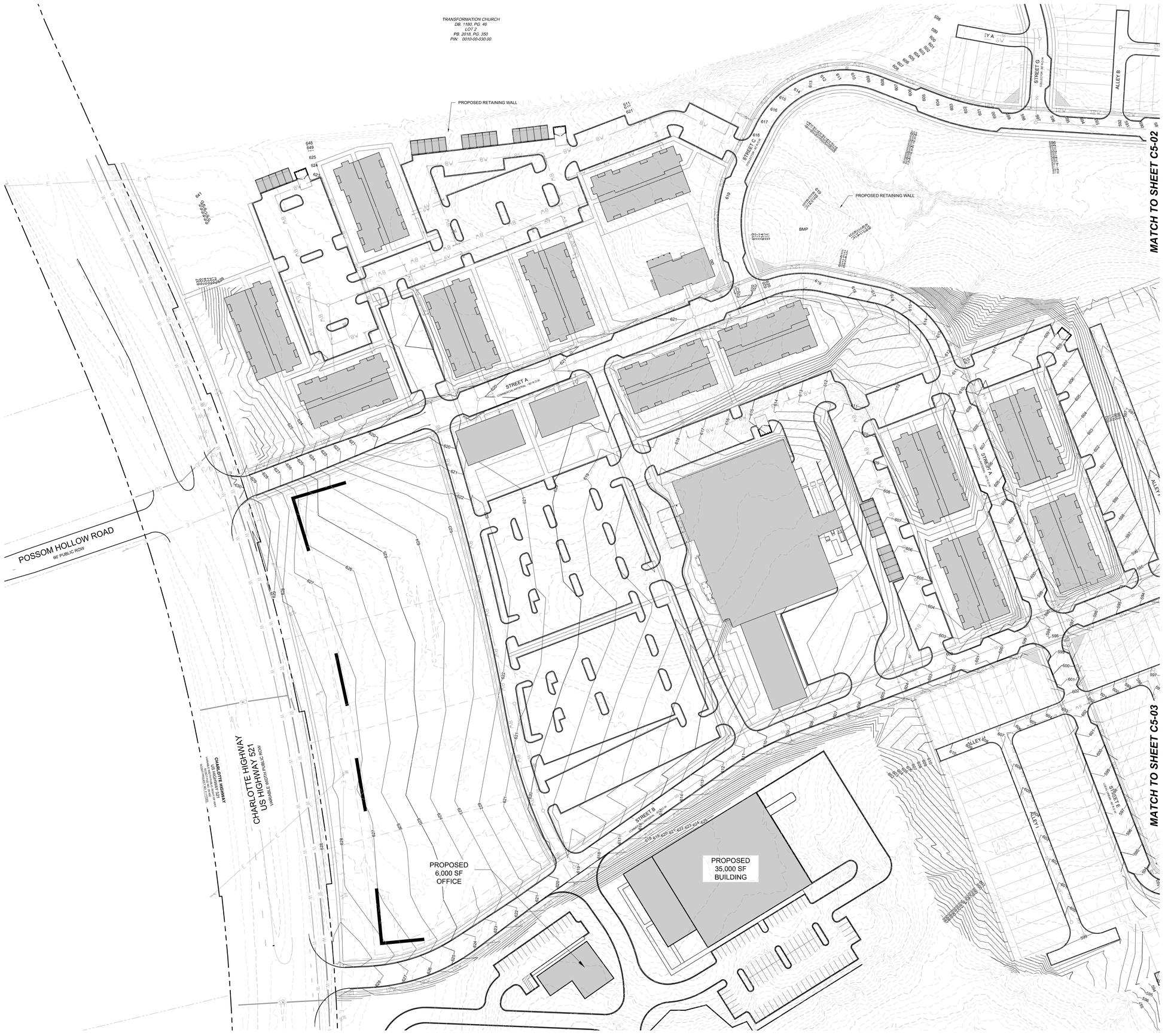
0 75 150 300

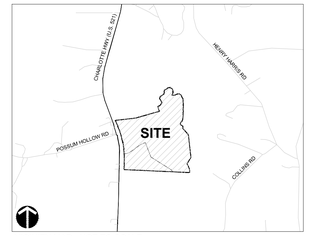
SHEET TITLE

OVERALL GRADING PLAN

SHEET NUMBER

C5-00

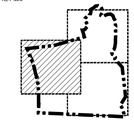




VICINITY MAP - NOT TO SCALE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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XXXXX XXXXXXXX | #### | 10/4/21
ENGINEER | REG. # | DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

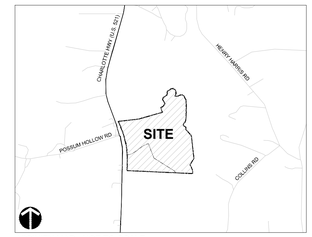
SHEET TITLE

DETAILED GRADING PLAN

SHEET NUMBER

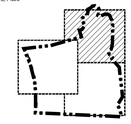
C5-01

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE

KEY MAP



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XXXXX XXXXXXXX | #### | 10/4/21
ENGINEER | REG. # | DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: ########
###

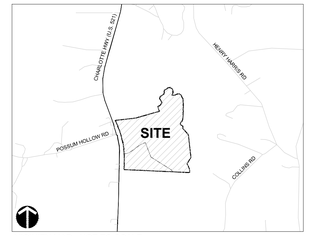
NORTH

SHEET TITLE
DETAILED GRADING PLAN

SHEET NUMBER
C5-02

MATCH TO SHEET C5-02

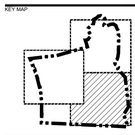
MATCH TO SHEET C5-01



VICINITY MAP - NOT TO SCALE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: ########

NORTH

SHEET TITLE

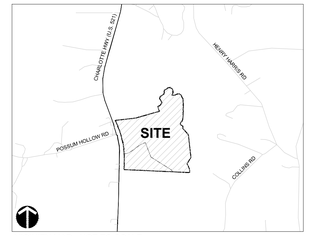
DETAILED GRADING PLAN

SHEET NUMBER

C5-03

TF ANSLEY PARK LLP.
DB. 1119, PG. 164
COMMON OPEN SPACE
PB. 2018, PG. 726
PIN: 0010-00-008.02
TF ANSLEY PARK L.P.
DB. 1119, PG. 164
PIN: 0010-00-008.00
TRANSFORMATION CHURCH
DB. 1180, PG. 46
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00
JAMES ARTHUR HOOD
DB. 5009, PG. 108
PIN: 0010-00-028.01
JEAN C HOOD
DB. 1210, PG. 325
PIN: 0010-00-028.02
BRIAN MATTHEW LENGERS
DB. 1007, PG. 322
TRACT 2
PB. 2017, PG. 886
PIN: 0010-00-026.00
NANCY LENGERS WHEARTY
ETAL
DB. 1105, PG. 85
TRACT 1
PB. 2017, PG. 886
PIN: 0010-00-025.01
HANS PATRICK LENGERS
DB. 494, PG. 87
PB. 2006, PG. 1055
PIN: 0010-00-060.01
NBI INVESTMENTS II LLC
DB. 1120, PG. 166
PB. 2004, PG. 652
PIN: 0010-00-029.03
THE INSPIRATIONAL
NETWORK
DB. 594, PG. 45
PB. 2004, PG. 652
PIN: 0010-00-059.00
POND 1
POND 2
POND 3
POND 4
POND 5
FLOOD ZONE "AE"
FLOOD ZONE "X SHADED"
PROPOSED 43,000 SF OFFICE
PROPOSED 30,000 SF BUILDING
PROPOSED 42,700 SF BUILDING2
PROPOSED 43,000 SF BUILDING
PROPOSED 52,000 SF BUILDING
PROPOSED 43,000 SF BUILDING
PROPOSED DETENTION
PROPOSED DETENTION
BUILDING 1A 40,000 SF
BUILDING 1B 40,000 SF
BUILDING 2A 40,000 SF
BUILDING 2B 40,000 SF
BUILDING 3A 40,000 SF
BUILDING 3B 40,000 SF
RETAIL 10,000
RETAIL 10,000
BUILDING 4A 40,000 SF
BUILDING 4B 40,000 SF
BUILDING 5A 40,000 SF
BUILDING 5B 40,000 SF
BUILDING 6A 40,000 SF
BUILDING 6B 40,000 SF
BUILDING 7A 40,000 SF
BUILDING 7B 40,000 SF
BUILDING 8A 40,000 SF
BUILDING 8B 40,000 SF
BUILDING

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE

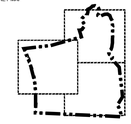
C7-02

C7-01

C7-03

SIX MILE CREEK
EXISTING ANSLEY PARK LIFT STATION
MH 17 (EXISTING) (PUBLIC)
FUTURE UPPER SIX MILE CREEK SEWER EXTENSION
15" PVC SAN SEW
MH 23 (FUTURE) (PUBLIC)
25' LCWSD SANITARY SEWER EASEMENT
PROPERTY LINE
FUTURE UPPER SIX MILE CREEK SEWER EXTENSION
WETLAND
MH 22 (PROP) (PUBLIC)
END PROPOSED UPPER SIX MILE CREEK SEWER EXTENSION
BMP
EXISTING OVERHEAD ELECTRIC LINE
PROPERTY LINE
WETLAND
PROPOSED CONNECTION TO LCWSD UPPER SIX MILE CREEK SEWER EXTENSION
MH 21 (PROP) (PUBLIC)
WETLAND
WETLAND
EXISTING STREAM
BMP
MH 20 (PROP) (PUBLIC)
BMP
WETLAND
MH 19 (PROP) (PUBLIC)
PROPOSED CONNECTION TO LCWSD UPPER SIX MILE CREEK SEWER EXTENSION
18" DIP SAN SEW
MH 18 (PROP) (PUBLIC)
POSSOM HOLLOW ROAD
66' PUBLIC ROW
PROPOSED CONNECTION TO EXISTING WATER MAIN
EXISTING OVERHEAD ELECTRIC LINE
BMP
MH 17 (PROP) (PUBLIC)
EXISTING STREAM
SIX MILE CREEK
PROPERTY LINE
WETLAND
20" WATER LINE
12" WATER LINE
PROPOSED 5,000 SF OFFICE
PROPOSED 50,000 SF BUILDING
MH 16 (PROP) (PUBLIC)
25' LCWSD SANITARY SEWER EASEMENT
PROPOSED CONNECTION TO EXISTING WATERMAIN
PROPOSED CONNECTION TO LCWSD UPPER SIX MILE CREEK SEWER EXTENSION
PROPOSED DETENTION
PROPOSED 42,700 SF BUILDING
MH 15 (PROP) (PUBLIC)
CHARLOTTE HIGHWAY
US HIGHWAY 521
VARIABLE WIDTH PUBLIC ROW
EXISTING OVERHEAD ELECTRIC LINE
PROPOSED 43,000 SF BUILDING
HANOVER DRIVE
PRIVATE ROW
EXISTING STREAM
SIX MILE CREEK
PROPOSED 52,500 SF BUILDING
PROPOSED 40,000 SF BUILDING
MH 14 (PROP) (PUBLIC)
BMP
PROPOSED DETENTION
PROPERTY LINE
WETLAND
MH 13 (PROP) (PUBLIC)
MH 12 (PROP) (PUBLIC)
BEGIN PROPOSED UPPER SIX MILE CREEK SEWER EXTENSION
CONNECT TO SMCGSO EXISTING MANHOLE #11
MH 11 (BY OTHERS) (PUBLIC)

KEY MAP



SEAL

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XXXXX XXXXXXXX ENGINEER | #### REG. # | 10/4/21 DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ #
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1" = 150'
0 75 150 300

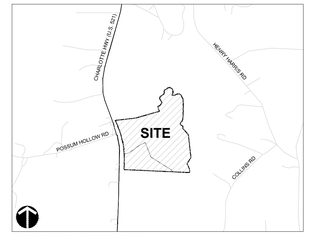
NORTH

SHEET TITLE

OVERALL UTILITY PLAN

SHEET NUMBER
C7-00

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE

MATCH TO SHEET C7-02

MATCH TO SHEET C7-03

POSSOM HOLLOW ROAD
66' PUBLIC ROW

CHARLOTTE HIGHWAY
US HIGHWAY 521
VARIABLE WIDTH PUBLIC ROW

PROPOSED 6,000 SF OFFICE

PROPOSED 35,000 SF BUILDING

BUILDING 1 APARTMENT BLDG 40 UNITS

BUILDING 2 APARTMENT BLDG 40 UNITS

BUILDING 3 APARTMENT BLDG 40 UNITS

BUILDING 4 APARTMENT BLDG 40 UNITS

BUILDING 5 APARTMENT BLDG 30 UNITS

BUILDING 6 APARTMENT BLDG 30 UNITS

BUILDING 7 APARTMENT BLDG (RETAIL FIRST FLR) 30 UNITS

BUILDING 8 APARTMENT BLDG (RETAIL FIRST FLR) 30 UNITS

BUILDING 9 APARTMENT BLDG 30 UNITS

BUILDING 10 APARTMENT BLDG 30 UNITS

BUILDING 11 APARTMENT BLDG 30 UNITS

BUILDING 12 APARTMENT BLDG 30 UNITS

AMENITY BLDG

RETAIL 6K SQ FT

RETAIL 8K SQ FT

RETAIL 6K SQ FT

WETLAND

EXISTING STREAM

WETLAND

BMP

STREET A
COMMERCIAL ARTERIAL - 66' R.O.W.

STREET B
COMMERCIAL ARTERIAL - 66' R.O.W.

STREET C
COLLECTOR - 66' R.O.W.

STREET D
COLLECTOR - 66' R.O.W.

STREET E
LOCAL - 50' R.O.W.

ALLEY A

ALLEY B

ALLEY H

PROPOSED PRIVATE WATERMAIN

PROPOSED PUBLIC WATERMAIN

PROPOSED WATERMAIN

2" DOMESTIC WATER METER AND BFP

1" DOMESTIC WATER METER AND BFP

1½" DOMESTIC WATER METER AND BFP

BUILDING 1 FDC (REMOTE)

BUILDING 2 FDC (REMOTE)

BUILDING 3 FDC (REMOTE)

BUILDING 4 FDC (REMOTE)

BUILDING 5 FDC (REMOTE)

BUILDING 6 FDC (REMOTE)

BUILDING 7 FDC (REMOTE)

BUILDING 8 FDC (REMOTE)

BUILDING 9 FDC (REMOTE)

BUILDING 10 FDC (REMOTE)

BUILDING 11 FDC (REMOTE)

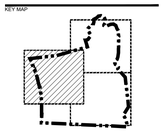
BUILDING 12 FDC (REMOTE)

AMENITY BUILDING FDC (REMOTE)

RETAIL FDC (REMOTE)

GROCERY FDC (REMOTE)

KEY MAP



SEAL

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XXXXX XXXXXXXX | ##### | 10/4/21
ENGINEER | REG.# | DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

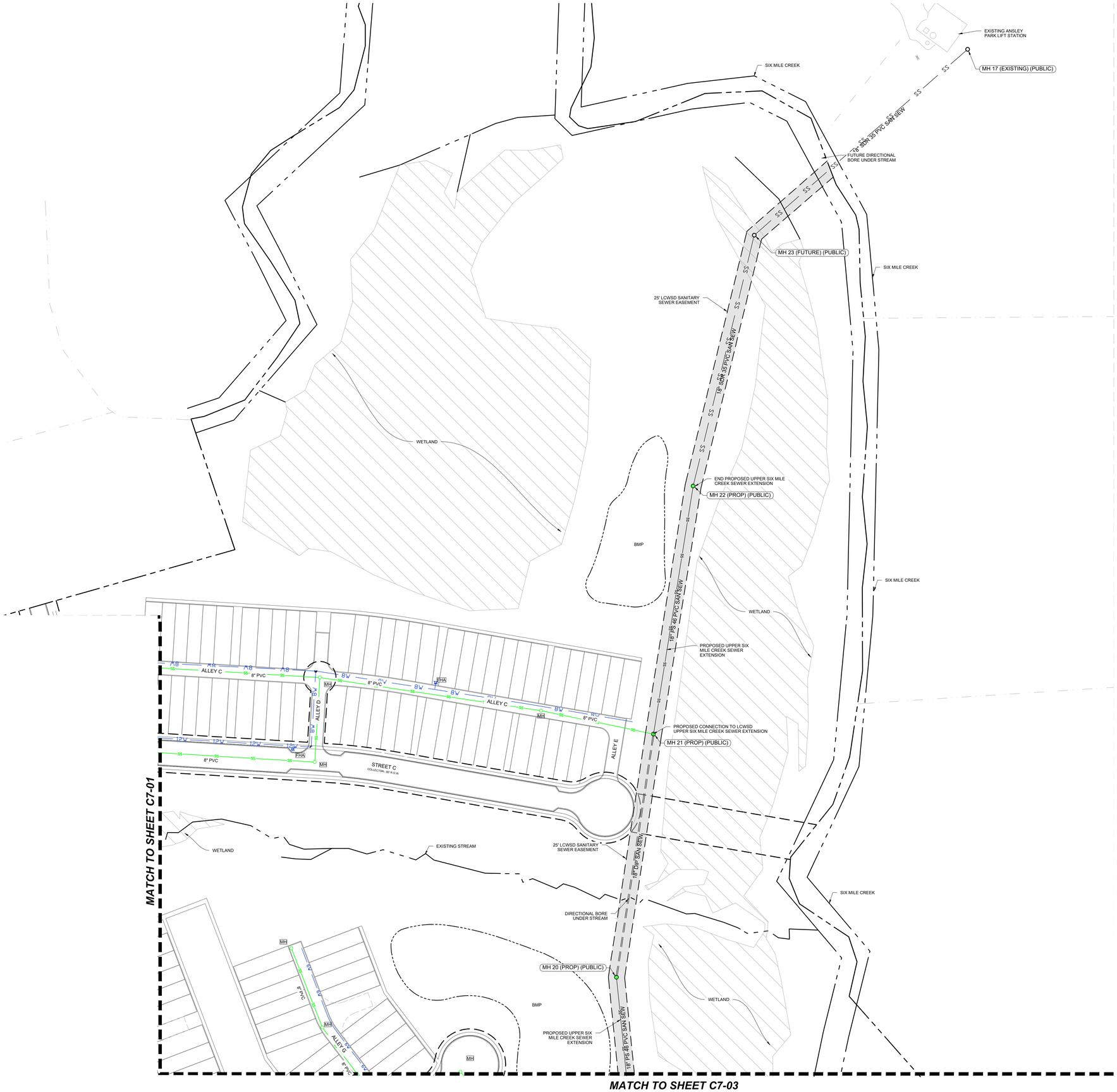
DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

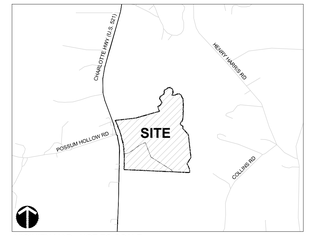
SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE
DETAILED UTILITY PLAN

SHEET NUMBER
C7-01

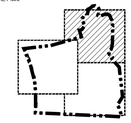




VICINITY MAP - NOT TO SCALE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



SEAL

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XXXXX XXXXXXXX | #### | 10/4/21
ENGINEER | REG. # | DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

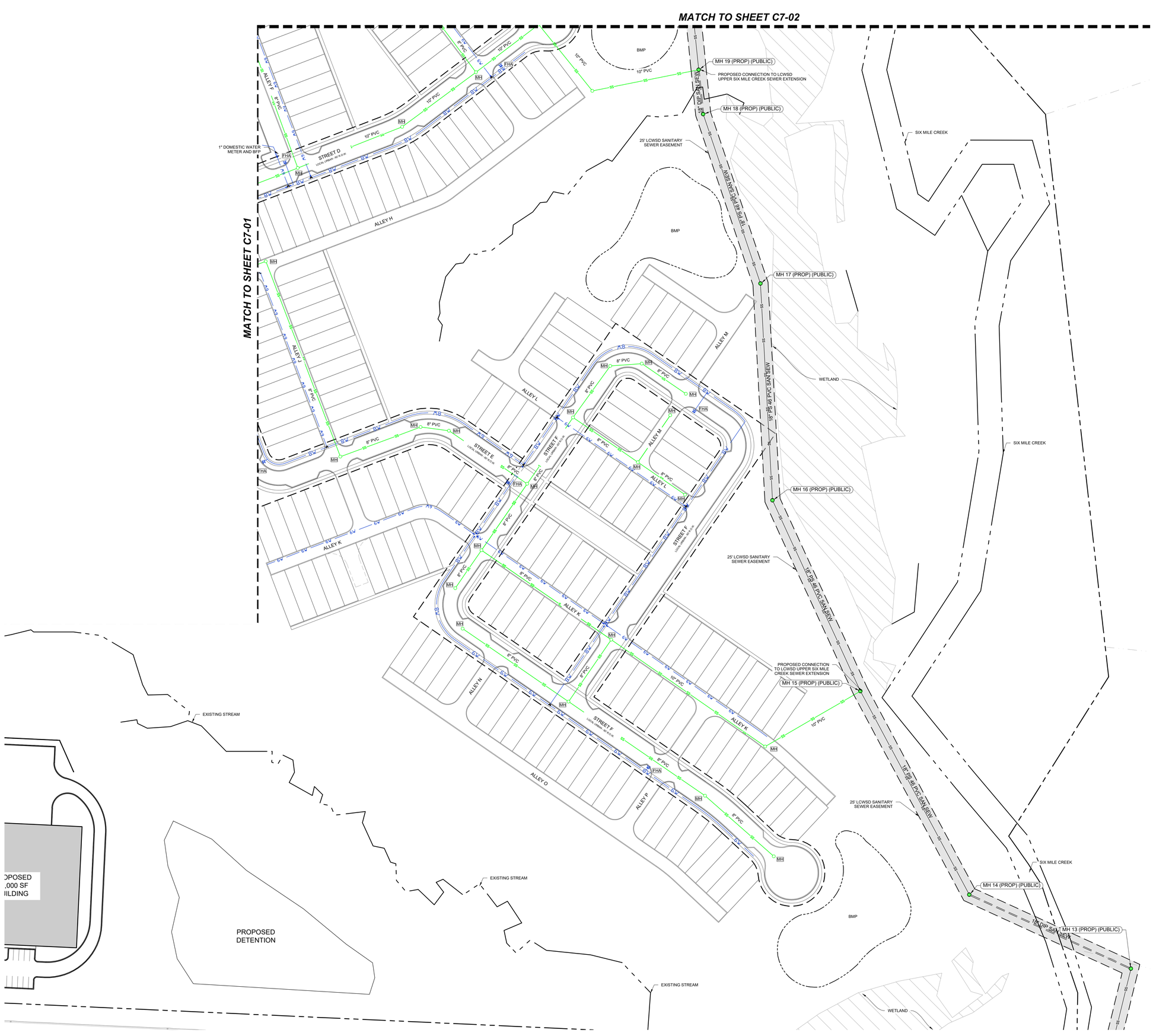
DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

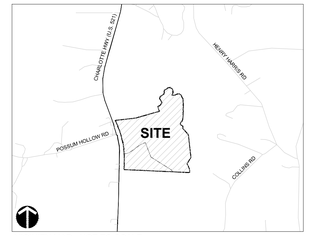
SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE
DETAILED UTILITY PLAN

SHEET NUMBER
C7-02

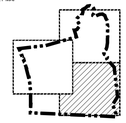




VICINITY MAP - NOT TO SCALE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1" = 60'

0 30 60 120

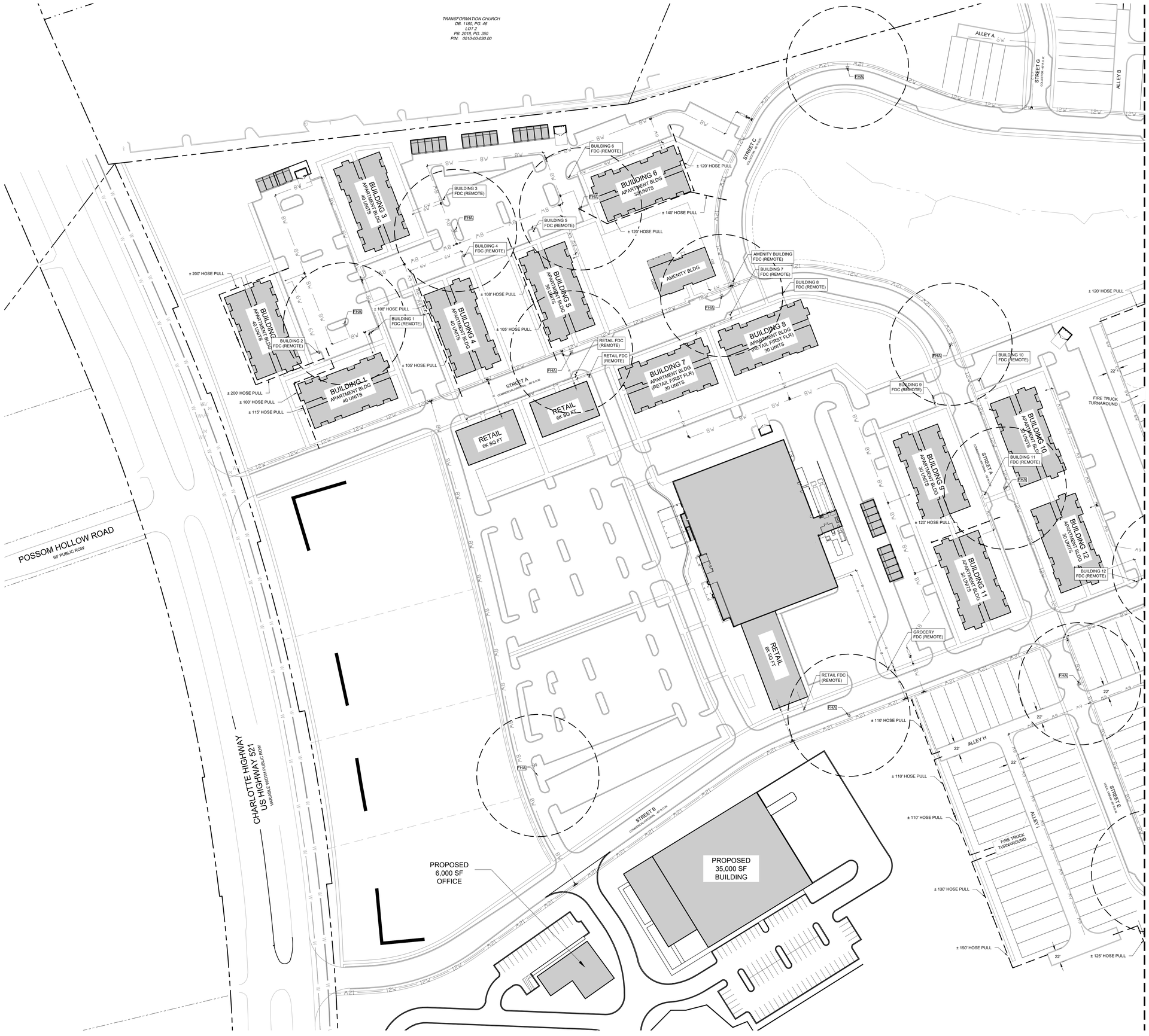
NORTH

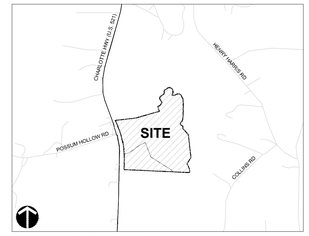
SHEET TITLE

DETAILED UTILITY PLAN

SHEET NUMBER

C7-03





VICINITY MAP - NOT TO SCALE

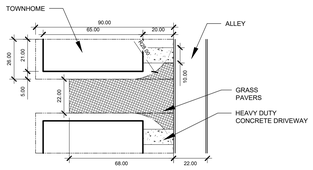
GENERAL NOTES

1. MULTIFAMILY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
2. TOWNHOMES SHALL HAVE FIRE SEPARATION AND/OR PROTECTION AT COMMON WALLS.
3. RETAIL AND GROCERY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
4. FIRE APPARATUS ROADS AND TURNAROUNDS SHALL HAVE "NO PARKING FIRE LANE" SIGNS INSTALLED.
5. ALL FDCS SHALL BE WITHIN 100' DRIVING DISTANCE OF A FIRE HYDRANT ASSEMBLY.

LEGEND

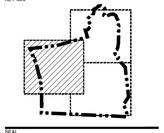
- FIRE HYDRANT RADIUS (100')
- HOSE PULL LENGTH
  MAX LENGTH FOR UNSPRINKLERED BUILDINGS = 150'
  MAX LENGTH FOR SPRINKLERED BUILDNGS = 200'
- BUILDING

FIRETRUCK TURNAROUND DETAIL



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE

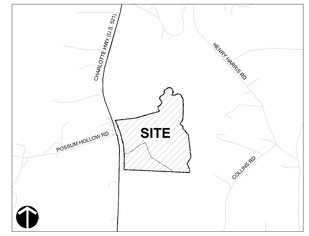
FIRE PROTECTION PLAN

SHEET NUMBER

C7-50

MATCH TO SHEET C7-51

MATCH TO SHEET C7-50



VICINITY MAP - NOT TO SCALE

GENERAL NOTES

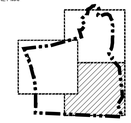
1. MULTIFAMILY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
2. TOWNHOMES SHALL HAVE FIRE SEPARATION AND/OR PROTECTION AT COMMON WALLS.
3. RETAIL AND GROCERY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
4. FIRE APPARATUS ROADS AND TURNAROUNDS SHALL HAVE "NO PARKING FIRE LANE" SIGNS INSTALLED.
5. ALL FDCS SHALL BE WITHIN 100' DRIVING DISTANCE OF A FIRE HYDRANT ASSEMBLY.

LEGEND

- FIRE HYDRANT RADIUS (100')
- HOSE PULL LENGTH
  - MAX LENGTH FOR UNSPRINKLERED BUILDINGS = 150'
  - MAX LENGTH FOR SPRINKLERED BUILDNGS = 200'
- BUILDING

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1" = 60'

0 30 60 120

NORTH

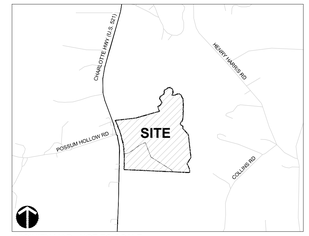
SHEET TITLE

FIRE PROTECTION PLAN

SHEET NUMBER

C7-51

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE

GENERAL NOTES

1. MULTIFAMILY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
2. TOWNHOMES SHALL HAVE FIRE SEPARATION AND/OR PROTECTION AT COMMON WALLS.
3. RETAIL AND GROCERY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
4. FIRE APPARATUS ROADS AND TURNAROUNDS SHALL HAVE "NO PARKING FIRE LANE" SIGNS INSTALLED.
5. ALL FDCS SHALL BE WITHIN 100' DRIVING DISTANCE OF A FIRE HYDRANT ASSEMBLY.

LEGEND

- FIRE HYDRANT RADIUS (100')
- HOSE PULL LENGTH
  - MAX LENGTH FOR UNSPRINKLERED BUILDINGS = 150'
  - MAX LENGTH FOR SPRINKLERED BUILDNGS = 200'
- BUILDING

TF ANSLEY PARK L.P.
DB. 1119, PG. 164
PIN: 0010-00-008.00

JAMES ARTHUR HOO
DB. 5009, PG. 108
PIN: 0010-00-028.01

L38(M)
L41(M)
L67(M)

± 120' HOSE PULL
± 170' HOSE PULL
± 165' HOSE PULL
± 140' HOSE PULL
± 165' HOSE PULL
± 180' HOSE PULL
± 170' HOSE PULL
± 175' HOSE PULL
± 165' HOSE PULL

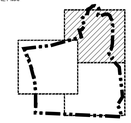
ALLEY C
ALLEY D
ALLEY E
FIRE TRUCK TURNAROUND
FHA
STREET C
COLLECTOR - 66' R.O.W.
22'
8W
12W
A8

± 100' HOSE PULL
± 140' HOSE PULL
± 140' HOSE PULL
± 135' HOSE PULL
± 135' HOSE PULL
± 135' HOSE PULL
± 120' HOSE PULL
± 150' HOSE PULL
ALLEY G
R45'

MATCH TO SHEET C7-51

MATCH TO SHEET C7-52

KEY MAP



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CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

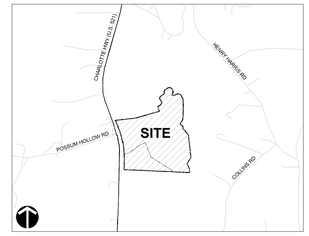
SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE
FIRE PROTECTION PLAN

SHEET NUMBER
C7-52

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE

SITE LEGEND

- BUILDING
- CORRIDOR FRONTAGE BUFFER
- TYPE A BUFFER YARD
- PROPERTY LINE

REQUIRED PLANTING

SECTION 7.1.4.D, 4.3.2.J.6: PARKING INTERIOR LANDSCAPE
ONE CANOPY TREE PER 10 PARKING SPACES; ALL TREES SHALL BE IN PLANTING AREAS WITH A MIN. AREA OF 180 SQ FT (200 SQ FT IN HIGHWAY OVERLAY DISTRICT)

SECTION 4.3.2.J.6: PERIMETER PARKING AREA
CONTINUOUS EVERGREEN SHRUB SCREEN REQUIRED WITHIN PERIMETER LANDSCAPE STRIP. SHRUBS SHALL BE MIN. 36" HEIGHT AND 24" SPREAD AT PLANTING; ONE CANOPY TREE 40' O.C. WITH MIN. 2.5" CAL

SECTION 7.1.3: STREET TREE REQUIREMENTS
MX DISTRICT
- RATE: 1 CANOPY TREE FOR EVERY 50 FEET OF STREET FRONTAGE
- SPACING: MAXIMUM OF 50 FEET ON-CENTER
- LOCATION: IN PLANTING STRIP (5-FOOT MINIMUM WIDTH) OR TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

MX DISTRICT (ON-STREET PARKING)
- RATE: 1 CANOPY TREE FOR EVERY 40 FEET OF STREET FRONTAGE
- SPACING: MAXIMUM OF 50 FEET ON-CENTER
- LOCATION: TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

BUFFER LANDSCAPE AREAS

TYPE A BUFFER YARD, OPTION 2
MIN. 10' WIDTH
2 CANOPY TREES
2 UNDERSTORY TREES
12 EVERGREEN SHRUBS

HIGHWAY CORRIDOR FRONTAGE BUFFER
25' LANDSCAPE BUFFER
- 3 CANOPY TREES PER 100' OF CORRIDOR FRONTAGE
- WHERE OVERHEAD UTILITY LINES EXIST, 5 UNDERSTORY TREES SHALL BE PLANTED PER 100' OF CORRIDOR FRONTAGE
- LANDSCAPE SHALL CONSIST OF COMBINATION OF SHRUBS, TURF GRASS, OR OTHER GROUND COVER

ADDITIONAL NOTES:
ALL TREES WILL BE PLANTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI, 1990, PART I)

ALL TREES ARE TO BE NURSERY GROWN, BURLAP AND BALL (B&B) PREFERRED.
PLANTING SHALL MEET STANDARD PLANTING DETAILS.

EACH TREE SHALL BE ADEQUATELY WATERED AND MULCHED. STAKING AND GUYING ARE OPTIONAL; TRUNK WRAP CAN BE USED BUT IS NOT ENCOURAGED. NO EXPOSED WIRES SHALL DIRECTLY TOUCH TREE TRUNK OR BRANCHES.

THE MAINTENANCE OF REQUIRED BUFFERYARDS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL SUCH YARDS WILL BE PROPERLY MAINTAINED SO AS TO ASSURE CONTINUED BUFFERING. DEAD TREES WILL BE REMOVED; DEBRIS AND LITTER WILL BE CLEANED; AND FENCES WILL BE MAINTAINED AT ALL TIMES. FAILURE TO DO SO IS A VIOLATION OF THIS CHAPTER AND MAY BE REMEDIED BY THE ZONING ADMINISTRATOR IN THE MANNER PRESCRIBED FOR OTHER VIOLATIONS.

PROPERTY OWNERS SHALL FOLLOW A ROUTINE SCHEDULE OF WATERING, FERTILIZATION, PEST CONTROL AND PRUNING. PERIODICALLY AFTER THE DATE OF ORIGINAL APPROVAL OF THE DEVELOPMENT, THE SITE SHALL BE RE-INSPECTED FOR CONTINUED COMPLIANCE WITH THE ORIGINAL REQUIREMENTS OF THIS CHAPTER. TREES WHICH ARE DETERMINED TO BE DEAD, DISEASED, DAMAGED OR MALNOURISHED SHALL BE CORRECTED.

TREES THAT DIE AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE TO THESE SPECIFICATIONS SHALL BE REMOVED AND REPLACED BY THE OWNER WITH A NEW TREE PLANTED PER MITIGATION TREE CHART IN THE TREE ORDINANCE GUIDELINES AND AS DIRECTED BY THE APPROPRIATE AUTHORITY.

KEY MAP

SEAL

PRELIMINARY
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PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1" = 150'
0 75 150 300

NORTH

SHEET TITLE
OVERALL REQUIRED PLANTING PLAN

SHEET NUMBER
C8-00

DB. 1100, PG. 10
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00

TYPE A BUFFER YARD:
OPTION 2
MIN. 10' DEPTH
2 CANOPY TREES
2 UNDERSTORY TREES
12 EVERGREEN SHRUBS

INTERIOR LANDSCAPE AREA:
1 TREE / 10 PARKING SPACES
ALL PARKING SPACES WITHIN 50' OF A TREE

INTERIOR LANDSCAPE AREA:
1 TREE / 10 PARKING SPACES
ALL PARKING SPACES WITHIN 50' OF A TREE

PARKING PERIMETER AREA PLANTING:
CONTINUOUS EVERGREEN EDGE
(5'OC AND 36 HT)

INTERIOR LANDSCAPE AREA:
TERMINAL ISLAND TREE PROVIDED

INTERIOR LANDSCAPE AREA:
1 TREE / 10 PARKING SPACES
ALL PARKING SPACES WITHIN 50' OF A TREE

CORRIDOR FRONTAGE BUFFER:
25' LANDSCAPE BUFFER

- 3 CANOPY TREES PER 100' OF CORRIDOR FRONTAGE
- WHERE OVERHEAD UTILITY LINES EXIST, 5 UNDERSTORY TREES SHALL BE PLANTED PER 100' OF CORRIDOR FRONTAGE
- LANDSCAPE SHALL CONSIST OF COMBINATION OF SHRUBS, TURF GRASS, OR OTHER GROUND COVER

STREET TREES:
ONE SHADE TREE PER 50'
1,690 LF OR ROAD LENGTH
ROAD LENGTH IS STREET A ONLY

68 TOTAL TREES REQUIRED
34 TREE REQUIRED (BOTH SIDES OF STREET)

72 TREES PROVIDED

BUILDING 1
APARTMENT BLDG
40 UNITS

BUILDING 2
APARTMENT BLDG
40 UNITS

BUILDING 3
APARTMENT BLDG
40 UNITS

BUILDING 4
APARTMENT BLDG
40 UNITS

BUILDING 5
APARTMENT BLDG
30 UNITS

BUILDING 6
APARTMENT BLDG
30 UNITS

BUILDING 7
APARTMENT BLDG
(RETAIL FIRST FLR)
30 UNITS

BUILDING 8
APARTMENT BLDG
(RETAIL FIRST FLR)
30 UNITS

AMENITY BLDG

RETAIL
6K SQ FT

RETAIL
6K SQ FT

STREET A
COMMERCIAL/INDUSTRIAL - 66' R.O.W.

PROPOSED
WETPOND

PARKING PERIMETER AREA PLANTING:
CONTINUOUS EVERGREEN EDGE
(5' O.C. AND 36" HT.)
ONE SHADE TREE PER 40'
10 TREES REQUIRED
10 TREES PROVIDED
80 SHRUBS REQUIRED
80 SHRUBS PROVIDED

ALLEY A

STREET C
COMMERCIAL - 66' R.O.W.

ALLEY B

MATCH TO SHEET C8-02

INTERIOR LANDSCAPE AREA:
1 TREE / 10 PARKING SPACES
ALL PARKING SPACES WITHIN
50' OF A TREE

BUILDING 9
APARTMENT BLDG
30 UNITS

BUILDING 10
APARTMENT BLDG
30 UNITS

BUILDING 11
APARTMENT BLDG
30 UNITS

BUILDING 12
APARTMENT BLDG
30 UNITS

ALLEY C

ALLEY D

LOADING DOCK SCREENING:
EVERGREEN SCREENING
SURROUNDING GROCERY
LOADING DOCK

PARKING PERIMETER AREA PLANTING:
CONTINUOUS EVERGREEN EDGE
(5' O.C. AND 36" HT.)
ONE SHADE TREE PER 40'
10 TREE REQUIRED
10 TREES PROVIDED
80 SHRUBS REQUIRED
80 SHRUBS PROVIDED

RETAIL
8K SQ FT

RETAIL
OUTPARCEL
±1.8 AC

INTERIOR LANDSCAPE AREA:
1 TREE / 10 PARKING SPACES
ALL PARKING SPACES WITHIN 50' OF A TREE

PARKING PERIMETER AREA PLANTING:
CONTINUOUS EVERGREEN EDGE (5' O.C. AND 36" HT.)
ONE SHADE TREE PER 40'
4 TREES REQUIRED
4 TREES PROVIDED
28 SHRUBS REQUIRED
30 SHRUBS PROVIDED

RETAIL
OUTPARCEL
±1.3 AC

INTERIOR LANDSCAPE AREA:
1 TREE / 10 PARKING SPACES
ALL PARKING SPACES WITHIN 50' OF A TREE

PARKING PERIMETER AREA PLANTING:
CONTINUOUS EVERGREEN EDGE (5' O.C. AND 36" HT.)
ONE SHADE TREE PER 40'
1 TREE REQUIRED
1 TREE PROVIDED
17 SHRUBS REQUIRED
18 SHRUBS PROVIDED

RETAIL
OUTPARCEL
±1.3 AC

PARKING PERIMETER AREA PLANTING:
CONTINUOUS EVERGREEN EDGE (5' O.C. AND 36" HT.)
ONE SHADE TREE PER 40'
3 TREE REQUIRED
3 TREE PROVIDED
59 SHRUBS REQUIRED
18 SHRUBS PROVIDED

RETAIL
OUTPARCEL
±1.4 AC

PROPOSED
6,000 SF
OFFICE

PROPOSED
35,000 SF
BUILDING

STREET B
COMMERCIAL - 66' R.O.W.

STREET E
COMMERCIAL - 66' R.O.W.

ALLEY H

ALLEY I

ALLEY J

CORRIDOR FRONTAGE BUFFER:
25' LANDSCAPE BUFFER

- 3 CANOPY TREES PER 100' OF CORRIDOR FRONTAGE
- WHERE OVERHEAD UTILITY LINES EXIST, 5 UNDERSTORY TREES SHALL BE PLANTED PER 100' OF CORRIDOR FRONTAGE
- LANDSCAPE SHALL CONSIST OF COMBINATION OF SHRUBS, TURF GRASS, OR OTHER GROUND COVER

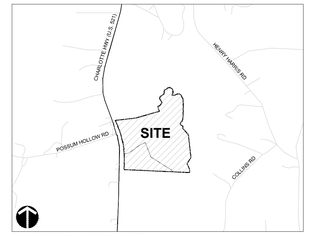
STREET TREES:
ONE SHADE TREE PER 50'
1,298 LF OR ROAD LENGTH
ROAD LENGTH IS STREET B ONLY

52 TOTAL TREES REQUIRED
26 TREE REQUIRED (BOTH SIDES OF STREET)

53 TREES PROVIDED

CHARLOTTE HIGHWAY
US HIGHWAY 521
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
SCDOT FILE NO. 29462
SCDOT PROJECT NO. F-117(93)

MATCH TO SHEET C8-03



VICINITY MAP - NOT TO SCALE

SITE LEGEND

- BUILDING
- CORRIDOR FRONTAGE BUFFER
- TYPE A BUFFER YARD
- PROPERTY LINE

REQUIRED PLANTING

SECTION 7.1.4.D, 4.3.2.J.6: PARKING INTERIOR LANDSCAPE
ONE CANOPY TREE PER 10 PARKING SPACES; ALL TREES SHALL BE IN PLANTING AREAS WITH A MIN. AREA OF 180 SQ FT (200 SQ FT IN HIGHWAY OVERLAY DISTRICT)

SECTION 4.3.2.J.6: PERIMETER PARKING AREA
CONTINUOUS EVERGREEN SHRUB SCREEN REQUIRED WITHIN PERIMETER LANDSCAPE STRIP; SHRUBS SHALL BE MIN. 36" HEIGHT AND 24" SPREAD AT PLANTING; ONE CANOPY TREE 40' O.C. WITH MIN. 2.5" CAL

SECTION 7.1.3: STREET TREE REQUIREMENTS
MX DISTRICT
RATE: 1 CANOPY TREE FOR EVERY 50 FEET OF STREET FRONTAGE
SPACING: MAXIMUM OF 50 FEET ON-CENTER
LOCATION: IN PLANTING STRIP (5-FOOT MINIMUM WIDTH) OR TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

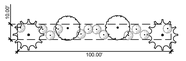
MX DISTRICT (ON-STREET PARKING)
RATE: 1 CANOPY TREE FOR EVERY 40 FEET OF STREET FRONTAGE
SPACING: MAXIMUM OF 50 FEET ON-CENTER
LOCATION: TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

BUFFER LANDSCAPE AREAS

TYPE A BUFFER YARD, OPTION 2
MIN. 10' WIDTH
2 CANOPY TREES
2 UNDERSTORY TREES
12 EVERGREEN SHRUBS

2068 LF X 2 TREES PER 100 LF =
41.36 TREES REQUIRED
42 CANOPY TREES PROVIDED
42 UNDERSTORY TREES PROVIDED

2068 LF X 12 TREES PER 100 LF =
248.16 EVERGREEN SHRUBS REQUIRED
249 EVERGREEN SHRUBS PROVIDED.



HIGHWAY CORRIDOR FRONTAGE BUFFER
25' LANDSCAPE BUFFER

- 3 CANOPY TREES PER 100' OF CORRIDOR FRONTAGE
- WHERE OVERHEAD UTILITY LINES EXIST, 5 UNDERSTORY TREES SHALL BE PLANTED PER 100' OF CORRIDOR FRONTAGE
- LANDSCAPE SHALL CONSIST OF COMBINATION OF SHRUBS, TURF GRASS, OR OTHER GROUND COVER

PLANT SCHEDULE TYPE A 10' BUFFER

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	REMARKS
	CAR OVA	2	CARYA OVATA / SHAGBARK HICKORY	B&B	2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	CER CAN	2	CERCIS CANADENSIS / EASTERN REDBUD	B&B	2.5" CAL., 10'-12' HT., STANDARD TRUNK, STRONG CENTRAL LEADER
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	VIB TIN	12	VIBURNUM TINUS / LAURUSTINUS	FLAT	5'HT. X 6' SPRD.

PLANT SCHEDULE SITE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	HT.	REMARKS
	COR FLO	16	CORNUS FLORIDA / FLOWERING DOGWOOD	B&B		2.5" CAL., 10'-12' HT., MULTI-TRUNK, 3-5 STEMS
	CRY JAP	93	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	15 GAL		
	QCU NUT	337	QUERCUS NUTTALLII / NUTTALL OAK	B&B		2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE PHE	83	QUERCUS PHELLOS / WILLOW OAK	B&B		2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE SHU	65	QUERCUS SHUMARDII / SHUMARD RED OAK	B&B		2.5" CAL., 10'-12' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPREAD	REMARKS
	ILE BUR	564	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL	5'	18"-24"HT. & 18"-30" SPRD.

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704.333.0325
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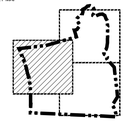
KEY MAP



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XXXXX XXXXXXXX	####	9/30/21
ENGINEER	REG. #	DATE

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PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH:

VERT: N/A
HORZ: 1" = 60'
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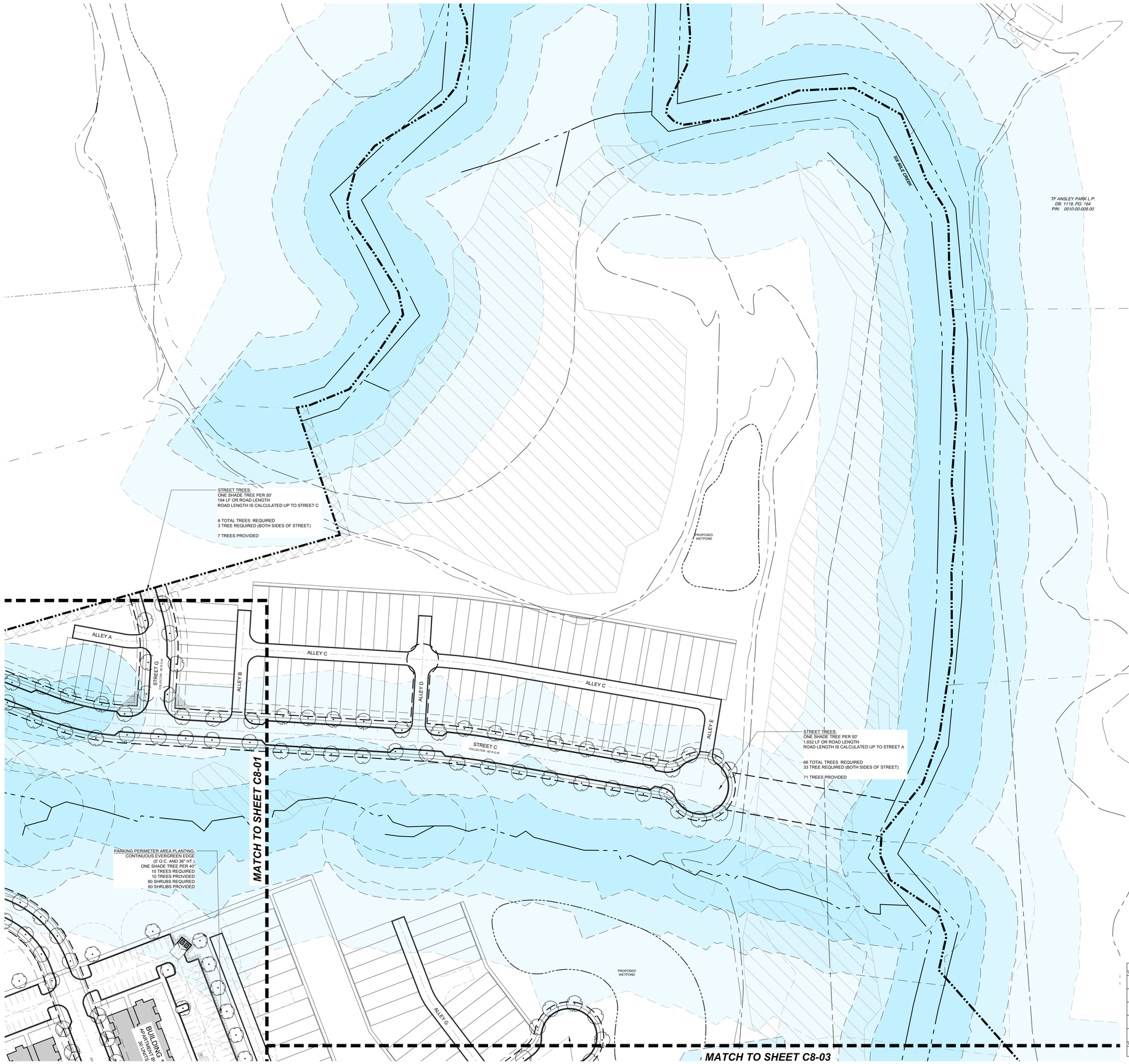
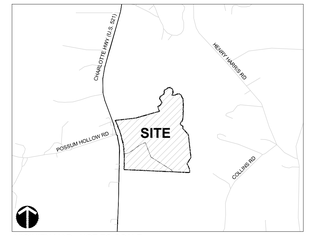
SHEET TITLE

DETAILED REQUIRED PLANTING PLAN

SHEET NUMBER

C8-01





VICINITY MAP - NOT TO SCALE

SITE LEGEND

- BUILDING
- CORRIDOR FRONTAGE BUFFER
- TYPE A BUFFER YARD
- PROPERTY LINE

REQUIRED PLANTING

SECTION 7.1.4.D, 4.3.2.J.6: PARKING INTERIOR LANDSCAPE
ONE CANOPY TREE PER 10 PARKING SPACES; ALL TREES SHALL BE IN PLANTING AREAS WITH A MIN. AREA OF 180 SQ FT (200 SQ FT IN HIGHWAY OVERLAY DISTRICT)

SECTION 4.3.2.J.6: PERIMETER PARKING AREA
CONTINUOUS EVERGREEN SHRUB SCREEN REQUIRED WITHIN PERIMETER LANDSCAPE STRIP. SHRUBS SHALL BE MIN. 36" HEIGHT AND 24" SPREAD AT PLANTING; ONE CANOPY TREE 40' O.C. WITH MIN. 2.5" CAL

SECTION 7.1.3: STREET TREE REQUIREMENTS
MX DISTRICT
RATE: 1 CANOPY TREE FOR EVERY 50 FEET OF STREET FRONTAGE
SPACING: MAXIMUM OF 50 FEET ON-CENTER
LOCATION: IN PLANTING STRIP (4-FOOT MINIMUM WIDTH) OR TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

MX DISTRICT (ON-STREET PARKING)
RATE: 1 CANOPY TREE FOR EVERY 40 FEET OF STREET FRONTAGE
SPACING: MAXIMUM OF 50 FEET ON-CENTER
LOCATION: TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

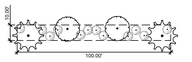
BUFFER LANDSCAPE AREAS

TYPE A BUFFER YARD, OPTION 2
MIN. 10' WIDTH
2 CANOPY TREES
2 UNDERSTORY TREES
12 EVERGREEN SHRUBS

2068 LF X 2 TREES PER 100 LF =
41.36 TREES REQUIRED
42 CANOPY TREES PROVIDED
42 UNDERSTORY TREES PROVIDED

2068 LF X 12 TREES PER 100 LF =
248.16 EVERGREEN SHRUBS REQUIRED
249 EVERGREEN SHRUBS PROVIDED.

JAMES ARTHUR HOO
DB. 5009, PG. 108
PIN: 0010-00-028.01



HIGHWAY CORRIDOR FRONTAGE BUFFER
25' LANDSCAPE BUFFER
- 3 CANOPY TREES PER 100' OF CORRIDOR FRONTAGE
- WHERE OVERHEAD UTILITY LINES EXIST, 5 UNDERSTORY TREES SHALL BE PLANTED PER 100' OF CORRIDOR FRONTAGE
- LANDSCAPE SHALL CONSIST OF COMBINATION OF SHRUBS, TURF GRASS, OR OTHER GROUND COVER

PLANT SCHEDULE TYPE A 10' BUFFER

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	REMARKS
	CAR OVA	2	CARYA OVATA / SHAGBARK HICKORY	B&B	2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	CER CAN	2	CERCIS CANADENSIS / EASTERN REDBUD	B&B	2.5" CAL., 10'-12' HT., STANDARD TRUNK, STRONG CENTRAL LEADER

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	VIB TIN	12	VIBURNUM TINUS / LAURUSTINUS	FLAT	5YT, X 6' SPRD.

PLANT SCHEDULE SITE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	INT	REMARKS
	COR FLO	18	CORNUS FLORIDA / FLOWERING DOGWOOD	B&B		2.5" CAL., 10'-12' HT., MULTI-TRUNK, 3-5 STEMS
	CRY JAP	35	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	15 GAL		
	QUU NUT	337	QUERCUS NUTTALLII / NUTTALL OAK	B&B		2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE PHE	63	QUERCUS PHELLOS / WILLOW OAK	B&B		2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE SHU	60	QUERCUS SHUMARDII / SHUMARD RED OAK	B&B		2.5" CAL., 10'-12' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPREAD	REMARKS
	ILE BUR	564	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL	5'	18"-24"HT. X 15"-18" SPRD.

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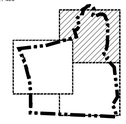
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

NORTH

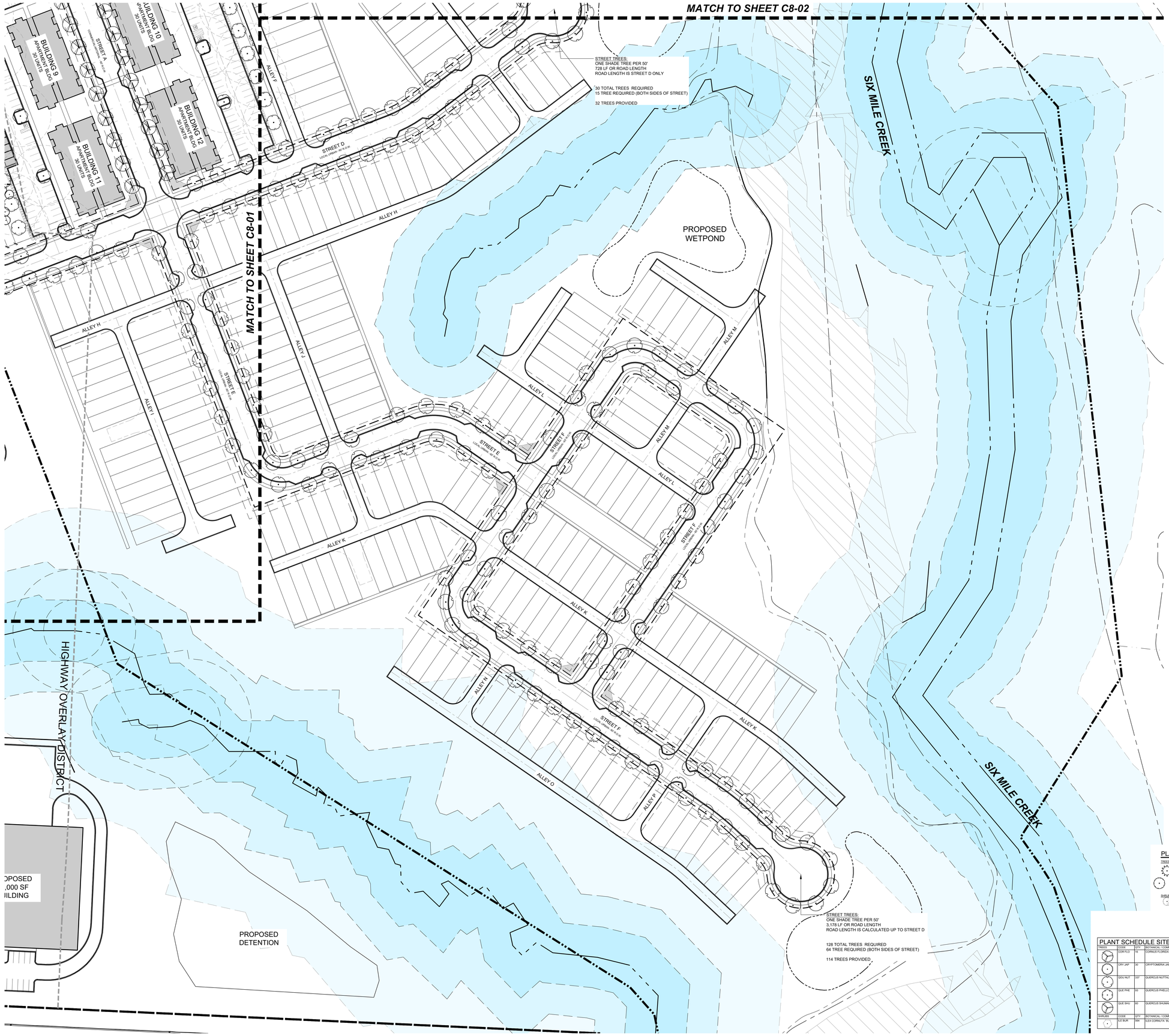
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

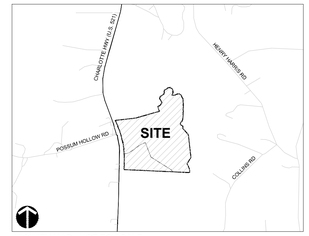
SHEET TITLE

DETAILED REQUIRED PLANTING PLAN

SHEET NUMBER

C8-02





VICINITY MAP - NOT TO SCALE

SITE LEGEND

- BUILDING
- CORRIDOR FRONTAGE BUFFER
- TYPE A BUFFER YARD
- PROPERTY LINE

REQUIRED PLANTING

SECTION 7.1.4.D, 4.3.2.J.6: PARKING INTERIOR LANDSCAPE
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SECTION 7.1.3: STREET TREE REQUIREMENTS
MX DISTRICT
- RATE: 1 CANOPY TREE FOR EVERY 50 FEET OF STREET FRONTAGE
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MX DISTRICT (ON-STREET PARKING)
- RATE: 1 CANOPY TREE FOR EVERY 40 FEET OF STREET FRONTAGE
- SPACING: MAXIMUM OF 50 FEET ON-CENTER
- LOCATION: TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

BUFFER LANDSCAPE AREAS

TYPE A BUFFER YARD, OPTION 2
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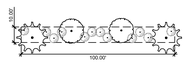
248.16 EVERGREEN SHRUBS REQUIRED
249 EVERGREEN SHRUBS PROVIDED.



HIGHWAY CORRIDOR FRONTAGE BUFFER
25' LANDSCAPE BUFFER
- 3 CANOPY TREES PER 100' OF CORRIDOR FRONTAGE
- WHERE OVERHEAD UTILITY LINES EXIST, 5 UNDERSTORY TREES SHALL BE PLANTED PER 100' OF CORRIDOR FRONTAGE
- LANDSCAPE SHALL CONSIST OF COMBINATION OF SHRUBS, TURF GRASS, OR OTHER GROUND COVER

PLANT SCHEDULE TYPE A 10' BUFFER

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	REMARKS
	CAR OVA	2	CARYA OVATA / SHAGBARK HICKORY	B&B	2.5" CAL., 12'-14' HT., 8' CLEAR TRUNK, STRONG CENTRAL LEADER
	CER CAN	2	CERCIS CANADENSIS / EASTERN REDBUD	B&B	2.5" CAL., 10'-12' HT., STANDARD TRUNK, STRONG CENTRAL LEADER
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	VIB TIN	12	VIBURNUM TINUS / LAURUSTINUS	FLAT	01/1', X 6' SPRD.

PLANT SCHEDULE SITE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	HT		REMARKS
	COR FLO	16	CORNUS FLORIDA / FLOWERING DOGWOOD	B&B			2.5" CAL., 10'-12' HT., MULTI-TRUNK, 3-5 STEMS
	CRY JAP	30	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	15 GAL			
	QUU NUT	337	QUERCUS NUTTALLII / NUTTALL OAK	B&B			2.5" CAL., 12'-14' HT., 8' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE PHE	63	QUERCUS PHELLOS / WILLOW OAK	B&B			2.5" CAL., 12'-14' HT., 8' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE SHU	60	QUERCUS SHUMARDII / SHUMARD RED OAK	B&B			2.5" CAL., 10'-12' HT., 8' CLEAR TRUNK, STRONG CENTRAL LEADER
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE		SPREAD	REMARKS
	ILE BUR	564	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	3 GAL		5'	18"-24"HT. X 18"-18" SPRD.

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CHARLOTTE, NC 28202
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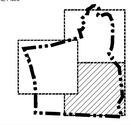
KEY MAP



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8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ #
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

VERT: N/A
HORZ: 1" = 60'

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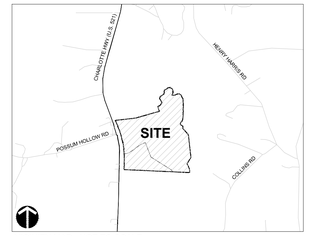
SHEET TITLE

DETAILED REQUIRED PLANTING PLAN

SHEET NUMBER

C8-03



VICINITY MAP - NOT TO SCALE

SITE LEGEND

- CORRIDOR FRONTAGE BUFFER
- TYPE A BUFFER YARD
- TREE SAVE AREA
- RETAINED PARCEL
- PROPERTY LINE
- EXISTING TREE TO BE REMOVED

TREE MITIGATION

EXISTING TREES 24" OR GREATER:
REMOVED: 37
PRESERVED: 1

REPLACED TREES (2.5" CAL. MIN.): 37

SECTION 4.3.2.I. HIGHWAY OVERLAY DISTRICT TREE PRESERVATION:
ANY CANOPY TREES WITH A DIAMETER (DBH) GREATER THAN 24" THAT ARE REMOVED SHALL BE REPLACED WITH A SIMILAR TREE OF 2.5" CAL. OR GREATER.

EXISTING ON RETAINED PARCEL: 53
(EXCLUDED FROM CALCULATIONS)

TREE SAVE AREAS

TREE SAVE AREA 1: 47,617 SF
TREE SAVE AREA 2: 2,247,978 SF

TOTAL TREE SAVE AREA: 2,295,595 SF
±52.7 AC (40% OF SITE AC)

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KEY MAP

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DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1" = 150'
0 75 150 300

NORTH

SHEET TITLE
TREE SAVE AREAS & TREE MITIGATION PLAN

SHEET NUMBER
C8-04

3 story unit - elevation A

4 story unit - elevation C

Clubhouse - elevation C

Hudson at MetroWest
Crossland SE
architecture | interiors | planning

architecture

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KEY MAP

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NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE
MULTI-FAMILY ARCHITECTURAL ELEVATIONS

SHEET NUMBER
C9-00

ALPINE - FARMHOUSE
LEFT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

Left Elevation

ALPINE - FARMHOUSE
FRONT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE
FRONT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

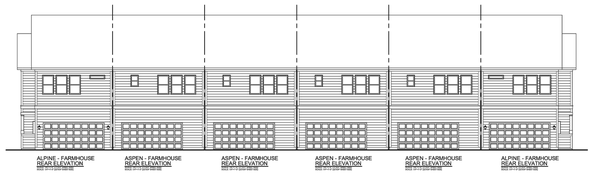
ASPEN - FARMHOUSE 2
FRONT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE
FRONT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE 2
FRONT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ALPINE - FARMHOUSE
FRONT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

Front Elevation



ALPINE - FARMHOUSE
REAR ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE
REAR ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE
REAR ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE
REAR ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE
REAR ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ALPINE - FARMHOUSE
REAR ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

Rear Elevation

ALPINE - FARMHOUSE
RIGHT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

Right Elevation

taylor morrison

KSE ENGINEERING

CHAMPIONSHIP CENTRE

DESIGNER
KSE
DRAWN DATE

THESE PLANS ARE THE PROPERTY OF TAYLOR MORRISON AND ARE NOT TO BE REPRODUCED, CHANGED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN CONSENT OF TAYLOR MORRISON. ANY USE OF THESE PLANS AND SPECIFICATIONS FOR ANY PROJECT OTHER THAN THE ONE SPECIFICALLY INTENDED FOR WITH THIS EXPRESSED CONSENT OF TAYLOR MORRISON IS PROHIBITED.

24' - 6 UNIT
FARMHOUSE

PLAN NAME

DIVISION
CHARLOTTE

COMMUNITY
FARM

SHEET
24'-6

ELEVATION A
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION B
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION C
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION D
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

INDIAN TRAIL ELEVATIONS — TAYLOR MORRISON - CHARLOTTE

(c) Copyright 2020

November 24, 2020

ELEVATION A
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION D
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION C
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION B
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

FRONT ELEVATION - 4 UNIT BUILDING
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

INDIAN TRAIL ELEVATIONS — TAYLOR MORRISON - CHARLOTTE

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ELEVATION A
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION B
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION C
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

FRONT ELEVATION - 3 UNIT BUILDING
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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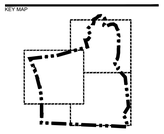
November 24, 2020

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



SEAL

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX ENGINEER | #### REG. # | 6/1/21 DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE
TOWNHOME ARCHITECTURAL ELEVATIONS

SHEET NUMBER
C9-01

FRONT ELEVATION - 6 UNIT BUILDING
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

INDIAN TRAIL ELEVATIONS — TAYLOR MORRISON - CHARLOTTE

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FRONT ELEVATION - 5 UNIT BUILDING
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

INDIAN TRAIL ELEVATIONS — TAYLOR MORRISON - CHARLOTTE

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LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
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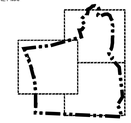
KEY MAP



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-FOR REVIEW ONLY-

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XXXXX XXXXXXX ENGINEER — #### REG. # — 6/1/21 DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE — NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE
TOWNHOME ARCHITECTURAL ELEVATIONS

SHEET NUMBER
C9-02

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1773 / Planning Case Number: DA-2021-0664
Contact Person / Sponsor: Robert Tefft / Planning
Department: Attorney
Date Requested to be on Agenda: 10/25/2021

Issue for Consideration:
Application by Crosland Southeast to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 710-unit (5.5 dwelling units per-acre) townhome/multifamily apartment and 105,000 Sq. Ft. of nonresidential development located on approximately 130-acres of land.

Points to Consider:
Unified Development Ordinance (UDO) Section 9.2.18.A.3, Development Agreements (DA) are required for all land development projects that seek rezoning to a MX zoning district.

The applicant submitted the proposed DA enclosed with this staff report. The DA reflects the requirements of UDO Section 9.2.18 including, but not limited to: legal description, duration of agreement, description of uses, and TIA.

Additionally, the DA includes a proposed payment of $750 per residential housing unit to offset the impact of the development upon the Lancaster County School District. The development agreement acknowledges the applicability of the three public safety impact fees and the applicability of the parks and recreation impact fee. If this project were to receive approval at third Ordinance Reading prior to January 1, 2022, the School Impact Ordinance would not apply.

Lancaster County's Office of Economic Development ("Economic Development") initially opposed the project, as the rezoning will result in the loss of Light Industrial District (LI) acreage. After consultation with Economic Development, Crosland agreed to acquire the balance of the tax map parcel (not subject to the rezoning request) to preserve Light Industrial District (LI) property for future economic development projects (the "Indian Land Technology Park Tract").

In its current state the subject property has topographic challenges and lacks critical infrastructure needed to make it readily marketable as an economic development parcel. The infrastructure that Crosland will install for the MX project will result in the availability of the necessary infrastructure to make the retained LI parcel more readily marketable. Developer proposes to restrict the Indian Land Technology Park Tract with a Declaration of Covenants, Conditions and Restrictions ("CCRs") that will eliminate LI property uses that would not be harmonious with the proposed MX project or potential future economic development projects. The proposed CCRs are attached as **Exhibit A.**

Developer has amended the proposed Development Agreement to include a contribution of $400,000 to Lancaster County to address traffic concerns not identified in the Traffic Impacts Analysis (Section 4.04(a)(2)). Developer has also committed to establishing a fifty (50') foot setback line from the edge of Highway 521 to minimize the possibility of right of way acquisition challenges during any future Highway 521 widening project(s) (Section 4.04(a)(3)).

The proposed development agreement also memorializes a right of way grant for a potential future collector road and the potential dedication of internal roadways for a future Collector Road (4.04(A)(4)).

Further edits include Section 4.04 (A)(1)(b) requiring Developer to conduct a full warrant analysis of traffic at Highway 521 and Possum Hollow on or before completion of the development and to be responsible for signalization of that intersection, if warranted.

Additionally, if it is feasible to connect the property to the Carolina Thread Trail, the Developer will dedicate right of way for a thread trial on the property that would provide possible future connection to the Carolina Thread Trail.

The Development Agreement provides that any modifications of the approved Master Development Plan that are not defined as "Minor Modifications" shall require County Council approval. "Minor Modifications" are defined as minor adjustments to the site layout caused by environmental features, adaptations to comply with regulatory requirements, and other changes considered incidental by County staff (see Exhibit "B" to the Development Agreement).

Funding and Liability Factors:
N/A

Council Options:
To approve or disapprove the Development Agreement.

Recommendation:
At its meeting of August 17, 2021, the Planning Commission voted 1-4 to recommend **disapproval** of the proposed Development Agreement.

Staff recommended approval of the Ordinance and attached Development Agreement.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1773	9/22/2021	Ordinance
Exhibit 1 to Ordinance 2021-1773, The Exchange Development Agreement	10/19/2021	Ordinance
Exhibit A to Development Agreement- Proposed CCRs for Indian Land Technology Park	10/18/2021	Exhibit
Exhibit B to the Development Agreement	10/5/2021	Exhibit

STATE OF SOUTH CAROLINA (
(
COUNTY OF LANCASTER (

ORDINANCE NO. 2021-1773

AN ORDINANCE

TO APPROVE A DEVELOPMENT AGREEMENT WITH CROSLAND SOUTHEAST, FOR A PROPOSED 710-UNIT (5.5 DWELLING UNITS PER ACRE) TOWNHOME/MULTIFAMILY APARTMENT AND 105,000 SQUARE FOOT NONRESIDENTIAL DEVELOPMENT PROJECT KNOWN AS "THE EXCHANGE" UPON APPROXIMATELY 130 ACRES OF LAND, LOCATED AT 8918 CHARLOTTE HIGHWAY, LANCASTER, SOUTH CAROLINA, ESTABLISHING THE REGULATIONS FOR THE DEVELOPMENT OF THE PROPERTY AND OTHER MATTERS RELATED THERETO.

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Crosland Southeast, ("Crosland") has applied to rezone (Proposed Ordinance 2021-1771) a total of 130 acres of real property to Mixed Use District (MX) for a development project. The intent is to build a 710-unit (townhome/multifamily apartment) and 105,000 square foot nonresidential development.

(b) The Development Agreement has been submitted and requested by Crosland pursuant to the UDO requirement that all land development projects that seek rezoning to a mixed-use zoning district be governed by a development agreement and so that Crosland will have ongoing certainty of the development standards applicable to the property and to make provisions to offset the expected impacts of the development on public services.

(c) Proposed Ordinance 2021-1772 seeks approval of the MX Master Plan for the project subject to the proposed Development Agreement.

(d) On August 17, 2021, the Lancaster County Planning Commission held a public hearing on the proposed Development Agreement and, by a vote of 1-4 recommended disapproval of the Development Agreement.

(e) The Development Agreement attached hereto and incorporated herein as **Exhibit "1"** is authorized by the South Carolina Local Government Development Agreement Act (the "Act"), S.C. Code Ann. § 6-1-30 *et. seq.* and satisfies the terms and conditions of the Act.

(f) It is in the best interests of the County and Developer to enter the Development Agreement to set forth the terms and conditions of the development to achieve a well-coordinated, master planned development, to reasonably mitigate any project impacts to the community, and to achieve predictability to the County and the Developer on the scope and terms of the development.

(g) The scope and terms of the planned development, as set forth in the Development Agreement, accomplish the statutory aims of the Act by providing for comprehensive, orderly planning and development within the County, thus providing benefits to the

citizens of the County and providing public benefits through, among other things, the donation of funds and real property for the provision of public facilities and services described and identified in the Development Agreement.

Section 2. Approval of Development Agreement.

The Development Agreement attached hereto as **Exhibit 1** is approved by the Council of Lancaster County.

Section 3. Severability.

If any section, subsection, or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance, to the extent of the conflict, supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2021.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: September 27, 2021
Public Hearing: September 27, 2021
Second Reading: October 11, 2021
Third Reading: October 25, 2021

Approved as to form:

_____
John DuBose, County Attorney

---------- (Space above this line for recording use)----------

STATE OF SOUTH CAROLINA	**)**	**DEVELOPMENT AGREEMENT**
	)	
COUNTY OF LANCASTER	**)**	

This **DEVELOPMENT AGREEMENT** (the "Agreement") is made and entered into as of the ___ day of _____ 2021 ("Agreement Date"), by and between C4 Investments, LLC, doing business as Crosland Southeast ("Developer"), and the **COUNTY OF LANCASTER** (the "County"), a body politic and corporate, a political subdivision of the State of South Carolina.

R E C I T A L S

WHEREAS, Developer has obtained the contractual right to acquire certain real property consisting of approximately 130.2455 acres, more or less, located in the County and known as The Exchange at Indian Land development and more fully described in Section 1.04 of this Agreement ("Property") and thus has an equitable interest therein;

WHEREAS, Developer has submitted an application to the County requesting that a portion of Tax Parcel No. 0010-00-029.00, Parcel A shown on Exhibit A-2 hereto, comprising approximately 130.2455 acres (out of a total of approximately 158.258 acres), be rezoned to Mixed Use (MX) District;

WHEREAS, Developer has also submitted an application to the County requesting approval of the MX District Master Development Plan for the Property;

WHEREAS, Developer and County have determined that it is in the best interests of the County and Developer to enter into this Agreement to set forth the terms and conditions of the development in order to achieve a well-coordinated, master planned development, reasonably mitigate any project impacts to the community and achieve predictability to the County and the Developer on the scope and terms of the development;

WHEREAS, the Developer desires to obtain from the County in connection with the development, and the County is willing to provide, assurances: (1) that the Property will be zoned Mixed Use (MX) District for the duration of this Agreement; (2) that upon receipt of its development and construction permits it may proceed with the planned development and construction; and (3) that the development rights will be vested for the duration of this Agreement; and

WHEREAS, in connection with the proposed development, Developer and County recognize that the scope and term of the planned development under this Agreement accomplish the statutory aims of comprehensive, orderly planning and development within the County, thus providing benefits to the citizens of the County and providing public benefits through, among other things, the donation of funds or financing of those public facilities and services described and identified in this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the terms and conditions set forth in this Agreement, the receipt and sufficiency of such consideration being acknowledged by the parties, and pursuant to the South Carolina Local Government Development Agreement Act, codified as Sections 6-31-10 to -160, Code of Laws of South Carolina 1976, as amended (the "Act") and the Development Agreement Ordinance for Lancaster County, South Carolina ("Ordinance No. 663"), the parties to this Agreement, intending to be legally bound to a development agreement in accordance with the Act and Ordinance No. 663, agree as follows:

ARTICLE I

GENERAL

Section 1.01. Incorporation. The above recitals are incorporated in this Agreement as if the recitals were set out in this Agreement in its entirety. The findings contained in the Act are incorporated into this Agreement as if it were set out in this Agreement in its entirety.

Section 1.02. Definitions. (A) As used in this Agreement:

(1) "Act" means the South Carolina Local Government Development Agreement Act, codified as Sections 6-31-10 to -160, Code of Laws of South Carolina 1976, as amended.

(2) "Agreement" means this Development Agreement.

(2A) "Agreement Date" means October 25, 2021.

(3) "Comprehensive Plan" means the master plan for the County and the official map adopted pursuant to S.C: Code §§ 6-29-510 through 6-29-530, inclusive, as amended from time to time, including the Lancaster County Comprehensive Plan adopted December 14, 2014 and updated and amended on July 20, 2020.

(4) "County" means the County of Lancaster, a body politic and corporate, a political subdivision of the State of South Carolina.

(5) "County Council" means the governing body of the County.

(6) "Developer" means C4 Investments, LLC, doing business as Crosland Southeast, and its successors in title to the Property who undertake Development of the Property or who are transferred Development Rights.

(7) "Development Rights" means the right of the Developer to develop all or part of the Property in accordance with this Agreement.

(8) "Laws and Land Development Regulations" means the County's current applicable rules and regulations governing development of real property in force as of the Agreement Date, including the UDO as amended through the Agreement Date, as evidenced by Exhibits E and E-1 through E-5 attached hereto and incorporated herein by reference.

(9) "Ordinance No. 663" means Ordinance No. 663 of the County which is cited as the Development Agreement Ordinance for Lancaster County, South Carolina.

(10) "Ordinance No. 2021-1771" means Ordinance No. 2021-1771 of the County, zoning a portion of Tax Parcel No. 0010-00-029.00, comprising the Property herein, to Mixed Use (MX) District, a copy of which is attached hereto as Exhibit E-1.

(11) "Ordinance No. 2021-1773" means Ordinance No. 2021-1773 of the County approving this Agreement, a copy of which is attached hereto as Exhibit E-2.

(12) "Parties" means County and Developer.

(13) "Property" means the land, and any improvements thereon, described in Section 1.04.

(14) "UDO" means the Lancaster County Unified Development Ordinance adopted by the County Council of Lancaster County, as amended through the Agreement Date, a copy of which is attached hereto as Exhibit E-4.

(B) Unless the context clearly indicates otherwise, terms not otherwise defined in this Agreement have the meanings set forth in the Act and Ordinance No. 663 or the UDO.

Section 1.03. Parties. The parties to this Agreement are County and Developer.

Section 1.04. Property. This Agreement applies to a portion of Tax Parcel No. 0010-00-029.00, comprising approximately 130.2455 acres (out of a total of approximately 158.258 acres). The Property is reflected in Exhibit A-1 (Legal Description) and A-2 (Plat) (the subject Property is Parcel A shown on Exhibit A-2), which exhibits are attached hereto and incorporated herein by reference as if these exhibits were set out in this Agreement in their entirety.

Section 1.05. Zoning. A portion of Tax Parcel No. 0010-00-029.00, totaling approximately 130.2455 acres (out of a total of approximately 158.258 acres) comprising the

Property, is anticipated to be rezoned MX District (from LI District) pursuant to Ordinance No. 2021-1771.

Section 1.06. Development Program.

(A) The UDO provides for the development uses on the Property, including population densities, building intensities and height.

(B) The development of the Property must meet all applicable standards contained in the UDO as of the Agreement Date. In the event of conflict between the standards contained in the UDO as of the Agreement Date and this Agreement, the terms of the UDO control.

(C) The Development Program for the Property is set forth in the MX District Master Development Plan for the Property which has been approved by the County Council pursuant to Resolution No. 2021-1772. This MX District Master Development Plan for the Property, reference to which is herewith made, is included as part of this Agreement as Exhibit B.

Section 1.07. Development Schedule.

(A) The estimated development schedule for the Property is set forth on Exhibit C, attached hereto and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety.

(B) County and Developer acknowledge that the development schedule is an estimate. The failure of the Developer to meet a commencement or completion date does not, in and of itself, constitute a material breach of this Agreement, but must be judged based on the totality of the circumstances. The development schedule is a planning and forecasting tool only. County and Developer acknowledge that actual development is likely to take place at a different pace than set forth in the development schedule because of future market forces.

(C) County agrees that if Developer requests an adjustment to the development schedule, including commencement dates and interim completion dates, then the dates must be modified if the Developer is able to demonstrate and establish that there is good cause to modify those dates. "Good cause" includes, but is not limited to, changes in market conditions.

(D) Periodic adjustments to the development schedule do not require a formal amendment to this Agreement and are not considered a major modification. To adjust the development schedule, the Developer shall submit a proposed adjustment to the Clerk to Council who shall forward copies of the proposed adjustment to each member of County Council. The proposed adjustment must be accompanied by an explanation and justification. The proposed adjustment is effective sixty (60) days from receipt by the Clerk to Council unless the County Council has disapproved the proposed adjustment by passage of a resolution to that effect within the sixty (60) day period.

Section 1.08. Relationship of Parties. This Agreement creates a contractual relationship among the Parties. This Agreement is not intended to create, and does not create, the relationship of partnership, joint venture, or any other relationship wherein any one of the parties may be held responsible for the acts of any other party. This Agreement is not intended to create, and does not create, a relationship whereby any one of the parties may be rendered liable in any manner for the debts or obligations of any other party, to any person or entity whatsoever, whether the debt or obligation arises under this Agreement or outside of this Agreement.

Section 1.09. Benefits and Burdens.

(A) The Parties agree that the burdens of this Agreement are binding upon, and the benefits of this Agreement shall inure to, all successors in interests to the Parties to this Agreement.

(B) Except for the owners and lessees of completed residences and buildings on individual lots who are the end users and not developers thereof and the owners and lessees of individual lots, who are not developers and who intend to build a residence or building on the lot for the owner or lessee to occupy, any purchaser or other successor in title is responsible for performance of Developer's obligations pursuant to this Agreement as to the portion of the Property so transferred. Developer must give notice to the County of the transfer of property to a developer in the manner prescribed in Section 3.05.

(C) Developer acknowledges and agrees that it and its successors and assigns (*i*) are responsible for the development of the Property if and when Developer acquires title to and Development Rights for the Property, and (*ii*) if Developer develops the Property, Developer will develop the Property in accordance with the terms and conditions of this Agreement.

Section 1.10. Term. The term of this Agreement commences on the Agreement Date and terminates five (5) years thereafter.

Section 1.11. Required Information. Ordinance No. 663 requires a development agreement to include certain information. Exhibit D contains the required information or identifies where the information may be found in this Agreement. Exhibit D is incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.01. Representations and Warranties of County.

(A) The County has found that the development permitted by this Agreement is consistent with the County's Comprehensive Plan and UDO.

(B) The County has approved this Agreement by adoption of Ordinance No. 2021-1773 in accordance with the procedural requirements of the Act, Ordinance No. 663 and any other applicable state law.

(C) The County represents that prior to the final reading of Ordinance No. 2021-1773 that at least two public hearings were held after publication of the required notice and the publication of a notice of intent to consider a proposed development agreement.

Section 2.02. Representations and Warranties of Developer.

(A) Developer represents that the number of acres of highland contained in the Property is greater than twenty-five acres.

(B) Developer represents that, as of the Agreement Date, it has contractual rights to acquire the Property and thus has an equitable interest therein.

(C) Developer represents and warrants that the execution, delivery and performance by the respective individual or entity signing this Agreement on behalf of the party has been duly authorized and approved by all requisite action on the part of Developer.

ARTICLE III

DEVELOPMENT RIGHTS

Section 3.01. Vested Right to Develop.

(A) County agrees that the Developer, upon receipt of its development permits as identified in Section 3.04, may proceed to develop the Property according to the terms and conditions of this Agreement, including the MX District Master Development Plan described in Section 1.06(C), the UDO, and the other Laws and Land Development Regulations. The right of Developer to develop the Property as set forth in this Agreement is deemed vested with Developer for the term of this Agreement when the Developer has complied with all of the requirements of Section 5.19 of this Agreement.

(B) County agrees that the specific Laws and Land Development Regulations in force as of the Agreement Date, including the UDO, as set forth in Exhibits E and E-1 through E-5 to this Agreement, attached hereto and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety, shall govern all aspects of the development of the Property, according to the terms and standards as stated in this Agreement, for the term of this Agreement.

(C) The Developer has a vested right to proceed with the development of the Property in accordance with the zoning classification set forth in Ordinance No. 2021- 1771, the UDO, the other Laws and Land Development Regulations, and the terms of this Agreement, including without limitation the Development Program, when the Developer has complied with all of the requirements of Section 5.19 of this Agreement.

(D) To the extent that this Agreement may contain zoning and development standards which conflict with existing zoning and development standards, including zoning and development

standards contained in the UDO, the standards contained in this Agreement supersede all other standards and this Agreement is deemed controlling.

(E) The Developer acknowledges that financial guarantees will not be accepted for water, sewer and storm water infrastructure and the water, sewer and storm water infrastructure must be installed, tested and in acceptable condition before final plat approval.

Section 3.02. Effect on Vested Rights Act and County Ordinance No. 673. The Parties agree that vested rights conferred upon Developer in this Agreement are not affected by the provisions of the Vested Rights Act, codified as S.C. Code §§ 6-29-1510 to -1560, Code of Laws of South Carolina 1976, as amended, or the provisions of Ordinance No. 673, the County's ordinance relating to the Vested Rights Act. In addition, subject to the provisions of Section 3.03(A) of this Agreement, all rights and prerogatives accorded Developer by this Agreement shall immediately also constitute vested rights for the development of the Property including vested rights pursuant to the Vested Rights Act and the provisions of Ordinance No. 673, for the term of this Agreement and the maximum period for vesting rights under the Vesting Rights Act. Section 3.03(A) of this Agreement does not abrogate any rights either preserved by S.C. Code § 6-31-140, Ordinance No. 663, Ordinance No. 673, the UDO, or that may have vested pursuant to common law and otherwise in the absence of a development agreement.

Section 3.03. Applicability of Subsequently Adopted Laws and Land Development Regulations.

(A) It is recognized that laws and regulations will periodically change. However, the laws applicable to the development of the Property during the Term of this Agreement shall be the Laws and Land Development Regulations in effect on the Agreement Date as set forth on Exhibits E and E1 – E5, except as expressly provided otherwise in this Agreement.

Subject to the provisions of S.C. Code § 6-31-140, the County shall not apply subsequently adopted laws or regulations to the Property or the Project unless the County has held a public hearing and has determined: (1) the proposed subsequent laws or regulations are not in conflict with the Current Laws and Land Development Regulations governing the Agreement and do not prevent the development of the Property set forth in this Agreement; (2) the proposed subsequent laws or land development regulations are essential to the public health, safety, or welfare and the proposed subsequent laws or land development regulations expressly state that they apply to a development that is subject to a development agreement; (3) the proposed subsequent laws or land development regulations are specifically anticipated and provided for in this Agreement; (4) substantial changes have occurred in pertinent conditions existing at the time of approval of this Agreement which changes, if not addressed by the County, would pose a serious threat to the public health, safety, or welfare; or (5) this Agreement is based on substantially and materially inaccurate information supplied by Developer.

(B) Notwithstanding the provisions of subsection (A) of this section, the County agrees that if County Council imposes a moratorium or other similar restriction that would curtail or

hinder the rate at which development can occur, then the moratorium or other similar restriction shall not apply to the Development of the Property.

(C) Developer agrees to comply with any county-wide storm water regulations, building, housing, electrical, plumbing, and gas codes adopted by County Council after the Agreement Date and in force at the time plans for buildings are submitted to the County for review. Nothing in this Agreement is intended to supersede or contravene the requirements of any storm water, building, housing, electrical, plumbing, or gas code adopted by County Council.

Section 3.04. Development Permits.

(A) Developer agrees to obtain all local development permits for the development of the Property. Local development permits, approvals and processes, some of which may have been obtained or complied with as of the Agreement Date, include, but are not limited to:

(1) Site plan or preliminary plan approval;
(2) Civil plan approval;
(3) Final plat approval;
(4) Zoning permits;
(5) Building permits; and
(6) Sign permits.

(B) The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve the Developer of the necessity of complying with the law governing the permitting requirements, conditions, terms or restrictions.

Section 3.05. Transfer of Development Rights.

(A) Developer may, at its sole discretion, transfer its Development Rights to other developers. The transferring Developer must give notice to the County of the transfer of any Development Rights. The notice to the County must include the identity and address of the transferring Developer, the identity and address of the acquiring Developer, the acquiring Developer's contact person, the location and number of acres of the Property associated with the transfer and the number of residential units or commercial acreage subject to the transfer. Any Developer acquiring Development Rights is required to file with the County an acknowledgment of this Agreement and the transfer of Development Rights is effective only when the County receives a commitment from the acquiring Developer to be bound by it. In the event of the sale, transfer, or other conveyance of all or a portion of the Property and compliance with the conditions set forth herein, Developer shall be released from any further obligations with respect to this Agreement as to the portion of the Property so transferred, and the transferee shall be considered as substituted as Developer under the Agreement as to the portion of the Property so transferred.

(B) This provision does not apply: (i) to the purchaser or other successor in title to Developer who is the owner or lessee of a completed residence or building and is the end user and not the developer thereof or who is the owner or lessee of an individual lot, who is not a developer and

who intends to build a residence or building on the lot for the owner or lessee to occupy; (ii) to any mortgage lender either as the result of foreclosure of any mortgage secured by any portion of the Property or any other transfer in lieu of foreclosure; (iii) to any third party purchaser at such a foreclosure; or (iv) to any third party purchaser of such mortgage lender's interest subsequent to the mortgage lender's acquiring ownership of any portion of the Property as set forth above. Furthermore, nothing contained herein shall prevent, hinder or delay any transfer of any portion of the Property to any such mortgage lender or subsequent purchaser. Except as set forth herein, any such mortgage lender or subsequent purchaser shall be bound by and shall receive the benefits from this Agreement as the successor in title to Developer.

ARTICLE IV

DEDICATIONS AND FEES AND RELATED AGREEMENTS

Section 4.01. Purpose of Article. The Parties understand and agree that Development of the Property imposes certain burdens and costs on the County, including those for certain services and infrastructure improvements. Eventually, *ad valorem* taxes collected from the property may meet or exceed the burdens and costs placed upon the County, but certain initial costs and capital expenditures are now required that are not to be funded by any increase in taxes paid by existing residents of the County. The purpose of this article is to identify the matters agreed upon to be provided by the Developer to mitigate such burdens and costs.

Section 4.01A. Facilities for Development. Subject to compliance with applicable laws, all provisions of this Agreement and prior approval of construction plans by the County or other applicable governmental entity, Developer, at its cost and expense, shall install the requisite infrastructure, including transportation, water, and sanitary sewer infrastructure, for its Development of the Property, pursuant to Section 4.04 below and the Development Program set forth on Exhibit B as such Development proceeds pursuant to Exhibit C. Notwithstanding any provision herein to the contrary, Developer hereby assures the County that adequate infrastructure shall be available concurrent with the impacts of Development of the Property.

Section 4.01B. Payment for School District. Developer will pay Lancaster County Seven Hundred Fifty and No/100 Dollars ($750.00) per residential housing unit to offset the impact of the development upon the Lancaster County School District. The school district payment shall be made when a building permit is issued.

Section 4.01C. Funds for Public Safety. On July 21, 2021, the County adopted Ordinances establishing development impact fees for facility improvements for Fire (Ordinance No. 2021-1722), Emergency Medical Services (Ordinance No. 2021-1723), Sheriff (Ordinance No. 2021-1724) and Parks & Recreation (Ordinance No. 2021-1725) (collectively the "County Impact Fees"), which County Impact Fees were implemented as of October 1, 2021 and shall apply to the development of the Property. County and Developer agree that no additional public safety funds are required pursuant to this Agreement because the County Impact Fees already address the impact that the development of the Property will have on public safety facilities.

Section 4.01D. Fee Schedule Annual Update. The developer fees set forth in Section 4.01B and Section 4.01C (collectively "Developer Fees") shall be adjusted annually to reflect the effects of inflation on the costs for facilities and services set forth herein. The fee amounts shall be adjusted using the Construction Cost Index calculated by the publication, Engineering New Record (ENR). For each such adjustment, each of the Development Fees shall be multiplied by a fraction, the

numerator of which is the ENR Construction Cost Index for the most recent month for which figures are available, and the denominator of which is the ENR Construction Cost Index for the period one year prior to the period reflected in the numerator. The fee adjustment become effective on July 1 of each year. If July 1 falls on a weekend, the fee adjustment will become effective on the next business day thereafter.

Section 4.01E. Use of Community Building as Polling Place. The multi-family community building, show on the MX Master Development Plan as the Amenity Center, will be made available, if needed, as a polling place for elections, including primaries and special elections, administered by the South Carolina Election Commission and the Lancaster County Board of Voter Registration and Elections.

Section 4.01F. Economic Development Property. In consideration of the County's approvals of the Developer's rezoning and MX Master Development Plan applications and the County's issuance of the development approvals as identified in Section 3.04, the Developer agrees to acquire Parcel B identified in Exhibit A-2 hereto, comprising approximately 28 acres ("Economic Development Property"). Developer agrees to acquire title to the Economic Development Property within ninety (90) days after it acquires title to the Property as called for in Section 5.19. County and Developer agree that the Economic Development Property shall remain zoned Light Industrial District ("LI") under the UDO unless the County and Developer agree to adopt a different zoning classification. Within ninety (90) days after Developer acquires title to the Economic Development Property and before Developer conveys any part of the Economic Development Property to another party, Developer agrees to record Covenants, Conditions and Restrictions (CCR's") with the Lancaster County Register of Deeds so as to preclude certain uses on the Economic Development Property that are otherwise allowed in the LI District. The form of the CCR's applicable to the Economic Development Property are attached hereto as Exhibit F and are subject to change by the attorneys for the County and Developer as to matters of form and recording only. After execution and recording, the CCR's applicable to the Economic Development Property may not be changed without the consent of the County and Developer. Changes agreed to by the County and the Developer to the zoning or the CCR's applicable to the Economic Development Property shall not require amendment of this Agreement.

Section 4.02. Payment of Costs. Upon submission of appropriate documentation of the expenditure, Developer agrees to reimburse the County, not later than October 1, 2022, for the County's reasonable unreimbursed actual costs related to this Agreement. The foregoing cost reimbursement is capped at ten thousand dollars ($10,000.00) and is limited to County payments to third-party vendors and service providers that have not been otherwise reimbursed from the fee paid by Developer pursuant to Section 10 of Ordinance No. 663.

Section 4.03. Other Charges or Fees.

(A) Nothing in this Agreement shall be construed as relieving Developer from the payment of any fees or charges in effect at the time of collection as may be assessed by entities other than the County.

(B) Developer is subject to the payment of any and all present or future fees enacted by the County that are of County-wide application and that relate to the County's costs of processing applications, issuing development permits, reviewing plans, conducting inspections or similar type processing costs.

Section 4.04. Infrastructure and Services.

The Parties recognize that the majority of the direct costs associated with the Development of the Property will be borne by Developer, and many necessary infrastructure improvements and services will be provided by Developer or other governmental or quasi-governmental entities, and not by the County. For clarification, the Parties make specific note of and acknowledge the following:

(A) Roads. (1)(a) Developer is responsible for the construction and costs of all roads, whether for public or private use, within the Property including but not limited to any necessary entrance and intersection improvements as required by the South Carolina Department of Transportation related to the development of the Property. All roads must be constructed in accordance with the County's road standards. The road improvements are expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development. Developer is also responsible for maintenance of all roads that are not public roads. Pursuant to Ordinance 2014-1299, Developer acknowledges that County will only accept as public roads those roads constructed in full compliance with the UDO and providing connectivity to the county road system or serving as a necessary component for the proper development of the county road system. County will not accept the roads within the Property into the County road system for any other purpose, including, but not limited to, maintenance. Developer may transfer the ownership of the roads and its obligations for the roads to a homeowners' or property owners' association or similar organization.

(b) Developer shall cause to be prepared a traffic impact analysis conducted and sealed by a licensed South Carolina professional engineer (if not already prepared at time of Agreement). Any road improvements, which are determined to be necessary, based on the results of the traffic impact analysis, shall be incorporated into the final site plan prior to County approval and the Developer is responsible for all costs of the road improvements. The traffic impact analysis shall be reviewed by the County and in conjunction with the South Carolina Department of Transportation. If a County-level traffic planner is not available to review the traffic impact analysis at the time of submittal, the County may choose to hire a third-party consultant to assist in this review. The cost of the traffic impact analysis, including any additional reviews requested by the County, shall be paid by the Developer. Improvements set forth in the traffic impact analysis may be installed based on a phasing study prepared by a licensed South Carolina professional engineer at the expense of Developer. The installation of new traffic signals or improvements to existing traffic signals shall be based on warrant studies conducted by a licensed South Carolina professional engineer at established specific times and at the expense of Developer. The Developer shall be responsible to conduct a full warrant analysis to determine if the intersection of Charlotte Highway (US Highway 521) and Possum Hollow Road/Proposed Access "A" (the "Intersection") meets Volume Warrant requirements per the South Carolina Department of Transportation (SCDOT). The Developer may conduct this analysis at any point they feel the warrants are met; however the Developer must conduct such an analysis upon the completion of the construction of the planned development as set forth in Exhibit B. The Developer shall be responsible for any and all costs associated with the signalization of the Intersection.

(2) Within thirty (30) days following Developer's receipt of Civil Construction Permits, Developer agrees to pay Lancaster County the sum of Four Hundred Thousand Dollars ($400,000.00) ("Traffic Payment")to be used to address traffic needs in the Greater Panhandle Area of Lancaster County (over and above the traffic improvements required from the Developer pursuant to the traffic impact analysis in Section 4.04(A)(1)(b) above). The determination of the specific use of the Traffic Payment is at the discretion of the County Council.

(3) Developer will establish a setback line for vertical buildings along Highway 521 of fifty feet (50') from the edge of the current Highway 521 right-of-way to help avoid conflicts with a future road widening project.

(4) If requested by the County, Developer agrees to dedicate right of way to Lancaster County extending from the terminus of "Street 'C'" to the boundary of the Property along Six Mile Creek as shown on Exhibit B. At some future date, if Lancaster County is able to obtain right of way beyond the boundaries of the Property for a proposed Collector Road, the Developer agrees to dedicate "Street C" and that portion of "Street A" extending from Highway 521 up to, and including, the intersection of "Street A" and "Street C" to Lancaster County as publicly maintained rights of ways. Developer acknowledges that the decision to obtain further right of way for a collector road beyond the Property boundaries and the decision to accept the aforesaid streets as publicly maintained rights of ways shall be at the sole discretion of Lancaster County, provided the aforesaid streets must be accepted by Lancaster County as publicly-maintained rights of ways if they are to be connected and used as part of a collector road system. Pursuant to Ordinance 2014-1299, County finds that the aforesaid roads, if later dedicated as part of a collector road, will provide connectivity to the county road system and serve as a necessary component for the proper development of the county road system.

(B) Potable Water, Sewage Treatment and Disposal. Potable water, sewage treatment and disposal will all be supplied to the Property by the Lancaster County Water and Sewer District. Developer will construct, or cause to be constructed, all necessary water and sewer service infrastructure within the Property and the water and sewer service infrastructure will be maintained by the provider. County is not responsible for any construction, treatment, maintenance, or costs associated with water or sewer service or water and sewer service infrastructure to or within the Property. The water and sewer service infrastructure is expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development. Developer acknowledges that County has no authority or responsibility for providing potable water services or sewer services in the County and that the Lancaster County Water and Sewer District is a governmental entity separate and distinct from the County.

(C) Storm Water Management. Developer will construct or cause to be constructed all storm water runoff and drainage improvements within the Property required by the development of the Property and such infrastructure will be maintained by Developer or a homeowners' association. County is not responsible for any construction, maintenance or costs associated with the storm water runoff and drainage for the Property. Storm water management improvements are expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development.

(D) Solid Waste Collection. The County shall provide solid waste collection to the Property on the same basis as is provided to other residents and businesses within the County. It is understood and acknowledged that the County does not presently provide solid waste collection or disposal for single, multi-family or commercial developments. Residential units shall be served by a private waste hauling company.

(E) Fire Services. The Property is in the Pleasant Valley Fire Department service area and fire services will be provided by the Pleasant Valley Fire Department, or its successor entities. Developer acknowledges that the Pleasant Valley Fire Department provides services using volunteers.

(F) School Services. Public school services are now provided by the Lancaster County School District. Developer acknowledges that County has no authority or responsibility for providing public school services in the County.

(G) Carolina Thread Trail Connection. Developer will make a good faith effort to locate an appropriate easement for a spur trial connectiong the Property to the Carolina Thread Trail ("CTT"). The CTT is not located upon the subject property and Develepor is not required to construct a section of the CTT but has agreed to undertake good faith efforts to dedicate an easement to Lancaster County, or its successor and assigns, for a potential spur trial from the Property in order to link the Property to the CTT.

ARTICLE V

MISCELLANEOUS

Section 5.01. Notices. Any notice, election, demand, request or other communication to be provided under this Agreement shall be in writing and shall be effective (*i*) when delivered to the party named below, (*ii*) when deposited with the United States Postal Service, certified mail, return receipt requested, postage prepaid, or (*iii*) when deposited in Federal Express (or any other reputable national "next day" delivery service) addressed as follows (or addressed to such other address as any party shall have previously furnished in writing to the other party), except where the terms hereof require receipt rather than sending of any notice, in which case such provision shall control:

To the County: County of Lancaster
Attn: County Administrator
101 N. Main St. (29720)
P.O. Box 1809 (29721)
Lancaster, SC

With a Copy to: County of Lancaster
Attn: County Attorney
101 N. Main St. (29720)
P.O. Box 1809 (29721)
Lancaster, SC

And to Developer: C4 Investments, LLC

d/b/a Crosland Southeast
Attn: Yates Dunaway
121 West Trade Street, Suite 2550
Charlotte, NC 28202

With a Copy to: Robinson Bradshaw
Attn: Benjamin A. Johnson
202 E. Main Street, Suite 201
Rock Hill, SC 29730

Section 5.02. Amendments.

(A) This Agreement may be amended or cancelled by mutual consent of the Parties to the Agreement or by their successors in interest. An amendment to this Agreement must be in writing. No statement, action or agreement made after the Agreement Date shall be effective to change, amend, waive, modify, discharge, terminate or effect an abandonment of this Agreement in whole or in part unless such statement, action or agreement is in writing and signed by the party against whom the change, amendment, waiver, modification, discharge, termination or abandonment is sought to be enforced.

(B) An amendment to this Agreement with the exceptions identified on Exhibit B must be processed and considered in the same manner as set forth in Ordinance No. 663 for a proposed development agreement. Any amendment to this Agreement other than as set forth on Exhibit B constitutes a major modification and the major modification may occur only after public notice and a public hearing by the County Council.

(C) This Agreement must be modified or suspended as may be necessary to comply with any state or federal laws or regulations enacted after the Agreement Date which prevents or precludes compliance with one or more of the provisions of this Agreement but only to the extent necessary to effectuate compliance with the state or federal law.

(D) Anything to the contrary contained herein notwithstanding, in the event Developer or its successors or assigns elects not to or otherwise does not acquire the Property at any time, Developer may so notify the County in writing and upon such notification and written request by Developer to terminate this Agreement, this Agreement shall terminate and Developer shall not be considered in breach of this Agreement and the parties shall have no further obligations to one another.

Section 5.03. Periodic Review. At least every twelve (12) months, the Development Services Director for the County or the designee of the Development Services Director for the County, must review compliance with this Agreement by the Developer. At the time of review the Developer must demonstrate good faith compliance with the terms of the Agreement.

Section 5.04. Breach of Agreement.

(A) If, as a result of the periodic review provided in Section 5.03 of this Agreement or at any other time, the Development Services Director for the County, or their designee, finds and determines that the Developer has committed a material breach of the terms or conditions of this Agreement, the Development Services Director for the County shall serve notice in writing, within a reasonable time

after the periodic review, upon the Developer setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and providing the Developer a reasonable time in which to cure the material breach.

(B) If the Developer fails to cure the material breach within a reasonable time and is not proceeding expeditiously and with diligence to cure the breach, then the County Council may unilaterally terminate or modify this Agreement. Prior to terminating or modifying this Agreement as provided in this section, the County Council must first give the Developer the opportunity (*i*) to rebut the finding and determination, or (*ii*) to consent to amend the Agreement to meet the concerns of the County Council with respect to the findings and determinations.

Section 5.05. Enforcement. The Parties shall each have the right to enforce the terms, provisions and conditions of this Agreement, if not cured within the applicable cure period, by any remedy available at law or in equity, including specific performance, and the right to recover attorney's fees and costs associated with enforcement.

Section 5.06. No Third Party Beneficiary. The provisions of this Agreement may be enforced only by the Parties. No other persons shall have any rights hereunder.

Section 5.07. Recording of Agreement. The Parties agree that Developer shall record this Agreement with the County Register of Deeds within fourteen (14) days of the date of execution of this Agreement.

Section 5.08. Administration of Agreement. County is the only local government that is a party to this Agreement and the County is responsible for the Agreement's administration.

Section 5.09. Effect of Annexation and Incorporation. The Parties agree that this Agreement remains in effect if the Property is, in whole or in part, included in a newly-incorporated municipality or is annexed into a municipality. The Parties acknowledge that upon incorporation or annexation the application and duration of this Agreement is controlled by Section 6-31-110 of the Act. County reserves the right to enter into an agreement with the newly-incorporated municipality or the annexing municipality for the administration and enforcement of this Agreement after the date of incorporation or annexation.

Section 5.10. Estoppel Certificate. Any of the Parties may, at any time, and from time to time, deliver written notice to the other party requesting the party to certify in writing (*i*) that this Agreement is in full force and effect, (*ii*) that this Agreement has not been amended or modified, or if so amended, identifying the amendments, and (*iii*) whether, to the knowledge of the party, the requesting party is in default or claimed default in the performance of its obligation under this Agreement, and, if so, describing the nature and amount, if any, of any such default or claimed default, and (*iv*) whether, to the knowledge of the party, any event has occurred or failed to occur which, with the passage of time or the giving of notice, or both, would constitute a default and, if so, specifying each such event.

Section 5.11. Entire Agreement. This Agreement sets forth, and incorporates by reference all of the agreements, conditions, and understandings among the Parties relative to the Property and its Development and there are no promises, agreements, conditions or understandings, oral or written, expressed or implied, among the Parties relative to the matters addressed in this Agreement other than as set forth or as referred to in this Agreement.

Section 5.12. Covenant to Sign other Documents. County and Developer acknowledge that consummation of the transactions contemplated by this Agreement may require the execution contemporaneously with the execution of this Agreement and thereafter of certain documents in addition to this Agreement and County and Developer agree to cooperate with the execution thereof.

Section 5.13. Construction of Agreement. The Parties agree that each party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement or any amendments or exhibits to this Agreement.

Section 5.14. Assignment. The rights, obligations, duties and responsibilities devolved by this Agreement on or to the Developer are assignable to any other person, firm, corporation or entity except that the assignment must conform to the requirements of Section 1.09 and Section 3.05. This Agreement shall also be binding on the County and all future County Councils for the duration of this Agreement, even if the County Council members change.

Section 5.15. Governing Law; Jurisdiction; and Venue.

(A) This Agreement is governed by the laws of the State of South Carolina.The Parties agree that the jurisdiction and venue for disputes relating to this Agreement is Lancaster County, South Carolina which is within the Sixth (6^{th}) Judicial Circuit of the State of South Carolina.

Section 5.16. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and such counterparts shall constitute but one and the same instrument.

Section 5.17. Eminent Domain. Nothing contained in this Agreement shall limit, impair or restrict the County's right and power of eminent domain under the laws of the State of South Carolina.

Section 5.18. Severability. If any provision in this Agreement or the application of any provision of this Agreement is held invalid, the invalidity shall apply only to the invalid provision, and the remaining provisions of this Agreement, and the application of this Agreement or any other provision of this Agreement, shall remain in full force and effect. However, if the invalid provision would prevent or materially impair Developer's right or ability to complete performance of this Agreement, the Parties agree to use their best efforts to renegotiate that provision in order for Developer to complete performance of this Agreement.

Section 5.19. When Agreement takes Effect. This Agreement is dated as of the Agreement Date and takes effect when (*i*) the County and Developer have each executed the Agreement, and (*ii*) the Developer has delivered to the County Administrator clocked-in copies, with book and page numbers, of the recorded deeds conveying the Property to Developer. If the County Administrator has not received clocked-in copies of the deeds conveying the Property to Developer by 5:00 p.m., December 31, 2022, then this Agreement is automatically terminated without further action of either the County or Developer. The obligation of the Developer pursuant to Section 4.02 is effective on the date the last Party to sign this Agreement executes this Agreement and the obligations imposed on Developer pursuant to Section 4.02 survives the termination of this Agreement pursuant to this Section.

Section 5.20. General Terms and Conditions.

(A) Agreements to Run with the Land. This Agreement shall be recorded against the Property as described in Exhibit A-1 and shown on Exhibit A-2. The agreements contained herein shall be deemed to run with the land

(B) No Waiver. Failure of a Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future time said right or any other right it may have hereunder.

(C) Merger. This Agreement, coupled with its Exhibits which are incorporated herein by reference, shall state the final and complete expression of the Parties' intentions with respect to the matters set forth herein. All prior negotiations and representations are superseded and merged herein.

SIGNATURES FOLLOW ON NEXT PAGE.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date below found.

WITNESSES:

_____

DEVELOPER:
C4 Investments, LLC,
d/b/a Crosland Southeast

By: _____
Name:
Title:
Date: _____

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF LANCASTER)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named C4 Investments, LLC d/b/a Crosland Southeast, by its duly authorized officer/s sign, seal and as its act and deed deliver the within written instrument and that (s)he with the other witness above subscribed, witnessed the execution thereof.

First Witness Signs Again Here

Seal

SWORN to before me this
____ day of _____ , 2021

_____

Notary Public Signs AS NOTARY
Notary Public for the State of ____
My Commission Expires: _____

_____

13661344v5 27329.00011

WITNESSES:

_____

_____

COUNTY:

COUNTY OF LANCASTER,
SOUTH CAROLINA

By: _____
Steve Harper, Chair, County Council

Date: _____

By: _____
Billy Mosteller, Secretary, County Council

Date: _____

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF LANCASTER)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named County of Lancaster by its duly authorized officer/s sign, seal and as its act and deed deliver the within written instrument and that (s)he with the other witness above subscribed, witnessed the execution thereof.

First Witness Signs Again Here

_____

Seal

SWORN to before me this
____ day of _____ , 2021.

Notary Public Signs AS NOTARY

_____
Notary Public for the State of South Carolina
My Commission Expires: _____

Exhibit A

Exhibit A-1 (Legal Description)

Parcel A

That certain parcel or tract of land situated, lying and being in the Village of Indian Land, Township of Indian Land, County of Lancaster, State of South Carolina and being more particularly described as follows:

Commencing at an existing NGS Monument "Higher" having SC Grid NAD 83 coordinates of N:1,142,096.73; E:2,042,984.66; thence North 37°01'25" East a horizontal ground distance of 1131.77 feet to a new 1/2" iron rod, situated at the intersection of the easterly margin of Charlotte Highway (US Highway 521)(a variable width public right-of-way) as shown on SCDOT plans File No. 29.462, Project No. F-117(93), dated January 14, 1982, with the southerly line of the lands as described in Deed Book 1180, Page 46 and shown on Plat Book 2018, Page 350, all Deed and Plat Books recorded in the Lancaster County Public Register of Deeds and being the Point of Beginning; thence along the southerly and easterly line of the aforesaid lands for the following three (3) courses and distances; 1) North 83°20'55" East passing an existing 5/8" iron rod at 5.20 feet for a total distance of 845.23 feet to an existing 5/8" iron rod; 2) North 74°06'08" East passing an existing 1/2" iron rod at 861.72 feet for a total distance of 998.96 feet to an existing 3/4" iron pipe; 3) North 18°34'18" West passing a new 1/2" iron rod at 193.20 feet for a total distance of 213.20 feet to a point, situated in the centerline of Six Mile Creek; thence meandering along and with the centerline of the aforesaid Six Mile Creek for the following fifty-three (53) courses and distances; 1) North 79°05'03" East a distance of 20.81 feet to a point; 2) North 67°57'31" East a distance of 67.71 feet to a point; 3) North 37°21'13" East a distance of 82.31 feet to a point; 4) North 33°46'42" East a distance of 63.47 feet to a point; 5) North 11°41'58" West a distance of 36.66 feet to a point; 6) North 32°04'06" West a distance of 71.34 feet to a point; 7) North 34°43'22" West a distance of 70.84 feet to a point; 8) North 07°12'22" West a distance of 25.80 feet to a point; 9) North 15°02'51" East a distance of 53.00 feet to a point; 10) North 39°22'03" East a distance of 47.16 feet to a point; 11) North 57°24'20" East a distance of 39.38 feet to a point; 12) North 58°28'18" East a distance of 86.27 feet to a point; 13) North 39°33'35" East a distance of 35.19 feet to a point; 14) North 14°21'23" East a distance of 70.23 feet to a point; 15) North 00°00'28" West a distance of 33.04 feet to a point; 16) North 20°50'06" West a distance of 30.24 feet to a point; 17) North 14°58'10" East a distance of 17.86 feet to a point; 18) North 60°39'34" East a distance of 17.46 feet to a point; 19) North 60°49'54" East a distance of 92.84 feet to a point; 20) North 49°50'14" East a distance of 71.96 feet to a point; 21) North 80°14'22" East a distance of 79.00 feet to a point; 22) South 63°10'45" East a distance of 103.02 feet to a point; 23) South 33°09'17" East a distance of 36.16 feet to a point; 24) South 22°06'48" East a distance of 38.46 feet to a point; 25) South 04°20'20" East a distance of 67.64 feet to a point; 26) South 06°34'14" West a distance of 45.30 feet to a point; 27) South 25°57'58" West a distance of 70.33 feet to a point; 28) South 08°40'26" West a distance of 14.10 feet to a point; 29) South 45°47'13" East a distance of 19.32 feet to a point; 30) South 73°02'46" East a distance of 14.98 feet to a point; 31) North 81°38'59" East a distance of 74.53 feet to a point; 32) North 68°01'33" East a distance of 116.06 feet to a point; 33) North 87°22'55" East a distance of 88.32 feet to a point; 34) South 60°45'32" East a distance of 86.47 feet to a point; 35) South 20°51'13" East a distance of 109.61 feet to a point; 36) South 32°53'30" East a distance of 56.21 feet to a point; 37) South 13°04'05" East a distance of 22.86 feet to a point; 38) South 01°06'24" East a distance of 81.95 feet to a point; 39) South 05°29'21" East a distance of 84.31

feet to a point; 40) South 03°02'00" West a distance of 69.21 feet to a point; 41) South 05°33'28" East a distance of 70.48 feet to a point; 42) South 04°05'50" West a distance of 109.09 feet to a point; 43) South 05°45'35" East a distance of 73.09 feet to a point; 44) South 06°13'48" West a distance of 68.07 feet to a point; 45) South 00°12'10" East a distance of 128.50 feet to a point; 46) South 08°32'39" West a distance of 134.76 feet to a point; 47) South 19°28'42" West a distance of 78.03 feet to a point; 48) South 38°44'35" West a distance of 104.48 feet to a point; 49) South 03°55'34" West a distance of 32.92 feet to a point; 50) South 22°08'35" East a distance of 42.54 feet to a point; 51) South 56°13'34" East a distance of 91.55 feet to a point; 52) South 18°35'01" East a distance of 40.72 feet to a point; 53) South 12°52'03" West a distance of 54.90 feet to a point, situated on the westerly line of the lands of Jean C. Hood as described in Deed Book 1210, Page 325; thence departing the aforesaid centerline of Six Mile Creek and along the aforesaid westerly line South 41°29'38" East passing an existing 1" iron pipe at 26.66 feet for a total distance of 353.40 feet to an existing 1" iron pipe, situated on the westerly line of the lands of Brian Matthew Lengers as described in Deed Book 1007, Page 322 and shown on Plat Book 2017, Page 886; thence along the westerly line of the aforesaid lands and along the westerly line of the lands of Nancy Lengers Whearty etal as described in Deed Book 1105, Page 65 and shown on the aforesaid Plat Book 2017, Page 886 for the two (2) courses and distances; 1) South 06°24'28" East passing an existing 5/8" iron rod at 883.83 feet for a total distance of 933.63 feet to an existing 3/4" iron pipe; 2) South 32°04'18" West passing an existing 5/8" iron pipe at 276.05 feet for a total distance of 310.05 feet to a point, situated in the centerline of the aforesaid Six Mile Creek; thence meandering along and with the centerline of the aforesaid Six Mile Creek for the following five (5) courses and distances; 1) South 35°07'04" East a distance of 56.07 feet to a point; 2) South 32°12'53" East a distance of 41.26 feet to a point; 3) South 18°28'27" East a distance of 187.40 feet to a point; 4) South 00°56'27" West a distance of 76.19 feet to a point; 5) South 29°55'14" West a distance of 23.94 feet to a point, situated on the northerly line of the lands of The Inspirational Network as described in Deed Book 594, Page 45 and shown on Plat Book 2004, Page 652; thence along the aforesaid northerly line North 87°23'05" West passing an existing 5/8" iron pipe at 55.00 feet for a total distance of 691.05 feet to a new 1/2" iron rod, situated at a common corner between two new parcels described as Parcel A and Parcel B; thence along a common line between the two aforesaid parcels for the following nine (9) courses and distances; 1) North 11°36'09" West a distance of 35.58 feet to a new 1/2" iron rod; 2) North 41°41'06" West a distance of 59.47 feet to a new 1/2" iron rod; 3) North 57°45'11" West a distance of 987.64 feet to a new 1/2" iron rod; 4) North 20°53'42" West a distance of 628.96 feet to a new 1/2" iron rod; 5) South 69°06'18" West a distance of 119.08 feet to a new 1/2" iron rod; 6) with a curve along the arc of a curve to the left said curve having an arc length of 117.30 feet a radius of 470.00 feet (chord bearing of South 61°57'19" West and chord distance of 117.00 feet) to a new 1/2" iron rod; 7) South 54°48'19" West a distance of 516.75 feet to a new 1/2" iron rod; 8) with a curve along the arc of a curve to the right said curve having an arc length of 186.23 feet a radius of 330.00 feet (chord bearing of South 70°58'20" West and chord distance of 183.77 feet) to a new 1/2" iron rod; 9) South 87°08'20" West a distance of 55.86 feet to a new 1/2" iron rod, situated on the easterly margin of the aforesaid Charlotte Highway (US Highway 521)(a variable width public right-of-way); thence along the aforesaid easterly margin for the following twelve (12) courses and distances; 1) with a curve along the arc of a curve to the left said curve having an arc length of 185.05 feet a radius of 3305.23 feet (chord bearing of North 04°53'24" West and chord distance of 185.02 feet) to a new 1/2" iron rod; 2) North 83°30'22" East a distance of 9.00 feet to a new 1/2" iron rod; 3) with a curve along the arc of a curve to the left said curve having an arc length of 286.32 feet a radius of 3314.23 feet (chord bearing of North 08°58'08" West and chord distance of 286.23 feet) to a new 1/2" iron rod; 4) South 78°33'22" West a distance of 9.00 feet to a new 1/2" iron rod; 5) with a curve along the arc of a curve to the

left said curve having an arc length of 285.54 feet a radius of 3305.23 feet (chord bearing of North 13°55'07" West and chord distance of 285.45 feet) to a new 1/2" iron rod; 6) North 73°36'23" East a distance of 6.00 feet to a new 1/2" iron rod; 7) with a curve along the arc of a curve to the left said curve having an arc length of 256.96 feet a radius of 3311.23 feet (chord bearing of North 18°37'01" West and chord distance of 256.90 feet) to a new 1/2" iron rod; 8) South 70°29'31" West a distance of 6.00 feet to a new 1/2" iron rod; 9) with a curve along the arc of a curve to the left said curve having an arc length of 150.17 feet a radius of 3305.23 feet (chord bearing of North 22°08'38" West and chord distance of 150.16 feet) to a new 1/2" iron rod; 10) North 70°29'31" East a distance of 10.02 feet to a new 1/2" iron rod; 11) with a curve along the arc of a curve to the left said curve having an arc length of 14.21 feet a radius of 3315.23 feet (chord bearing of North 23°33'23" West and chord distance of 14.21 feet) to a new 1/2" iron rod; 12) North 24°00'42" West a distance of 241.73 feet to the Point of Beginning, containing 5,673,495 square feet or 130.2455 acres, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated February 10, 2021 (Project No. 92566).

Exhibit A-2 (Plat) (The subject Property is Parcel A)

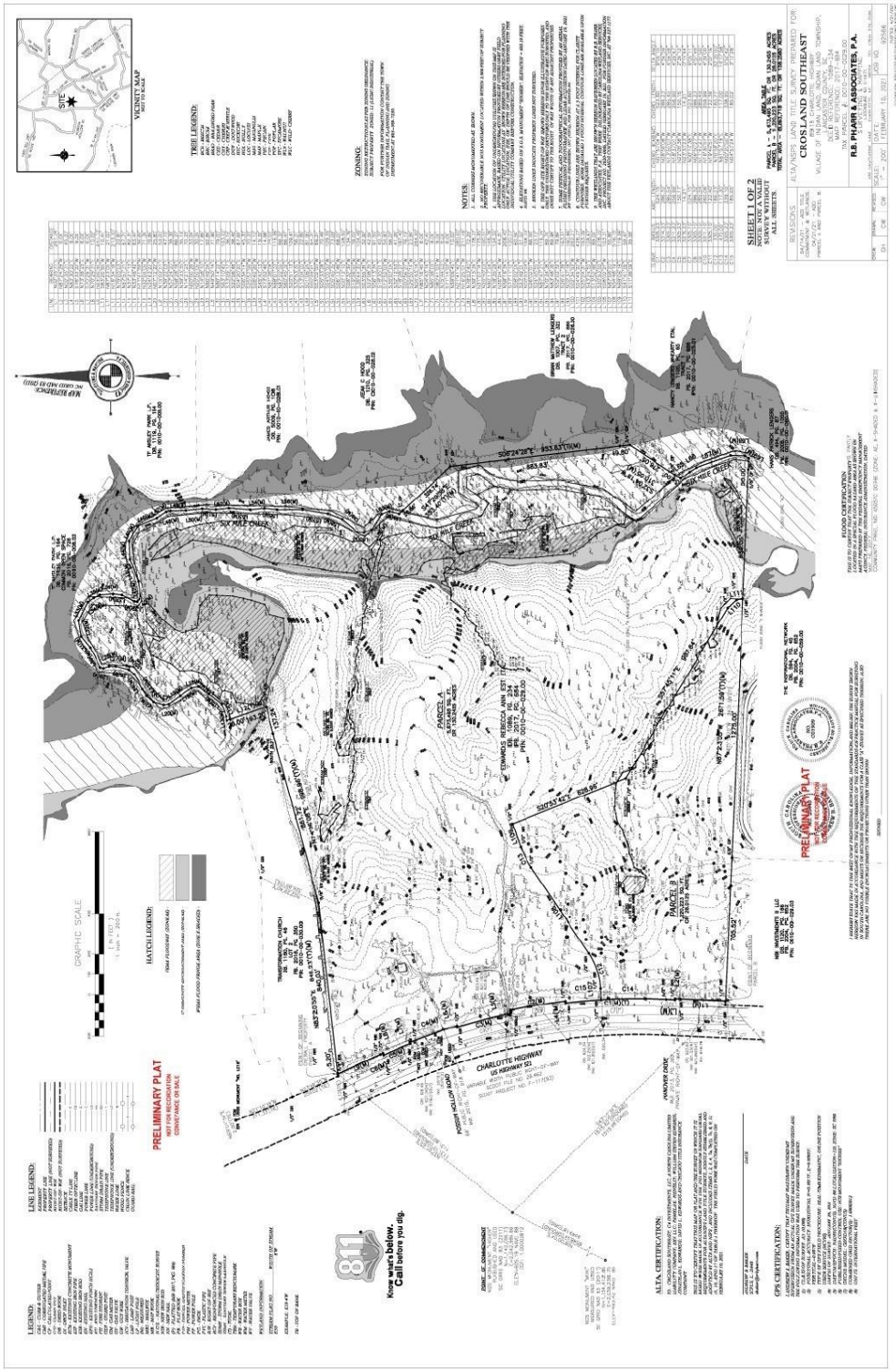

Exhibit B
Development Program
MX District Master Development Plan
[Attached]

Modification of Development Program: It is recognized that periodic modifications to the Development Program may be needed to address market conditions, environmental challenges, and other elements. The following will outline the processes for Minor, Moderate, and Major Modifications to Exhibit B. Modifications to other sections of the Agreement will be processed in accordance with those provisions. Modifications to Exhibit B, the Master Development Plan, other than "Minor Modifications" defined herein, that detract from the desirability of the Development Program, the quality of its design, mix of uses, walkability, community and place-making design are disfavored.

a. Minor Modifications: "Minor Modifications" are defined as those modifications that reflect minor adjustments to the site layout caused by environmental features, adaptations to comply with regulatory requirements, and other changes considered incidental by County staff. Generally, Minor Modifications shall only be to the Site Plan and not to a specific development standard set forth within Exhibit B. The Planning Director shall determine what shall constitute a Minor Modification and have the authority to administratively approve such.

b. Moderate Modifications: "Moderate Modifications" are those modifications to the Conceptual Site Plan that are not caused by environmental features, adaptations to comply with regulatory requirements, and are not considered by County staff to be incidental changes. Moderate Modifications may be approved by the County Council after a review and recommendation is provided by County Staff. Approved Moderate Modifications shall be recorded by the Developer and made an amendment to Exhibit B.

c. Major Modifications: "Major Modifications" are those that do not qualify as either a Minor or Moderate Modification, such as the addition of new external access point to the public road system. Major Modifications must be processed and considered in the same manner as set forth in Ordinance No. 663 for a proposed development agreement after a review and recommendation is provided by County Staff.

Exhibit C

Development Schedule

Years	Commercial	Residential
1	0	0 units
2	0	0 units
3	0	0 units
4	50,000 SF	720 units (Estimated Completion)
5	55,000 SF	0 units
Total	105,000 SF	720 units

This Development Schedule is an estimate. The provisions of Section 1.07 of this Agreement apply to this exhibit.

NOTE: County and Developer acknowledge that commercial development of the Property is limited to 105,000 square feet. County and Developer acknowledge that residential development of the Property is limited to 400 multi-family units and 320 townhome units.

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Exhibit D

Required Information

The Act and Ordinance No. 663 require a development agreement to include certain information. The following information is provided in conformance with the Act and Ordinance No. 663.

(A) a legal description of the property subject to the agreement and the names of the property's legal and equitable owners. The legal description of the Property is set forth in Exhibit A. As of the Agreement Date, EEV, LLC, a North Carolina limited liability company, Pamela E. Hensley, William Steven Edwards, Jonathan L. Edwards, and David L. Edwards are the legal and equitable owners of the Property, except to the extent that C4 Investments, LLC d/b/a Crosland Southeast has contractual rights to acquire the Property and is the equitable owner of the Property.

(B) the duration of the agreement which must comply with Code Section 6-31-40. See Section 1.10.

(C) a representation by the developer of the number of acres of highland contained in the property subject to the agreement. See Section 2.02.

(D) the then current zoning of the property and a statement, if applicable, of any proposed re-zoning of the property. See Section 1.05.

(E) the development uses that would be permitted on the property pursuant to the agreement, including population densities, building intensities and height. See Section 1.06 and Exhibit B.

(F) a description of the public facilities that will service the development, including who provides the facilities, the date any new facilities, if needed, will be constructed, and a schedule to assure public facilities are available concurrent with the impacts of the development construction timeline for those facilities. If the agreement provides that the County shall provide certain public facilities, the agreement shall provide that the delivery date of the public facilities will be tied to defined completion percentages or other defined performance standards to be met by the developer. See Article IV.

(G) a description, where appropriate, of any reservation or dedication of land for public purposes and any provisions to protect environmentally sensitive property as may be required or permitted pursuant to laws in effect at the time of entering into the agreement. Developer agrees to comply with all applicable environmental laws.

(H) a description of all local development permits approved or needed to be approved for the development of the property together with a statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction does not relieve the developer of the necessity of complying with the law governing the permitting requirements, conditions, terms or restrictions. See Section 3.04.

(I) a finding that the development permitted or proposed is consistent, or will be consistent by the time of execution of the agreement, with the County's comprehensive plan and land development regulations. See Section 2.01(A).

(J) a description of any conditions, terms, restrictions, or other requirements determined to be necessary by the local government for the public health, safety, or welfare of its citizens. See Article IV.

(K) a description, where appropriate, of any provisions for the preservation and restoration of historic structures. Developer agrees to comply with all laws applicable to the preservation and restoration of historic structures within the Property.

(L) a development schedule including commencement dates and interim completion dates at no greater than five year intervals. See Section 1.07 and Exhibit C.

(M)if more than one local government is made party to the agreement, a provision stating which local government is responsible for the overall administration of the agreement. See Section 5.08.

(N) a listing of the laws and land development regulations that will apply to the development of the property subject to the agreement, including citation to specific ordinance numbers or portions of the County Code of Ordinances or both. See Sections 3.01, 3.03 and Exhibits E and E-1 – E-5.

(O) a provision, consistent with Code Section 6-31-80, addressing the circumstances under which laws and land development regulations adopted subsequent to the execution of the agreement apply to the property subject to the agreement. See Section 3.03.

(P) a provision stating whether the agreement continues to apply to the property or portions of it that are annexed into a municipality or included in a newly-incorporated area and, if so, that the provisions of Code Section 6-31-110 apply. See Section 5.09.

(Q) a provision that the agreement may be amended or cancelled by mutual consent of the parties to the agreement or their successors in interest. See Section 5.02.

(R) a provision that if the amendment constitutes a major modification of the agreement, the major modification may occur only after public notice and a public hearing by the council, provided that, for purposes of this item, a "major modification" means: (i) significant changes to the development scheduled time-frames set forth in the agreement; (ii) density modifications; (iii) land use changes; (iv) any major miscalculations of infrastructure or facility needs which create demand deficiencies; or (v) any significant deviation from the development as contained in the agreement. See Section 5.02.

(S) a provision that if the developer requests an amendment to the development schedule, including commencement dates and interim completion dates, then the dates must be modified by the council if the developer is able to demonstrate and establish that there is good cause to modify those dates. See Sections 1.07 and 5.02.

(T) a provision that the agreement must be modified or suspended as may be necessary to comply with any state or federal laws or regulations enacted after the agreement is entered into which prevents or precludes compliance with one or more of the provisions of the agreement. See Section 5.02

(U) a provision for periodic review, consistent with the provisions of Section 8 of Ordinance No. 663. See Section 5.03.

(V) a provision addressing the effects of a material breach of the agreement, consistent with the provisions of Section 9 of Ordinance No. 663. See Section 5.04.

(W) a provision that the developer, within fourteen days after the County enters into the agreement, will record the agreement with the County Register of Deeds. See Section 5.07.

(X) a provision that the burdens of the agreement are binding upon, and the benefits of the agreement shall inure to, all successors in interest to the parties to the agreement. See Section 1.09(A).

(Y) a provision addressing the conditions and procedures by which the agreement may be assigned. See Section 1.09, Section 3.05 and Section 5.14.

(Z) a traffic impact analysis prepared in accordance with UDO Chapter 6.8 and SCDOT standards. See Section 4.04.

Exhibit E

Laws and Land Development Regulations

1. Ordinance No. 2021- 1771 zoning a portion of Tax Parcel No. 0010-00-029.00, comprising the Property herein, to Mixed Use (MX) District, attached hereto as Exhibit E-1.
2. Ordinance No. 2021- 1773, approving this Development Agreement attached hereto as Exhibit E-2.
3. The Development Agreement Ordinance for Lancaster County, South Carolina: Ordinance No. 663, a copy of which is attached hereto as Exhibit E-3.
4. Unified Development Ordinance of Lancaster County (UDO): Ordinance No. 309, as amended as of the Agreement Date. The UDO includes Ordinance No. 328, as amended, as of the Agreement Date and which is cited as the Land Development Regulations of Lancaster County, a copy of which attached hereto as Exhibit E-4.
5. Land Development Regulations of Lancaster County: See Unified Development Ordinance of Lancaster County.
6. Lancaster County Manual of Specification and Standard Details, See Appendix C to the UDO.

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Exhibit E-1

Ordinance No. 2021-1771

[Rezoning Ordinance - Attached]

Exhibit E-2

Ordinance No. 2021-1773

[Ordinance Approving Development Agreement - Attached]

Exhibit E-3

The Development Agreement Ordinance, Ordinance No. 663

[Attached]

Exhibit E-4

The UDO

[**The UDO, updated to the effective date of the ordinance, will be signed by County and Developer and maintained by Lancaster County Development Services**]

Exhibit E-5

Lancaster County Manual of Specification and Standard Details, See Appendix C to the UDO.

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR INDIAN LAND TECHNOLOGY PARK TRACT

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR INDIAN LAND TECHNOLOGY PARK TRACT (this "Declaration") is made this ___ day of _____, ____, by C4 INVESTMENTS, LLC, a North Carolina limited liability company doing business as CROSLAND SOUTHEAST ("Declarant").

WITNESSETH

Declarant is the owner of that certain real property located in Lancaster County, South Carolina, and more particularly described in Exhibit A-1 and as Parcel B on Exhibit A-2 attached hereto and incorporated hereby by reference (referred to herein as either the "Economic Development Property" or the "Indian Land Technology Park Tract"), which real property is to be developed by Declarant (and one or more affiliates of Declarant) or its successors in title.

Declarant has entered into a Development Agreement with Lancaster County dated as of October __, 2021, pursuant to the South Carolina Local Government Development Agreement Act (the "Development Agreement"), which applies to the development of Parcel A on Exhibit A-2 hereto. Pursuant to Section 4.01G of the Development Agreement the Declarant has committed to impose certain restrictions on the development of the separate and adjoining Economic Development Property, and this Declaration is intended by Declarant to meet its commitment as aforesaid under Section 4.01G of the Development Agreement.

Declarant contemplates that separate easements, covenants, conditions and restrictions (which may include easements, covenants, conditions and restrictions similar to those herein contained) may be imposed with regard to the development of the Economic Development Property, and Declarant desires to impose pursuant hereto the within covenants, conditions and restrictions upon the Economic Development Property, with the understanding that, at the option of Declarant, additional restrictions ("Additional Declaration") may be imposed with regard to the Economic Development Property, with the condition that such Additional Declaration shall not be materially inconsistent with the provisions of this Declaration.

NOW, THEREFORE, Declarant hereby subjects the Economic Development Property to the covenants, conditions and restrictions hereinafter set forth and hereby declares that (subject to certain rights of amendment, as hereinafter described) all of the Economic Development Property shall be held, sold and conveyed subject to such covenants, conditions and restrictions, all of which are for the purpose of protecting the value, desirability and attractiveness of the Economic Development Property. Subject to the above-described rights of Declarant, such covenants, conditions and restrictions shall run with the Economic Development Property and be binding on all parties having or acquiring any right, title or interest in the Economic Development Property, or any part thereof.

ARTICLE I

RESTRICTIONS

1.1 Development of the Economic Development Property shall be limited to uses permitted (whether permitted by right, permitted with review, permitted upon conditional use approval, or permitted by special exception) within the Lancaster County Unified Development Ordinance's (UDO) Light Industrial (LI) District only, which uses are described in Exhibit B.

1.2 Provided, further, the following uses that are otherwise allowed in the LI District shall not be permitted within the Economic Development Property, which prohibited uses are listed in Chapter 2 and Chapter 5 the UDO and are identified as follows:

From UDO Chapter 2, Section 2.5.3.C:

- ATM
- Banks, Credit Unions, Financial Services
- Business Support Services
- Dry Cleaning and Laundry Services
- Personal Services
- Professional Services
- Small Equipment Repair/Rental
- Veterinary Clinic

From UDO Chapter 2, Section 2.5.3.D:

- Amusements, Indoor

From UDO Chapter 2, Section 2.5.3.E:

- Places of Assembly
- Public Safety Station

From UDO Chapter 2, Section 2.5.3.F:

- Day Treatment Center
- Hospital
- Operations, Maint., and Fleet Service Facility
- Studio – Art, dance, martial arts, music

From UDO Chapter 2, Section 2.5.3.G:

- Heavy Equipment/Manufactured Home Rental/Sales/Repair
- Parking Lot/Structure – Principal Use

From UDO Chapter 2, Section 2.5.3.H:

- Private Recycling Collection Stations
- Storage – Self Service (Mini)

From UDO Chapter 2, Section 2.5.3.I:

- Agriculture and Crop Production/Harvesting
- Agricultural Support Services/Nurseries
- Farmer's Markets and Roadside Stands
- Gardens (Community and Private)

From UDO Chapter 2, Section 2.5.3.J:

- Geothermal Energy Systems
- Solar Energy Systems
- Utilities – Class 2
- Utilities – Class 3

From UDO Chapter 5:

Section 5.4.1 - Crematoria
Section 5.4.3 - Kennels, Indoor
Section 5.4.4 - Kennels, Outdoor
Section 5.5.1 - Amusements, Outdoor
Section 5.5.11 - Shooting Range, Indoor
Section 5.5.12 - Shooting Range, Outdoor
Section 5.6.6 - Sports Arena/Stadium
Section 5.7.4 - Correctional Institution
Section 5.8.1 - Drive-Through/Drive-In Facility
Section 5.8.6 - Vehicle Services – Minor Maintenance/Repair
Section 5.8.7 - Vehicle Services – Major Repair/Body Work
Section 5.9.3 - Landfill – Class Two
Section 5.9.7 - Mining – Minor Surface Resource Extraction
Section 5.9.9 - Public Recycling and Waste Collections
Section 5.9.10 - Storage – Outdoor Storage Yard

ARTICLE II

MISCELLANEOUS PROVISIONS

2.1 Amendment. This Declaration may be amended, modified or terminated only by an instrument signed by: (a) Declarant, or its successor under Section 2.6, and (b) Lancaster County, and shall not require the joinder or consent of any other owner of a parcel within the Property; provided, however, that no such amendment shall impose any materially greater obligation or restriction on a parcel within the Property without the prior written consent of the owner of that parcel. Any amendment or modification pursuant to this Section 2.1 shall become effective when an instrument executed by the Declarant and Lancaster County is filed of record in the Office of the Clerk of Court for Lancaster County, South Carolina.

2.2 Enforcement: Litigation. The Declarant or Lancaster County shall have the right, but not the obligation, on its own behalf or on behalf of others, to enforce the provisions of this Declaration or any Additional Declaration. Enforcement of the controls, covenants, conditions, restrictions and development guidelines for which provision is made in this Declaration shall be

by a proceeding at law or in equity (or otherwise, as provided in this Declaration) against any person or persons violating or attempting to violate any such control, covenant, condition, restriction or development guideline, either to restrain such violation or to recover damages; and failure by the Declarant or Lancaster County to enforce any such control, covenant, condition, restriction or development guideline shall in no event be deemed a waiver of the right to do so thereafter or of any other or future violation of any thereof.

2.3 Severability of Provisions. If any paragraph, section, sentence, clause or phrase of this Declaration shall be or become illegal, null or void for any reason or shall be held by any court of competent jurisdiction to be illegal, null or void, the remaining paragraphs, sections, sentences, clauses or phrases of this Declaration shall continue in full force and effect and shall not be affected thereby. It is hereby declared that the remaining paragraphs, sections, sentences, clauses and phrases would have been and are imposed irrespective of the fact that any one or more other paragraphs, sections, sentences, clauses or phrases shall become or be illegal, null or void.

2.4 Titles. The titles, headings and captions which have been used throughout this Declaration are for convenience only and are not to be used in construing this Declaration or any part thereof.

2.5 Changes to Development Plans for the Economic Development Property. Nothing contained herein shall be deemed to incorporate, by reference or otherwise, any other plans or proposals promulgated by Declarant with respect to the development of the Economic Development Property, and Declarant, subject to the covenants, conditions and restrictions contained in this Declaration and any Additional Declaration, reserves the right to change any other development plans for the Property at any time and from time to time as Declarant may determine to be necessary based upon Declarant's continuing research and design program and/or market conditions.

2.6 Successor to Declarant. If the approval of Declarant, or any designation by Declarant, is required under the terms of this Declaration and Declarant no longer owns any interest in any parcel within the Property, the right of approval or designation shall be exercised by the owner of the largest parcel within the Property. Notwithstanding the foregoing, Declarant expressly retains the right to assign all of its rights and obligations under the terms of this Declaration, including the right to consent to amendments to this Declaration, by recording a written instrument in the in the Office of the Clerk of Court for Lancaster County, South Carolina.

IN WITNESS WHEREOF, the Declarant has executed this Declaration as of the date first written above.

Witnesses:

DECLARANT:

C4 INVESTMENTS, LLC
d/b/a Crosland Southeast

_____

By: _____
Name:
Title:

_____

STATE OF NORTH CAROLINA

PROBATE

COUNTY OF MECKLENBURG

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named C4 Investments, LLC d/b/a Crosland Southeast, by its duly authorized officer/s sign, seal and as its act and deed deliver the within written instrument and that (s)he with the other witness above subscribed, witnessed the execution thereof.

Witness my hand and official stamp or seal this ____ day of _____, 2021.

_____
NOTARY PUBLIC

My Commission Expires: _____

[NOTARIAL STAMP OR SEAL]

EXHIBIT A-1

Exhibit A-1 (Legal Description)

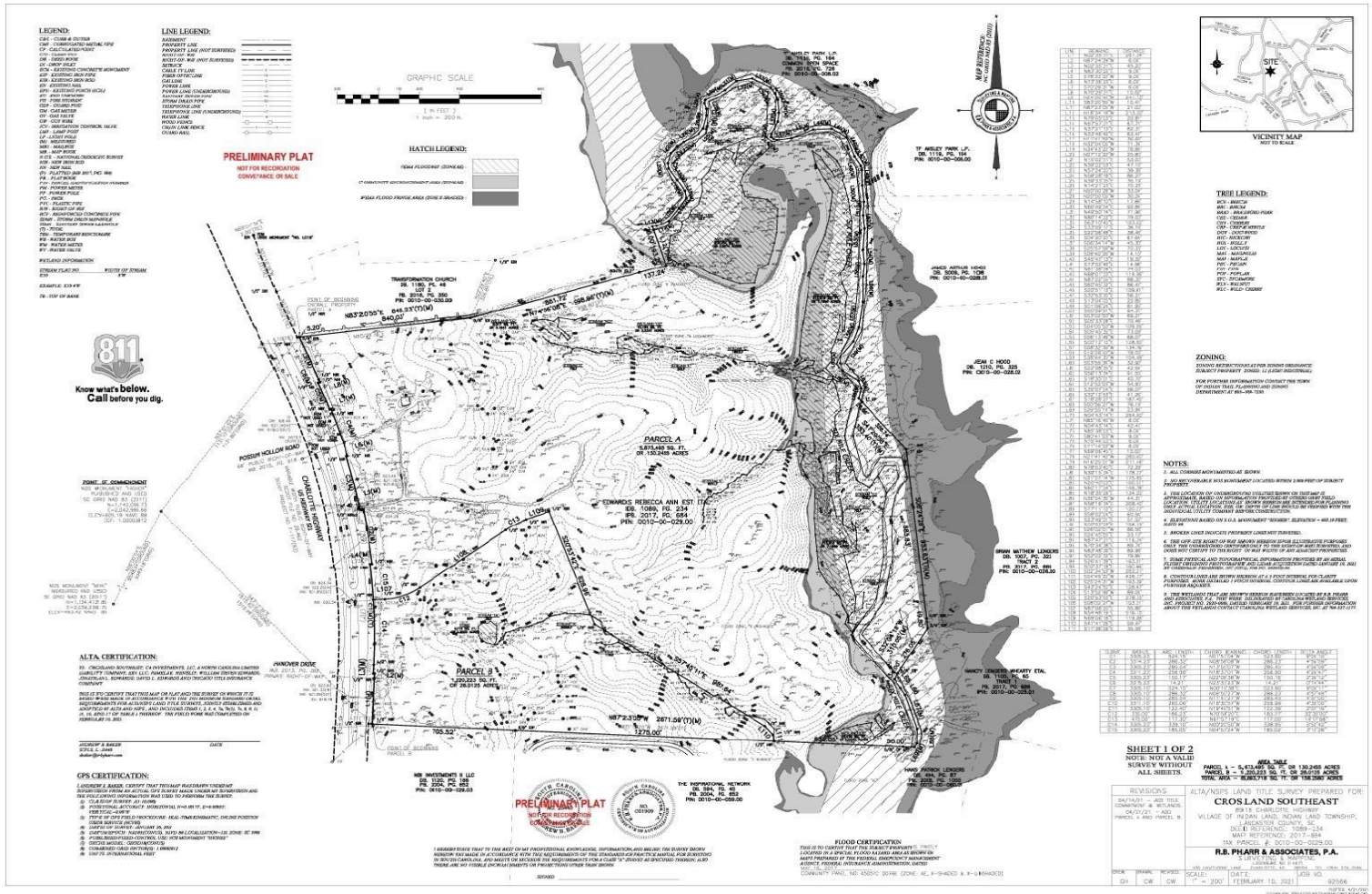
Parcel B

That certain parcel or tract of land situated, lying and being in the Village of Indian Land, Township of Indian Land, County of Lancaster, State of South Carolina and being more particularly described as follows:

Commencing at an existing NGS Monument "Higher" having SC Grid NAD 83 coordinates of N:1,142,096.73; E:2,042,984.66; thence South 43°12'39" East a horizontal ground distance of 1515.62 feet to a new 1/2" iron rod, situated at the intersection of the easterly margin of Charlotte Highway (US Highway 521)(a variable width public right-of-way) as shown on SCDOT plans File No. 29.462, Project No. F-117(93), dated January 14, 1982, with the northerly line of the lands of NBI Investments II, LLC as described in Deed Book 1120, Page 166 and shown on Plat Book 2004, Page 652, all Deed and Plat Books recorded in the Lancaster County Public Register of Deeds and being the Point of Beginning; thence along the aforesaid easterly margin for the following four (4) courses and distances; 1) North 02°35'31" East a distance of 261.34 feet to a new 1/2" iron rod; 2) North 87°24'29" West a distance of 6.00 feet to a new 1/2" iron rod; 3) North 02°35'31" East a distance of 45.20 feet to a new 1/2" iron rod; 4) with a curve along the arc of a curve to the left said curve having an arc length of 339.10 feet a radius of 3305.23 feet (chord bearing of North 00°20'50" West and chord distance of 338.95 feet) to a new 1/2" iron rod, situated at a common corner between two new parcels described as Parcel A and Parcel B; thence along a common line between the two aforesaid parcels for the following nine (9) courses and distances; 1) North 87°08'20" East a distance of 55.86 feet to a new 1/2" iron rod; 2) with a curve along the arc of a curve to the left said curve having an arc length of 186.23 feet a radius of 330.00 feet (chord bearing of North 70°58'20" East and chord distance of 183.77 feet) to a new 1/2" iron rod; 3) North 54°48'19" East a distance of 516.75 feet to a new 1/2" iron rod; 4) with a curve along the arc of a curve to the right said curve having an arc length of 117.30 feet a radius of 470.00 feet (chord bearing of North 61°57'19" East and chord distance of 117.00 feet) to a new 1/2" iron rod; 5) North 69°06'18" East a distance of 119.08 feet to a new 1/2" iron rod; 6) South 20°53'42" East a distance of 628.96 feet to a new 1/2" iron rod; 7) South 57°45'11" East a distance of 987.64 feet to a new 1/2" iron rod; 8) South 41°41'06" East a distance of 59.47 feet to a new 1/2" iron rod; 9) South 11°36'09" East a distance of 35.58 feet to a new 1/2" iron rod, situated on the northerly line of the lands of The Inspirational Network as described in Deed Book 594, Page 45 and shown on the aforesaid Plat Book 2004, Page 652; thence along the aforesaid northerly line and along the northerly line of the lands of NBI Investments II, LLC as described in the aforesaid Deed Book 1120, Page 166, North 87°23'05" West passing an existing 5/8" iron pipe at 1275.00 feet for a total distance of 1980.52 feet to the Point of Beginning, containing 1,220,223 square feet or 28.0125 acres, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated February 10, 2021 (Project No. 92566).

EXHIBIT A-2 (Plat)

(The Economic Development Property is Parcel B)


PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCE OR SALE
PARCEL A
5,673,445 SQ. FT.
OR 130.245 ACRES
PARCEL B
1,200,223 SQ. FT.
OR 28.0135 ACRES
TRANSFORMATION CHURCH
DB. 1180, PG. 48
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00
EDWARDS REBECCA ANN EST ITA
DB. 1080, PG. 234
PB. 2017, PG. 284
PIN: 0010-00-028.00
TF AMSLEY PARK, LP
DB. 1119, PG. 164
PIN: 0010-00-008.00
TF AMSLEY PARK, LP
DB. 1119, PG. 164
PIN: 0010-00-009.00
JAMES ARTHUR LEAKE
DB. 1026, PG. 126
PIN: 0010-00-028.01
JEAN C HOOD
DB. 1210, PG. 325
PIN: 0010-00-028.02
BRIAN MATTHEW LENDERS
DB. 1007, PG. 322
TRACT 2
PB. 2017, PG. 882
PIN: 0010-00-028.03
NANCY LENDERS WHEARTY ETAL
DB. 1105, PG. 60
TRACT 1
PB. 2017, PG. 882
PIN: 0010-00-025.01
HARD KNOCK LENDERS
DB. 434, PG. 87
PB. 2005, PG. 1055
PIN: 0010-00-040.01
NB INVESTMENTS II LLC
DB. 1120, PG. 128
PB. 2004, PG. 852
PIN: 0010-00-026.03
THE INSPIRATIONAL NETWORK
DB. 2314, PG. 1
PB. 2004, PG. 852
PIN: 0010-00-029.00
POSSUM HOLLOW ROAD
CHARLOTTE HIGHWAY
HANOVER DRIVE
SITE
VICINITY MAP
NOT TO SCALE
GRAPHIC SCALE
LEGEND:
LINE LEGEND:
HATCH LEGEND:
TREE LEGEND:
ZONING:
NOTES:
ALTA CERTIFICATION:
GPS CERTIFICATION:
FLOOD CERTIFICATION
SHEET 1 OF 2
NOTE: NOT A VALID SURVEY WITHOUT ALL SHEETS.
AREA TABLE
PARCEL A – 5,673,445 SQ. FT. OR 130.245 ACRES
PARCEL B – 1,200,223 SQ. FT. OR 28.0135 ACRES
TOTAL AREA – 6,873,718 SQ. FT. OR 158.2580 ACRES
REVISIONS
04/14/21 – ACE TITLE COMMITMENT & WETLANDS.
04/27/21 – ADD PARCEL A AND PARCEL B.
ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
CROSLAND SOUTHEAST
8918 CHARLOTTE HIGHWAY
VILLAGE OF INDIAN LAND, INDIAN LAND TOWNSHIP,
LANCASTER COUNTY, SC
DEED REFERENCE: 1089–234
MAP REFERENCE: 2017–884
TAX PARCEL #: 0010–00–029.00
R.B. PHARR & ASSOCIATES, P.A.
SCALE: 1" = 200'
DATE: FEBRUARY 10, 2021
JOB NO. 92566

PRELIMINARY DESIGN

THE EXCHANGE AT INDIAN LAND

MASTER DEVELOPMENT PLAN

LANCASTER COUNTY, SC

DATE: 10/04/2021

CHAPTER INDEX

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C1-00	GENERAL NOTES
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C1-02	EXISTING CONDITIONS PLAN
C1-03	SURVEY
CHAPTER 2 - SITE	
C2-00	OVERALL SITE PLAN
C2-01	OPEN SPACE PLAN
C2-02	OVERALL LAYOUT PLAN
C2-03	DETAILED LAYOUT PLAN
C2-04	DETAILED LAYOUT PLAN
C2-05	DETAILED LAYOUT PLAN
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CHAPTER 5 - GRADING	
C5-00	OVERALL GRADING PLAN
C5-01	DETAILED GRADING PLAN
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C5-03	DETAILED GRADING PLAN
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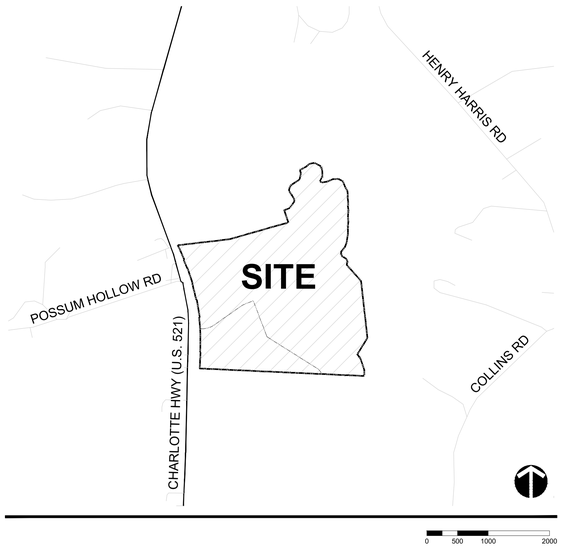
CHAPTER 7 - UTILITIES	
C7-00	OVERALL UTILITY PLAN
C7-01	DETAILED UTILITY PLAN
C7-02	DETAILED UTILITY PLAN
C7-03	DETAILED UTILITY PLAN
C7-50	FIRE PROTECTION PLAN
C7-51	FIRE PROTECTION PLAN
C7-52	FIRE PROTECTION PLAN
CHAPTER 8 - REQUIRED PLANTING	
C8-00	OVERALL REQUIRED PLANTING PLAN
C8-01	DETAILED REQUIRED PLANTING PLAN
C8-02	DETAILED REQUIRED PLANTING PLAN
C8-03	DETAILED REQUIRED PLANTING PLAN
C8-04	TREE SAVE AREAS & TREE MITIGATION PLAN
CHAPTER 9 - ARCH ELEVATIONS	
C9-00	MULTI-FAMILY ARCHITECTURAL ELEVATIONS
C9-01	TOWNHOME ARCHITECTURAL ELEVATIONS
C9-02	TOWNHOME ARCHITECTURAL ELEVATIONS

VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER
CROSLAND SOUTHEAST
121 WEST TRADE ST, SUITE 2550
CHARLOTTE,NC,28202
312.485.2722

LANDSCAPE ARCHITECT
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: SHAUN TOOLEY

CIVIL ENGINEER
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: KIMBERLY SEDDON

THE EXCHANGE
AT INDIAN LAND
LD PN 1020011

COVER SHEET

C0-00

LandDesign.

ABBREVIATIONS

A	AD	AREA DRAIN
	ADA	AMERICANS WITH DISABILITIES ACT
	ADJ	ADJACENT
	AC	ACRE(S)
	ALT	ALTERNATE
	ALUM	ALUMINUM
	ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
	APPL	APPLICATION
	APPROX	APPROXIMATE
	ARCH	ARCHITECT(URAL)
	ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
B	BP	BACKFLOW PREVENTER/ BREAK POINT
	BC	BOTTOM OF CURB
	BLDG	BUILDING
	BOC	BACK OF CURB
	BR	BOTTOM OF RAMP
	BS	BOTTOM OF STEP
	BW	BOTTOM OF WALL
C	CAP	CALIPER
	CB	CATCH BASIN
	C&G	CURB AND GUTTER
	CIP	CAST IN PLACE
	CMU	CONCRETE MASONRY UNIT
	CO	CLEANOUT
	COP	POOL COPING
	CONC	CONCRETE
	CF	CUBIC FEET
D	DB	DEED BOOK
	DCVA	DOUBLE CHECK VALVE ASSEMBLY
	DEPT	DEPARTMENT
	DI	DROP INLET
	DIA	DIAMETER
	DIP	DUCTILE IRON PIPE
	DN	DOWN
	DR	DRIVE
	DTL	DETAIL
	DWG(S)	DRAWING(S)
E	E	EAST
	EL	ELEVATION
	ELEC	ELECTRIC(AL)
	ENG	ENGINEER(ING)
	EOP	EDGE OF PAVEMENT
	EQ	EQUAL
	EQUIP	EQUIPMENT
	EXP	EXPANSION
	EX	EXISTING
F	FDC	FIRE DEPARTMENT CONNECTION
	FH	FIRE HYDRANT
	FOC	FACE OF CURB
	FT	FOOT, FEET
G	GAL	GALLON
	GV	GATE VALVE
H	HDPE	HIGH-DENSITY POLYETHYLENE
	HORZ/H	HORIZONTAL
	HP	HIGH POINT
	HT	HEIGHT
	HWY	HIGHWAY
I	ID	INSIDE DIAMETER
	IN	INCH(ES)
	INV	INVERT
J	JB	JUNCTION BOX
L	L	LENGTH/ LONG
	LCWSD	LANCASTER COUNTY WATER AND SEWER DISTRICT
	LED	LIGHT-EMITTING DIODE
	LF	LINEAR FEET
	LN	LANE
	LP	LOW POINT
M	MAX	MAXIMUM
	MECH	MECHANICAL
	MFR	MANUFACTURER
	MH	MANHOLE
	MIN	MINIMUM
N	N/A	NOT APPLICABLE
	N	NORTH
	NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
	NO	NUMBER
	NTS	NOT TO SCALE
O	OC	ON CENTER
	OD	OUTSIDE DIAMETER
P	PB	PLAT BOOK
	PG	PAGE
	PROJ	PROJECT
	PSF	POUNDS PER SQUARE FOOT
	PSI	POUNDS PER SQUARE INCH
	PROP	PROPOSED
	PVC	POLYVINYL CHLORIDE
Q	QTY	QUANTITY
R	RAD/R	RADIUS
	RCP	REINFORCED CONCRETE PIPE
	REINF	REINFORC(E), (ING)
	REV	REVISION
	REQ	REQUIRED
	R/W	RIGHT OF WAY
S	S	SOUTH
	S.C.	SOUTH CAROLINA
	SC DHEC	SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
	SCDOT	SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
	SCH	SCHEDULE
	SD	STORM DRAIN(AGE)
	SF	SQUARE FOOT, FEET
	SQ	SQUARE
	SSCO	SANITARY SEWER CLEANOUT
	SSMH	SANITARY SEWER MANHOLE
	SDMH	STORM DRAINAGE MANHOLE
	SPEC	SPECIFICATION
	SS	SANITARY SEWER
	STA	STATION
	STD	STANDARD
	SW	SIDEWALK
	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
	SAN SWR	SANITARY SEWER
T	TBD	TO BE DETERMINED
	TC	TOP OF CURB
	TD	TRENCH DRAIN
	THK/TH	THICK(NESS)
	TOC	TOP OF COUNTER
	TR	TOP OF RAMP
	TS	TOP OF STEP
	TW	TOP OF WALL
	TYP	TYPICAL
U	USACOE	UNITED STATES ARMY CORPS OF ENGINEERS
	U.N.O	UNLESS NOTED OTHERWISE
V	VERT/V	VERTICAL
W	W	WEST, WIDE, WIDTH
	W/	WITH
	W/O	WITHOUT
	WT	WEIGHT
	WWM	WELDED WIRE MESH
Y	YI	YARD INLET

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VERY.

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VERY.

MATERIALS + PAVING NOTES:

1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
2. SUBGRADE PREPARATION, PAVEMENT STRENGTH AND PAVEMENT THICKNESS SHALL BE IN ACCORDANCE WITH THE FINAL GEOTECHNICAL REPORT PREPARED GEOSCIENCE, DATED MARCH 9, 2018 (OR AS AMENDED).
3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION WHILE PLACING CONCRETE PAVEMENT, UNLESS OTHERWISE NOTED ON THESE PLANS.
5. THE COMPRESSIVE STRENGTH, AGGREGATE SIZE, SLUMP AND AIR CONTENT OF CAST IN PLACE CONCRETE SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, UNLESS OTHERWISE NOTED ON THESE PLANS.
7. ALL CONCRETE REINFORCEMENT, CONTROL JOINTS AND EXPANSION JOINTS SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, UNLESS OTHERWISE NOTED ON THESE PLANS.
11. CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
12. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
13. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
14. PAVEMENT MARKINGS AND SIGNAGE
    - 14.1. ALL PAVEMENT STRIPING AND SIGNAGE SHALL ADHERE TO THE MOST RECENT VERSION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, UNLESS NOTED OTHERWISE ON THESE PLANS.
    - 14.1. ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH THE MOST RECENT VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND ALL SOUTH CAROLINA AND LANCASTER COUNTY CODES.
    - 14.2. PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LANCASTER COUNTY CODE. TWO (2) COATS OF VOC COMPLIANT, SC DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED. PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
15. CONTRACTOR SHALL REFER TO THE UTILITY AND STORM DRAINAGE PLANS (INCLUDED IN THIS PLAN SET), IRRIGATION PLANS (DESIGN-BUILD BY CONTRACTOR), PLUMBING PLANS AND ALL UTILITY SERVICE PLANS (BY OTHERS) FOR ALL PROPOSED UTILITY PIPES AND CONDUIT TO BE INSTALLED UNDER PROPOSED PAVEMENT PRIOR TO COMMENCEMENT OF PAVEMENT SUBGRADE PREPARATION.
16. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY ANY GOVERNING AUTHORITIES AND THE GEOTECHNICAL ENGINEER, A TESTING LABORATORY APPROVED BY THE GEOTECHNICAL ENGINEER TO MAKE ALL TESTS REQUIRED TO ENSURE COMPLIANCE WITH THE FINAL GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, THE CONTRACTOR SHALL PROVIDE SUBSEQUENT TESTING TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

1. CONTRACTOR SHALL CLOSELY ADHERE TO ALL REQUIREMENTS OF THE MOST RECENT VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND ALL ACCESSIBILITY REQUIREMENTS PER LANCASTER COUNTY AND SOUTH CAROLINA CODE. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE REQUIRED ACCESSIBILITY STANDARDS, INCLUDING, BUT NOT LIMITED TO, MAXIMUM CROSS SLOPES AND RUNNING SLOPES ON PAVED SURFACES, MINIMUM VERTICAL AND HORIZONTAL CLEARANCES ON ACCESSIBLE PATHS, AND MAXIMUM SLOPES ON CURB RAMPS, SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN PRIOR TO CONSTRUCTION.
2. ALL CONCRETE PAVEMENT ON CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.

PLANTING NOTES:

1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
2. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
3. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
5. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE.
6. SIZES LISTED ARE MINIMUM AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
7. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
8. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
9. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
11. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
14. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
15. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
16. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING.
18. ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL, 40-45% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUNDCOVER ZONES AND 36" FOR TREE PITS.
19. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
20. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.

19. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
20. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.

PLANTERS/POTS/SEASONAL PLANTING NOTES:

1. SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES.
2. A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
3. PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
4. WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
5. IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
6. CONTACT LANDDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
7. ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
8. AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
9. SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
2. ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
4. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

GENERAL NOTES:

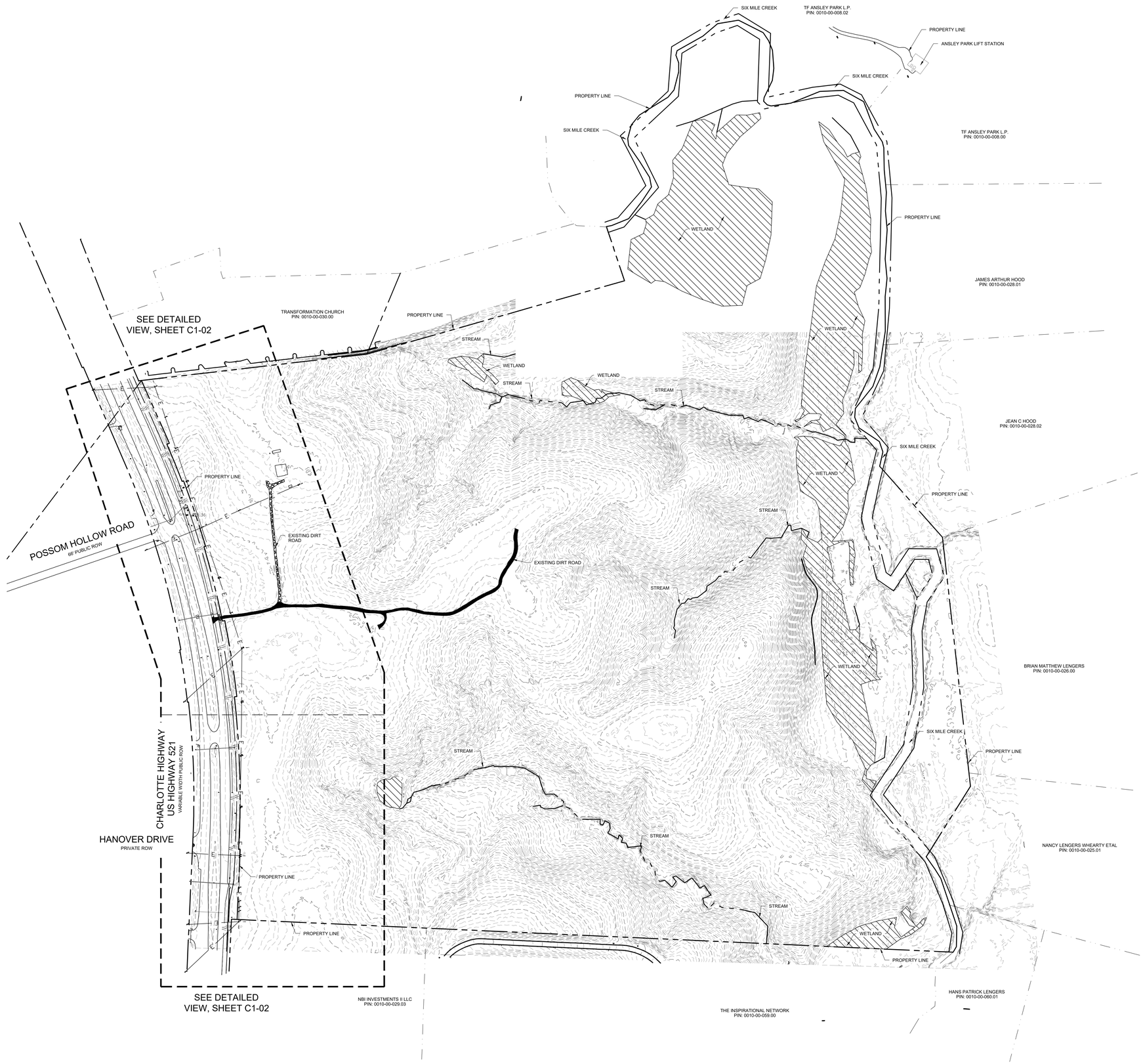
1. SURVEY DATA OF THE PROJECT TOPOGRAPHY AND SURFACE FEATURES WAS OBTAINED FROM R.B. PHARR & ASSOCIATES, INC.
2. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
3. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS IN THE FIELD, INCLUDING, BUT NOT LIMITED TO: ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS; ALL ABOVE GROUND UTILITIES AND STRUCTURES; EXISTING TOPOGRAPHY, SUBSURFACE CONDITIONS, VEGETATION, EASEMENTS AND PROPERTY BOUNDARIES. IF ANY EXISTING CONDITIONS DIFFER FROM THOSE SHOW ON THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER IMMEDIATELY.
7. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
8. ALL PROPOSED FINISHED GRADES TIE INTO THE EXISTING GRADES AS SHOWN IN THE TOPOGRAPHIC SURVEY PROVIDED BY LDSI INC. ANY DISCREPANCIES BETWEEN EXISTING GRADES PRESENTED IN THE TOPOGRAPHIC SURVEY AND EXISTING GRADES AT THE TIME OF CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN IMMEDIATELY.
9. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD AND VERIFIED WITH THE CONSTRUCTION DOCUMENTS. IF DISCREPANCIES ARISE, CONTRACTOR SHALL NOTIFY LANDDESIGN PRIOR TO INSTALLATION. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. CONTRACTOR SHALL NOTIFY LANDDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
11. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES OF ALL MATERIALS, PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.
12. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.
13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
14. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY.
15. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
17. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
19. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

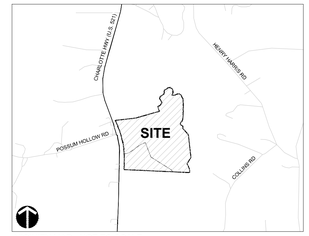
LAYOUT NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES IN THE FIELD PRIOR TO CONSTRUCTION. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON DESIGN INFORMATION PROVIDED TO LANDDESIGN, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IF UTILITIES ARE TO REMAIN IN PLACE, CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS THROUGHOUT CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
3. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
4. ALL CURB RADII AND SIDEWALK RETURNS ARE 2', UNLESS NOTED OTHERWISE IN THESE PLANS.
5. THE CONTRACTOR SHALL REFER TO THE MOST RECENT AMENDMENT TO THE ARCHITECTURAL PLANS, BY CBA, TO VERIFY THE EXACT BUILDING DIMENSIONS PRIOR TO CONSTRUCTION.
6. LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
7. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
8. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
9. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
10. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
11. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
12. CUT PAVERS SHALL BE GREATER THAN 1/3 FULL PAVER SIZE WHERE POSSIBLE.
13. PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

GRADING NOTES:

1. CONTRACTOR SHALL STAKE SITE PER SPOT ELEVATIONS AND NOTED SLOPES ON THE GRADING PLANS INCLUDED IN THIS PLAN SET.
2. WRITTEN DIMENSIONS AND GRADES SHALL PREVAIL OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. ALL SPOT ELEVATIONS SHOWS ON GRADING PLAN ARE TO BOTTOM OF CURB/ TOP OF PAVEMENT UNLESS OTHERWISE NOTED. RIM ELEVATIONS SHOWN ON THE STORM DRAINAGE PLANS ARE TO CENTER OF RIM.
6. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER AND FINAL GEOTECHNICAL REPORT FOR ALL GRADING SPECIFICATIONS, RECOMMENDATIONS AND INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS. CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL RECOMMENDATIONS WITHIN THE FINAL GEOTECHNICAL REPORT. ANY DEVIATIONS FROM THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL REPORT SHALL REQUIRE APPROVAL FROM THE GEOTECHNICAL ENGINEER.
7. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

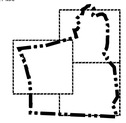




VICINITY MAP - NOT TO SCALE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



SEAL

PRELIMINARY
-FOR REVIEW ONLY-

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XXXXX XXXXXXXX	####	5/31/21
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#

1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

NORTH

VERT: N/A
HORZ: 1" = 150'

0 75 150 300

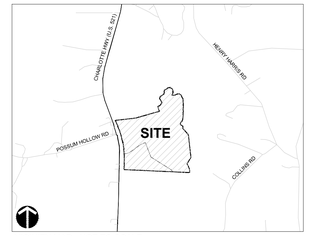
SHEET TITLE

OVERALL EXISTING CONDITIONS PLAN

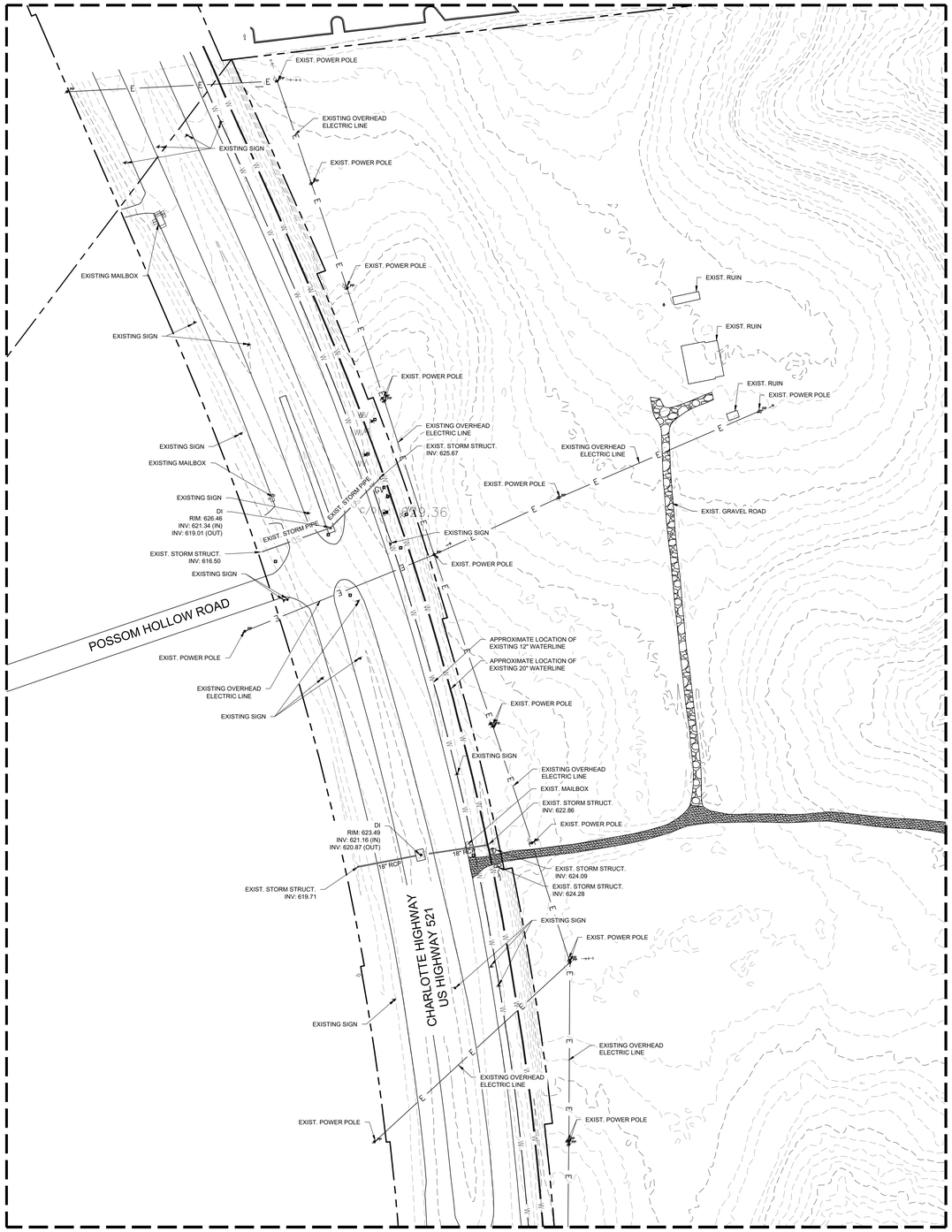
SHEET NUMBER

C1-01

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

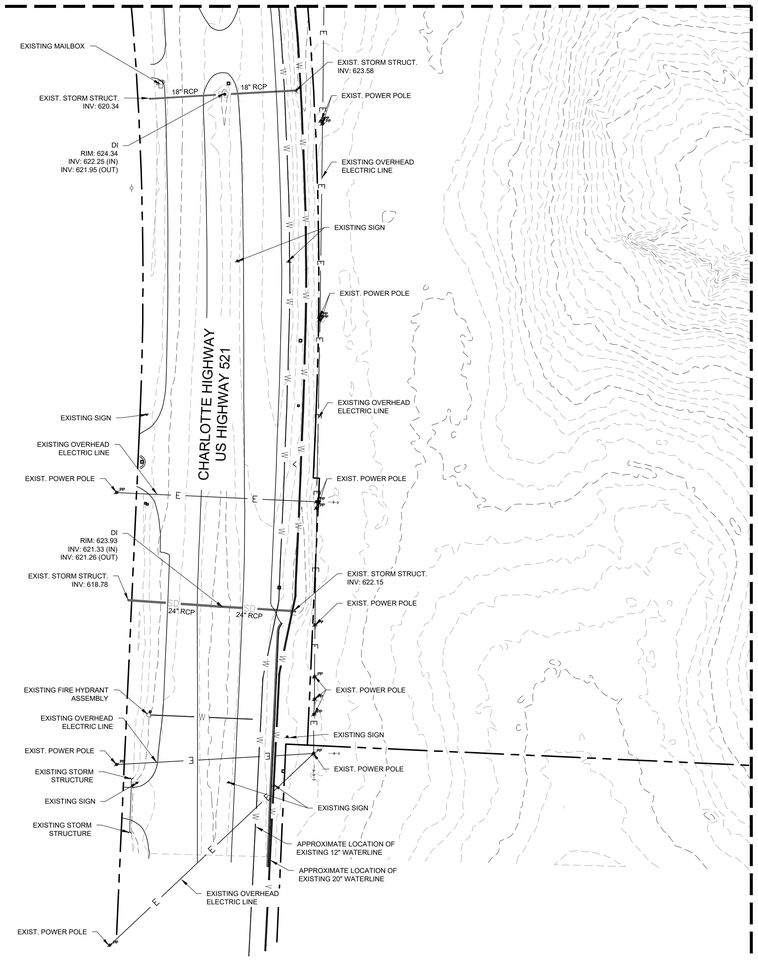


VICINITY MAP - NOT TO SCALE



SEE CONTINUATION, RIGHT

SEE CONTINUATION, LEFT



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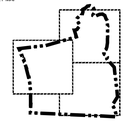

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XXXXX XXXXXXXX	####	5/31/21
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1" = 60'

0 30 60 120

NORTH

SHEET TITLE

EXISTING CONDITIONS PLAN

SHEET NUMBER

C1-02

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

LEGEND:

C&G - CURB & GUTTER
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
C/O - CLEAN OUT
DB. - DEED BOOK
DI - DROP INLET
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EPH - EXISTING PUNCH HOLE
EU - END UNKNOWN
FH - FIRE HYDRANT
GDP - GUARD POST
GM - GAS METER
GV - GAS VALVE
GW - GUY WIRE
ICV - IRRIGATION CONTROL VALVE
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
MB. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
(P) - PLATTED (MB. 2017, PG. 684)
PB. - PLAT BOOK
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PVC - PVC PIPE
RCP - REINFORCED CONCRETE PIPE
RW - RIGHT-OF-WAY
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TBM - TEMPORARY BENCHMARK
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

WETLAND INFORMATION

STREAM FLAG NO. — WIDTH OF STREAM
E39 — 8'W

EXAMPLE: E19 4'W

TB - TOP OF BANK

LINE LEGEND:

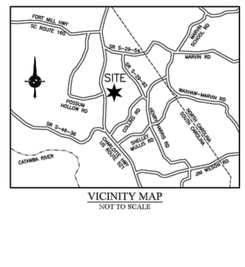
EASEMENT
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
CABLE TV LINE — C
FIBER OPTIC LINE — FO
GAS LINE — G
POWER LINE — E
POWER LINE (UNDERGROUND) — UE
SANITARY SEWER PIPE — SS
STORM DRAIN PIPE — SD
TELEPHONE LINE — T
TELEPHONE LINE (UNDERGROUND) — UT
WATER LINE — W
WOOD FENCE
CHAIN LINK FENCE — X — X
GUARD RAIL

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCE OR SALE

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

HATCH LEGEND:
FEMA FLOODWAY (ZONE AE) -
COMMUNITY ENCROACHMENT AREA (ZONE AE) -
FEMA FLOOD FRINGE AREA (ZONE X-SHADED) -

MAP REFERENCE:
NC GRID NAD 83 (2011)



VICINITY MAP
NOT TO SCALE

TREE LEGEND:

BCH - BEECH
BRC - BIRCH
BRAD - BRADFORD PEAR
CED - CEDAR
CHY - CHERRY
CRP - CREPE MYRTLE
DOW - DOGWOOD
HIC - HICKORY
HOL - HOLLY
LOC - LOCUST
MAG - MAGNOLIA
MAP - MAPLE
PEC - PECAN
PIN - PINE
POP - POPLAR
SYC - SYCAMORE
WLN - WALNUT
WLC - WILD CHERRY

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: LI (LIGHT INDUSTRIAL)

FOR FURTHER INFORMATION CONTACT THE TOWN OF INDIAN TRAIL PLANNING AND ZONING DEPARTMENT AT 803-969-7230.

NOTES:

1. ALL CORNERS MONUMENTED AS SHOWN.
2. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
4. ELEVATIONS BASED ON N.G.S. MONUMENT "HIGHER", ELEVATION = 605.19 FEET, NAVD 88.
5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
7. SOME PHYSICAL AND TOPOGRAPHICAL INFORMATION PROVIDED BY AN AERIAL FLIGHT OBTAINING PHOTOGRAPHY AND LIDAR ACQUISITION DATED JANUARY 19, 2021 BY GREENMAN-PEDERSEN, INC (GPI), JOB NO. 3020052.00.
8. CONTOUR LINES ARE SHOWN HEREON AT A 1 FOOT INTERVAL FOR CLARITY PURPOSES. MORE DETAILED 1 FOOT INTERVAL CONTOUR LINES ARE AVAILABLE UPON FURTHER REQUESTS.
9. THE WETLANDS THAT ARE SHOWN HEREON HAVE BEEN LOCATED BY R.B. PHARR AND ASSOCIATES, P.A. THEY WERE DELINEATED BY CAROLINA WETLAND SERVICES, INC. PROJECT NO. 2020-0005, DATED FEBRUARY 19, 2021. FOR FURTHER INFORMATION ABOUT THE WETLANDS CONTACT CAROLINA WETLAND SERVICES, INC. AT 704-527-1177.

LINE	BEARING	DISTANCE
L1	N00°35'31"E	261.34'
L2	N87°24'29"W	6.00'
L3	N00°35'31"E	45.50'
L4	N83°30'22"E	9.00'
L5	S78°31'37"E	9.00'
L6	N79°36'23"E	6.00'
L7	S70°29'31"W	6.00'
L8	N70°29'31"E	10.00'
L9	N24°00'42"W	241.73'
L10	S83°20'55"W	10.41'
L11	N82°21'05"W	21.00'
L12	N18°54'18"W	213.50'
L13	N79°05'03"E	20.81'
L14	N67°57'31"E	67.71'
L15	N37°21'13"E	82.31'
L16	N33°46'42"E	63.47'
L17	N11°41'58"W	16.66'
L18	N32°04'06"W	31.34'
L19	N34°43'22"W	70.84'
L20	N07°12'22"W	25.80'
L21	N15°02'51"E	53.00'
L22	N39°22'03"E	47.19'
L23	N57°24'20"E	39.38'
L24	N58°28'18"E	86.27'
L25	N32°33'35"E	35.19'
L26	N14°21'23"E	70.23'
L27	N00°00'28"W	33.04'
L28	N25°50'06"W	30.24'
L29	N14°58'10"E	17.86'
L30	N65°48'24"E	92.84'
L31	N49°50'14"E	71.96'
L32	N80°14'22"E	79.00'
L33	S85°10'45"E	103.02'
L34	S15°09'17"E	36.15'
L35	S22°06'48"E	38.46'
L36	S04°20'20"E	67.64'
L37	S06°34'14"W	45.30'
L38	S25°57'58"W	70.33'
L39	S08°40'05"W	14.10'
L40	S45°47'13"E	9.30'
L41	S73°02'46"E	14.98'
L42	N81°38'09"E	74.51'
L43	N68°01'33"E	116.06'
L44	N87°22'57"E	88.32'
L45	S67°45'32"E	86.47'
L46	S40°51'13"E	109.61'
L47	S32°53'50"E	56.21'
L48	S13°04'05"E	22.86'
L49	S01°06'24"E	81.95'
L50	S00°29'21"E	84.31'
L51	S03°02'00"W	69.21'
L52	S09°33'28"E	70.48'
L53	S04°05'50"W	109.09'
L54	S02°46'30"E	73.09'
L55	S08°13'48"W	68.07'
L56	S08°12'10"E	136.50'
L57	S06°59'39"W	134.76'
L58	S19°28'42"W	78.01'
L59	S38°44'15"W	104.48'
L60	S05°55'54"W	32.97'
L61	S02°08'56"E	42.52'
L62	S66°13'54"E	41.56'
L63	S18°35'01"E	40.72'
L64	S12°52'03"E	54.90'
L65	S35°07'04"E	56.07'
L66	S35°17'53"E	41.29'
L67	S18°28'27"E	187.40'
L68	S00°56'27"W	76.19'
L69	S29°50'14"W	23.94'
L70	N04°43'14"E	264.00'
L71	N85°16'46"W	6.00'
L72	N04°43'14"E	52.41'
L73	N89°38'03"E	9.00'
L74	S80°41'03"W	9.00'
L75	N75°44'03"E	6.00'
L76	S71°14'03"W	6.00'
L77	N69°06'45"E	10.00'
L78	N21°41'42"W	280.00'
L79	N16°29'51"W	211.48'
L80	N78°03'40"E	72.29'
L81	N39°15'34"E	178.37'
L82	N31°07'14"W	75.95'
L83	N20°40'03"E	100.51'
L84	N60°17'54"E	146.78'
L85	N18°35'29"E	134.20'
L86	N36°04'36"W	44.31'
L87	N58°16'34"W	208.40'
L88	S77°11'12"E	120.27'
L89	S58°02'04"E	60.34'
L90	S23°49'01"E	51.50'
L91	S50°07'23"E	108.30'
L92	S26°02'01"W	86.50'
L93	S24°45'55"E	23.11'
L94	N87°47'31"E	116.12'
L95	N70°34'38"E	89.74'
L96	N83°48'36"E	89.98'
L97	S82°02'32"E	79.84'
L98	S26°41'38"E	163.01'
L99	S02°37'18"E	160.66'
L100	S09°34'53"W	262.91'
L101	S04°49'22"W	426.17'
L102	S22°24'31"W	193.39'
L103	S43°24'50"E	128.67'
L104	S12°02'48"W	89.04'
L105	S26°53'50"E	278.35'
L106	S28°02'27"W	103.21'
L107	N87°08'20"E	55.86'
L108	N54°48'18"E	516.75'
L109	N69°06'18"E	119.08'
L110	S41°41'06"E	59.47'
L111	S11°36'09"E	35.58'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	3305.23'	524.15'	N01°52'54"W	523.60'	9°05'10"
C2	3314.23'	286.32'	N08°58'06"W	286.23'	4°58'09"
C3	3305.23'	285.54'	N13°53'07"W	285.45'	4°58'29"
C4	3311.23'	256.98'	N18°37'01"W	256.90'	4°26'47"
C5	3305.23'	150.17'	N22°08'38"W	150.16'	2°36'12"
C6	3315.23'	14.21'	N23°53'01"W	14.21'	0°14'44"
C7	3305.10'	524.15'	N00°10'58"E	523.60'	9°05'11"
C8	3305.10'	286.32'	N06°50'27"W	286.23'	4°57'49"
C9	3305.10'	285.54'	N11°43'27"W	285.45'	4°57'09"
C10	3311.10'	260.06'	N16°35'57"W	259.99'	4°30'00"
C11	3305.10'	122.40'	N19°49'51"W	122.39'	2°07'19"
C12	330.00'	186.23'	N70°08'20"E	183.77'	32°20'00"
C13	470.00'	117.30'	N61°57'19"E	117.00'	14°17'58"
C14	3305.23'	339.10'	N00°20'30"W	338.95'	5°52'42"
C15	3305.23'	185.05'	N04°53'24"W	185.02'	3°12'28"

TRANSFORMATION CHURCH
DB. 1180, PG. 46
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00

TF ANSLEY PARK L.P.
DB. 1119, PG. 164
COMMON OPEN SPACE
PB. 2018, PG. 726
PIN: 0010-00-008.02

TF ANSLEY PARK L.P.
DB. 1119, PG. 164
PIN: 0010-00-008.00

JAMES ARTHUR HOOD
DB. 5009, PG. 108
PIN: 0010-00-028.01

JEAN C HOOD
DB. 1210, PG. 325
PIN: 0010-00-028.02

BRIAN MATTHEW LENGERS
DB. 1007, PG. 322
TRACT 2
PB. 2017, PG. 886
PIN: 0010-00-026.00

NANCY LENGERS-WHEARTY ETAL
DB. 1105, PG. 65
TRACT 1
PB. 2017, PG. 886
PIN: 0010-00-023.01

HANS PATRICK LENGERS
DB. 494, PG. 87
PB. 2008, PG. 1055
PIN: 0010-00-060.01

EDWARDS REBECCA ANN EST ETAL
DB. 1089, PG. 234
PB. 2017, PG. 684
PIN: 0010-00-029.00

NBI INVESTMENTS II LLC
DB. 1120, PG. 166
PB. 2004, PG. 652
PIN: 0010-00-029.03

THE INSPIRATIONAL NETWORK
DB. 594, PG. 45
PB. 2004, PG. 652
PIN: 0010-00-059.00

PARCEL A
5,673,495 SQ. FT.
OR 130.2455 ACRES

PARCEL B
1,220,223 SQ. FT.
OR 28.0125 ACRES

POINT OF BEGINNING
OVERALL PROPERTY
PARCEL A
1/2" NIR

POINT OF BEGINNING
PARCEL B

POINT OF COMMENCEMENT
NGS MONUMENT "HIGHER"
PUBLISHED AND USED
SC GRID NAD 83 (2011)
N=1,142,096.73
E=2,042,984.66
ELEV=605.19 NAVD 88
CGF: 1.00002812

NGS MONUMENT "MIKI"
MEASURED AND USED
SC GRID NAD 83 (2011)
N=1,143,412.86
E=2,039,236.75
ELEV=493.42 NAVD 88

POSSUM HOLLOW ROAD
66' PUBLIC RIGHT-OF-WAY
MB. 2015, PG. 918

CHARLOTTE HIGHWAY
US HIGHWAY 521
(VARIABLE PUBLIC RIGHT-OF-WAY)
SCDOT PROJECT NO. F-1179(3)

HANOVER DRIVE
MB. 2013, PG. 262
PRIVATE RIGHT-OF-WAY

FLOOD ZONE "X SHADED"
FLOOD ZONE "X UNSHADED"
FLOOD ZONE "AE"

ALTA CERTIFICATION:

TO: CROSLAND SOUTHEAST; C4 INVESTMENTS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY; EET, LLC; PAMELA E. HENSLEY; WILLIAM STEVEN EDWARDS; JONATHAN L. EDWARDS; DAVID L. EDWARDS AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b(1), 7c, 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 10, 2021.

ANDREW B. BAKER — DATE
SCPLS, L-2940
abaker@rbpharr.com

GPS CERTIFICATION:

I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: A(1:10,000)
(3) POSITIONAL ACCURACY: HORIZONTAL N=0.00175', E=0.00035'; VERTICAL=0.0076'
(5) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC, ONLINE POSITION USER SERVICE (OCTOPUS)
(4) DATES OF SURVEY: JANUARY 26, 2021
(5) DATUM/EPOCH: NAD83(CONUS), NAVD 88 LOCALIZATION=120, ZONE: SC 3900
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "HIGHER"
(7) GEOID MODEL: GEOID18(CONUS)
(8) COMBINED GRID FACTOR(S): 1.00002812
(9) UNITS: INTERNATIONAL FEET

I HERBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SIGNED _____

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCE OR SALE
ANDREW B. BAKER

SOUTH CAROLINA PROFESSIONAL ENGINEER — SEAL — NO. C01909

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MAY 16, 2017
COMMUNITY PANEL NO: 45057C 0076E (ZONE: AE, X-SHADED & X-UNSHADED)

SHEET 1 OF 2
NOTE: NOT A VALID SURVEY WITHOUT ALL SHEETS.

AREA TABLE
PARCEL A – 5,673,495 SQ. FT. OR 130.2455 ACRES
PARCEL B – 1,220,223 SQ. FT. OR 28.0125 ACRES
TOTAL AREA – 6,893,718 SQ. FT. OR 158.2580 ACRES

REVISIONS
04/14/21 – ADD TITLE COMMITMENT & WETLANDS.
04/21/21 – ADD PARCEL A AND PARCEL B.

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
CROSLAND SOUTHEAST
8918 CHARLOTTE HIGHWAY
VILLAGE OF INDIAN LAND, INDIAN LAND TOWNSHIP,
LANCASTER COUNTY, SC
DEED REFERENCE: 1089-234
MAP REFERENCE: 2017-684
TAX PARCEL #: 0010-00-029.00

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO: C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO.
GH	CW	CW	1" = 200'	FEBRUARY 10, 2021	92566

PLOTTED: 4/21/2021
C:\CARLSON PROJECTS\921\S\92566\DWG\92566.DWG

KEY MAP

SEAL

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX	####	6/1/21
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE — NORTH

VERT: N/A
HORZ: AS NOTED

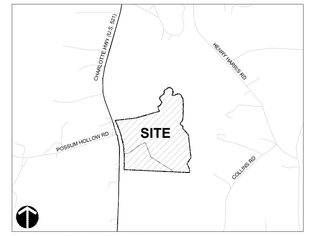
SHEET TITLE

SURVEY

SHEET NUMBER

C1-03

Know what's below. Call before you dig.



VICINITY MAP - NOT TO SCALE

SITE LEGEND

- BUILDING
- BUILD TO ZONE
- PROPERTY LINE
- SETBACK LINE
- BUILD TO ZONE LINE

SITE DATA

PARCEL NO: 0010-00-029.00

CURRENT ZONING: LI
PROPOSED ZONING: MX (RETAINED PARCEL WILL REMAIN LI)

TOTAL SITE AREA: 158.02 ACRES
ACREAGE RETAINED BY OWNER: 28.0 AC
ACTUAL SITE ACREAGE: 130.02 AC

DEVELOPER: CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

CURRENT USE: UNDEVELOPED
PROPOSED USE: MIXED-USE

PROPOSED COMMERCIAL:
UP TO 50K SF GROCERY
40K SF SHOPS / RETAIL

PROPOSED RETAIL OUTPARCELS:
15K - 20K SHOPS / RESTAURANTS

PROPOSED RESIDENTIAL UNITS:
MULTI-FAMILY: UP TO 400 UNITS
TOWNHOMES: UP TO 320 UNITS

DENSITY: ±5.5 UNITS/ACRE

TOTAL PROPOSED PARKING
STANDARD SPACES: ±809 SPACES
ON STREET SPACES: ±280 SPACES
GARAGE SPACES: ±320 SPACES
DRIVEWAY SPACES: ±320 SPACES

OPEN SPACE REQUIRED: 13 AC (10% OF SITE AREA)

OPEN SPACE PROVIDED: ±69 AC (53% OF SITE AREA)
±8 AC PROGRAMMED OPEN SPACE
±61 AC OPEN SPACE/ TREE SAVE
(SEE SHEET C2-01 FOR OPEN SPACE PLAN, SHEET C8-04 FOR TREE SAVE)

IMPERVIOUS SURFACE AREA: ±54.5 AC (±42% OF SITE AC)

CONNECTIVITY INDEX: 1.7
THE DESIGN INTENT IS TO LIMIT DISTURBANCE OF THE EXISTING STREAM AND WETLAND BUFFERS. PEDESTRIAN CONNECTIONS HAVE BEEN ADDED TO INCREASE CONNECTIVITY.

SOLID WASTE:
TOWNHOMES TO BE SERVICED BY PRIVATE ROLLOUTS.

PER LANCASTER COUNTY, PROPERTY TO BE REPLATTED FOLLOWING PLAN APPROVAL. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE APPROVED PLAN.

BUILDING LEGEND

BLDG. 1: APARTMENT BUILDING - 4 STORY (40 UNITS)
BLDG. 2: APARTMENT BUILDING - 4 STORY (40 UNITS)
BLDG. 3: APARTMENT BUILDING - 4 STORY (40 UNITS)
BLDG. 4: APARTMENT BUILDING - 4 STORY (40 UNITS)
BLDG. 5: APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 6: APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 7: APARTMENT BUILDING - 4 STORY (30 UNITS) (RETAIL FIRST FLOOR UP TO 10K SF)
BLDG. 8: APARTMENT BUILDING - 4 STORY (30 UNITS) (RETAIL FIRST FLOOR UP TO 10K SF)
BLDG. 9: APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 10: APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 11: APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 12: APARTMENT BUILDING - 3 STORY (30 UNITS)

PARKING SUMMARY

MULTI-FAMILY:

SPACES REQUIRED

1.5 SP PER 400 DU = 600 SPACES

SPACES PROVIDED

STANDARD SPACES: 488

ON STREET SPACES: 82

GARAGE SPACES: 30

TOTAL SPACES PROVIDED: 600

ACCESSIBLE PARKING

ADA REQUIRED: 12 ACCESSIBLE SPACES (2 VAN)
2% OF TOTAL SPACES ARE ACCESSIBLE. 1:16 VAN.
ADA PROVIDED: 15 ACCESSIBLE SPACES (4 VAN)

RETAIL:

SPACES REQUIRED

1 SP PER 400 SF = 225 SPACES

SPACES PROVIDED

STANDARD SPACES: 321

ON STREET SPACES: 0

TOTAL SPACES PROVIDED: 321

ACCESSIBLE PARKING

ADA REQUIRED: 8 ACCESSIBLE SPACES (2 VAN)
ADA PROVIDED: 15 ACCESSIBLE SPACES (7 VAN)

240 SPACES ARE GROCERY PRIORITY SPACES

TOWNHOMES:

SPACES REQUIRED

1.5 SP PER 320 DU = 480 SPACES

SPACES PROVIDED

ON STREET SPACES: 198

GARAGE SPACES: 320

DRIVEWAY SPACES: 320

TOTAL SPACES PROVIDED: 838

ALL PARKING IS PROVIDED WITHIN THE 2ND OR 3RD LAYER PER THE REQUIREMENTS OF UDO SECTION 7.2.4A

BIKE PARKING

SPACES REQUIRED

MULTI-FAMILY:
SHORT TERM REQUIRED: 1/20 UNITS = 20
LONG TERM REQUIRED: 1/5 UNITS = 78

RETAIL:
SHORT TERM REQUIRED: 1 PER 5000 SF = 14
LONG TERM REQUIRED: 1 PER 5000 SF = 14

SPACES PROVIDED

MULTI-FAMILY:
SHORT TERM PROVIDED: 20
LONG TERM PROVIDED: 78

RETAIL:
SHORT TERM PROVIDED: 18
LONG TERM PROVIDED: 18

BUILDING SETBACK AND SF REQUIREMENTS

APARTMENT BUILDING:		
	PRIMARY STREET	10' MIN.
	SIDE STREET	10' MIN.
	SIDE INTERIOR	0' OR 5' MIN.
	REAR	0' TO 5' MIN.
	BUILD TO ZONE (BTZ)	10' MIN - 20' MAX.
	LOT WIDTH:	100' MIN.
	LOT AREA:	12,5000 SF MIN.
	% OF OUTDOOR AMENITY SPACE:	10% MIN.
	BUILDING HEIGHT (MAX.)	3 STORIES / 45' 4 STORIES / 55' (OR PER ORDINANCE REQUIREMENTS)
RETAIL BUILDINGS:		
	PRIMARY STREET	0' MIN.
	SIDE STREET	0' MIN.
	SIDE INTERIOR	0' OR 5' MIN.
	REAR	0' TO 5' MIN.
	BUILD TO ZONE (BTZ)	0' MIN - 20' MAX.
	LOT WIDTH:	50' MIN.
	LOT AREA:	5,000 SF MIN.
	% OF OUTDOOR AMENITY SPACE:	10% MIN.
	BUILDING HEIGHT (MAX.)	2 STORIES / 30' (OR PER ORDINANCE REQUIREMENTS)
TOWNHOMES:		
	PRIMARY STREET	0' MIN.
	SIDE STREET	10' MIN.
	SIDE INTERIOR	0' MIN.
	REAR	20' MIN.
	ABUTTING ALLEY	4' OR 20' MIN.
	BUILD TO ZONE (BTZ)	0' MIN - 15' MAX.
	LOT WIDTH:	100' MIN.
	LOT AREA:	1,300 SF MIN.
	BUILDING HEIGHT (MAX.)	3 STORIES / 45' (OR PER ORDINANCE REQUIREMENTS)
MIXED USE:		
	PRIMARY STREET	0' MIN.
	SIDE STREET	0' MIN.
	SIDE INTERIOR	0' OR 5' MIN.
	REAR	0' OR 5' MIN.
	ABUTTING ALLEY	5' MIN.
	BUILD TO ZONE (BTZ)	0' MIN - 10' MAX.
	LOT WIDTH:	50' MIN.
	LOT AREA:	5,000 SF MIN.
	BUILDING HEIGHT (MAX.)	4 STORIES / 55' (OR PER ORDINANCE REQUIREMENTS)
	% OF OUTDOOR AMENITY SPACE:	10% MIN.

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX ##### 10/4/21
ENGINEER REG. # DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	*****	

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1" = 150'
0 75 150 300

NORTH

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER
C2-00

TF ANSLEY PARK LLP.
DB. 5119, PG. 164
COMMON OPEN SPACE
PB. 2018, PG. 726
PIN: 0010-00-008.02
TF ANSLEY PARK L.P.
DB. 1119, PG. 164
PIN: 0010-00-008.00
JAMES ARTHUR HOOD
DB. 5009, PG. 108
PIN: 0010-00-028.01
JEAN C HOOD
DB. 1210, PG. 325
PIN: 0010-00-028.02
BRIAN MATTHEW LENGERS
DB. 1007, PG. 322
TRACT 2
PB. 2017, PG. 886
PIN: 0010-00-026.00
NANCY LENGERS WHEARTY
ETAL
DB. 1102, PG. 85
TRACT 1
PB. 2017, PG. 886
PIN: 0010-00-025.01
HANS PATRICK LENGERS
DB. 494, PG. 87
PB. 2008, PG. 1055
PIN: 0010-00-060.01
THE INSPIRATIONAL NETWORK
DB. 594, PG. 45
PB. 2004, PG. 652
PIN: 0010-00-059.00
NBI INVESTMENTS II LLC
DB. 1120, PG. 166
PB. 2004, PG. 652
PIN: 0010-00-029.03
TRANSFORMATION CHURCH
DB. 1180, PG. 46
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00
SIX MILE CREEK
RETAINED PARCEL ±28 AC
PROPOSED DETENTION
W.E. 594.2
PROPOSED WETPOND
PROPOSED DETENTION
PROPOSED 42,700 SF BUILDING
PROPOSED 43,000 SF BUILDING
PROPOSED 52,000 SF BUILDING
PROPOSED 43,000 SF BUILDING
PROPOSED 16,000 SF BUILDING
PROPOSED 6,000 SF OFFICE
OUTPARCEL BUILDING EDGE
RETAIL OUTPARCEL ±1.8 AC
SIDEWALK
RETAIL OUTPARCEL ±1.3 AC
BTZ ACCOUNTING FOR OVERHEAD UTILITY
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.4 AC
NOTE: CIRCULATION IS PERMITTED BETWEEN BUILDING AND 521 R/W (NO PARKING PERMITTED)
POSSUM HOLLOW RD
MB. 2015, PG. 979
CHARLOTTE HIGHWAY
(US HIGHWAY 521)
HANOVER DRIVE
PRIVATE RIGHT-OF-WAY
MB. 2015, PG. 382
AMENITY SPACE (±8 AC)
AMENITY SPACE (±1.7 AC)
AMENITY SPACE (±1.5 AC)
AMENITY SPACE (±1.5 AC)
AMENITY SPACE (±1.5

C2-04
C2-03
C2-05
TF ANSLEY PARK L.P.
DB. 5119, PG. 164
COMMON OPEN SPACE
PB. 2036, PG. 126
PIN: 0010-00-008.02
TF ANSLEY PARK L.P.
DB. 1114, PG. 164
PIN: 0010-00-008.00
JAMES ARTHUR HOOD
DB. 5009, PG. 108
PIN: 0010-00-028.01
JEAN C HOOD
DB. 1210, PG. 325
PIN: 0010-00-028.02
BRIAN MATTHEW LENGERS
DB. 1007, PG. 322
TRACT 2
PB. 2017, PG. 886
PIN: 0010-00-026.00
NANCY LENGERS WHEARTY ETAL
DB. 1105, PG. 85
TRACT 1
PB. 2017, PG. 886
PIN: 0010-00-025.01
HANS PATRICK LENGERS
DB. 494, PG. 87
PB. 2036, PG. 1055
PIN: 0010-00-060.01
NBI INVESTMENTS II LLC
DB. 1120, PG. 166
PB. 2004, PG. 652
PIN: 0010-00-029.03
THE INSPIRATIONAL NETWORK
DB. 594, PG. 45
PB. 2004, PG. 652
PIN: 0010-00-059.00
TRANSFORMATION CHURCH
DB. 29014, PG. 40
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00
SIX MILE CREEK
POSSUM HOLLOW RD
PRIVATE RIGHT-OF-WAY
MB. 2013, PG. 978
HANOVER DRIVE
PRIVATE RIGHT-OF-WAY
MB. 2013, PG. 262
CHARLOTTE HIGHWAY
(US HIGHWAY 521)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
PROPOSED SIGNALIZED INTERSECTION
RETAIL OUTPARCEL ±1.8 AC
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.4 AC
RETAINED PARCEL ±28 AC
PROPOSED 6,000 SF DRIVE-THRU
PROPOSED 42,700 SF BUILDING
PROPOSED 43,000 SF BUILDING
PROPOSED 52,500 SF BUILDING
PROPOSED 30,000 SF BUILDING
PROPOSED 9,000 SF BUILDING
PROPOSED 30,000 SF BUILDING
PROPOSED 6,000 SF BUILDING
PROPOSED 5,000 SF BUILDING
PROPOSED 5,000 SF BUILDING
PROPOSED 5

LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00

15.00' TYPE A BUFFER YARD (MIN. 10' WIDTH REQ.)

MULTI-FAMILY GARAGE
TRASH
BUILDING 1 APARTMENT BLDG 40 UNITS
BUILDING 2 APARTMENT BLDG 40 UNITS
BUILDING 3 APARTMENT BLDG 40 UNITS
BUILDING 4 APARTMENT BLDG 40 UNITS
BUILDING 5 APARTMENT BLDG 30 UNITS
BUILDING 6 APARTMENT BLDG 30 UNITS
AMENITY BLDG
BUILDING 7 APARTMENT BLDG (RETAIL FIRST FLR) 30 UNITS
BUILDING 8 APARTMENT BLDG (RETAIL FIRST FLR) 30 UNITS
RETAIL 6K SQ FT
RETAIL 8K SQ FT
BUILDING 9 APARTMENT BLDG 30 UNITS
BUILDING 10 APARTMENT BLDG 30 UNITS
BUILDING 11 APARTMENT BLDG 30 UNITS
BUILDING 12 APARTMENT BLDG 30 UNITS

PROPOSED WETPOND
25'x25' SITE TRIANGLE
ALLEY A
ALLEY B
ALLEY H
STREET A (COMMERCIAL/INTERNAL, 66' R/W)
STREET B (COMMERCIAL/INTERNAL, 66' R/W)
STREET C (COLLECTOR, 66' R/W)

25.00' CORRIDOR FRONTAGE BUFFER
PROPOSED SIGNALIZED INTERSECTION
OUTPARCEL BUILDING EDGE
RETAIL OUTPARCEL ±1.8 AC
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.4 AC
SIDEWALK
EV PARKING
TRASH (FOR RETAIL AND MULTI-FAMILY)
MULTI-FAMILY GARAGE
PROPOSED 35,000 SF BUILDING
PROPOSED 6,000 SF OFFICE
OUTPARCEL BUILDING EDGE
BTZ ACCOUNTING FOR OVERHEAD UTILITY
NOTE: CIRCULATION IS PERMITTED BETWEEN BUILDING AND 521 R/W (NO PARKING PERMITTED)

FIRE ACCESS RD TURNAROUND
SEE GRASS PAVING DETAIL 1/C2-06

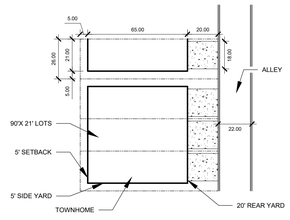
CHARLOTTE HIGHWAY
US HIGHWAY 521
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
SCDOT FILE NO. 29.462
SCDOT PROJECT NO. F-117(93)

MATCH TO SHEET C2-04
MATCH TO SHEET C2-05

SITE LEGEND

- BUILDING
- BUILD TO ZONE
- PROPERTY LINE
- SETBACK LINE
- BUILD TO ZONE LINE

TOWNHOME LOT DETAIL



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

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XXXXX XXXXXXXX | #### | 10/1/21
ENGINEER | REG. # | DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

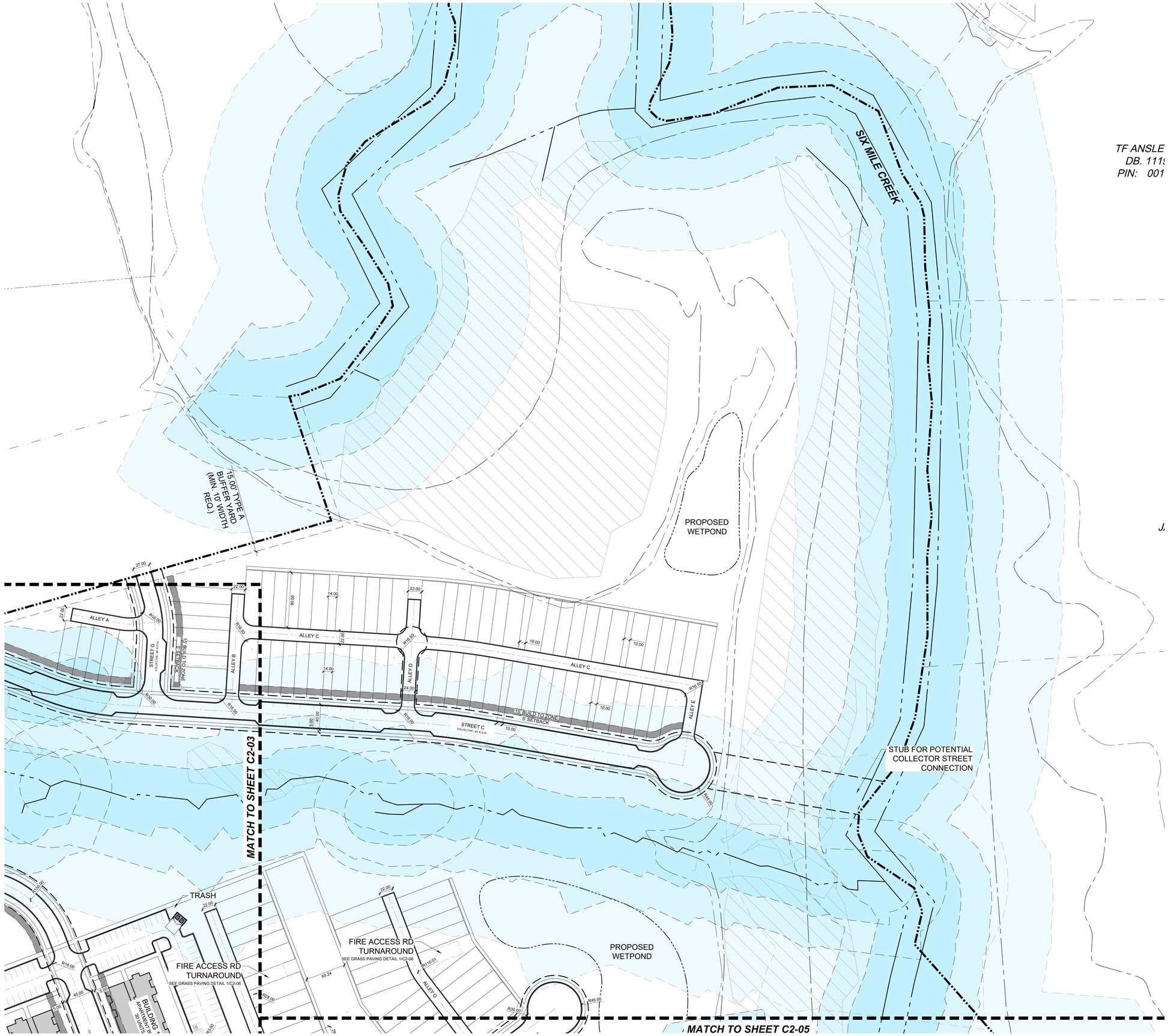
DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

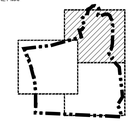
SHEET TITLE
DETAILED LAYOUT PLAN

SHEET NUMBER
C2-03



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ #
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

NORTH

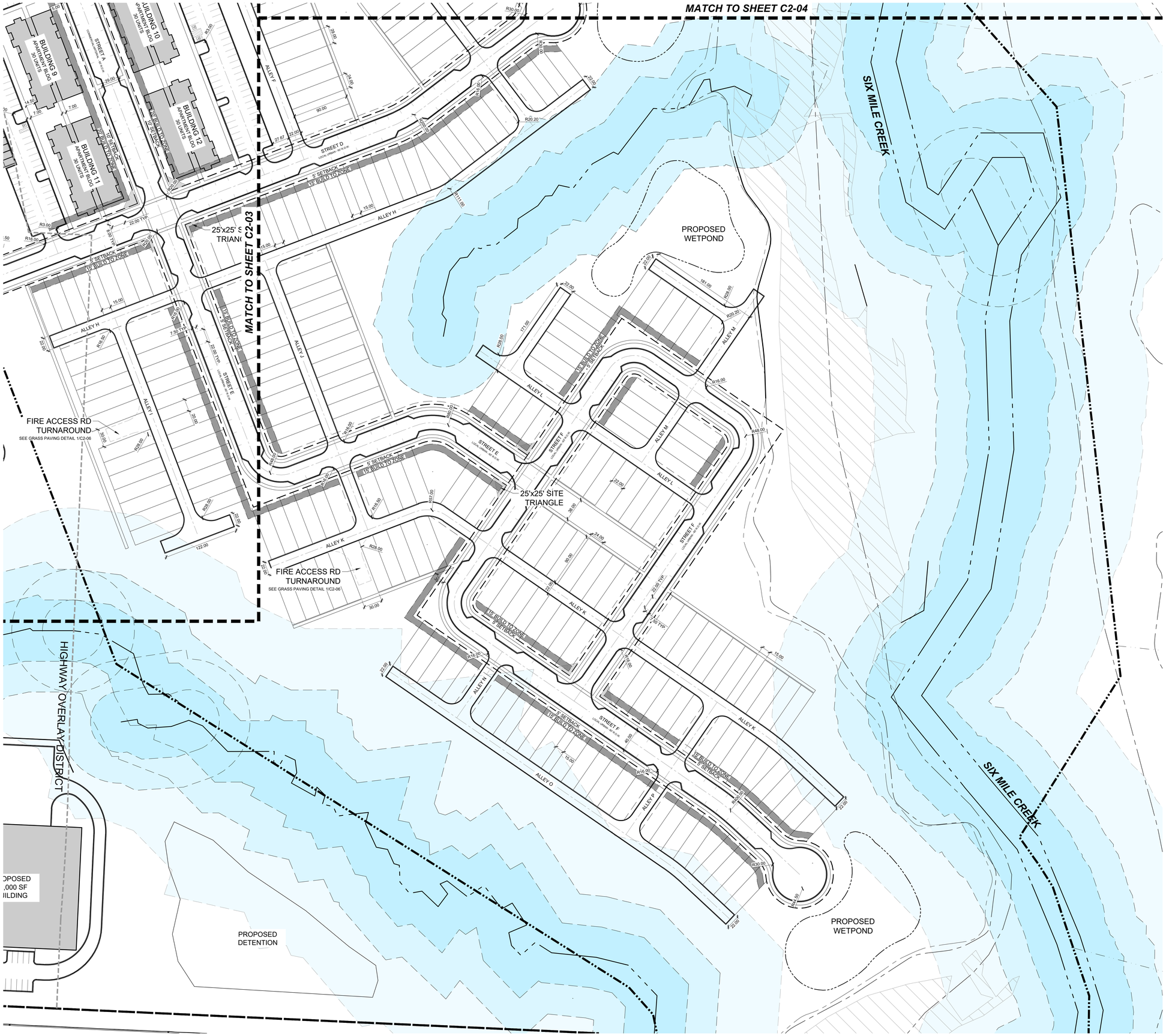
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

SHEET TITLE

DETAILED LAYOUT PLAN

SHEET NUMBER

C2-04



SITE LEGEND

- BUILDING
- BUILD TO ZONE
- PROPERTY LINE
- SETBACK LINE
- BUILD TO ZONE LINE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

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PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE
DETAILED LAYOUT PLAN

SHEET NUMBER
C2-05

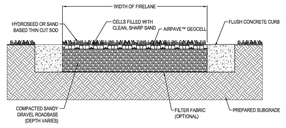
AIRFIELD SYSTEMS, LLC
8028 N. MAY AVE, STE 201
OAKLAHOMA CITY, OK 73120
PHONE: (405) 359-3775
FAX: (405) 348-8945
www.airfieldsystems.com

SPECIFICATIONS:

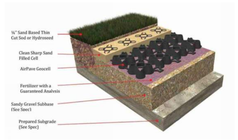
MFG: AIRFIELD SYSTEMS

MODEL: AIRPAVE GEOCELL

NOTES:
1. INSTALL PER MFG SPECIFICATIONS AND DETAILS.
2. GEOTECHNICAL ENGINEER TO REVIEW AND APPROVE GRASS PAVING DETAIL PER ACTUAL SOIL/SITE CONDITIONS AND FIRE TRUCK LOAD RATINGS REQUIRED.
3. SEE MATERIALS/LAYOUT PLANS FOR ADDITIONAL INFORMATION AND LOCATION.



SECTION AT FLUSH CURB

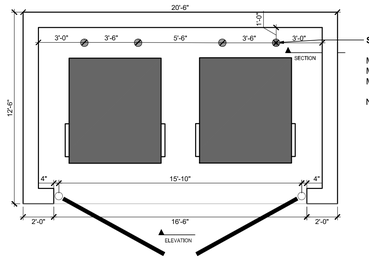


1 GRASS PAVING

SECTION/AXON

1" = 1'-0"

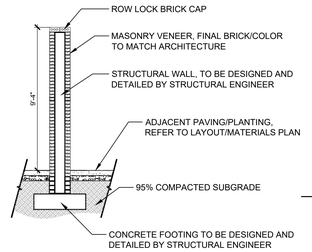
PLAN ENLARGEMENT



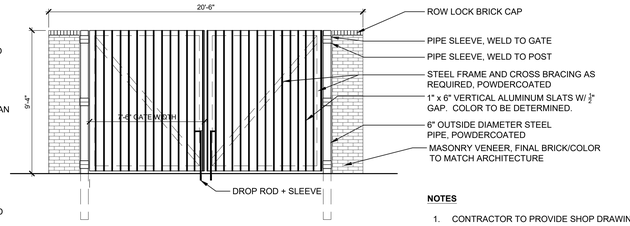
SECURITY BOLLARD

MFG: RELIANCE FOUNDARY
MODEL: R-7642
MOUNT: BOLT DOWN

NOTES:
1. INSTALL PER MFG DETAILS.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO ORDERING/INSTALLATION.
3. COLOR TO BE DETERMINED.



SECTION



ELEVATION - FRONT

NOTES

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION/INSTALLATION.
2. BRICK TO MATCH ARCHITECTURE. FINAL BRICK/VENEER MATERIAL TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE SAMPLES TO OWNER/LANDSCAPE ARCHITECT.
3. STRUCTURAL ENGINEER TO REVIEW AND APPROVE SCREEN WALL.
4. REFER TO LAYOUT AND MATERIAL PLANS FOR ADDITIONAL INFORMATION.

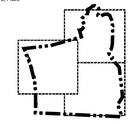
2 TRASH/DUMPSTER ENCLOSURE - DOUBLE

PLAN, SECTION + ELEVATION

1/4" = 1'-0"

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



SEAL

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XXXXX XXXXXXXX ENGINEER | #### REG. # | 7/16/21 DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

VERT: N/A
HORZ: AS NOTED

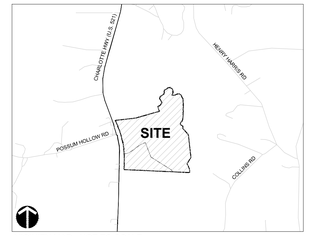
SHEET TITLE

SITE DETAILS

SHEET NUMBER

C2-06

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE

SITE LEGEND

- PROPERTY LINE
- 200' BUFFER ZONE
- 100' BUFFER ZONE
- 50' BUFFER ZONE
- LIMIT OF DISTURBANCE

CAROLINA HEELSPLITTER OVERLAY DISTRICT CREDITS
MITIGATION CREDITS SHALL BE PURCHASED THROUGH US FISH AND WILDLIFE DEPARTMENT FOR IMPACTS TO THE CAROLINA HEELSPLITTER OVERLAY DISTRICT RESULTING FROM THE PROPOSED DEVELOPMENT

TF ANSLEY PARK LLP
DB. 5119, PG. 164
COMMON OPEN SPACE
PB. 2018, PG. 726
PIN: 0010-00-008.02

TF ANSLEY PARK L.P.
DB. 1119, PG. 164
PIN: 0010-00-008.00

JAMES ARTHUR HOOD
DB. 5009, PG. 108
PIN: 0010-00-028.01

JEAN C HOOD
DB. 1210, PG. 325
PIN: 0010-00-028.02

TRANSFORMATION CHURCH
DB. 1180, PG. 46
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00

BRIAN MATTHEW LENGERS
DB. 1007, PG. 322
TRACT 2
PB. 2017, PG. 886
PIN: 0010-00-026.00

NANCY LENGERS WHEARTY ETAL
DB. 1102, PG. 85
TRACT 1
PB. 2017, PG. 886
PIN: 0010-00-025.01

HANS PATRICK LENGERS
DB. 494, PG. 87
PB. 2008, PG. 1055
PIN: 0010-00-060.01

NBI INVESTMENTS II LLC
DB. 1120, PG. 166
PB. 2004, PG. 652
PIN: 0010-00-029.03

THE INSPIRATIONAL NETWORK
DB. 594, PG. 45
PB. 2004, PG. 652
PIN: 0010-00-059.00

EXISTING PERENNIAL STREAM
EXISTING INTERMITTENT STREAM
50' BUFFER ZONE
100' BUFFER ZONE
200' BUFFER ZONE
LIMITS OF DISTURBANCE
PROPOSED WETPOND
PROPOSED DETENTION
SIX MILE CREEK
POSSUM HOLLOW RD
PUBLIC RIGHT-OF-WAY
MB. 2015, PG. 978
CHARLOTTE HIGHWAY
(US HIGHWAY 521)
HANOVER DRIVE
PRIVATE RIGHT-OF-WAY
MB. 2015, PG. 392
RETAIL OUTPARCEL ±1.4 AC
PROPOSED 6,000 SF OFFICE
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.8 AC
PROPOSED 50,000 SF BUILDING
PROPOSED 42,700 SF BUILDING
PROPOSED 43,000 SF BUILDING
PROPOSED 52,000 SF BUILDING
PROPOSED 43,000 SF BUILDING
RETAINED PARCEL ±28 AC
W.E. 594.2
PROPOSED DETENTION
PROPOSED BUILDING 1 - 5
RETAIL BLDG.
PROPOSED 50,000 SF BUILDING
PROPOSED 42,000 SF BUILDING
PROPOSED 43

VICINITY MAP - NOT TO SCALE

SITE LEGEND

- PROPERTY LINE
- 100' WETLAND BUFFER
- LIMIT OF DISTURBANCE

WETLAND BUFFER ENCROACHMENT

PER UDO SECTION 8.6.3(G)(2), A MAXIMUM OF 20% IMPERVIOUS SHALL BE PERMITTED IN WETLAND BUFFERS.

WETLAND BUFFER PROVIDED (PER SECTION 8.6.3(B): 100'

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

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XXXXX XXXXXXXX | #### | 7/16/21
ENGINEER | REG. # | DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

NORTH

VERT: N/A
HORZ: 1" = 150'
0 75 150 300

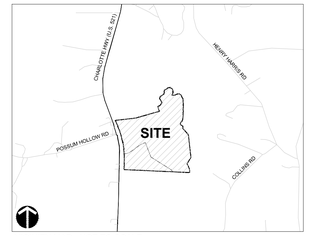
SHEET TITLE

WETLAND BUFFER PLAN

SHEET NUMBER

C2-08

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE

C5-01

C5-02

C5-03

TF ANSLEY PARK LLP.
DB. 1119, PG. 164
COMMON OPEN SPACE
PB. 2018, PG. 726
PIN: 0010-00-008.02

TF ANSLEY PARK L.P.
DB. 1119, PG. 164
PIN: 0010-00-008.00

JAMES ARTHUR HOOD
DB. 5009, PG. 108
PIN: 0010-00-028.01

JEAN C HOOD
DB. 1210, PG. 325
PIN: 0010-00-028.02

BRIAN MATTHEW LENGERS
DB. 1007, PG. 322
TRACT 2
PB. 2017, PG. 886
PIN: 0010-00-026.00

NANCY LENGERS WHEARTY ETAL
DB. 1105, PG. 85
TRACT 1
PB. 2017, PG. 886
PIN: 0010-00-025.01

HANS PATRICK LENGERS
DB. 494, PG. 87
PB. 2006, PG. 1055
PIN: 0010-00-060.01

THE INSPIRATIONAL NETWORK
DB. 594, PG. 45
PB. 2004, PG. 652
PIN: 0010-00-059.00

NBI INVESTMENTS II LLC
DB. 1120, PG. 166
PB. 2004, PG. 652
PIN: 0010-00-029.03

TRANSFORMATION CHURCH
DB. 5009, PG. 108
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00

SIX MILE CREEK

FLOOD ZONE "AE"

FLOOD ZONE "X SHADED"

FLOOD ZONE "AE"

BMP

BMP

BMP

BMP

PROPOSED 6,000 SF OFFICE

PROPOSED 39,000 SF BUILDING

PROPOSED DETENTION

PROPOSED 42,100 SF BUILDING

PROPOSED 43,000 SF BUILDING

PROPOSED 52,000 SF BUILDING

PROPOSED 42,800 SF BUILDING

PROPOSED DETENTION

POSSOM HOLLOW ROAD
66' PUBLIC ROW

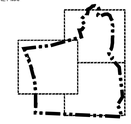
POSSUM HOLLOW RD
66' PUBLIC ROW (NOT SHOWN ON MB. 2015, PG. 973)

CHARLOTTE HIGHWAY
US HIGHWAY 521
VARIABLE WIDTH PUBLIC ROW
(VARIABLE WIDTH PUBLIC ROW SHOWN ON MB. 2015, PG. 973 AND MB. 2018, PG. 726)

HANOVER DRIVE
PRIVATE ROW

CHARLOTTE HIGHWAY
US HIGHWAY 521
VARIABLE WIDTH PUBLIC ROW

KEY MAP



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ENGINEER	REG. #	DATE

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PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.# 1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

NORTH

VERT: N/A
HORZ: 1" = 150'

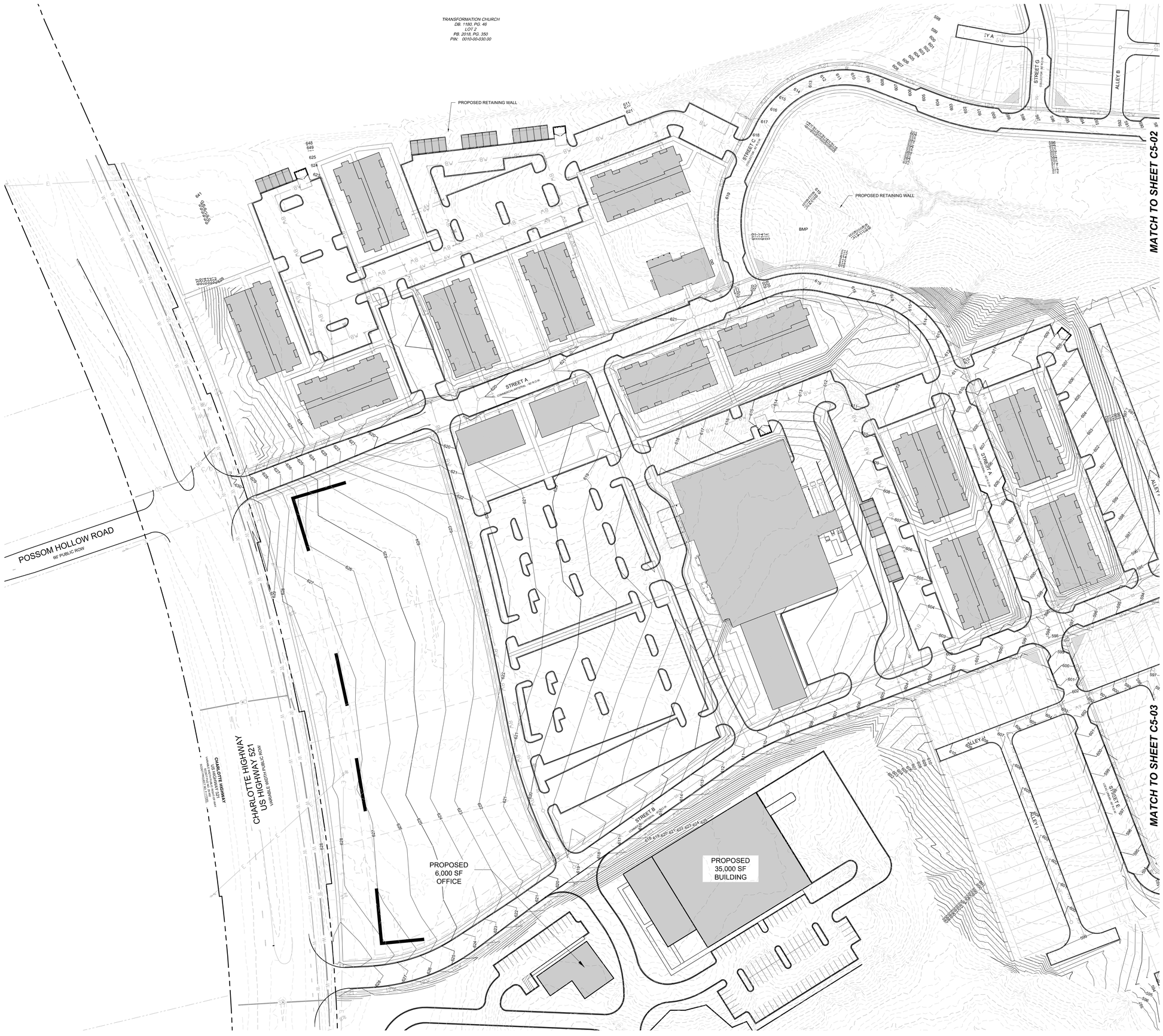
0 75 150 300

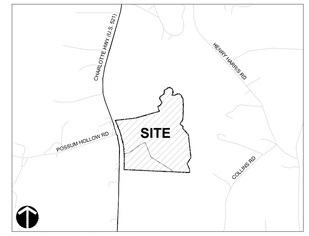
SHEET TITLE

OVERALL GRADING PLAN

SHEET NUMBER

C5-00

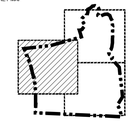




VICINITY MAP - NOT TO SCALE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.# 1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

NORTH

VERT: N/A
HORZ: 1" = 60'

0 30 60 120

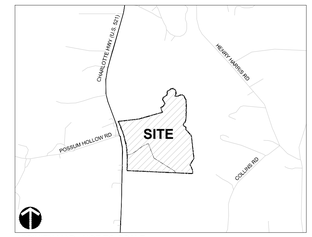
SHEET TITLE

DETAILED GRADING PLAN

SHEET NUMBER

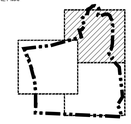
C5-01

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE

KEY MAP



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PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: ########
###

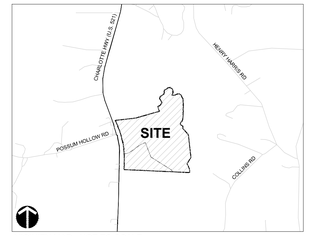
NORTH

SHEET TITLE
DETAILED GRADING PLAN

SHEET NUMBER
C5-02

MATCH TO SHEET C5-02

MATCH TO SHEET C5-01



VICINITY MAP - NOT TO SCALE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

PRELIMINARY
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XXXXX XXXXXXXX | #### | 10/4/21
ENGINEER | REG. # | DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: ########
###

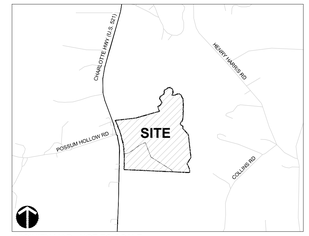
NORTH

SHEET TITLE
DETAILED GRADING PLAN

SHEET NUMBER
C5-03

TF ANSLEY PARK LLP.
DB. 1119, PG. 164
COMMON OPEN SPACE
PB. 2018, PG. 726
PIN: 0010-00-008.02
TF ANSLEY PARK L.P.
DB. 1119, PG. 164
PIN: 0010-00-008.00
JAMES ARTHUR HOOD
DB. 5009, PG. 108
PIN: 0010-00-028.01
JEAN C HOOD
DB. 1210, PG. 325
PIN: 0010-00-028.02
TRANSFORMATION CHURCH
DB. 1180, PG. 46
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00
FLOOD ZONE "AE"
POND 1
POND 5
POND 2
POND 3
POND 4
PROPOSED 42,700 SF BUILDING 1
PROPOSED 43,000 SF BUILDING 2
PROPOSED 50,000 SF BUILDING 3
PROPOSED 43,000 SF BUILDING 4
RETAIL 10,000
RETAIL 10,000
PROPOSED 50,000 SF BUILDING 5
PROPOSED 43,000 SF BUILDING 6
PROPOSED 43,000 SF BUILDING 7
PROPOSED 43,000 SF BUILDING 8
PROPOSED 43,000 SF BUILDING 9
PROPOSED 43,000 SF BUILDING 10
PROPOSED 43,000 SF BUILDING 11
PROPOSED 43,000 SF BUILDING 12
PROPOSED 43,000 SF BUILDING

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE

C7-02

C7-01

C7-03

SIX MILE CREEK
EXISTING ANSLEY PARK LIFT STATION
MH 17 (EXISTING) (PUBLIC)
FUTURE UPPER SIX MILE CREEK SEWER EXTENSION
15" PVC SAN SEW
MH 23 (FUTURE) (PUBLIC)
25' LCWSD SANITARY SEWER EASEMENT
FUTURE UPPER SIX MILE CREEK SEWER EXTENSION
WETLAND
PROPERTY LINE
MH 22 (PROP) (PUBLIC)
END PROPOSED UPPER SIX MILE CREEK SEWER EXTENSION
BMP
EXISTING OVERHEAD ELECTRIC LINE
PROPERTY LINE
WETLAND
PROPOSED CONNECTION TO LCWSD UPPER SIX MILE CREEK SEWER EXTENSION
MH 21 (PROP) (PUBLIC)
WETLAND
WETLAND
EXISTING STREAM
BMP
MH 20 (PROP) (PUBLIC)
BMP
WETLAND
MH 19 (PROP) (PUBLIC)
PROPOSED CONNECTION TO LCWSD UPPER SIX MILE CREEK SEWER EXTENSION
18" DIP SAN SEW
MH 18 (PROP) (PUBLIC)
POSSOM HOLLOW ROAD
66' PUBLIC ROW
PROPOSED CONNECTION TO EXISTING WATER MAIN
EXISTING OVERHEAD ELECTRIC LINE
BMP
EXISTING STREAM
MH 17 (PROP) (PUBLIC)
SIX MILE CREEK
PROPERTY LINE
20" WATER LINE
12" WATER LINE
PROPOSED 5,000 SF OFFICE
PROPOSED 50,000 SF BUILDING
WETLAND
MH 16 (PROP) (PUBLIC)
25' LCWSD SANITARY SEWER EASEMENT
PROPOSED CONNECTION TO EXISTING WATERMAIN
PROPOSED CONNECTION TO LCWSD UPPER SIX MILE CREEK SEWER EXTENSION
MH 15 (PROP) (PUBLIC)
PROPOSED DETENTION
PROPOSED 42,700 SF BUILDING
EXISTING OVERHEAD ELECTRIC LINE
HANOVER DRIVE
PRIVATE ROW
CHARLOTTE HIGHWAY
US HIGHWAY 521
VARIABLE WIDTH PUBLIC ROW
EXISTING STREAM
SIX MILE CREEK
MH 14 (PROP) (PUBLIC)
PROPOSED 43,000 SF BUILDING
PROPOSED 52,500 SF BUILDING
PROPOSED 25,000 SF BUILDING
PROPOSED DETENTION
BMP
PROPERTY LINE
WETLAND
MH 13 (PROP) (PUBLIC)
MH 12 (PROP) (PUBLIC)
BEGIN PROPOSED UPPER SIX MILE CREEK SEWER EXTENSION
CONNECT TO SMCGSO EXISTING MANHOLE #11
MH 11 (BY OTHERS) (PUBLIC)

KEY MAP

SEAL

PRELIMINARY
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XXXXX XXXXXXXX | #### | 10/4/21
ENGINEER | REG. # | DATE

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PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ #
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1" = 150'
0 75 150 300

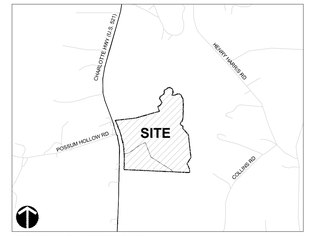
NORTH

SHEET TITLE

OVERALL UTILITY PLAN

SHEET NUMBER
C7-00

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE

MATCH TO SHEET C7-02

MATCH TO SHEET C7-03

POSSOM HOLLOW ROAD
66' PUBLIC ROW

CHARLOTTE HIGHWAY
US HIGHWAY 521
VARIABLE WIDTH PUBLIC ROW

PROPOSED PRIVATE WATERMAIN
PROPOSED WATERMAIN
2" DOMESTIC WATER METER AND BFP
PROPOSED PUBLIC WATERMAIN
PROPOSED PRIVATE WATERMAIN
WETLAND
EXISTING STREAM
BMP
ALLEY A
ALLEY B
ALLEY H
STREET A
COMMERCIAL/INTERNAL - 66' R.O.W.
STREET B
COMMERCIAL/INTERNAL - 66' R.O.W.
STREET C
COLLECTOR - 66' R.O.W.
STREET D
LOCAL - 50' R.O.W.
STREET E
LOCAL - 50' R.O.W.
BUILDING 1 APARTMENT BLDG 40 UNITS
BUILDING 2 APARTMENT BLDG 40 UNITS
BUILDING 3 APARTMENT BLDG 40 UNITS
BUILDING 4 APARTMENT BLDG 40 UNITS
BUILDING 5 APARTMENT BLDG 30 UNITS
BUILDING 6 APARTMENT BLDG 30 UNITS
BUILDING 7 APARTMENT BLDG (RETAIL FIRST FLR) 30 UNITS
BUILDING 8 APARTMENT BLDG (RETAIL FIRST FLR) 30 UNITS
BUILDING 9 APARTMENT BLDG 30 UNITS
BUILDING 10 APARTMENT BLDG 30 UNITS
BUILDING 11 APARTMENT BLDG 30 UNITS
BUILDING 12 APARTMENT BLDG 30 UNITS
AMENITY BLDG
RETAIL 6K SQ FT
RETAIL 8K SQ FT
PROPOSED 35,000 SF BUILDING
PROPOSED 6,000 SF OFFICE
BUILDING 1 FDC (REMOTE)
BUILDING 2 FDC (REMOTE)
BUILDING 3 FDC (REMOTE)
BUILDING 4 FDC (REMOTE)
BUILDING 5 FDC (REMOTE)
BUILDING 6 FDC (REMOTE)
AMENITY BUILDING FDC (REMOTE)
BUILDING 7 FDC (REMOTE)
BUILDING 8 FDC (REMOTE)
BUILDING 9 FDC (REMOTE)
BUILDING 10 FDC (REMOTE)
BUILDING 11 FDC (REMOTE)
BUILDING 12 FDC (REMOTE)
RETAIL FDC (REMOTE)
GROCERY FDC (REMOTE)
1" DOMESTIC WATER METER AND BFP
2" DOMESTIC WATER METER AND BFP
¾" DOMESTIC WATER METER AND BFP

KEY MAP

SEAL

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THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	*****	

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE
DETAILED UTILITY PLAN

SHEET NUMBER
C7-01

10/4/2021 12:42 PM LAUREN DELBRIDGE \\CH\FILES\PROJECTS_2020\1020011\CAD\DOCUMENTATION\1020011_PLN_UTIL.DWG

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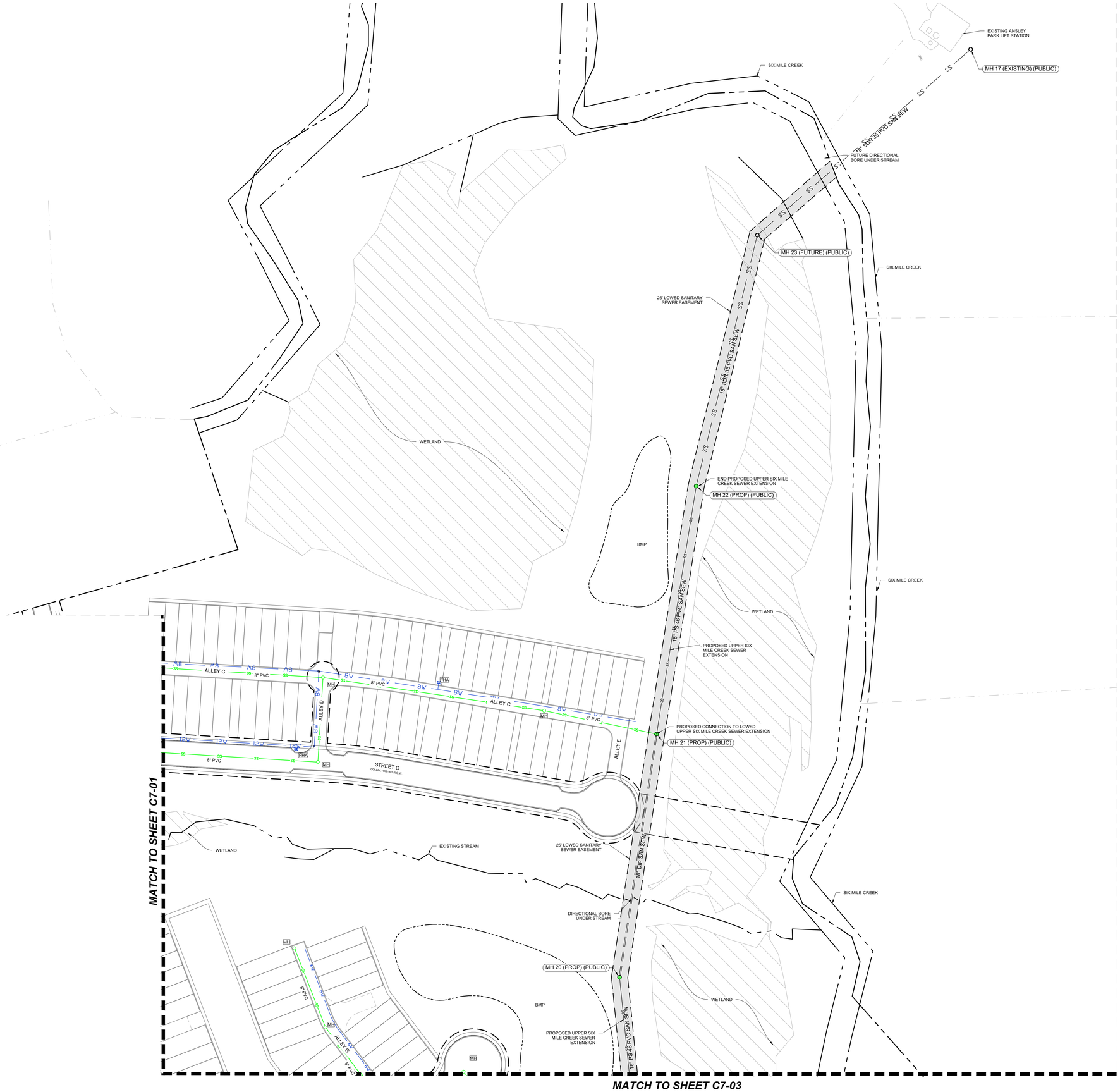
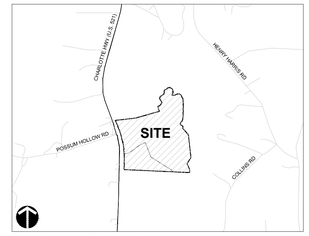
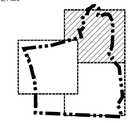




VICINITY MAP - NOT TO SCALE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

NORTH

VERT: N/A
HORZ: 1" = 60'

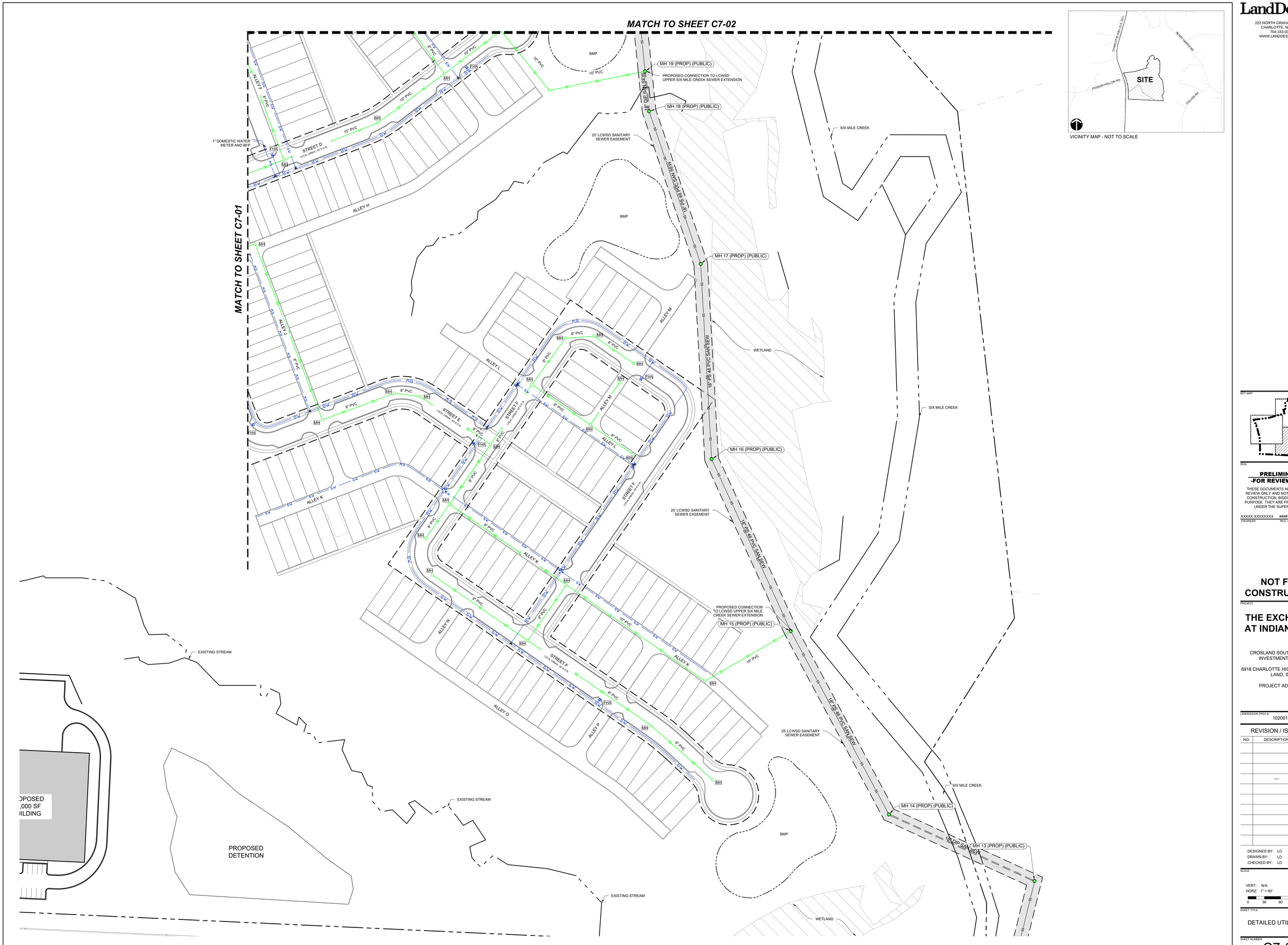
0 30 60 120

SHEET TITLE

DETAILED UTILITY PLAN

SHEET NUMBER

C7-02



LandDesign.
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CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

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PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

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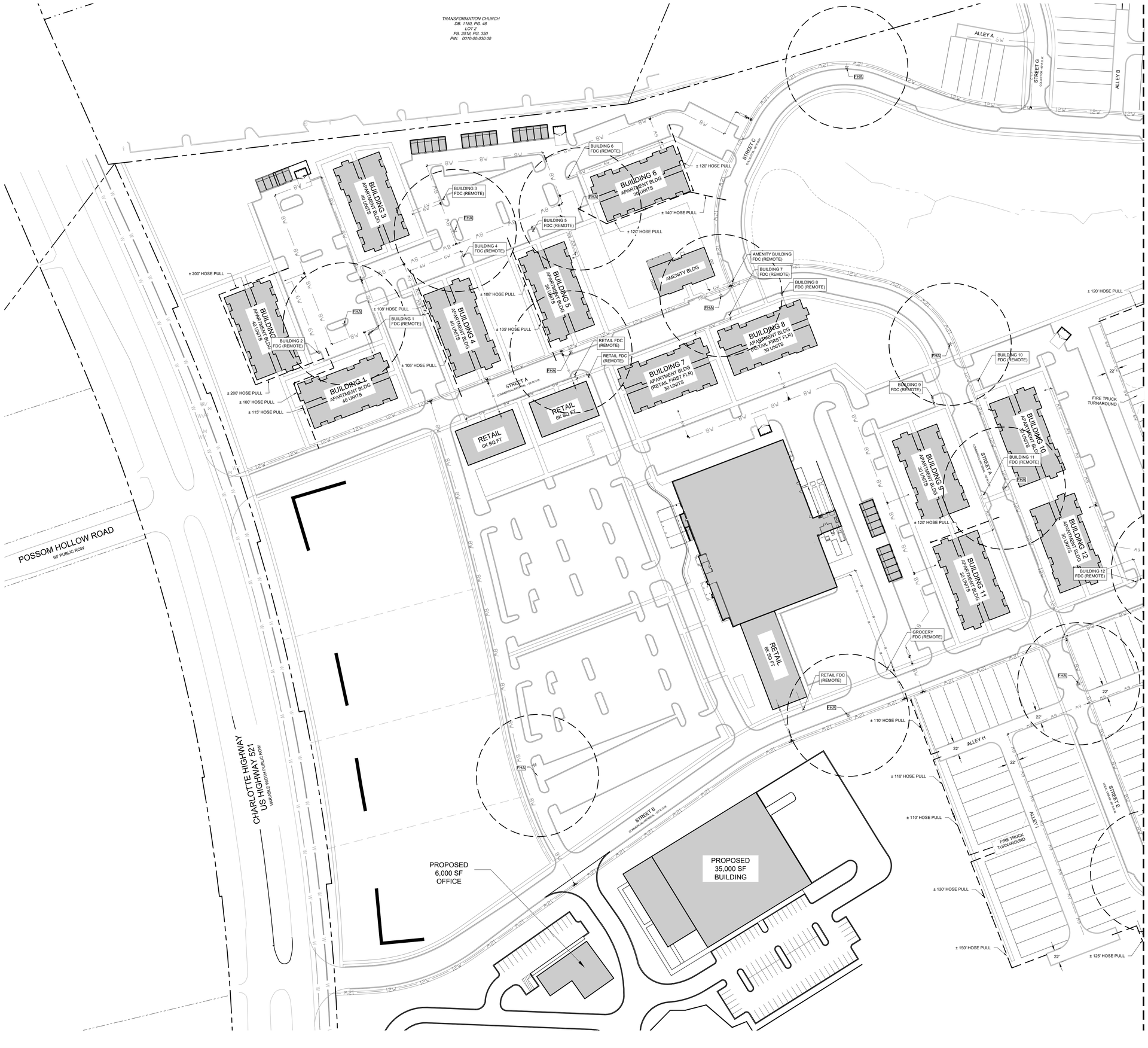
CHECKED BY: LD

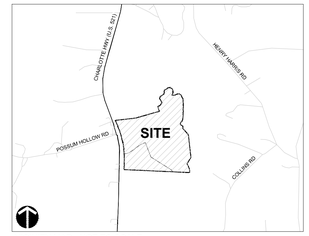
SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE
DETAILED UTILITY PLAN

SHEET NUMBER
C7-03





VICINITY MAP - NOT TO SCALE

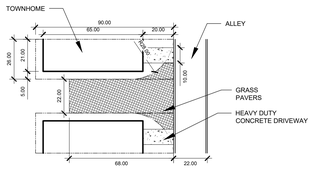
GENERAL NOTES

1. MULTIFAMILY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
2. TOWNHOMES SHALL HAVE FIRE SEPARATION AND/OR PROTECTION AT COMMON WALLS.
3. RETAIL AND GROCERY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
4. FIRE APPARATUS ROADS AND TURNAROUNDS SHALL HAVE "NO PARKING FIRE LANE" SIGNS INSTALLED.
5. ALL FDCS SHALL BE WITHIN 100' DRIVING DISTANCE OF A FIRE HYDRANT ASSEMBLY.

LEGEND

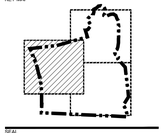
- FIRE HYDRANT RADIUS (100')
- HOSE PULL LENGTH
  MAX LENGTH FOR UNSPRINKLERED BUILDINGS = 150'
  MAX LENGTH FOR SPRINKLERED BUILDNGS = 200'
- BUILDING

FIRETRUCK TURNAROUND DETAIL



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

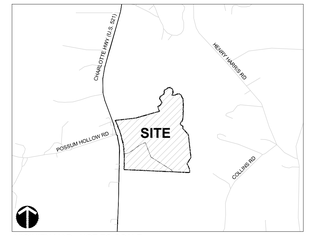
NORTH

SHEET TITLE
FIRE PROTECTION PLAN

SHEET NUMBER
C7-50

MATCH TO SHEET C7-51

MATCH TO SHEET C7-50



VICINITY MAP - NOT TO SCALE

GENERAL NOTES

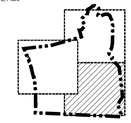
1. MULTIFAMILY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
2. TOWNHOMES SHALL HAVE FIRE SEPARATION AND/OR PROTECTION AT COMMON WALLS.
3. RETAIL AND GROCERY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
4. FIRE APPARATUS ROADS AND TURNAROUNDS SHALL HAVE "NO PARKING FIRE LANE" SIGNS INSTALLED.
5. ALL FDCS SHALL BE WITHIN 100' DRIVING DISTANCE OF A FIRE HYDRANT ASSEMBLY.

LEGEND

- FIRE HYDRANT RADIUS (100')
- HOSE PULL LENGTH
  - MAX LENGTH FOR UNSPRINKLERED BUILDINGS = 150'
  - MAX LENGTH FOR SPRINKLERED BUILDNGS = 200'
- BUILDING

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1" = 60'

0 30 60 120

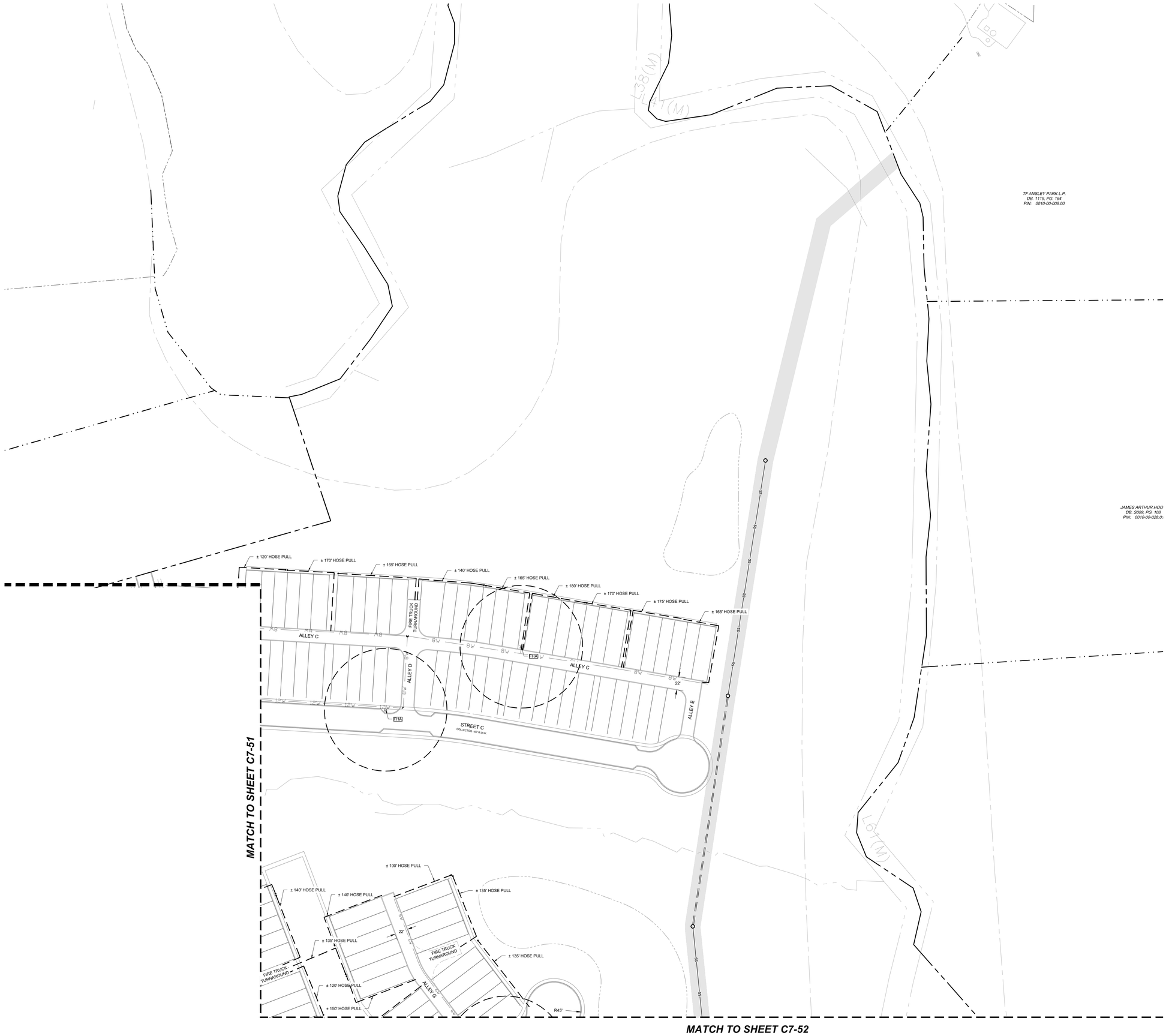
NORTH

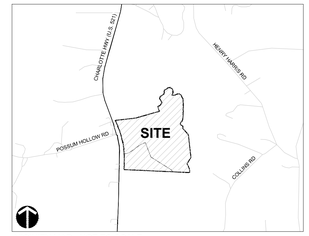
SHEET TITLE

FIRE PROTECTION PLAN

SHEET NUMBER

C7-51





VICINITY MAP - NOT TO SCALE

GENERAL NOTES

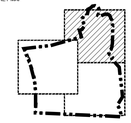
1. MULTIFAMILY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
2. TOWNHOMES SHALL HAVE FIRE SEPARATION AND/OR PROTECTION AT COMMON WALLS.
3. RETAIL AND GROCERY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
4. FIRE APPARATUS ROADS AND TURNAROUNDS SHALL HAVE "NO PARKING FIRE LANE" SIGNS INSTALLED.
5. ALL FDCS SHALL BE WITHIN 100' DRIVING DISTANCE OF A FIRE HYDRANT ASSEMBLY.

LEGEND

- FIRE HYDRANT RADIUS (100')
- HOSE PULL LENGTH
  - MAX LENGTH FOR UNSPRINKLERED BUILDINGS = 150'
  - MAX LENGTH FOR SPRINKLERED BUILDNGS = 200'
- BUILDING

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#

1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1" = 60'

0 30 60 120

NORTH

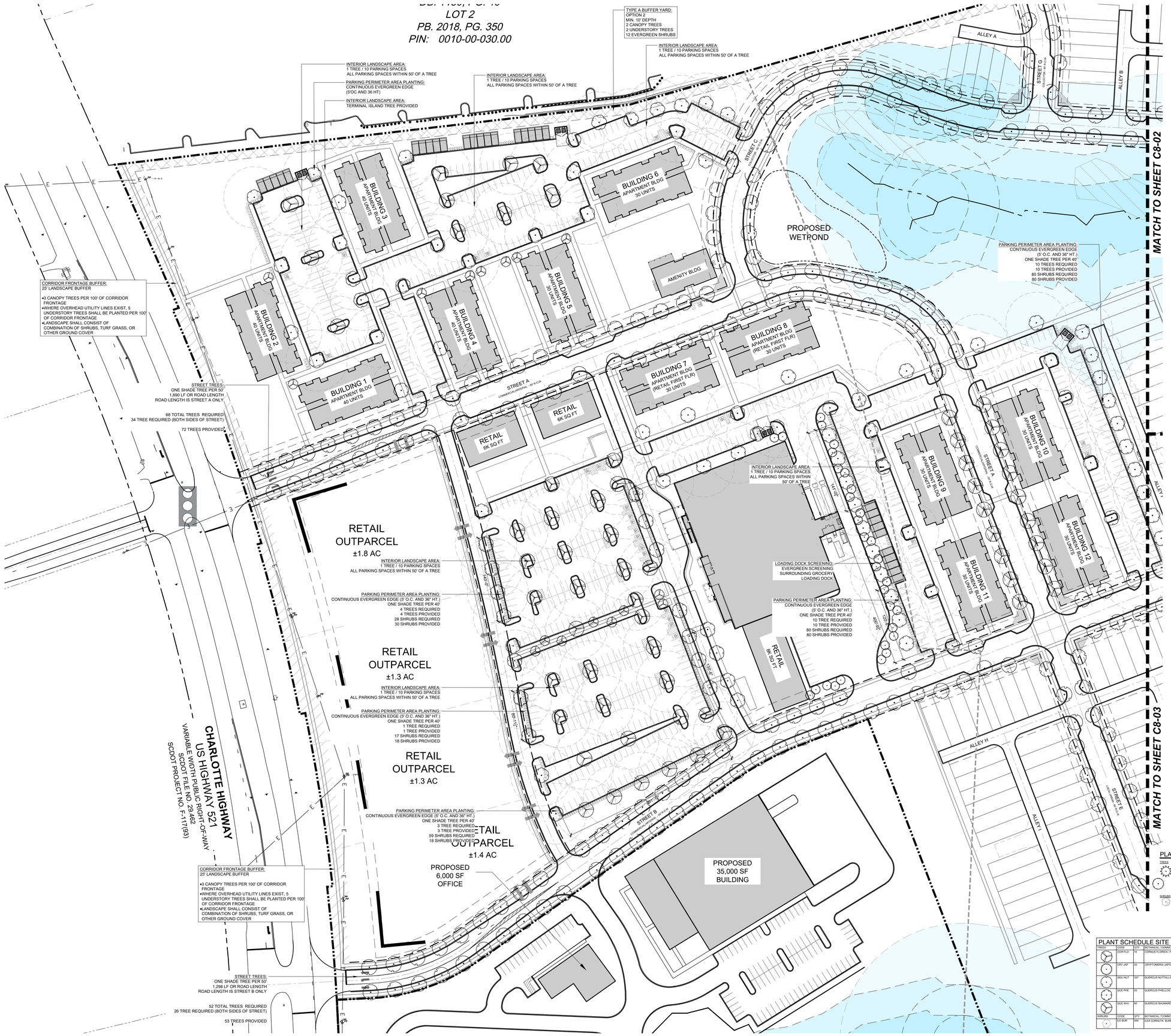
SHEET TITLE

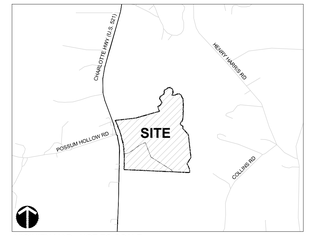
FIRE PROTECTION PLAN

SHEET NUMBER

C7-52

C8-01
C8-02
C8-03
TF ANSLEY PARK L.P.
DB. 5119, PG. 164
COMMON OPEN SPACE
PB. 2019, PG. 726
PIN: 0010-00-008.02
TF ANSLEY PARK L.P.
DB. 5119, PG. 164
PIN: 0010-00-008.00
JAMES ARTHUR HOOD
DB. 5009, PG. 108
PIN: 0010-00-028.01
JEAN C HOOD
DB. 1210, PG. 325
PIN: 0010-00-028.02
BRIAN MATTHEW LENGERS
DB. 1007, PG. 322
TRACT 2
PB. 2017, PG. 886
PIN: 0010-00-026.00
NANCY LENGERS WHEARTY
ETAL
DB. 1105, PG. 85
TRACT 1
PB. 2017, PG. 886
PIN: 0010-00-025.01
HANS PATRICK LENGERS
DB. 494, PG. 87
PB. 2008, PG. 1055
PIN: 0010-00-060.01
THE INSPIRATIONAL NETWORK
DB. 594, PG. 45
PB. 2004, PG. 652
PIN: 0010-00-059.00
NBI INVESTMENTS II LLC
DB. 1120, PG. 166
PB. 2004, PG. 652
PIN: 0010-00-029.03
TRANSFORMATION CHURCH
DB. 29614, PG. 601
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00
SIX MILE CREEK
TYPE A BUFFER YARD
CORRIDOR FRONTAGE BUFFER
POSSUM HOLLOW RD
80' PUBLIC RIGHT-OF-WAY
MB. 2015, PG. 918
CAROLINA HIGHWAY
US HIGHWAY 521
HANOVER DRIVE
PRIVATE RIGHT-OF-WAY
MB. 2013, PG. 392
HEATHCREEK PASS DR
RETAIL OUTPARCEL ±1.8 AC
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.4 AC
PROPOSED 6,000 SF OFFICE
PROPOSED 30,000 SF BUILDING
RETAINED PARCEL ±28 AC
PROPOSED 42,700 SF BUILDING
PROPOSED 43,000 SF BUILDING
PROPOSED 52,000 SF BUILDING
PROPOSED 41,000 SF BUILDING
PROPOSED DETENTION
W.E. 594.2
PROPOSED WETPOND
PROPOSED DETENTION
PROPOSED WETPOND
PROPOSED WETPOND
PROPOSED WETPOND





VICINITY MAP - NOT TO SCALE

SITE LEGEND

- BUILDING
- CORRIDOR FRONTAGE BUFFER
- TYPE A BUFFER YARD
- PROPERTY LINE

REQUIRED PLANTING

SECTION 7.1.4.D, 4.3.2.J.6: PARKING INTERIOR LANDSCAPE
ONE CANOPY TREE PER 10 PARKING SPACES; ALL TREES SHALL BE IN PLANTING AREAS WITH A MIN. AREA OF 180 SQ FT (200 SQ FT IN HIGHWAY OVERLAY DISTRICT)

SECTION 4.3.2.J.6: PERIMETER PARKING AREA
CONTINUOUS EVERGREEN SHRUB SCREEN REQUIRED WITHIN PERIMETER LANDSCAPE STRIP; SHRUBS SHALL BE MIN. 36" HEIGHT AND 24" SPREAD AT PLANTING; ONE CANOPY TREE 40' O.C. WITH MIN. 2.5" CAL

SECTION 7.1.3: STREET TREE REQUIREMENTS
MX DISTRICT
RATE: 1 CANOPY TREE FOR EVERY 50 FEET OF STREET FRONTAGE
SPACING: MAXIMUM OF 50 FEET ON-CENTER
LOCATION: IN PLANTING STRIP (5-FOOT MINIMUM WIDTH) OR TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

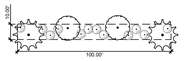
MX DISTRICT (ON-STREET PARKING)
RATE: 1 CANOPY TREE FOR EVERY 40 FEET OF STREET FRONTAGE
SPACING: MAXIMUM OF 50 FEET ON-CENTER
LOCATION: TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

BUFFER LANDSCAPE AREAS

TYPE A BUFFER YARD, OPTION 2
MIN. 10' WIDTH
2 CANOPY TREES
2 UNDERSTORY TREES
12 EVERGREEN SHRUBS

2068 LF X 2 TREES PER 100 LF =
41.36 TREES REQUIRED
42 CANOPY TREES PROVIDED
42 UNDERSTORY TREES PROVIDED

2068 LF X 12 TREES PER 100 LF =
248.16 EVERGREEN SHRUBS REQUIRED
249 EVERGREEN SHRUBS PROVIDED.



HIGHWAY CORRIDOR FRONTAGE BUFFER
25' LANDSCAPE BUFFER
- 3 CANOPY TREES PER 100' OF CORRIDOR FRONTAGE
- WHERE OVERHEAD UTILITY LINES EXIST, 5 UNDERSTORY TREES SHALL BE PLANTED PER 100' OF CORRIDOR FRONTAGE
- LANDSCAPE SHALL CONSIST OF COMBINATION OF SHRUBS, TURF GRASS, OR OTHER GROUND COVER

PLANT SCHEDULE TYPE A 10' BUFFER

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	REMARKS
	CAR OVA	2	CARYA OVATA / SHAGBARK HICKORY	B&B	2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	CER CAN	2	CERCIS CANADENSIS / EASTERN REDBUD	B&B	2.5" CAL., 10'-12' HT., STANDARD TRUNK, STRONG CENTRAL LEADER
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	VIB TIN	12	VIBURNUM TINUS / LAURUSTINUS	FLAT	5'HT. X 6' SPRD.

PLANT SCHEDULE SITE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	HT.	REMARKS
	COR FLO	16	CORNUS FLORIDA / FLOWERING DOGWOOD	B&B		2.5" CAL., 10'-12' HT., MULTI-TRUNK, 3-5 STEMS
	CRY JAP	93	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	15 GAL		
	QCU NUT	337	QUERCUS NUTTALLII / NUTTALL OAK	B&B		2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE PHE	83	QUERCUS PHELLOS / WILLOW OAK	B&B		2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE SHU	65	QUERCUS SHUMARDII / SHUMARD RED OAK	B&B		2.5" CAL., 10'-12' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPREAD	REMARKS
	ILE BUR	564	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL	5'	18"-24"HT. X 120"-36" SPRD.

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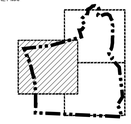
KEY MAP



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XXXXX XXXXXXXX	####	9/30/21
ENGINEER	REG.#	DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

VERT: N/A
HORZ: 1" = 60'
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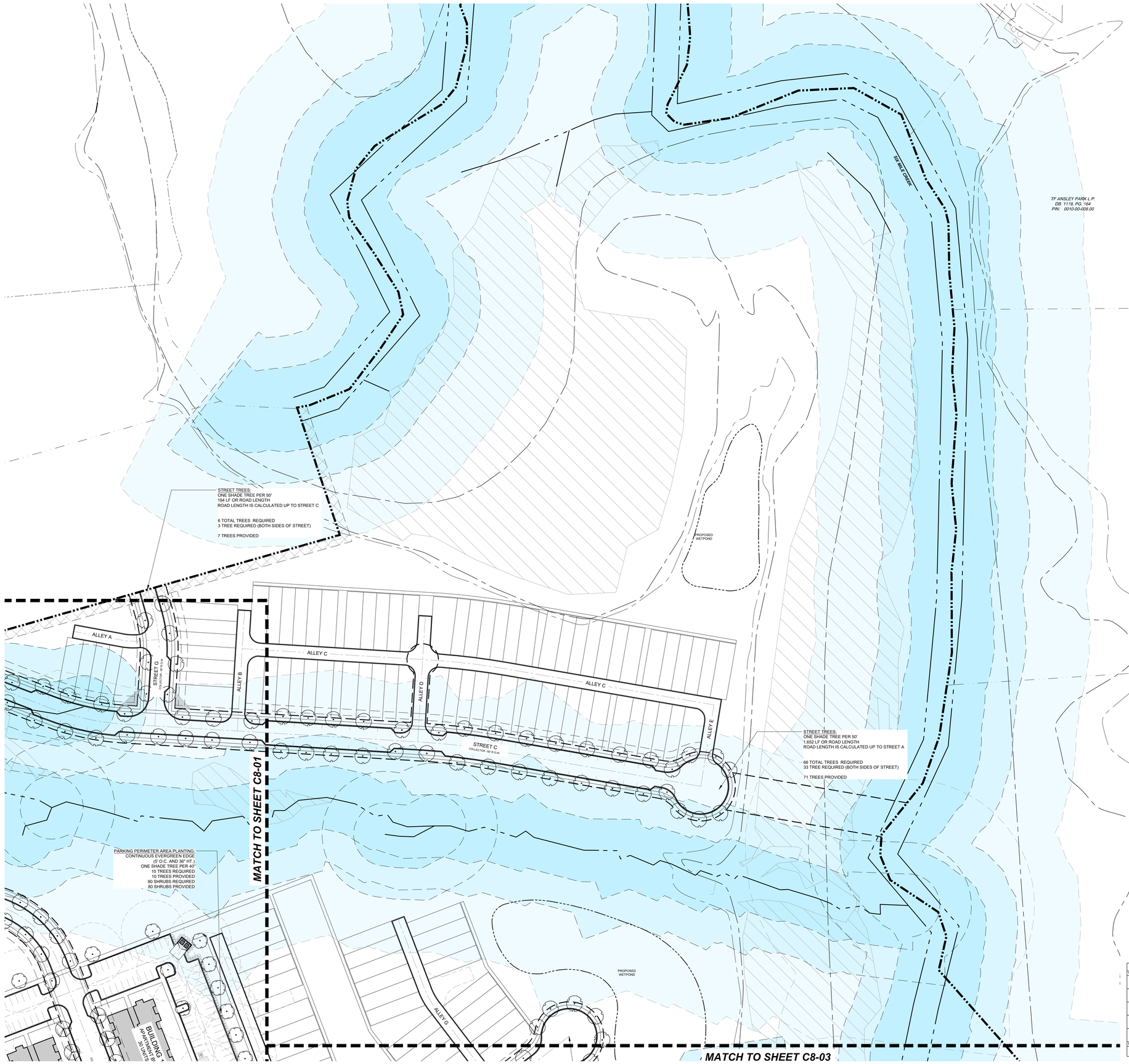
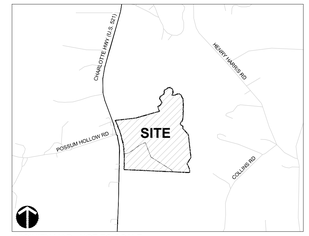
SHEET TITLE

DETAILED REQUIRED PLANTING PLAN

SHEET NUMBER

C8-01





VICINITY MAP - NOT TO SCALE

SITE LEGEND

- BUILDING
- CORRIDOR FRONTAGE BUFFER
- TYPE A BUFFER YARD
- PROPERTY LINE

REQUIRED PLANTING

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ONE CANOPY TREE PER 10 PARKING SPACES; ALL TREES SHALL BE IN PLANTING AREAS WITH A MIN. AREA OF 180 SQ FT (200 SQ FT IN HIGHWAY OVERLAY DISTRICT)

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SECTION 7.1.3: STREET TREE REQUIREMENTS
MX DISTRICT
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- SPACING: MAXIMUM OF 50 FEET ON-CENTER
- LOCATION: IN PLANTING STRIP (4-FOOT MINIMUM WIDTH) OR TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

MX DISTRICT (ON-STREET PARKING)
- RATE: 1 CANOPY TREE FOR EVERY 40 FEET OF STREET FRONTAGE
- SPACING: MAXIMUM OF 50 FEET ON-CENTER
- LOCATION: TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

BUFFER LANDSCAPE AREAS

TYPE A BUFFER YARD, OPTION 2
MIN. 10' WIDTH
2 CANOPY TREES
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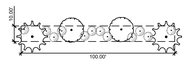
12 EVERGREEN SHRUBS

2068 LF X 2 TREES PER 100 LF =
41.36 TREES REQUIRED
42 CANOPY TREES PROVIDED
42 UNDERSTORY TREES PROVIDED

2068 LF X 12 TREES PER 100 LF =
248.16 EVERGREEN SHRUBS REQUIRED
249 EVERGREEN SHRUBS PROVIDED.

JAMES ARTHUR HOO
DB. 5009, PG. 108
PIN: 0010-00-028.01



HIGHWAY CORRIDOR FRONTAGE BUFFER
25' LANDSCAPE BUFFER
- 3 CANOPY TREES PER 100' OF CORRIDOR FRONTAGE
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PLANT SCHEDULE TYPE A 10' BUFFER

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	REMARKS
	CAR OVA	2	CARYA OVATA / SHAGBARK HICKORY	B&B	2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
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SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	VIB TIN	12	VIBURNUM TINUS / LAURUSTINUS	FLAT	5YT, X 6' SPRD.

PLANT SCHEDULE SITE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	INT	REMARKS
	COR FLO	18	CORNUS FLORIDA / FLOWERING DOGWOOD	B&B		2.5" CAL., 10'-12' HT., MULTI-TRUNK, 3-5 STEMS
	CRY JAP	35	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	15 GAL		
	QUU NUT	337	QUERCUS NUTTALLII / NUTTALL OAK	B&B		2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE PHE	93	QUERCUS PHELLOS / WILLOW OAK	B&B		2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE SHU	60	QUERCUS SHUMARDII / SHUMARD RED OAK	B&B		2.5" CAL., 10'-12' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPREAD	REMARKS
	ILE BUR	564	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL	5'	18"-24"HT. X 15"-18" SPRD.

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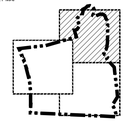
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

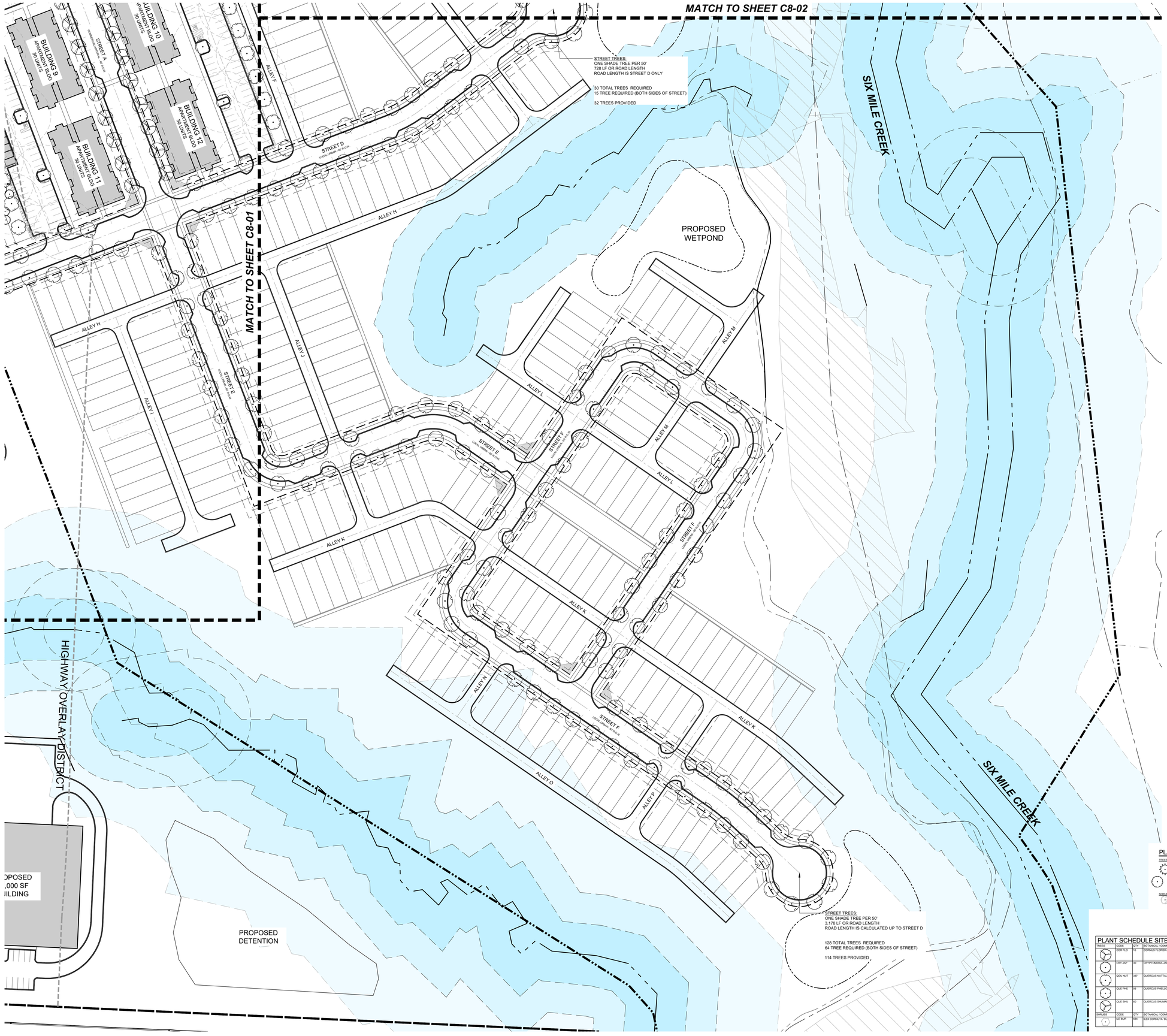
NO.	DESCRIPTION	DATE

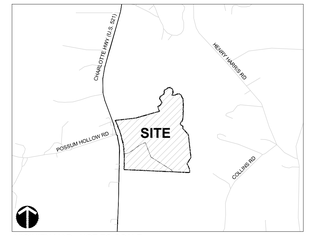
DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
NORTH
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

SHEET TITLE
DETAILED REQUIRED PLANTING PLAN

SHEET NUMBER
C8-02





VICINITY MAP - NOT TO SCALE

SITE LEGEND

- BUILDING
- CORRIDOR FRONTAGE BUFFER
- TYPE A BUFFER YARD
- PROPERTY LINE

REQUIRED PLANTING

SECTION 7.1.4.D, 4.3.2.J.6: PARKING INTERIOR LANDSCAPE
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SECTION 4.3.2.J.6: PERIMETER PARKING AREA
CONTINUOUS EVERGREEN SHRUB SCREEN REQUIRED WITHIN PERIMETER LANDSCAPE STRIP. SHRUBS SHALL BE MIN. 36" HEIGHT AND 24" SPREAD AT PLANTING; ONE CANOPY TREE 40' O.C. WITH MIN. 2.5" CAL

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MX DISTRICT (ON-STREET PARKING)
RATE: 1 CANOPY TREE FOR EVERY 40 FEET OF STREET FRONTAGE
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LOCATION: TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

BUFFER LANDSCAPE AREAS

TYPE A BUFFER YARD, OPTION 2
MIN. 10' WIDTH
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2068 LF X 2 TREES PER 100 LF =
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248.16 EVERGREEN SHRUBS REQUIRED
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HIGHWAY CORRIDOR FRONTAGE BUFFER
25' LANDSCAPE BUFFER
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PLANT SCHEDULE TYPE A 10' BUFFER

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	REMARKS
	CAR OVA	2	CARYA OVATA / SHAGBARK HICKORY	B&B	2.5" CAL., 12'-14' HT., 8' CLEAR TRUNK, STRONG CENTRAL LEADER
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SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	VIB TIN	12	VIBURNUM TINUS / LAURUSTINUS	FLAT	01'-1' X 8' SPRD.

PLANT SCHEDULE SITE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	HT	REMARKS
	COR FLO	16	CORNUS FLORIDA / FLOWERING DOGWOOD	B&B		2.5" CAL., 10'-12' HT., MULTI-TRUNK, 3-5 STEMS
	CRY JAP	30	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	15 GAL		
	QUC NUT	337	QUERCUS NUTTALLII / NUTTALL OAK	B&B		2.5" CAL., 12'-14' HT., 8' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE PHE	63	QUERCUS PHELLOS / WILLOW OAK	B&B		2.5" CAL., 12'-14' HT., 8' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE SHU	60	QUERCUS SHUMARDII / SHUMARD RED OAK	B&B		2.5" CAL., 10'-12' HT., 8' CLEAR TRUNK, STRONG CENTRAL LEADER
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPREAD	REMARKS
	ILE BUR	564	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	3 GAL	5'	18"-24"HT. & 18"-18" SPRD.

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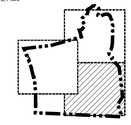
KEY MAP



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PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

VERT: N/A
HORZ: 1" = 60'

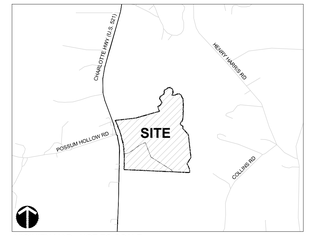
0 30 60 120

SHEET TITLE

DETAILED REQUIRED PLANTING PLAN

SHEET NUMBER

C8-03



VICINITY MAP - NOT TO SCALE

SITE LEGEND

- CORRIDOR FRONTAGE BUFFER
- TYPE A BUFFER YARD
- TREE SAVE AREA
- RETAINED PARCEL
- PROPERTY LINE
- EXISTING TREE TO BE REMOVED

TREE MITIGATION

EXISTING TREES 24" OR GREATER:
REMOVED: 37
PRESERVED: 1

REPLACED TREES (2.5" CAL. MIN.): 37

SECTION 4.3.2.I. HIGHWAY OVERLAY DISTRICT TREE PRESERVATION:
ANY CANOPY TREES WITH A DIAMETER (DBH) GREATER THAN 24" THAT ARE REMOVED SHALL BE REPLACED WITH A SIMILAR TREE OF 2.5" CAL. OR GREATER.

EXISTING ON RETAINED PARCEL: 53
(EXCLUDED FROM CALCULATIONS)

TREE SAVE AREAS

TREE SAVE AREA 1: 47,617 SF
TREE SAVE AREA 2: 2,247,978 SF

TOTAL TREE SAVE AREA: 2,295,595 SF
±52.7 AC (40% OF SITE AC)

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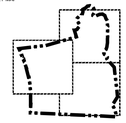
KEY MAP



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DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

VERT: N/A
HORZ: 1" = 150'

0 75 150 300

SHEET TITLE

TREE SAVE AREAS & TREE MITIGATION PLAN

SHEET NUMBER

C8-04

3 story unit - elevation A

4 story unit - elevation C

Clubhouse - elevation C

Hudson at MetroWest
Crossland SE
architecture | interiors | planning

architecture

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KEY MAP

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DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE
MULTI-FAMILY ARCHITECTURAL ELEVATIONS

SHEET NUMBER
C9-00

ALPINE - FARMHOUSE
LEFT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

Left Elevation

ALPINE - FARMHOUSE
FRONT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE
FRONT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

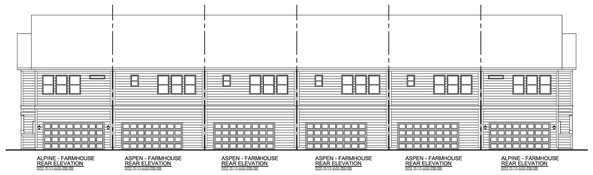
ASPEN - FARMHOUSE 2
FRONT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE
FRONT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE 2
FRONT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ALPINE - FARMHOUSE
FRONT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

Front Elevation



ALPINE - FARMHOUSE
REAR ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE
REAR ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE
REAR ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE
REAR ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ASPEN - FARMHOUSE
REAR ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

ALPINE - FARMHOUSE
REAR ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

Rear Elevation

ALPINE - FARMHOUSE
RIGHT ELEVATION
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

Right Elevation

taylor morrison

KSE ENGINEERING

CHAMPIONSHIP CENTRE

DESIGNERS
NAME

REVISIONS

THESE PLANS ARE THE PROPERTY OF TAYLOR MORRISON AND ARE NOT TO BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF TAYLOR MORRISON. ANY USE THEY ARE ASSIGNED TO A PROJECT OTHER THAN THAT NAMED HEREIN WITHOUT EXPRESS WRITTEN CONSENT.

24' - 6 UNIT
FARMHOUSE

PLAN NAME

DIVISION
CHARLOTTE

COMMUNITY
FARM

SHEET
24'-6

ELEVATION A
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION B
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION C
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION D
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

INDIAN TRAIL ELEVATIONS — TAYLOR MORRISON - CHARLOTTE

(c) Copyright 2020

November 24, 2020

ELEVATION A
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION D
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION C
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION B
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

FRONT ELEVATION - 4 UNIT BUILDING
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

INDIAN TRAIL ELEVATIONS — TAYLOR MORRISON - CHARLOTTE

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November 24, 2020

ELEVATION A
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION B
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

ELEVATION C
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

FRONT ELEVATION - 3 UNIT BUILDING
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

INDIAN TRAIL ELEVATIONS — TAYLOR MORRISON - CHARLOTTE

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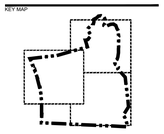
November 24, 2020

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



SEAL

PRELIMINARY
-FOR REVIEW ONLY-

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XXXXX XXXXXXXX ENGINEER | #### REG. # | 6/1/21 DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE
TOWNHOME ARCHITECTURAL ELEVATIONS

SHEET NUMBER
C9-01

FRONT ELEVATION - 6 UNIT BUILDING
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

INDIAN TRAIL ELEVATIONS — TAYLOR MORRISON - CHARLOTTE

(c) Copyright 2020 November 24, 2020

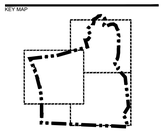
FRONT ELEVATION - 5 UNIT BUILDING
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

INDIAN TRAIL ELEVATIONS — TAYLOR MORRISON - CHARLOTTE

(c) Copyright 2020 November 24, 2020

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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XXXXX XXXXXXX ENGINEER | #### REG. # | 6/1/21 DATE

NOT FOR CONSTRUCTION

PROJECT

THE EXCHANGE AT INDIAN LAND

CROSLAND SOUTHEAST (C4 INVESTMENTS, LLC)

8918 CHARLOTTE HIGHWAY, INDIAN LAND, SC

PROJECT ADDRESS

LANDDESIGN PROJ.#
1020011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE — NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE

TOWNHOME ARCHITECTURAL ELEVATIONS

SHEET NUMBER

C9-02

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1774 / Planning Case Number: RZ-2021-1796
Contact Person / Sponsor: Robert Tefft / Planning
Department: Planning
Date Requested to be on Agenda: 10/25/2021

Issue for Consideration:
Application by Howard Strickland, Jr. to rezone a 0.36 acre parcel (TM 0062M-0C-004.00) located at 935 Winston Drive from General Business (GB) District to Medium Density Residential (MDR) District.

Points to Consider:
The subject parcel is located on the north side of Winston Drive, approximately 470 feet west of Charlotte Highway, and is currently vacant. Previously, the parcel consisted of two single-family dwellings constructed circa 1950; however these buildings were demolished in 2015.
The subject parcel is surrounded by parcels within the GB District, which does not allow for single-family home development. The area is comprised by several nonconforming single-family dwellings on the north side of Winston Drive with predominantly non-residential uses (auto repair shop, oil change facility, funeral home, and Family Dollar store) on the south side of Winston Drive, as well as to the north of the subject parcel.

Prior to the subject parcel and surrounding area being zoned GB as part of the 2016 countywide rezoning, all of these parcels were zoned B-3 (General Commercial District), which allowed for numerous non-residential uses by-right, such as: retail, offices, personal services, medical clinics, and gas stations. The B-3 District also allowed for single-family dwellings subject to conditional use approval.

Funding and Liability Factors:
N/A

Council Options:
To approve or disapprove the rezoning application.

Recommendation:
The Planning Commission voted 4-1 to recommend approval of the rezoning application. The Commission acknowledged the property being within a predominantly commercial area; however it was noted that if the applicant believed they could "make a go of it" with single-family dwelling on the property, then they could support that.

No citizens spoke in favor, or in opposition to the application.

Staff recommends disapproval of the rezoning application.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1774	10/4/2021	Ordinance
Staff Report	9/10/2021	Planning Staff Report
Ex 1: Application	9/10/2021	Exhibit
Ex 2: Location / Zoning Map	9/10/2021	Exhibit

STATE OF SOUTH CAROLINA (
(
COUNTY OF LANCASTER (

ORDINANCE NO. 2021-1774

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE 0.36 ACRES OF PROPERTY (TMS# 0062M-0C-004.00), LOCATED AT 935 WINSTON DRIVE, LANCASTER, SOUTH CAROLINA, FROM GB, GENERAL BUSINESS DISTRICT, TO MDR, MEDIUM DENSITY RESIDENTIAL DISTRICT.

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Howard Strickland applied to rezone a parcel of property totaling 0.36 acres, more or less, located at 935 Winston Drive, Lancaster, South Carolina, from GB, General Business District, to MDR, Medium Density Residential District.

(b) On September 21, 2021, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of 4-1, recommended approval of the rezoning request.

(c) The Future Land Use Category of the subject property is Urban, which corresponds to the Community Type of Walkable Neighborhood with Additional Intensity. The adopted Comprehensive Plan states that the Walkable Neighborhood Community Type "is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century and has been revived in recent decades as a relevant option for future development."

The Urban Future Land Use Category encompasses the City of Lancaster city limits and includes properties along its periphery. The Walkable Neighborhood with Additional Intensity Community Type is intended to provide a mix of uses within a walkable setting, including various residential types, offices, schools, commercial/retail, and parks.

The requested MDR District is consistent with the Urban Future Land Use category and Comprehensive Plan.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from GB, Light General Business District, to MDR, Medium Density Residential District, for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. (0062M-0C-004.00)

Section 3. Severability.

If any section, subsection, or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance, to the extent of the conflict, supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2021.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading:	October 11, 2021
Public Hearing:	October 11, 2021
Second Reading:	October 25, 2021
Third Reading:	November 8, 2021

Approved as to form:

_____
John DuBose, County Attorney

PROPOSAL: Request to rezone approximately 0.36 acres of property

PROPERTY LOCATION: 935 Winston Drive (TM# 0062M-0C-004.00)

CURRENT DISTRICT: General Business (GB) District

PROPOSED DISTRICT: Medium Density Residential (MDR) District

APPLICANT: Howard Strickland, Jr.

COUNCIL DISTRICT: District 2, Charlene McGriff

OVERVIEW:

Proposal
The applicant has requested to rezone one parcel of approximately 0.36 acres from GB to MDR District.

Site Information
The subject parcel is located on the north side of Winston Drive, approximately 470 feet west of Charlotte Highway, and is currently vacant. Previously, the parcel consisted of two single-family dwellings constructed circa 1950; however these buildings were demolished in 2015.

Summary of Adjacent Zoning and Uses
The subject parcel is surrounded by other parcels within the GB District.

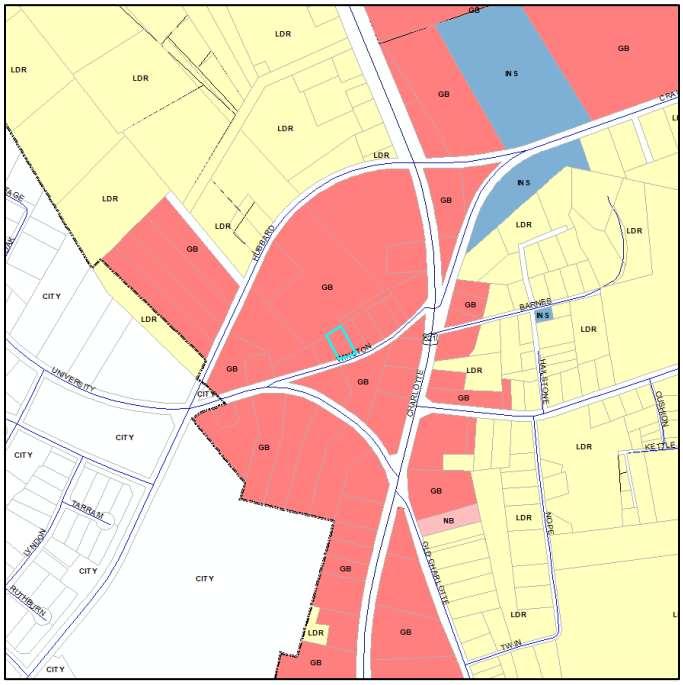
Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	GB	Funeral Home
South	Lancaster County	GB	Auto Repair
East	Lancaster County	GB	Single-Family Residential
West	Lancaster County	GB	Single-Family Residential

ANALYSIS & FINDINGS:

Zoning Districts
Pursuant to UDO Section 2.3, the current GB District *is generally located on thoroughfares and provides opportunities for the provision of offices, services, and retail goods in proximity to generally auto-dependent, community neighborhoods. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development while encouraging the transition to pedestrian-friendly, mixed-use areas that avoid strip commercial development.*

UDO Section 2.3 describes that the requested MDR District *is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.*

Compatibility with Surrounding Area



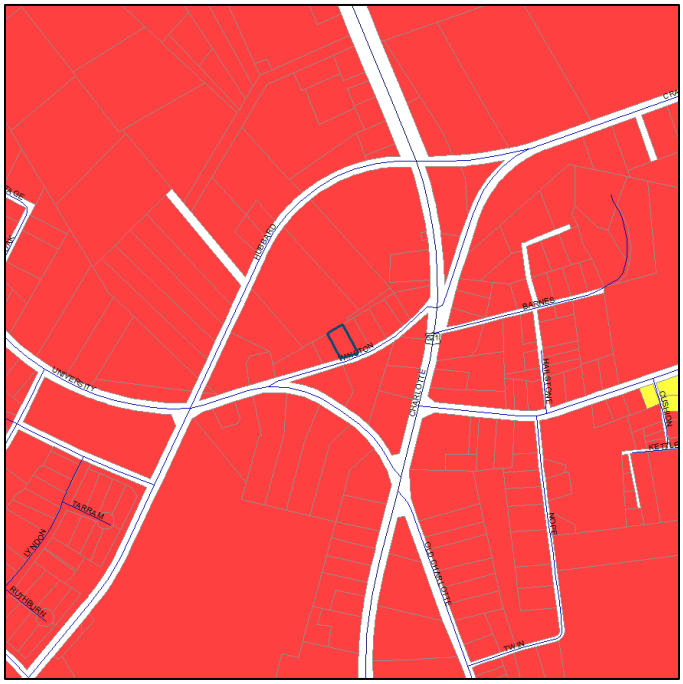
The subject parcel is surrounded by parcels within the GB District, which does not allow for single-family home development. The area is comprised by several nonconforming single-family dwellings on the north side of Winston Drive with predominantly non-residential uses (auto repair shop, oil change facility, funeral home, and Family Dollar store) on the south side of Winston Drive, as well as to the north of the subject parcel.

Prior to the subject parcel and surrounding area being zoned GB as part of the 2016 countywide rezoning, all of these parcels were zoned B-3 (General Commercial District), which allowed for numerous non-residential uses by-right, such as: retail, offices, personal services, medical clinics, and gas stations. The B-3 District also allowed for single-family dwellings subject to conditional use approval.

Due to the long-standing nature of this area as a commercial district, the amount and type of non-residential uses surrounding this parcel, and that this area has shown no prior signs of trending toward new residential development, staff does not find the proposed rezoning of the parcel to MDR District to be compatible with the surrounding area.

RELATIONSHIP TO PUBLIC PLANS

Comprehensive Plan Consistency



The Future Land Use Category of the subject property is Urban, which corresponds to the Community Type of Walkable Neighborhood with Additional Intensity. The adopted Comprehensive Plan states that the Walkable Neighborhood Community Type "is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development." The Comprehensive Plan further

establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The Urban Future Land Use Category encompasses the City of Lancaster city limits and includes properties along its periphery. The Walkable Neighborhood with Additional Intensity Community Type is intended to provide a mix of uses within a walkable setting, including various residential types, offices, schools, commercial/retail, and parks.

While the requested MDR District may be able to be found consistent with the Urban Future Land Use category, this area has been zoned commercial since zoning was established in the County, and there does not appear to be a trend toward residential development for the surrounding area.

Urban: Land Use Considerations		
Single-Family Detached Home	Single-Family Attached Home (Townhome/Duplex)	Condominium/Apartment
Neighborhood Commercial	Restaurant	Professional Office
Government Building	Church	School
Community Park/Pocket Park	Natural Area	

INFRASTRUCTURE CONSIDERATIONS

Transportation
Pursuant to UDO Section 6.8, uses which will generate more than 50 peak hour cumulative trips per day at full occupancy shall be required to provide a Traffic Impact Analysis (TIA). The proposed rezoning to accommodate a single-family dwelling will not meet this threshold.

Public Utilities
The Lancaster County Water and Sewer District (LSWSD) has reviewed the proposed rezoning, and had no comments or concerns as to the ability to provide adequate water and sewer to the property.

Public Schools
It is the understanding of staff that any students residing at the subject parcel would attend North Elementary, A.R. Rucker Middle, and Lancaster High Schools.

PHOTOS OF PROJECT AREA:

Looking directly at northern subject property

Looking across from subject property (south)

Looking northeast along Winston Drive

Looking southeast along Winston Drive

STAFF RECOMMENDATION:

Staff recommends **disapproval** of the request to rezone approximately 0.36 acres (TM# 0062M-0C-004.00) from General Business (GB) District to Medium Density Residential (MDR) District, pursuant to the following findings of fact:

1. That the subject application consists of the following parcel TM# 0062M-0C-004.00;
2. That the subject parcel has a Future Land Use Category of Urban, and a Community Type of Walkable Neighborhood with Additional Intensity;
3. That the subject parcel and surrounding area is currently zoned GB District;
4. That the subject parcel is proposed to be rezoned MDR District; and
5. That the proposed MDR District is not consistent with the surrounding area.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

Robert Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

GENERAL INFORMATION

Property Address 935 Winston Drive

City Lancaster State SC Zip 29720 Tax Parcel ID 0062M-0C-004.00

Current Zoning GB Current Use Lot where a house use to be

Proposed Zoning MDR Total Acres 0.36

Project Description Request to have zoning changed from GB to MDR. There is only residential houses on entire road. A business would not thrive in a location such as this.

Surrounding Property Description Residential surrounding entire area. The only business is at end of road that connects to Charlotte Hwy.

CONTACT INFORMATION

Applicant Name Howard Strickland JR

Address 1786 Shamrock Avenue

City Lancaster State SC Zip 29720 Phone 803-577-5016

Fax 803-283-9962 Email homesoflancasterLLC@gmail.com

Property Owner Name Howard Strickland

Address 1786 Shamrock Avenue

City Lancaster State SC Zip 29720 Phone 803-577-5016

Fax 803-283-9962 Email homesoflancasterLLC@gmail.com

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Howard Stackhouse Jr — 7-27-21

Applicant — Date

Howard Stackhouse Jr — 7-27-21

Property Owner(s) — Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel $435.00
- Rezoning Application Fee – multi parcel $610.00

2. **Planning Commission**

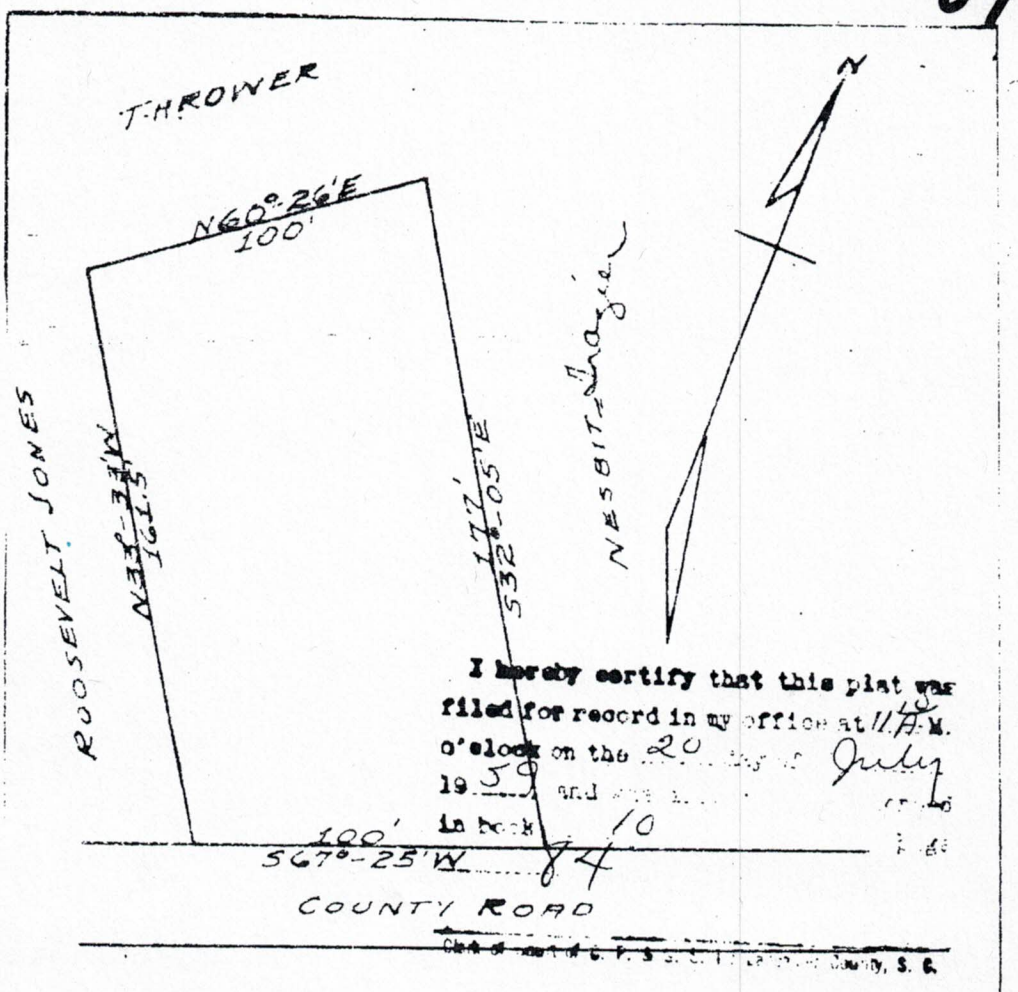
- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. **County Council**

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

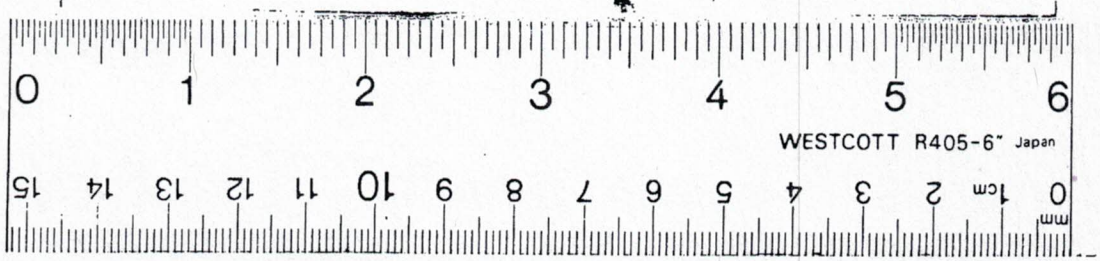
PLAT #
10|84

84



SURVEY PLAT
PROPERTY OF JOHN SOWELL JR.
LOCATED APPROXIMATELY 1/2 MILE
NORTH OF LANCASTER CITY LIMITS,
GILLS CREEK TOWNSHIP, LANCASTER
COUNTY, S.C.
4-6-59 SCALE: 1" = 50'

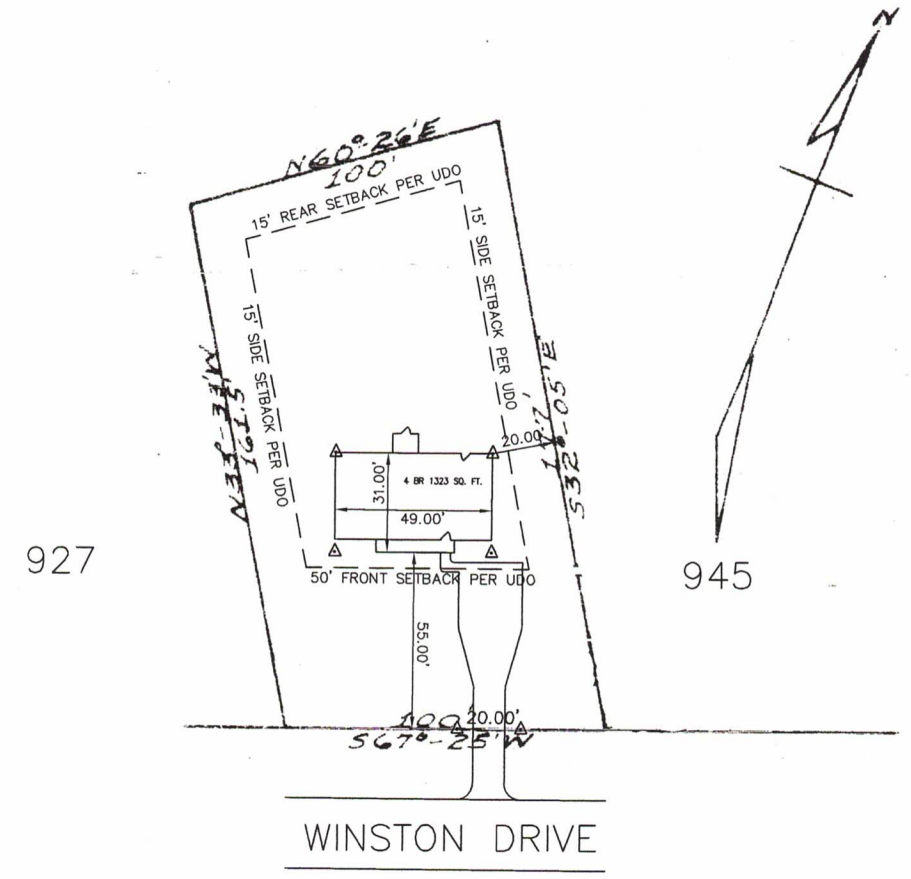
E. B. Clyburn



935 WINSTON DRIVE
Zoning: GB

15,727 sq ft

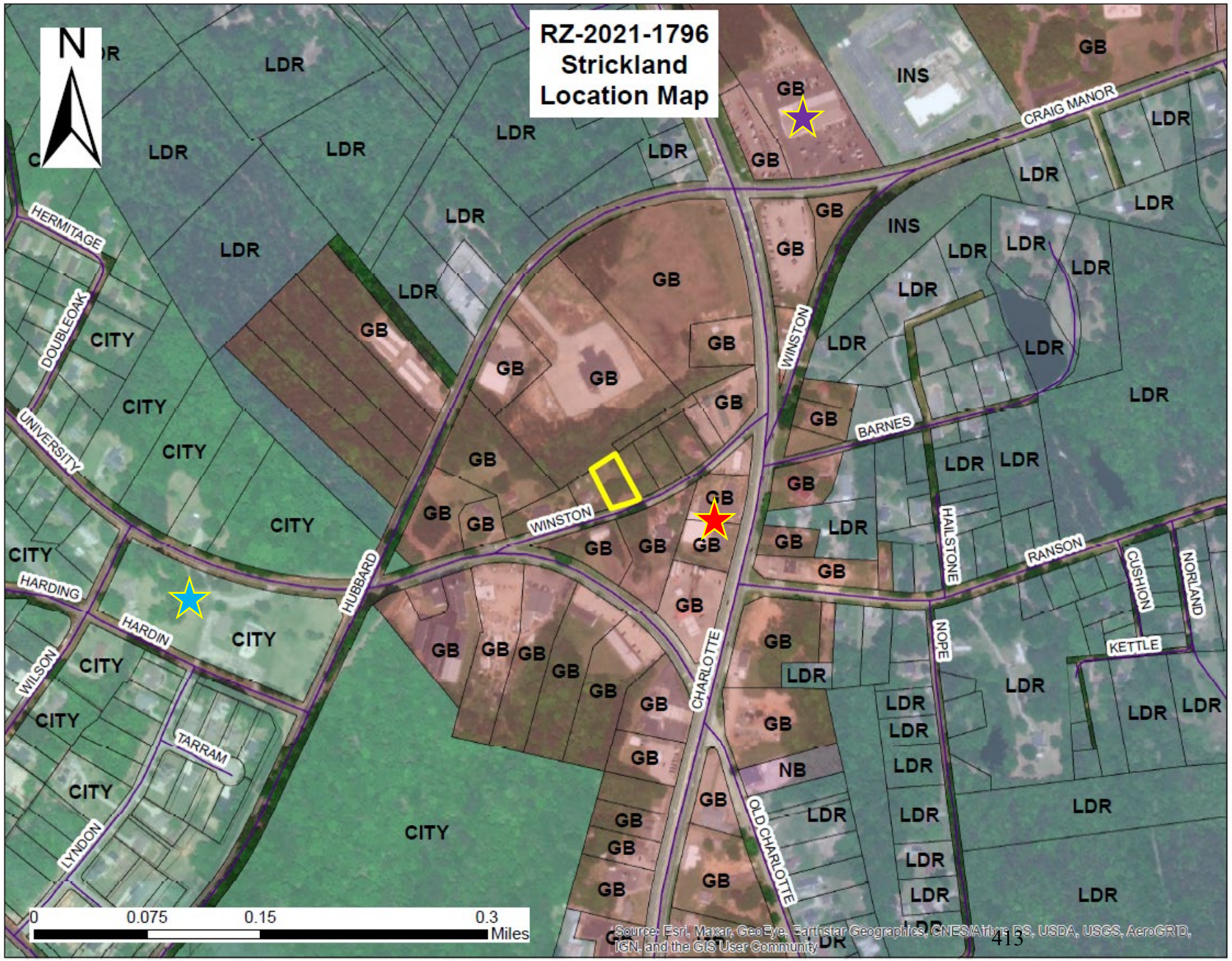
0.36 acre



NOTES:

1. THIS PLOT PLAN IS PRELIMINARY, BASED ON THE ORIGINAL PLAT. FINAL PLOT PLAN TO DETERMINED BY STATE LICENSED SURVEYOR.
2. SETBACKS PER LANCASTER COUNTY UDO FOR ZONING DISTRICT GB.
3. SETBACKS HAVE NOT BEEN CHECKED AGAINST ANY APPLICABLE DEED RESTRICTIONS.

NTS



Lancaster County
South Carolina

Proposal:
Rezoning from GB to MDR

Legend:

- Subject Property
- Lancaster Chevrolet Cadillac
- Family Dollar
- Church of the Good Shepherd

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: John DuBose / County Attorney
Department: Administration
Date Requested to be on Agenda: 10/25/2021

Issue for Consideration:
The purpose of the public hearing is to receive public comment on the proposed establishment of the Van Wyck Fire Protection District. The hearing will be conducted publicly and both proponents and opponents will be given full opportunity to be heard.

Points to Consider:
The boundary of the area to be included in the proposed Van Wyck Fire Protection District is as follows: The **NORTHERN BOUNDARY** of the Van Wyck Fire Protection District is described as follows: From the centerline of Niven Road and its intersection with the North Carolina state line, (1) westward along the center line of Niven Road to its intersection with the centerline of U.S. 521 (Charlotte Highway); (2) then northwestward along the centerline of U.S. 521 (Charlotte Highway) to its intersection with the southeastern edge of the property now or formerly owned by Dianne Liles, TMS No. 0020-00-027.01; (3) then along the southern and then northwestern boundary of the property now or formerly owned by Dianne Liles, TMS No. 0020-00-027.01; (4) then along the southern boundary (crossing over the CSX Railroad and a portion of TMS No. 0020-00-051.00) of the property now or formerly owned by JMB Land Co. LLC, TMS No. 0020-00-050.00; (5) then along the southeastern boundary of the property now or formerly owned by Marshall Hinson, TMS No. 0019-00-019.00; (6) then along the southeastern and then southwestern boundary of the property now or formerly owned by Marshall Hinson, TMS No. 0019-00-018.00; (7) then along the southern boundary of the property (crossing over Griffin Road) now or formerly owned by Robert Maher, TMS No. 0019-00-022.05; (8) then southward along the eastern boundary of the property now or formerly owned by Willie and Donna Holder, TMS No. 0019-00-022.02; (9) then southward along the eastern boundary of the property now or formerly owned by Rickey Hubbard, TMS No. 0019-00-021.04; (10) then southward along the eastern boundary of the property now or formerly owned by Doyle McDonald, TMS No. 0019-00-021.05; (11) then along the eastern and then southern and then western boundaries of the property now or formerly owned by Olin Wilson, TMS No. 0019-00-041.00; (12) then along the western boundary of the property now or formerly owned by Nancy W. Tillman, TMS No. 0019-00-040.00; (13) then along the southwestern and then western boundary of the property now or formerly owned by James and Patricia Ogburn, TMS No. 0019-00-022.00; (14) then along the western boundary of the property now or formerly owned by Vijaya Reddy Trustee, TMS No. 0019-00-023.02; (15) then along the western boundary of the property now or formerly owned by Charles and Jerri Laney, TMS No. 0019-00-024.01; (16) then along the western boundary of the property now or formerly owned by Olin Wilson, TMS No. 0019-00-036.00; (17) then along the western boundary of the property now or formerly owned by Robert and Georgia Sherengo, TMS No. 0019-00-027.07; (18) then along the western boundary of the property now or formerly owned by Thomas and Linda Pickard, TMS No. 0019-00-027.09; (19) then along the southern boundary of the property now or formerly owned by Helen Davis, TMS No. 0019-00-035.00; (20) then along the southwestern and then northwestern boundary of the property now or formerly owned by Robert D. Wilson Sr. Trustee, TMS No. 0019-00-029.00; (21) then along the southwestern boundary of the property now or formerly owned by Mary Purvis and Elizabeth Martin, TMS No. 0019-00-027.01; (22) then along the southeastern boundary of the property now or formerly owned by Gordon and Linda Stegall, TMS No. 0019-00-030.06; (23) then along the southeastern boundary of the property now or formerly owned by Gordon and Linda Stegall, TMS No. 0019-00-030.00; (24) then along the southeastern boundary of the property now or formerly owned by W. Olin Nisbet Jr. Family, TMS No. 0019-00-030.05; (25) then southwest along the northwest side of Van Wyck Road until its intersection with property now or formerly owned by Family Center Inc., TMS No. 0019-00-033.00; (26) then along the northwestern boundary (crossing Van Wyck Road) of property now or formerly owned by Family Center Inc., TMS No. 0019-00-033.00 (crossing back over Van Wyck Road); (27) then along the southeastern boundary of the property now or formerly owned by James and Rachel Jackson, TMS No. 0019-00-030.02; (28) then along the southeastern boundary of the property now or formerly owned by Barbara Dandridge, TMS No. 0019-00-030.01; (29) then along the southeastern boundary (crossing over Van Wyck Road) of the property now or formerly owned by Macedonia Baptist Church, TMS No. 0019-00-031.00; and (30) then along the southern boundary of the property now or formerly owned by the W. Olin Nisbet Jr. Family, TMS No. 0019-00-001.00, to its intersection with the boundary of Lancaster County and York County (the point of the beginning of the western boundary of the Van Wyck Fire

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Funding and Liability Factors:

Ad valorem taxes will not be levied within the proposed Van Wyck Fire Protection District for the operation and maintenance of it.

Rates and charges will be imposed within the Van Wyck Fire Protection District for the purpose of paying directly, or paying for indebtedness incurred, to fund permanent improvements and capital expenditures, including buildings, equipment and infrastructure as needed for fire protection. If the revenue from the rates and charges exceed the amount necessary for permanent improvements and capital expenditures, including indebtedness, then the excess revenue may be used for the operation and maintenance of the District. County Council will be empowered to issue general obligation bonds of the county, payable from an *ad valorem* tax. It is the County Council's intent that the annual *ad valorem* tax to be levied for the payment of the principal and interest on the general obligation bonds shall be reduced in each year by the amount of the revenue collected from the imposition of rates and charges in the District so that the levy of an *ad valorem* tax is necessary only when the rates and charges are insufficient to pay principal and interest on the general obligation bonds.

Council Options:

Council will only be holding the required Public Hearing at this point.

Recommendation:

N/A

ATTACHMENTS:

Description	Upload Date	Type
Notice of Public Hearing for the Proposed Van Wyck Fire Protection District	10/20/2021	Backup Material

The Lancaster News

701 North White Street
PO Box 640
Lancaster, SC 29721
803-283-1133

NOTICE OF PUBLIC HEARING

A public hearing is scheduled for Monday, October 25, 2021, at 6:00 p.m. in County Council Chambers, second floor of the County Administration Building, 101 North Main Street, Lancaster, South Carolina, or at such other location in or around the complex posted at the main entrance. The purpose of the public hearing is to receive public comment on the proposed establishment of the Van Wyck Fire Protection District. The hearing will be conducted publicly and both proponents and opponents will be given full opportunity to be heard.

The boundary of the area to be included in the proposed Van Wyck Fire Protection District is as follows: The **NORTHERN BOUNDARY** [illegible] as follows: centerline of Porter Ranch Road; (3) then generally northeasterly along the centerline of Porter Ranch Road to its intersection with the centerline of State Road S-29-177; (4) then generally easterly along the centerline of State Road S-29-177 to its intersection with the centerline of Old Hickory Road; (5) then generally southeasterly along the centerline of Old Hickory Road to its intersection with the centerline of W. North Corner Road; (6) then generally easterly along the centerline of W. North Corner Road to its intersection with the centerline of U.S. 521 (Charlotte Highway); and (7) then from the centerline intersection of U.S. 521 (Charlotte Highway) and the centerline intersection of E. North Corner Road generally north northeasterly along the centerline of E. North Corner Road to the point where E. North Corner Road meets the North Carolina state line (the point of beginning of the eastern boundary of the Van Wyck Fire Protection District). The **EASTERN BOUNDARY** of the Van Wyck Fire Protection District is described as follows: Beginning at the point where E. North Corner Road meets the North Carolina state line, then going generally northward along the boundary of Lancaster County and the State of North Carolina to the point of its intersection with the centerline of Niven Road (the point of beginning of the northern boundary of the Van Wyck Fire Protection District).

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I hereby certify that on the above notice published in The Lancaster News, a general circulation in Lancaster County, South Carolina, in accordance with law on October 2nd, 9th and 16th 2021.

SWORN to before me this 16th day of October, 2021

Ashley Johnson

Notary Public for South Carolina
My Commission Expires: 01/20/2027

Ashley L Johnson NOTARY PUBLIC SOUTH CAROLINA

Newspaper Rep Signature

The Lancaster News

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Lancaster, SC 29721
803-283-1133

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Public comments may be made in person at the hearing or submitted in written format to be provided to County Council at the public hearing. Comments made in person or in writing should be limited to three (3) minutes in duration if read aloud. Written comments may be submitted either by online submission by selecting the "public hearing comments" quick link located on the county website homepage (https://www.mylancastersc.org/), by email to ssimpson@lancastersc.net, or by mail addressed to Clerk to Council at Post Office Box 1809, Lancaster, SC 29721 with an

e notice published in The Lancaster News,
nty, South Carolina, in accordance with
nd 16th 2021.

Newspaper Rep Signature

nley L Johnson
NOTARY PUBLIC
OUTH CAROLINA

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Steve Willis/ Administration and Paul Moses / Airport Manager
Department: Administration
Date Requested to be on Agenda: 10/25/2021

Issue for Consideration:
Approval of the updated Airport Capital Improvement Plan (CIP).

Points to Consider:
Now that we have committed to the Federal Aviation Administration (FAA) for the Terminal construction we must update the Airport Capital Improvement Plan.

This was submitted for discussion at the Committee of the Whole. Council must consider and adopt an updated CIP no later than the last meeting in November. The FAA deadline for Ken Holt to submit this is the first of December.

As a reminder, we have Capital Project Sales Tax funds for the local component of the hangar.

Funding and Liability Factors:
Please see the attached chart for annual amounts. As indicated above, Capital Project Sales Tax funding is available for the local component of the proposed hangar.

Please note that Federal Fiscal 23 is a roll-over year so there will be no pre-application for that fiscal year.

Council Options:
Approve or amend the Airport Capital Improvement Plan.

Recommendation:
Approve the Airport Capital Improvement Plan.

ATTACHMENTS:

Description	Upload Date	Type
Proposed Airport CIP	10/4/2021	Exhibit
Schematic Plan for Airport Improvements	10/4/2021	Exhibit

FY23 - FY27 Capital Improvement Plan

LOC ID

LKR

					Project Funding Plan			
FAA Fiscal Year	**Project Name and Brief Description**	**National Priority Ranking (NPR)**	**AIP Eligibility - Reference AIP Handbook**	**Pavement Rehabilitation Projects Insert PCI**	**Total Project Cost**	**AIP Entitlements**	**State Participation**	**Sponsor Participation**
2023	Carry Over Non-Primary Entitlement Funding (Hangar Design & Construction)	N/A	N/A	N/A	N/A	$150,000	N/A	N/A
2023 TOTAL						$150,000		
2024	Carry Over Non-Primary Entitlement Funding (Hangar Design & Construction)	N/A	N/A	N/A	N/A	$300,000	N/A	N/A
2024 TOTAL						$300,000		
2025	Carry Over Non-Primary Entitlement Funding (Hangar Design & Construction)	N/A	N/A	N/A	N/A	$450,000	N/A	N/A
2025 TOTAL						$450,000		
2026	Hangar (125' x 125') Design	31	Page O-6, Table O-3 (f.)	N/A	$200,000	$180,000	$200	$19,800
2026 TOTAL					$200,000	$180,000	$200	$19,800
2027	Hangar (125' x 125') Construction	31	Page O-6, Table O-3 (f.)	N/A	$2,000,000	$570,000	$2,000	$1,428,000
2027 TOTAL					$2,000,000	$570,000	$2,000	$1,428,000

**** Add additional rows as needed**

TERMINAL BUILDING/LANDSIDE ACCESS INFRASTRUCTURE & LIGHTING VAULT/GENERATOR DESIGN FY 2021 CONSTRUCTION FY 2022

ASPHALT APRON

FUTURE PARKING

RELOCATE AUTOMATIC GATE

HANGAR (125' X 125')/LANDSIDE & AIRSIDE ACCESS INFRASTRUCTURE DESIGN FY 2026 CONSTRUCTION FY 2027

A

B

C

D

E

460 455 450 445 440 435 430 425 420 465

EXISTING FEATURE		
NO.	FEATURE	TOP BUILDING ELEVATION
A	SHADE HANGAR (8-UNIT)	481.2'
B	SHADE HANGAR (8-UNIT)	481.2'
C	BOX HANGAR	486.2'
D	BOX HANGAR	481.2'
E	TERMINAL BUILDING	476.6'
F	10' CHAIN LINK FENCE	-

HOLT CONSULTING COMPANY, LLC.
2801 DEVINE STREET, SUITE 201
COLUMBIA, SC 29205

2023-2027 CAPITAL IMPROVEMENT PLAN SKETCH

LANCASTER COUNTY AIRPORT

LANCASTER COUNTY, SOUTH CAROLINA

MAGNETIC DECLINATION
7° 58' W CHANGING BY
0° 2' W PER YEAR

GRAPHIC SCALE (FEET)

0 25 50 100

Agenda Item Summary

Ordinance # / Resolution #:
Contact Person / Sponsor: Dennis Marstall/Administration and Sheriff Barry Faile/Lancaster County Sheriff's Office
Department: Administration
Date Requested to be on Agenda: 10/25/2021

Issue for Consideration:
Acceptance of a continuation grant for the Violent Crime Multi-Jurisdictional Task Force, which was first awarded in October 1, 2020.

Points to Consider:
The Sheriff's Office recognized a need for a Violent Crime Multi-Jurisdictional Task Force in 2019 - 20 with a rise is violent crime in the County, with one of the biggest jumps being Aggravated Assaults, they are up from 22 this time last year to 40 now.

Currently there are approximately 2000 outstanding warrants. Of those warrants, at least 35% of those are cases of violent crimes. There are also approximately 150 general sessions bench warrants that are outstanding that are on cases where the defendant did not show for court or has not met the conditions of his/her court order.

The Violent Crime Multijurisdictional Task Force (MJTF) has one commander, two Sheriff's Office Investigators, two City Police Investigators and one Solicitor dedicated to just the MJTF, with three of those positions being funded by grant funds.

The Sheriff's Office has been awarded a continuation grant for the Violent Crime Multi-Jurisdictional Task Force. The Task Force is commanded by the Sheriff's Office and includes Sheriff's Deputies, a City Police Officer, and an Assistant Solicitor.

This is grant # 5G000221.

As we did last year, the City of Lancaster and Sixth Circuit Solicitor's Office will be invoiced for their share of the personnel local match for their employee.

Funding and Liability Factors:
Grant amount is $275,053.
The total local match is $30,561.
The total project amount is $305,614.

Council Options:
Approve the continuation grant. This is a grant for the Sheriff who has authority to accept it on his own but we always like to make sure Council is aware of such a grant.

Recommendation:
Recommend acceptance by way of the following motion.

MOTION: **That the Sheriff and County Administrator be authorized to accept and execute related forms in conjunction with the Violent Crime Task Force Grant # 5G000221.**

ATTACHMENTS:

Description	Upload Date	Type

Grant Award Letter	10/15/2021	Letter
Grant Award Form	10/15/2021	Exhibit

South Carolina Department of Public Safety

Office of Highway Safety and Justice Programs

October 7, 2021

Mr. Steve Willis
Lancaster County
Post Office Box 1809
Lancaster, South Carolina 29721-1809

RE: Justice Assistance Grant Program No. 5G000221
Violent Crime Multijurisdictional Task Force Continuation

Dear Mr. Willis:

I am pleased to provide you with a grant award approved by this office in the amount of $275,053 for the above-referenced grant project. To complete the contract for this award, it is necessary for you, as the Official Authorized to Sign, to return the signed grant award within 30 days from the date of this award. The Office of Highway Safety and Justice Programs (OHSJP) is now offering subgrantees the option to use electronic or digital signatures to execute OHSJP award documents. Any of the electronic signature processes available in Adobe Acrobat Reader, or similar software, are generally acceptable (e.g., a signature image applied to the PDF, or a digital credential.) See the attachment entitled "OHSJP Electronic and Digital Signature Tutorials for Adobe Acrobat Reader" if additional information is needed.

If a subgrantee chooses to continue to provide a wet ink/original signature, this may be mailed in, or scanned and emailed to the OHSJP. Grant award documents may be sent electronically to Kayla Boston at KaylaBoston@scdps.gov or via postal mail to the following address:

Ms. Kayla Boston, Administrative Assistant
Office of Highway Safety and Justice Programs
S.C. Department of Public Safety
Post Office Box 1993
Blythewood, South Carolina 29016

Copies of the Request for Payment/Quarterly Fiscal Report Forms are attached. The financial reports should be completed for each calendar quarter ending date and are due 30 days after the end of the quarter. The due dates and periods covered for programmatic progress reports are indicated within the attached special conditions.

Sincerely,

Phil Riley
Director

Attachments
c: Sheriff Barry Faile
Justice Assistance Grant Official File

SOUTH CAROLINA DEPARTMENT OF PUBLIC SAFETY
OFFICE OF HIGHWAY SAFETY AND JUSTICE PROGRAMS
POST OFFICE BOX 1993
BLYTHEWOOD, SOUTH CAROLINA 29016

GRANT AWARD

Subgrantee:	Lancaster County Sheriff's Office		
Grant Title:	Violent Crime Multijurisdictional Task Force Continuation		
Grant Period:	10/01/2021 - 9/30/2022	Budget Period:	10/01/2021 – 9/30/2022
Date of Award:	October 1, 2021	Grant No.:	5G000221
Amount of Award:	$275,053		

In accordance with the provisions of the Justice Assistance Grant (JAG) Program, ALN No. 16.738 (Federal JAG Grant #15PBJA-21-GG-00255-MUMU), and on the basis of the application submitted, the South Carolina Department of Public Safety hereby awards to the foregoing Subgrantee a grant in the federal amount shown above, for the project specified in the application and within the purposes and categories authorized for the Justice Assistance Grants Program.

This grant is subject to the terms and conditions set forth in the application and to the special conditions attached to the grant award.

Payment of Funds: Grant funds will be disbursed to subgrantees (according to the project budget) upon receipt of evidence that funds have been invoiced and products received or that funds have been expended (e.g., invoices, contracts, itemized expenses, etc.). A copy of the grant application, which includes the approved budget is available on www.scdpsgrants.com for the subgrantee's use in completing the request for payment forms.

The grant shall become effective, as of the date of the award, upon the return of this form to the Office of Highway Safety and Justice Programs signed by the Official Authorized to Sign in the space provided below. This award must be accepted within thirty (30) days from the date of the award, and such quarterly and other reports required by the South Carolina Department of Public Safety must be submitted in accordance with regulations.

ACCEPTANCE FOR THE SUBGRANTEE	ACCEPTANCE FOR THE SFA
_____	_____
Signature of Official Authorized to Sign	Office Of Highway Safety and Justice Programs

GRANT AWARD DATA: THIS AWARD IS SUBJECT TO THE GRANT TERMS AND CONDITIONS AND ATTACHED SPECIAL CONDITIONS.

Overview

STATE OF SOUTH CAROLINA
DEPARTMENT OF PUBLIC SAFETY
Office of Highway Safety and Justice Programs
Justice Assistance Grant Program

The South Carolina Department of Public Safety's Office of Highway Safety and Justice Programs (OHSJP) has been designated as the State Administrative Agency (SAA) of the Justice Assistance Grant (JAG) Program for South Carolina. The purpose of the JAG Program is to assist state agencies and units of local government in carrying out specific programs which offer a high probability of improving the functioning of the criminal justice system. Special emphasis is placed on projects that advance national and state drug control priorities. In accordance with the JAG, grant funds may be awarded to state agencies and units of local government for the purposes of enforcing state and local laws that establish offenses similar to offenses established in the Controlled Substances Act (21 U.S.C. 801 et seq.); improving the functioning of the criminal justice system; and emphasizing prevention and control of violent crime and serious offenders. Grants may provide for personnel, equipment, training, technical assistance, and criminal justice information systems for the more widespread apprehension, prosecution, adjudication, detention and rehabilitation of persons who violate criminal laws. In addition, funds are available for projects that facilitate the implementation of innovative initiatives aimed at crime and drug control.

Version:	0.1
Application Deadline:	2021-03-26
Application #:	AG21028
Grant #:	5G000221
Award Date:	2021-10-01
State Start Date:	2021-10-01
State End Date:	2022-09-30

Project Details

Project Title:	Violent Crime Multijurisdictional Task Force Continuation
Project Summary (max. 300 characters):	Continue the Multijurisdictional Task Force to combat violent crime in Lancaster County consisting of local law Enforcement and prosecutors with more agencies being added in the near future.
Type of Application:	Continuation
Year of Funds:	2
Appropriation of Non-Grantor Matching Funds:	County
Other (explain):	
Program Area:	Multijurisdictional Task Force Law Enforcement and Prosecution Programs

Agency Details

Agency Name:	Lancaster County Sheriff's Office
Address:	1520 Pageland Highway
City:	Lancaster
State:	SC
9 Digit Zip:	29720-0908
(Area) Phone #:	(803) 283-3388
(Area) Fax #:	(877) 636-7980
County:	Lancaster
Other county/counties this project will serve:	
Organization Type:	County
Other (specify):	
U.S. Congressional District:	05
Has your agency registered in the System for Award Management (SAM)? (https://uscontractorregistration.com):	yes◉ no○

Budget

CATEGORIES			GRANTOR	CASH MATCHING FUNDS	TOTAL
PERSONNEL - SALARIES:					
Position Title	Annual Salary/Rate	% of Time On Project			
Sheriff's Office VC Investigator Lieutenant	67500	100	$60,750	$6,750	$67,500
City Police Violent Crime Investigator	50000	100	$45,000	$5,000	$50,000
6th Circuit Solicitor Violent Crime Solicitor	69500	100	$62,550	$6,950	$69,500
		TOTAL SALARIES:	$168,300	$18,700	$187,000
EMPLOYER CONTRIBUTIONS (Fringe Benefits)					
Description	Rate	X Base			
Social Security & Medicare (FICA)					
Retirement					
Workers Compensation Insurance					
Unemployment Insurance (on first $7,000 only)					
Health Insurance					
Dental Insurance					
Pre-Retirement Death Benefit					
Accident Death Benefit (Police Officers)					
Other Employer Contributions (Itemize)	104714	1	$94,243	$10,471	$104,714
TOTAL EMPLOYER CONTRIBUTIONS:			$94,243	$10,471	$104,714
		TOTAL PERSONNEL:	$262,543	$29,171	$291,714

CONTRACTUAL SERVICES:

(Itemize - DO NOT include professional fees for doctors, psychologists, etc.)

Description	Cost	Quantity			
			$0	$0	$0
TOTAL CONTRACTUAL SERVICES:			$0	$0	$0

TRAVEL:

(Itemize-include mileage, airline cost, lodging, per diem, parking, car rental)

Description	Cost	Quantity			
Per diem, travel mileage, lodging (3)	1980	3	$5,346	$594	$5,940
TOTAL TRAVEL:			$5,346	$594	$5,940

EQUIPMENT ($1,000 or more per Unit):

(Itemize - DO NOT USE BRAND NAME. Also, DO NOT include leased, rented items or software)

Description	Cost	Quantity			
			$0	$0	$0
			$0	$0	$0
Sheriffs Office VC Inv Digital Camera Bundle	1000	1	$900	$100	$1,000
City Police VC Investigator Digital Camera Bundle	1000	1	$900	$100	$1,000
TOTAL EQUIPMENT:			$1,800	$200	$2,000

OTHER:

Description	Cost	Quantity			
Sheriffs Office VC Inv Registration Fees for Approved Training	1000	1	$900	$100	$1,000
Sheriffs Office VC Inv Cell phone service	720	1	$648	$72	$720
City Police VC Investigator Registration Fees for Approved Training	1000	1	$900	$100	$1,000
City Police VC Investigator Cell phone service	720	1	$648	$72	$720

6th Circuit Solicitor VC Solicitor Registration Fees for Approved Training	1500	1	$1,350	$150	$1,500
6th Circuit Solicitor VC Solicitor phone service	720	1	$648	$72	$720
6th Circuit Solicitor VC Solicitor Office Supplies	300	1	$270	$30	$300
			$0	$0	$0
			$0	$0	$0
			$0	$0	$0
			$0	$0	$0
			$0	$0	$0
		TOTAL OTHER:	$5,364	$596	$5,960
		TOTAL PROJECT COST:	$275,053	$30,561	$305,614

Budget Narrative

List items under each Budget Category Heading. Explain exactly how each item listed in your budget (both grantor and match) will be utilized. It is important that the necessity of these items, as they relate to the operation of the project, be established. Dollar amounts DO NOT have to be provided.

Personnel:
LCSO Task Force Commander-Investigator is assigned as Commander of VCMJTF. Salary, fringe benefits needed so that Inv. can dedicate 100% time to this project.

City Police Violent Crime Investigator- Investigator is assigned as investigator of VCMJTF. Salary, fringe benefits needed so that Inv. can dedicate 100% time to this project.

6th Circuit Solicitor- Prosecutor is assigned as prosecutor of VCMJTF. Salary, fringe benefits needed so that prosecutor can dedicate 100% time to this project.

Fringe- Fringe for all personnel

Travel:
All personnel will attend training approved by SCDPS-OHSJP *Attached detail budget shows specific cost requested

Per Diem- Cost covers meals for grant funded personnel while attending approved trainings.
Lodging- Cost covers hotel accommodations while attending approved training.
Air Fare- Cost covers travel for the grant funded personnel to attend approved trainings.
Ground Transportation- Cost covers cost of parking, shuttles or other transportation expenses.

Equipment:

Sheriffs Office VC Inv Digital Camera Bundle- To be used by investigator to document any scenes or evidence

City Police VC Investigator Digital Camera Bundle-To be used by investigator to document any scenes or evidence

OTHER

Registration Fees for Approved Training- For Commander, Prosecutor and LPD Investigator to attend approved training

Cell phone service for all grant personnel

Solicitor Office Supplies- pens, folders, tape, tape dispenser, stapler, staples, cd's, cd holders, desk file holders, sticky note and holder, binders, paperclips, legal pads

Sheriffs Office Office Supplies-Writing utensils, pens, pencils, highlighters, permanent markers,Binder clips, Post-it notes with dispenser , Stapler, staples and staple remover, Hanging file folders, Paper clips with holder, Paper tray/file organizer, Tape dispenser w/ tape refills, Desk organizer, Scissors, File folders

Program Narrative

PROBLEM STATEMENT: First, define the problem exactly as it exists in your particular community. Describe the nature and magnitude of the problem using valid, updated statistical data, and cite the source and date of your information. Prior data may be used to show changes in the magnitude or severity of the problem. Remember to document the problem and not the symptoms or solutions of the problem. Second, identify your existing efforts, current resources and programs being utilized to deal with the problem.

The problem of violent crime has been an ongoing complex problem in Lancaster County within the various municipalities that are located within the county. When describing what actual crimes are considered violent crimes this is violent crimes defined under SC Law.

For purposes of definition under South Carolina law, a violent crime includes the offenses of: murder (Section 16-3-10); attempted murder (Section 16-3-29); assault and battery by mob, first degree, resulting in death (Section 16-3-210(B)), criminal sexual conduct in the first and second degree (Sections 16-3-652 and 16-3-653); criminal sexual conduct with minors, first, second, and third degree (Section 16-3-655); assault with intent to commit criminal sexual conduct, first and second degree (Section 16-3-656); assault and battery with intent to kill (Section 16-3-620); assault and battery of a high and aggravated nature (Section 16-3-600(B)); kidnapping (Section 16-3-910); trafficking in persons (Section 16-3-2020); voluntary manslaughter (Section 16-3-50); armed robbery (Section 16-11-330(A)); attempted armed robbery (Section 16-11-330(B)); carjacking (Section 16-3-1075); drug trafficking as defined in Section 44-53-370(e) or trafficking cocaine base as defined in Section 44-53-375(C); manufacturing or trafficking methamphetamine as defined in Section 44-53-375; arson in the first degree (Section 16-11-110(A)); arson in the second degree (Section 16-11-110(B)); burglary in the first degree (Section 16-11-311); burglary in the second degree (Section 16-11-312(B)); engaging a child for a sexual performance (Section 16-3-810); homicide by child abuse (Section 16-3-85(A)(1)); aiding and abetting homicide by child abuse (Section 16-3-85(A)(2)); inflicting great bodily injury upon a child (Section 16-3-95(A)); allowing great bodily injury to be inflicted upon a child (Section 16-3-95(B)); domestic violence of a high and aggravated nature (Section 16-25-65); domestic violence in the first degree (Section 16-25-20(B)); abuse or neglect of a vulnerable adult resulting in death (Section 43-35-85(F)); abuse or neglect of a vulnerable adult resulting in great bodily injury (Section 43-35-85(E)); taking of a hostage by an inmate (Section 24-13-450); detonating a destructive device upon the capitol grounds resulting in death with malice (Section 10-11-325(B)(1)); spousal sexual battery (Section 16-3-615); producing, directing, or promoting sexual performance by a child (Section 16-3-820); sexual exploitation of a minor first degree (Section 16-15-395); sexual exploitation of a minor second degree (Section 16-15-405); promoting prostitution of a minor (Section 16-15-415); participating in prostitution of a minor (Section 16-15-425); aggravated voyeurism (Section 16-17-470(C)); detonating a destructive device resulting in death with malice (Section 16-23-720(A)(1)); detonating a destructive device resulting in death without malice (Section 16-23-720(A)(2)); boating under the influence resulting in death (Section 50-21-113(A)(2)); vessel operator's failure to render assistance resulting in death (Section 50-21-130(A)(3)); damaging an airport facility or removing equipment resulting in death (Section 55-1-30(3)); failure to stop when signaled by a law enforcement vehicle resulting in death (Section 56-5-750(C)(2)); interference with traffic-control devices, railroad signs, or signals resulting in death (Section 56-5-1030(B)(3)); hit and run resulting in death (Section 56-5-1210(A)(3)); felony driving under the influence or felony driving with an unlawful alcohol concentration resulting in death (Section 56-5-2945(A)(2)); putting destructive or injurious materials on a highway resulting in death (Section 57-7-20(D)); obstruction of a railroad resulting in death (Section 58-17-4090); accessory before the fact to commit any of the above offenses (Section 16-1-40); and attempt to commit any of the above offenses (Section 16-1-80). Only those offenses specifically enumerated in this section are considered violent offenses.

The Lancaster County Sheriff’s Office, (LCSO), is the primary law enforcement agency for Lancaster County, a county with an estimated population of 98,012. From 2010, this is a 27.9% increase, the largest in the Charlotte region. (US Census). Lancaster County consists of approximately 550 sq. miles of land area, which stretches from Mecklenburg, NC (Charlotte) to the North, Chester, SC to the west and Chesterfield, SC to east and Kershaw, SC to the south. The area to the north, Indian Land, shaped like a panhandle with York County, SC and Monroe, NC the west and east respectively. The Lancaster City Police Department is the only other law enforcement agency within our county that has its own police force. All other municipalities within Lancaster County have law enforcement coverage by the Sheriff’s Office and are Lancaster County Sheriff’s Office employees. The Sixth Circuit Solicitors Office prosecutes all violent crimes committed in Lancaster County. Solicitor Newman and his staff work diligently to prosecute these cases to ensure that each defendant receives the most stringent punishment available.

At this time, we have approximately 2000 outstanding warrants. Of those warrants, at least 35% of those are cases of violent crimes. We have approximately 150 general sessions bench warrants that are outstanding that are on cases where the defendant did not show for court or has not met the conditions of his/her court order.

Overall as of 3/14/2021, compared to last year at this same time, our Violent Crime is up 52%. One of the biggest jumps that we have is in Aggravated Assault, they are up from 22 this time last year to 40 now.

As you can see, the violent crime is still rising.

As stated above, violent crime is up and with this increase we also have increased our evidence intake as well. The addition of the MJTF, the increased crime rate around the county and the evidence it produces causes strain on the Crime Scene Investigators unit due to their limited manpower. In the end of the year report for Crime Scene Investigations for year 2020, there was a back-log of two and half months to get evidence tagged, entered into the database and stored. Purging of evidence after it has been released by officers, investigations and the court system is one task that receives the least amount of attention due to the overall work load of the unit. Therefore is where the need for an evidence technician comes in so that this person can be assigned with the task of Violent Crime evidence intake, logging, storing and then purging when evidence is legally able to be purged.

Existing Efforts:

The Lancaster County Sheriff's Office was awarded a grant 10/1/2020 for a Violent Crime Multijurisdictional Task Force and on that MJTF we have one commander, two Sheriff's Office Investigators, 2 City Police Investigators and 1 Solicitor dedicated to just the MJTF. The Sheriff's Office also has ten criminal investigators and five narcotics officers. These case assignments range from malicious injury to property, burglaries, drug complaints, domestic violence, sex crimes, white-collar crime, home invasions, to murders. The Lancaster City Police has five criminal investigators and they have case assignments that are not all-violent crime in nature, just like the Sheriff's Office. The Crime Scene Unit at the Sheriff's Office currently has five crime scene investigators and one of those is the supervisor. The Solicitors Office has nine solicitors that prosecute cases in our County.

We are currently have three personnel funded by this program. All of these agencies have worked hand in hand for years on projects, however, violent crime is continuing to rise and we see where the benefit of a continuation of the multijurisdictional task force as well as adding an evidence technician to combat these rising numbers is imperative to ALL Lancaster County residents.

PROJECT PURPOSE: First, describe the broad goals of your project. Then describe a specific plan for conducting the project and a rationale for the tasks and activities to be employed to address the problem outlined above.

Broad Goals;
The primary purpose for the continuation of the Violent Crime MJTF is to enhance existing efforts in law enforcement, prosecution and conviction of major violent crime offenders by eliminating jurisdictional problems and by sharing critical resources. By coordinating resources, law enforcement agencies can concentrate their efforts on violent crime offenders that usually spill over into the other jurisdictions without duplicating efforts and wasting resources. The overall objective is to identify, investigate and prosecute the violent crime offenders that continue to be a burden on the criminal justice system.

Specific Plan:
Lancaster County Sheriff's Office will continue to serve as the lead agency and all members will be centrally located at the LCSO. The LCSO, Lancaster City Police Department and the Sixth Circuit Solicitors Office have all agreed to participate in the Task Force. LCSO, LPD and Solicitor’s Office will all have personnel (grant funded and county/city match funded) assigned to the Task Force full time. The evidence technician will be located in our Crime Scene Unit and will be responsible for receiving, tagging, logging and purging evidence that is created by this task force.

An interagency agreement is written to document the operating procedures and agreements of the VCMJTF. This agreement includes such items as the lead agency, name of other agencies involved, process of VCMJTF, press relations and assigning credit for the cases, arrest powers etc. Any equipment purchased will be purchased using State Procurement Code and issued to the appropriate agency.

All officers have been deputized by the Lancaster County Sheriff and will be authorized to make arrest across Lancaster County. The LCSO will continue to have one officer to be the Commander/Lieutenant of the VCMJTF. This officer will be responsible for the day-to-day operations, investigations and ensure that all investigations are being documented and that all grant objectives are being met. The LCSO will also hire an evidence technician that will be responsible for the processing of the VC evidence following the evidence through out the entire process. The LPD will continue to have an officer to be part of the task force and will investigate violent crime cases. A prosecutor will continue to be assigned to the VCMJTF. This prosecutor will participate in the planning of investigations and in the day-to-day operations of the task force. This person will also facilitate the handling of cases, act as legal counsel for the task force, and keep members updated of changes in legal opinions or criminal procedures, conduct training sessions on report writing and courtroom testimony.

Grant funded task force officers will be encouraged to attend advanced training in complex criminal investigations.

PROJECT OBJECTIVE(S): Objectives are specific, quantified statements of expected results of the project. The objectives must be described in terms of measurable events that can be realistically expected under time constraints and resources. Objective must be related to the Problem Statement and Project Purpose outlined above.

1. Reduce the number of violent crime offenses committed within Lancaster County by focusing efforts on identifying, arresting,

and prosecuting these offenders.

2. Improve grant funded VCMJTF members investigative techniques.

3. Strengthen cases against violent crime offenders with intelligence and surveillance techniques.

4. Increase the quantity of drug and assets seized by targeting, arresting and prosecuting high-level drug distributors, street level dealers and street level users engaged in criminal activity.

5. Increase cooperation and coordination among law enforcement and criminal justice agencies through a written agreement to document the VCMJTF operating procedures though monthly meetings.

6. Facilitate the processing of the VCMJTF cases through the court system.

7. Develop the capacity to conduct violent crime multijurisdictional investigations involving all agencies during the grant period.

PERFORMANCE INDICATOR(S): State exactly how each objective will be measured. **Performance indicators must be matched to each program objective listed above** (i.e., if there are 5 objectives then there must be 5 corresponding performance indicators). Performance indicators are based on quantitative (numbers) and qualitative (opinions organized in meaningful ways) data gathering procedures which evaluate and document your project.

1. A record will be kept of all cases that have been initiated and all the individuals that have been arrested and prosecuted by the VCMJTF.

2. All grant funded task force members and other personnel funded by this grant will attend training courses during the grant year. Documentation will be maintained by the grant manager.

3. Data will be maintained on cases documented with surveillance equipment. The impact of videos or audio will be evaluated by the team after seeking advice and guidance from the Solicitor’s Office.

4. A record of the quantities and types of drugs, weapons or other contraband seized will be kept.

5. An interagency agreement will be developed, signed by all agencies involved, to document the agreement and procedures of the VCMJTF. The lead agency will maintain the agreement.

6. A record will be maintained by the prosecutorial liaison documenting his or her involvement in all task force cases.

7. The VCMJTF Commander/Lieutenant will keep a record of all the investigations involving agencies.

PROJECT EVALUATION: This requirement is to: (1) establish an evaluation plan or process to assess the impact of your project on the drug and violent crime problem in your jurisdiction, (2) conduct the evaluation during the grant funded period, and (3) submit a formal written evaluation report at the close of the grant period. The purpose of evaluating each project is to assess how well it has been implemented in your jurisdiction and to assess the extent to which the activities funded have achieved the project's goals. The plan or process must describe how the evaluation will be accomplished and must describe the range of activities that will serve as vehicles for obtaining general qualitative and specific quantitative information. **The plan or process must be completed and submitted on this page.**

The purpose of the evaluation report is to assess how well the project was implemented and the extent to which the project activities achieved the goals.

Some elements as the following will be part of the plan:

1. The project director will evaluate this grant, who will compile information on all cases initiated, closed, dropped and active along with arrest information by type of offense. The project director will make sure seizure and forfeiture records are completed and correct. The project director will ensure that all grant funded personnel are compiling their stats and reporting them correctly and in a timely fashion.

2. The project director will document all training received.

3. Records of all meetings will be kept and reviewed by project director in order to determine what, if any, changes or additions are needed.

4. The project director will ensure that all reports are submitted to SCDPS-OHSJP.

GRANT-FUNDED PERSONNEL TRAINING: A formal training plan should be prepared for grant-funded personnel to provide qualification training necessary to adequately implement the first year of the grant project. For continuation grant projects, sustainment-training needs are encouraged and expected. Cite the training plan and training courses below.

Grant funded officers will attend professional conferences/training as approved by SCDPS-OHSJP.

Prosecution will attend training/conferences that pertain to prosecution of cases through the court system.

PROJECT CONTINUATION POTENTIAL: Explain how the project activity will be continued after federal assistance is no longer available.

Once grant funding has ended, continuation will be sought from all involved Task Force participants.

Program Narrative - Counts

Total Population for county(ies) or City/Town:	89594
Cite source of information:	US Census

AGENCY INFORMATION: (For Law Enforcement Agencies ONLY)

Number of regular full-time officers in implementing agency:	124
Number of regular part-time officers in implementing agency:	20
Number of reserve officers in implementing agency:	
Total number of personnel in implementing agency:	144

Implementation Schedule

IMPLEMENTATION SCHEDULE

The Implementation Schedule is intended to give our office a proposed list of activities planned, when they are to be implemented, and the person responsible. Exact dates are not necessary in the "Implementation Proposed Time Frame" section. The "Implementation Actual Time Frame" section will be used to reflect the actual activities, dates, etc. when submitting your Progress Report after the grant is approved.

Implementation Tasks	Person Responsible	Implementation Proposed (Proposed Quarters)				Implementation Actual Time Frame (Actual Dates)				
		1 Qtr	2 Qtr	3 Qtr	4 Qtr	1 Qtr	2 Qtr	3 Qtr	4 Qtr	Date
Hire Personnel	Sheriff	☑	☐	☐	☐	☐	☐	☐	☐	
Purchase Equipment	LCSO Grant Manager	☑	☐	☐	☐	☐	☐	☐	☐	
Attend Training	MJTF Officers	☑	☑	☑	☑	☐	☐	☐	☐	
Investigate Cases	MJTF Officers	☑	☑	☑	☑	☐	☐	☐	☐	
Prosecute Cases	Solicitor	☑	☑	☑	☑	☐	☐	☐	☐	
Log,purge, Scan Evidence	Evidence Technician	☑	☑	☑	☑	☐	☐	☐	☐	
Progress Reports/Evaluation	Project Director/Grant Manager	☑	☑	☑	☑	☐	☐	☐	☐	

Acceptance of Audit Requirements

ACCEPTANCE OF AUDIT REQUIREMENTS

PLEASE NOTE: State Agencies whose annual audit is covered by the State Auditor's Office do not have to complete this form.

We agree to have an audit conducted in compliance with 2 CFR 200.501, if required. If a compliance audit is not required, at the end of each audit period we will certify in writing that we have not expended the amount of federal funds that would require a compliance audit ($750,000). If required, we will forward for review and clearance a copy of the completed audit(s), including the management letter, if applicable, to:

Accounting - Grants, D1
S.C. Department of Public Safety
10311 Wilson Blvd., PO Box 1993
Blythwood, SC 29016

The following is information on the next organization-wide audit which will include this agency: (Use your Agency's fiscal year)

1. *Audit Period: Beginning

2021-07-01

Ending

2022-06-30

2. Audit or written certification will be submitted to Accounting - Grants by:

2022-12-31

(Date)

NOTE: The audit or written certification must be submitted to Accouting - Grants, S.C. Department of Public Safety, no later than the ninth month after the end of the audit period.
Additionally, we have or will notify our auditor of the above audit requirements prior to performance of the audit for the period listed above. We will also ensure that, if required, the entire grant period will be covered by a compliance audit which in some cases will mean more than one audit must be submitted. We will advise the auditor to cite specifically that the audit was done in accordance with 2 CFR 200.501.
Any information regarding the CFR audit requirements will be furnished by Accounting - Grants, S.C. Department of Public Safety, upon request.

***NOTE: The Audit Period is the organization's fiscal or calendar year to be audited.**

Failure to complete this form will result in your grant award being delayed and/or cancelled.

Terms & Conditions

OFFICE OF HIGHWAY SAFETY AND JUSTICE PROGRAMS
JUSTICE ASSISTANCE GRANT PROGRAM
TERMS AND CONDITIONS

1. **Availability of Funds:** This grant award is contingent upon the availability of funds approved by the statutory governing body for those funds. For federal funds, availability is controlled by the United States Congress.

2. **Correspondence:** All correspondence to the State Funding Agency (SFA), regardless of the medium (paper, email, facsimile, etc.), must include either the application number, or in the case of an award, the grant award number to which the correspondence refers.

3. **Applicable Federal Regulations**: The Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. Part 200, as adopted and supplemented by the United States Department of Justice (DOJ) in 2 C.F.R. Part 2800 (the "Part 200 Uniform Requirements") apply to any award of funds out of Federal Fiscal Year 2015 and forward. The Part 200 Uniform Requirements, which were first adopted by the USDOJ on December 26, 2014, supersede, among other things, the provisions of 28 C.F.R. Parts 66 and 70, as well as those of 2 C.F.R. Parts 215, 220, 225, and 230. For further guidance or specifics, please refer to http://www.grants.gov/web/grants/learn-grants/grant-policies/omb-uniform-guidance-2014.html. For any award of funds out of Federal Fiscal Year 2014 and prior the subgrantee must comply with the Office of Management and Budget (OMB) Circulars, as applicable: A-21 Cost Principles for Educational Institutions; A-87 Cost Principles for State and Local Governments; A-110 Uniform Administrative Requirements for Grants and Agreements with Institutions; and, A-122 Cost Principles for Non-Profit Organizations. Also, the Subgrantee must comply with the provisions of 28 CFR applicable to grants and cooperative agreements including Part II, Applicability of Office of Management and Budget Circulars; Part 18, Administrative Review Procedure; Part 20, Criminal Justice Information Systems; Part 22, Confidentiality of Identifiable Research and Statistical Information; Part 23, Criminal Intelligence Systems Operating Policies; Part 42, Non-discrimination Equal Employment Opportunity Policies and Procedures; Part 61, Procedures for Implementing the National Environmental Policy Act; Part 63, Floodplain Management and Wetland Protection Procedures Part 66 (formerly OMB Circular A-102), Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments. Contact Accounting-Grants staff for further clarification of this requirement.

4. **Standard Assurances:** Upon receipt of federal funds, the State of South Carolina has assured and certified adherence to Standard Assurances to the US Department of Justice and in turn applies these rules to any contract, award, or subaward made under these funds. OMB APPROVAL NO. 1121-140 EXPIRES 5/31/2019
    a. The Applicant hereby assures and certifies compliance with all applicable Federal statutes, regulations, policies, guidelines, and requirements, including 2 C.F.R. Part 2800 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards by the Department of Justice), and Ex. Order 12372 (intergovernmental review of federal programs). The applicant also specifically assures and certifies that:

    b. It has the legal authority to apply for federal assistance and the institutional, managerial, and financial capability (including funds sufficient to pay any required non-federal share of project cost) to ensure proper planning, management, and completion of the project described in this application.

    c. It will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.

    d. It will give the awarding agency or the Government Accountability Office, through any authorized representative, access to and the right to examine all paper or electronic records related to the financial assistance.

    e. It will comply with all lawful requirements imposed by the awarding agency, specifically including any applicable regulations, such as 28 C.F.R. pts. 18, 22, 23, 30, 35, 38, 42, 61, and 63, and the award term in 2 C.F.R. § 175.15(b).

    f. It will assist the awarding agency (if necessary) in assuring compliance with section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. § 470), Ex. Order 11593 (identification and protection of historic properties), the Archeological and Historical Preservation Act of 1974 (16 U.S.C. § 469a-1 et seq.), and the National Environmental Policy Act of 1969 (42 U.S.C. § 4321).

    g. It will comply (and will require any subgrantees or contractors to comply) with any applicable nondiscrimination provisions, which may include the Omnibus Crime Control and Safe Streets Act of 1968 (34 U.S.C. § 10228(c) and 10221(a)); the Juvenile Justice and Delinquency Prevention Act of 2002 (34 U.S.C. § 11182(b)); the Civil Rights Act of 1964 (42 U.S.C. § 2000d); the Indian Civil Rights Act (25 U.S.C. §§ 1301-1303); the Rehabilitation Act of 1973 (29 U.S.C. § 794); the Americans with Disabilities Act of 1990 (42 U.S.C. §§ 12131-34); the Education Amendments of 1972 (20 U.S.C. §§ 1681, 1683, 1685-86); and the Age Discrimination Act of 1975 (42 U.S.C. §§ 6101-07). It will also comply with Ex. Order 13279, Equal Protection of the Laws for Faith-Based and Community Organizations; Executive Order 13559, Fundamental Principles and Policymaking Criteria for Partnerships With Faith-Based and Other Neighborhood Organizations; and the DOJ implementing regulations at 28 C.F.R. Part 38.

    h. If a governmental entity–
        A. it will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (42 U.S.C.§ 4601 et seq.), which govern the treatment of persons displaced as a result of federal and federally-assisted programs; and

        B. it will comply with requirements of 5 U.S.C.§§ 1501-08 and §§7324-28, which limit certain political activities of State or local government employees whose principal employment is in connection with an activity financed in whole or in part by federal assistance.

5. **Allowable Costs**: The allowability of costs incurred under any grant shall be determined in accordance with the general principles of allowability and standards for selected cost items as set forth in the applicable Federal or State requirements

listed in the application Guidelines and Procedures.

6. **Prohibited Conduct – Trafficking of Persons** The recipient, and any subgrantee at any tier, must comply with all applicable requirements (including requirements to report allegations) pertaining to prohibited conduct related to the trafficking of persons, whether on the part of recipients, subgrantees, or individuals defined (for purposes of this condition) as "employees" of the recipient or of any subgrantee. The details of the recipient's obligations related to prohibited conduct related to trafficking in persons are posted on the USDOJ-OJP web site at http://ojp.gov/funding/Explore/ProhibitedConduct-Trafficking.htm including reporting requirements and OJP authority to terminate award.

7. **Appropriations Restrictions for Federal Funds:** The recipient, and any subgrantee at any tier, must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes. Should a question arise as to whether a particular use of federal funds by a recipient (or a subgrantee) would or might fall within the scope of an appropriations-law restriction, the subgrantee is to contact the SFA for guidance and may not proceed without the express prior written approval of the governing entity of those funds.

8. **Environmental Impact Requirements:** The grantee, and by association any subgrantee, agrees to assist any requesting federal funding agency in complying with the National Environmental Policy Act (NEPA), the National Historic Preservation Act, and other related federal environmental impact analyses requirements in the use of these grant funds, either directly by the grantee or by a subgrantee. Accordingly, the grantee agrees to first determine if any of the following activities will be funded by the grant, prior to obligating funds for any of these purposes. If it is determined that any of the following activities will be funded by the grant, the grantee agrees to contact the federal funding agency. The grantee understands that this special condition applies to its following new activities whether or not they are being specifically funded with these grant funds. That is, as long as the activity is being conducted by the grantee, a subgrantee, or any third party and the activity needs to be undertaken in order to use these grant funds, this special condition must first be met. The activities covered by this special condition, which may or may not be allowable by the SFA, are as follows:
    a. New construction;

    b. Minor renovation or remodeling of a property located in an environmentally or historically sensitive area, including properties located within a 100-year flood plain, a wetland, or habitat for endangered species, or a property listed on, or eligible for, listing on the National Register of Historic Places;

    c. A renovation, lease, or any proposed use of a building or facility that will either (a) result in a change in its basic prior use or (b) significantly change its size;

    d. Implementation of a new program involving the use of chemicals other than chemicals that are (a) purchased as an incidental component of a funded activity and (b) traditionally used, for example, in office, household, recreational, or education environments; and

    e. Implementation of a program relating to clandestine methamphetamine laboratory operations, including the identification, seizure, or closure of clandestine methamphetamine laboratories.

    The grantee understands and agrees that complying with NEPA may require the preparation of an Environmental Assessment and/or an Environmental Impact Statement, as directed by the federal funding agency. The grantee further understands and agrees to the requirements for implementation of a Mitigation Plan, as detailed at https://www.bja.gov/Funding/nepa.html, for programs relating to methamphetamine laboratory operations.

    Application of This Special Condition to Grantee's Existing Programs or Activities: For any of the grantee's or its subgrantees' existing programs or activities that will be funded by these grant funds, the grantee, upon specific request from BJA, agrees to cooperate with BJA in any preparation by BJA of a national or program environmental assessment of that funded program or activity.

9. **Jacob's Law:** The South Carolina Code of Laws Section 56-5-195 prohibits the transportation of children to or from schools or school-related functions using minivans or fifteen-passenger vans. Any vehicle that is purchased or rented with grant funds for the purpose of transporting juveniles or children to or from schools or school-related functions must be classified as a school bus or a mini-school bus.

10. **Texting:** Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Fed. Reg. 51225 (October 1, 2009), the U.S. Department of Justice encourages subgrantees to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this grant, and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.

11. **Indirect Cost Rate Agreements:** If the subgrantee requests an indirect cost rate as an allowable expense item, a copy of the current and in-effect cost rate agreement must be submitted within thirty [30] days of the award date. A recipient that is eligible under the Part 200 Uniform Requirements and other applicable law to use the "de minimis" indirect cost rate described in 2 C.F.R. 200.414(f), and that elects to use the "de minimis" indirect cost rate, must advise the SFA in writing of both its eligibility and its election, and must comply with all associated requirements in the Part 200 Uniform Requirements. The "de minimis" rate may be applied only to modified total direct costs (MTDC) as defined by the Part 200 Uniform Requirements.

12. **Audit Requirements**: The subgrantee agrees to comply with the requirements of §200.501. Further, records with respect to all matters covered by this grant shall be made available for audit and inspection by the SFA and/or any of their duly authorized representatives. If required, the audit report must specifically cite that the report was done in accordance with the applicable requirements. If a compliance audit is not required, a written certification must be provided at the end of each audit period stating that the subgrantee has not expended the amount of federal funds that would require a compliance audit. The subgrantee agrees to accept these requirements by the completion of the audit page of this application. The SFA will pay only the grant portion of compliance audit costs and only if a compliance audit is required. Funding of accounting services is not reimbursable.

13. **Non-Discrimination:** The subgrantee understands and agrees that award funds may not be used to discriminate against or denigrate the religious or moral beliefs of students who participate in programs for which financial assistance is provided.

from those funds, or of the parents or legal guardians of such students. The subgrantee will comply with all Federal statutes and implementing regulations relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352), which prohibits discrimination on the basis of race, color or national origin (and 49 CFR Part 21); (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. 1681-1683 and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), and the Americans with Disabilities Act of 1990 (Pub. L. 101-336), as amended (42 U.S.C. 12101, et seq.), which prohibits discrimination on the basis of disabilities (and 49 CFR Part 27); (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. 6101-6107), which prohibits discrimination on the basis of age; (e) the Civil Rights Restoration Act of 1987 (Pub. L. 100-259), which requires Federal-aid recipients and all subgrantees to prevent discrimination and ensure nondiscrimination in all of their programs and activities; (f) the Drug Abuse Office and Treatment Act of 1972 (Pub. L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (g) the comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (Pub. L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (h) Sections 523 and 527 of the Public Health Service Act of 1912, as amended (42 U.S.C. 290dd-3 and 290ee-3), relating to confidentiality of alcohol and drug abuse patient records; (i) Title VIII of the Civil Rights Act of 1968, as amended (42 U.S.C. 3601, et seq.), relating to nondiscrimination in the sale, rental or financing of housing; (j) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (k) the requirements of any other nondiscrimination statute(s) which may apply to the application. The subgrantee assures that in the event a federal or state court or federal or state administrative agency makes a finding of discrimination after a due process hearing on the grounds of race, color, religion, national origin or sex against a recipient of funds, the recipient will immediately forward a copy of the findings to the SFA.

14. **Equal Employment Opportunity**: No person shall on the grounds of race, creed, color or national origin, be excluded from participation in, be refused the benefits of, or be otherwise subjected to discrimination under subgrants awarded pursuant to the Act governing these funds or any project, program, activity or subgrant supported by such requirements of Title VI of the Civil Rights Act of 1964, and all applicable requirements pursuant to the regulations of the Department of Commerce (Title 15, code of Federal Regulations, Part 8, which have been adopted by the Federal Funding Agency); Title IX of the Education Amendments of 1972; the Age Discrimination Act of 1975; Department of Labor Regulation 41 CFR Part 60; and the Department of Justice Non-discrimination Regulations 28 CFR Part 42, Subparts C, D, E and G. The subgrantee must therefore ensure that it has a current Equal Employment Opportunity Program (EEOP) which meets the requirements of 28 CFR 42.301. The subgrantee further agrees to post in a conspicuous place, available to all employees and applicants for employment, notices setting forth the provisions of the EEOP, as supplemented in Department of Labor Regulations 41 CFR Part 60. The subgrantee assures that in the event a federal or state court or federal or state administrative agency makes a finding of discrimination after a due process hearing on the grounds of race, color, religion, national origin, or sex against a recipient of funds, the recipient will immediately forward a copy of the findings to the SFA.

15. **Civil Rights Compliance:** No person shall on the grounds of race, creed, color or national origin, be excluded from participation in, be refused the benefits of, or be otherwise subjected to discrimination under subgrants awarded pursuant to the Act governing these funds or any project, program, activity or subgrant supported by such requirements of: Title VI of the Civil Rights Act of 1964; Section 504 of the Rehabilitation Act of 1973; Title IX of the Education Amendments of 1972; the Age Discrimination Act of 1975, and; the Department of Justice Non-discrimination Regulations 28 CFR Part 42, Subparts C,D, E and G. The subgrantee must therefore ensure it has a current Equal Employment Opportunity Program (EEOP) which meets the requirements of 28 CFR 42.301. Depending on the funding source, the subgrantee must be in compliance with the Omnibus Crime Control and Safe Streets Act of 1968, the Juvenile Justice and Delinquency Prevention Act of 1974 and the Victims of Crime Act of 1984, or other applicable DOJ program statutes which provide funding from the SFA to the subgrantee. Subgrantees are also subject to the provisions of Partnerships with Faith-Based and other Neighborhood Organizatons, 28 C.F.R. pt. 38; Exec. Order No. 13,559, 75 Fed. Reg. 71,319 (Nov. 17, 2010 – Fundamental Principals and Policymaking Criteria for Partnerships with Faith-Based and Other Neighborhood Organizations), and; Ex. Order No. 13,279, 67 Fed. Reg. 77,141 (Dec. 12, 2002 – Equal Protection of the Laws for Faith-Based and Community Organizations). All grant-funded personnel, and their supervisors, shall view the civil rights training presentation located at www.scdps.gov/ohsjp within the first month of a grant award and respond to the special condition to attest in writing that viewing occurred with signed forms to be submitted to the SFA.

16. **Faith-Based Organizations:** Executive Order 13279, Executive Order 13559, and the U.S. Department of Justice's (USDOJ) regulations on the Partnerships with Faith-Based and other Neighborhood Organizations, 28 C.F.R. pt. 38, prohibit recipients from using DOJ financial assistance on inherently (or explicitly) religious activities and from discriminating in the delivery of services on the basis of religion. Therefore, programs or activities that are considered inherently (or explicitly) religious activities are not allowable for grant funding. In addition the USDOJ has determined that twelve-step recovery programs are considered inherently (or explicitly) religious activities under federal civil rights laws. The Equal Treatment Regulation provides in part that Department of Justice grant awards of funding may not be used to fund any inherently religious activities, such as worship, religious instruction, or proselytization. Recipients of grants may still engage in inherently religious activities, but such activities must be separate in time or place from the Department of Justice funded program, and participation in such activities by individuals receiving services from the grantee or a sub-grantee must be voluntary. The Equal Treatment Regulation also makes clear that organizations participating in programs funded by the Department of Justice are not permitted to discriminate in the provision of services on the basis of a beneficiary's religion. A document containing Frequently Asked Questions (FAQ) has been developed to provide guidance for State Administering Agencies and subgrantees implementing USDOJ financial assistance on the conditions under which they may offer twelve-step recovery programs consistent with federal civil rights laws as part of the services that they provide. The FAQ may be found on the OJP's Office for Civil Rights' website at www.ojp.usdoj.gov/about/offices/ocr.htm. If you have any questions, please contact the Office for Civil Rights at (202) 307-0690. USDOJ amended this federal regulation concerning faith-based organizations on May 4, 2016 to include the following addition: "Compliance with USDOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 38

    a. The recipient, and any subgrantee at any tier, must comply with all applicable requirements of 28 C.F.R. Part 38, specifically including any applicable requirements regarding written notice to program beneficiaries and prospective program beneficiaries. Part 38 of 28 C.F.R., a DOJ regulation, was amended effective May 4, 2016.

    b. Among other things, 28 C.F.R. Part 38 includes rules that prohibit specific forms of discrimination on the basis of religion, a religious belief, a refusal to hold a religious belief, or refusal to attend or participate in a religious practice. Part 38 also sets out rules and requirements that pertain to recipient and subgrantee organizations that engage in or conduct explicitly religious activities, as well as rules and requirements that pertain to recipients and subgrantees that are faith-based or religious organizations.

    c. The text of the regulation, now entitled 'Partnerships with Faith-Based and Other Neighborhood Organizations,' is available via the Electronic Code of Federal Regulations (currently accessible at www.efcr.gov by browsing to Title 28-Judicial Administration, Chapter 1, Part 38, under e-CFR *current* data.)

17. **Americans with Disabilities Act of 1990 (ADA)**: The subgrantee must comply with all requirements of the Americans with Disabilities Act of 1990 (ADA), as applicable.

18. **Compliance with Section 504 of the Rehabilitation Act of 1973 (Handicapped)**: All recipients of federal funds must comply with Section 504 of the Rehabilitation Act of 1973 (The Act). Therefore, the federal funds recipient pursuant to the requirements of The Act hereby gives assurance that no otherwise qualified handicapped person shall, solely by reason of handicap, be excluded from the participation in, be denied the benefits of or be subject to discrimination, including discrimination in employment, in any program or activity that receives or benefits from federal financial assistance. The recipient agrees it will ensure that requirements of The Act shall be included in the agreements with and be binding on all of its subgrantees, contractors, subcontractors, assignees, or successors.

19. **Compliance with Title VI (Limited English Proficiency)** National origin discrimination includes discrimination on the basis of limited English proficiency (LEP). To ensure compliance with Title VI of the Civil Rights Act and the Omnibus Crime Control and Safe Streets Act, subgrantees are required to take reasonable steps to ensure that individuals with LEP have meaningful access to their programs. Meaningful access may entail providing language assistance services, including interpretation and translation services, where necessary. Subrecipients are encouraged to consider the need for language services for individuals with LEP served or encountered both in developing their proposals and budgets and in conducting their programs and activities. Reasonable costs associated with providing meaningful access for individuals with LEP are considered allowable program costs. The U.S. Department of Justice has issued guidance to assist in complying with Title VI requirements. The guidance document can be accessed on the Internet at www.lep.gov.

20. **Utilization of Minority Businesses:** Subgrantees are encouraged to utilize qualified minority firms where cost and performance of major contract work will not conflict with funding or time schedules.

21. **Conflict Of Interest**: Personnel and other officials connected with this grant shall adhere to the requirements given below:
    a. **Advice**: No official or employee of a state or unit of local government or of nongovernment grantees/subgrantees shall participate personally through decision, approval, disapproval, recommendation, the rendering of advice, investigation, or otherwise in any proceeding, application, request for a ruling or other determination, contract, grant, cooperative agreement, claim, controversy, or other particular matter in which these funds are used, where to their knowledge they or their immediate family, partners, organization other than a public agency in which the individual is serving as officer, director, trustee, partner, or employee or any person or organization with whom they are negotiating or has any arrangement concerning prospective employment, has a financial interest.

    b. **Appearance:** In the use of these grant funds, officials or employees of state or local units of government and nongovernmental grantees/subgrantees shall avoid any action which might result in, or create the appearance of:
        1. Using an official position for private gain;

        2. Giving preferential treatment to any person;

        3. Losing complete independence or impartiality;

        4. Making an official decision outside official channels; or

        5. Affecting adversely the confidence of the public in the integrity of the government or the program.

22. **Active DUNS number, Central Contractor Registration (CCR) registration, and South Carolina State Vendor ID are required for federal reporting purposes and reimbursement:**
    a. **A DUNS number is required during the application process:** A DUNS number is a unique nine-digit sequence recognized as the universal standard for identifying and keeping track of entities receiving federal funds. The identifier is used for tracking purposes and to validate address and point-of-contact information, and registration is required only once. The DUNS number will be used throughout the grant life cycle. Obtain a DUNS number by calling 1–866–705–5711 or by applying online at https://fedgov.dnb.com/webform.

    b. **System for Award Management (formerly Central Contractor Registration [CCR]):** The recipient agrees to comply with applicable requirements regarding registration with the System for Award Management (SAM) (or with a successor government-wide system officially designated by OMB and OJP). SAM is a Federal Government-owned and operated free web site that consolidates the capabilities in CCR/FedReg, ORCA, and EPLS. Future phases of SAM will add the capabilities of other systems used in Federal procurement and awards processes. If you had an active record in CCR, you have an active record in SAM. You do not need to do anything in SAM at this time, unless a change in your business circumstances requires updates to your Entity record(s) in order for you to be paid or to receive an award or you need to renew your Entity(s) prior to its expiration. SAM will send notifications to the registered user via email 60, 30, and 15 days prior to expiration of the Entity. To update or renew your Entity records(s) in SAM you will need to create a SAM User Account and link it to your migrated Entity records. You do not need a user account to search for registered entities in SAM by typing the DUNS number or business name into the search box. https://www.sam.gov/portal/public/SAM/. The details of recipient obligations are posted on the US Office of Justice Programs web site at http://www.ojp.gov/funding/sam.htm

    c. **South Carolina State Vendor Number:** To ensure that your agency is registered with the state, in order to receive reimbursement for grant-eligible expenses, an agency or entity will need to go to the following link and register to obtain a SC State Vendor number. http://www.mmo.sc.gov/PS/vendor/PS-vendor-registration.phtm. This information should be sent with the first Request for Reimbursement to the person listed on the cover letter in your award packet.

23. **Federal Funding Accountability and Transparency Act of 2006 (FFATA):** All recipients of awards of $25,000 or more, consistent with the Federal Funding Accountability and Transparency Act of 2006 (FFATA), will be required to report award information on any awards totaling $25,000 or more, and, in certain cases, to report information on the names and total compensation of the five most highly compensated executives of the recipients. Further information is available in https://www.gpo.gov/fdsys/pkg/PLAW-109publ282/pdf/PLAW-109publ282.pdf

24. **Certifications Regarding Lobbying; Debarment, Suspension And Other Responsibility Matters; And Drug-Free Workplace Requirements:** Applicants should refer to the regulations cited below to determine the certification to which

they are required to attest. Acceptance of this form provides for compliance with certification requirements under 28 CFR Part 69, "New Restrictions on Lobbying," 2 CFR Part 2867, "DOJ Implementation of OMB Guidance on Non-procurement Debarment and Suspension," and 28 CFR Part 83, "Government-wide Debarment and Suspension," and Government-wide Requirements for Drug-Free Workplace (Grants)." The certifications shall be treated as a material representation of fact upon which reliance will be placed when the Department of Justice determines to award the covered transaction, grant, or cooperative agreement.

a. **Lobbying:** As required by Section 1352, Title 31 of the U.S. Code, and implemented at 28 CFR Part 69, for persons entering into a grant or cooperative agreement over $100,000, as defined at 28 CFR Part 69, the applicant certifies that:

A. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the making of any Federal grant, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal grant or cooperative agreement;

B. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form - LLL, "Disclosure of Lobbying Activities," in accordance with its instructions;

C. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, contracts under grants and cooperative agreements, and subcontracts) and that all subgrantees shall certify and disclose accordingly.

b. **Debarment, Suspension, And Other Responsibility Matters (Direct Recipient)** Pursuant to Executive Order 12549, Debarment and Suspension, implemented at 2 CFR Part 2867, for prospective participants in primary covered transactions, as defined at 2 CFR Section 2867.20(a), and other requirements the applicant certifies that it and its principals:

A. Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency;

B. Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

C. Have not within a two-year period preceding this application been convicted of a felony criminal violation under any Federal law, unless such felony criminal conviction has been disclosed in writing to the Office of Justice Programs (OJP) at Ojpcompliancereporting@usdoj.gov, and, after such disclosure, the applicant has received a specific written determination from OJP that neither suspension nor debarment of the applicant is necessary to protect the interests of the Government in this case.

D. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local); and

E. Have not within a three-year period preceding this application had one or more public transactions (Federal, State, or local) terminated for cause or default.

F. Where the applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

c. **Federal Taxes**

A. If the applicant is a corporation, the applicant certifies that either (1) the corporation has no unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability, or (2) the corporation has provided written notice of such an unpaid tax liability (or liabilities) to USDOJ OJP at Ojpcompliancereporting@usdoj.gov, and, after such disclosure, the applicant has received a specific written determination from USDOJ OJP that neither suspension nor debarment of the applicant is necessary to protect the interests of the Government in this case.

B. Where the applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

d. **Drug-Free Workplace**

A. As required by the Drug-Free Workplace Act of 1988, and implemented at 28 CFR Part 83, Subpart F, for grantees, as defined at 28 CFR Sections 83.620 and 83.650:

B. The applicant certifies that it will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

2. Establishing an on-going drug-free awareness program to inform employees about

a. The dangers of drug abuse in the workplace;

b. The grantee's policy of maintaining a drug-free workplace;

c. Any available drug counseling, rehabilitation, and employee assistance programs; and

d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement

4. Notifying the employee in the statement required by B1 that, as a condition of employment under the grant, the employee will
   a. Abide by the terms of the statement; and

   b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

C. Notifying the agency, in writing, within 10 calendar days after receiving notice from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to: Department of Justice, Office of Justice Programs, Attn: Control Desk, 810 7th Street, N.W., Washington, D.C. 20531. Notice shall include the identification number(s) of each affected grant;

D. Taking one of the following actions, within 30 calendar days of receiving notice, with respect to any employee who is so convicted;

E. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

F. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

G. Making a good faith effort to continue to maintain a drug-free workplace through implementation of practices outlined in this section.

e. **Restriction on State Lobbying:** None of the funds under this program will be used for any activity specifically designed to urge or influence a State or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any State or local legislative body. Such activities include both direct and indirect (e.g., "grassroots") lobbying activities, with one exception. This does not preclude a State official whose salary is supported with federal funds from engaging in direct communications with State or local legislative officials, in accordance with customary State practice, even if such communications urge legislative officials to favor or oppose the adoption of a specific pending legislative proposal.

25. **Unallowable Vendors:** Recipient understands and agrees that it cannot use any federal funds, either directly or indirectly, in support of any contract or subaward to either the Association of Community Organizations for Reform Now (ACORN) or its subsidiaries, without the express prior written approval of USDOJ.

26. **Required Reporting for Misconduct:** The recipient must promptly refer to the USDOJ Office of the Inspector General (OIG) any credible evidence that a principal, employee, agent, contractor, subgrantee, subcontractor, or other person has either 1) submitted a false claim for grant funds under the False Claims Act; or 2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct involving grant funds. This condition also applies to any subgrantees. Potential fraud, waste, abuse, or misconduct should be reported to the OIG by

mail:
Office of the Inspector General
U.S. Department of Justice
Investigations Division
950 Pennsylvania Avenue, N.W. Room 4706
Washington, DC 20530

e-mail: oig.hotline@usdoj.gov

hotline: (contact information in English and Spanish): (800) 869-4499

or hotline fax: (202) 616-9881

Additional information is available from the USDOJ OIG website at www.usdoj.gov/oig.

27. **Restrictions and Certifications Regarding Non-Disclosure Agreements and Related Matters**: No subgrantee under this award, or entity that receives a contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting (in accordance with law) of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information. The foregoing is not intended, and shall not be understood by the agency making this award, to contravene requirements applicable to Standard Form 312 (which relates to classified information), Form 4414 (which relates to sensitive compartmented information), or any other form issued by a federal department or agency governing the nondisclosure of classified information.
   a. In accepting this award, the subgrantee represents that it neither requires nor has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

   b. certifies that, if it learns or is notified that it is or has been requiring its employees or contractors to execute

agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds, will provide prompt written notification to the agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency. If the subgrantee does, or is authorized to, make subawards or contracts under this award it represents that:

1. it has determined that no other entity that the subgrantee's application proposes may or will receive award funds (whether through a subaward, contract, or subcontract) that either requires or has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

2. it has made appropriate inquiry, or otherwise has an adequate factual basis, to support this representation; and

c. it certifies that, if it learns or is notified that any contractor, or subcontractor entity that receives funds under this award is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds to or by that entity, will provide prompt written notification to the agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

28. **Bonding**: It is strongly recommended that all officials identified on this grant who have authority to obligate, expend, or approve expenditures be bonded for an amount no less than the total amount of the grant, including match.

29. **Non-Supplanting Agreement**: The subgrantee shall not use grantor funds to supplant state or local funds or other resources that would otherwise have been made available for this program. Further, if a position created by a grant is filled from within, the vacancy created by this action should be filled within 30 days. If the vacancy is not filled within 30 days, the subgrantee should contact the SFA for guidance of how to proceed.

30. **Project Implementation**: The subgrantee agrees to implement this project within 90 days following the grant award effective date or possibly be subject to automatic cancellation of the grant. Evidence of project implementation must be detailed in the first progress report.

31. **Written Approval of Changes**: Any changes to this subgrant that are mutually agreed upon by the applicant and the SFA must be approved in writing by the SFA prior to implementation or obligation and shall be incorporated in written amendments to this grant. This procedure for changes to the approved subgrant is not limited to budgetary changes, but also includes changes of substance in project activities and changes in the project director or key professional personnel identified in the approved application. Any change to an application is considered a revision and must be accomplished on the grants management system.

32. **Budget Revision Requirements**: Changes to an application before or after award is considered a revision, and is required under Written Approval of Changes with some very specific exceptions. The major budget categories are: Personnel, Contractual Services, Travel, Equipment, and Other. A budget revision will not be required if:
    a. The expended amount in a major budget category does not exceed the amount budgeted for that major budget category by 10%;

    b. The quantity of Personnel or Equipment does not increase;

    c. The item to be purchased is already included in the grant budget.

    Final grant revisions are requested to be submitted by the 60th day before the close of the project year listed on the grant award documents. Revisions submitted after this date must have thorough justification as to why the revision is needed for the success of the project and why the revision was not accomplished earlier. Revisions must be completed online through the grants management system. Every change made to the original application or subsequent revisions is considered a revision and will require you to create and justify that revision.

33. **Contract Approval Requirements**: The subgrantee must receive approval of all contract agreements for services and products from the SFA **prior to execution.** The standard Accounting-Grants contract must be used and no changes can be made to the actual contract form. A copy of the contract is located on the SFA website http://www.scdps.gov/ohsjp/oag.asp The contract will require review and approval by appropriate staff. Every contract will identify by name all researchers, agents, or vendors providing the service or product stipulated. If written approval of the contract is given, an executed copy of the contract must be submitted to the SFA prior to payment or within 30 days of signature, whichever comes first.

34. **Individual Consultants**: Billing for consultants who are individuals must include at a minimum: a description of services; dates of services; number of hours services are performed; rate charged for services; and the total cost of services performed. Individual consultant costs must be within the prevailing rates as required by the federal oversight agency. The current federally-approved rate must not exceed $650.00 per day or $81.25 per hour.

35. **Dual Employment Compensation**: Dual employment compensation must be approved by the SFA prior to contracting with consultants. An appropriate dual employment compensation form must be completed and submitted to the SFA.

36. **Sole Source Procurement**: Use of sole source procurement is strongly discouraged. Sole source purchases will be awarded only under exceptional circumstances and must follow precisely the procedure set forth in the South Carolina Consolidated Procurement Code. All sole source purchases will require the explicit prior written approval of the SFA.

37. **Bidding Requirements**: The subgrantee must comply with proper competitive bidding procedures as required by 2 CFR 200. On any items, including those bid in the aggregate whose total cost requires a bid, bids must be submitted to the SFA for review and approval prior to acceptance of any quote/bid. Provide a copy of all bids submitted, the bid selected, and the criteria used for selection. If other than the low bid was selected, provide justification. This includes state agencies. Note that approved, budgeted items purchased through State Purchasing (General Services) under a state contract also

must be submitted to the SFA for prior approval. Include the state contract number and the contract ending date on the quote when it is submitted for approval and then the invoice when it is submitted with the Request for Payment.

a. **Purchases $2,500 and less:** Purchases not exceeding $2,500 may be accomplished without securing competitive quotations if the prices are considered fair and reasonable. Subgrantee grant budget items equal to or less than $2,500 will be evaluated by SFA Programmatic and Accounting-Grants staff at the time of grant budget approval or revision.

b. **Purchases from $2,500.01 to $10,000:** On any item, including those bid in the aggregate whose total cost is between $2,500.01 and $10,000, written solicitation of written bids/quotes from a minimum of three qualified sources of supply must be made. The award shall be made to the lowest responsive and responsible source. Bid specs, choice of vendor, and other support documentation must be submitted to the SFA for approval prior to any obligation of grant funds.

c. **Purchases from $10,000.01 to $50,000:** Requires bid specification that must be submitted to the SFA prior to solicitation of written quotes, bids, or proposals. Also requires solicitation of written quotes, bids, or proposals that must be advertised at least once in the SC Business Opportunities publication or through a means of central electronic advertising. Award must be made to the lowest responsive and responsible source or when a Request for Proposal is used, the highest ranking offer. Submit to the SFA for approval prior to obligation of grant funds.

d. **Purchases more than $50,000.** Please contact Accounting - Grants Program staff for guidance prior to any obligation of grant funds at this level.

38. **Electronic Systems and Computers:** The subgrantee understands and agrees that - (a) No award funds may be used to maintain or establish a computer network unless such network blocks the viewing, downloading, and exchanging of pornography, and (b) Nothing in subsection (a) limits the use of funds necessary for any Federal, State, tribal, or local law enforcement agency or any other entity carrying out criminal investigations, prosecution, or adjudication activities.

39. **Furniture Purchase Requirements** (For State Agencies Only): The SFA requires that furniture funded by the grant (both grantor and match) be purchased through the South Carolina Department of Corrections, Prison Industries (PI) Program. The subgrantee may purchase grant-funded furniture through another vendor only if, (a) PI is unable to guarantee delivery within eight (8) weeks of the placement of the order, or (b) the subgrantee receives a bid for furniture of equal or higher specifications for less than the PI cost. If (a) or (b) is utilized, the Project Director or Authorized Official must certify this process. The certification must accompany the Request for Payment for the applicable items. The subgrantee may contact a customer services representative at PI at 1-800-922-8121.

40. **Personnel:** All individuals hired for grant-funded positions and those individuals hired to replace employees moved to grant-funded positions must be identified in writing. This and any changes to grant-funded personnel must be submitted within 30 days from the date of hire, or the date the change occurs. All Requests for Payment (RFP) must include timesheets for grant-funded personnel. Payment will not be processed without submission of timesheets. Agency timesheets may be used, or a timesheet can be provided by the SFA upon request. The timesheets must include the time period requested for reimbursement. Personnel partially-funded must keep daily time and activity sheets. These time sheets must show the amount of time spent on each activity. These records must be available for review when a monitoring visit is made by the SFA staff.

41. **Travel Costs:** Personnel and Travel costs must be consistent with the agency's policies and procedures and must be applied uniformly to all activities and personnel of the agency, regardless of the source funding. If travel costs are included in the grant application, a copy of the agency's policies and procedures manual, or the agency Board's signed minutes must be submitted with the application, specifically outlining mileage and per diem rates of reimbursement. However, reimbursable amounts for mileage and per diem must not exceed the amount approved by state guidelines, regardless of the agency's policy. Lodging costs must not exceed the federal rate established by the General Services Administration (GSA). These rates vary by location and season and are updated annually at www.gsa.gov. Attendees will only be reimbursed up to the maximum allowable rate of the GSA, excluding taxes and surcharges.

42. **Training Approval:** All training that grant-funded personnel wish to attend that will be paid for with grant funds, including registration, lodging, meals, or mileage, must receive prior written approval by submitting the training approval form with an attached copy of the agenda to the SFA.

43. **Eligibility for Employment in the United States:** Subgrantees must agree to complete and keep on file, as appropriate, the Immigration and Naturalization Service Employment Eligibility Form (I-9). This form is to be used to verify that persons employed by the subgrantee, are eligible to work in the United States.

44. **Rental Cost**: The SFA will only pay the grant portion of rental costs. Grant participation in mortgage payments is unallowable. Prior to final approval of rental costs, a copy of the lease agreement must be provided to the SFA as well as the total square footage included in the rental agreement and the amount of square footage requested to be funded under this grant. The subgrantee must request approval, in writing, when the total rental space requirement, including space for files, conference, mail, supply, reproduction and storage rooms, is in excess of 150 square feet per employee. Space required for intermittent and/or part-time employees may be included in the space requirement; and/or the rental charge may not exceed $16 per square foot per month. The subgrantee must certify in writing that the requested rental charge is consistent with the prevailing rates in the local area and shall maintain documentation in its files to support such a determination.

45. **Obligation of Grant Funds**: Grant funds may not, without advance written approval by the SFA, be obligated prior to the effective date of award or approved revision. No obligations are allowed after the end of the grant period, and the final request for payment must be submitted no later than 45 calendar days after the end of the grant period.

46. **Utilization and Payment of Grant Funds**: Funds awarded are to be expended only for purposes and activities covered by the subgrantee's approved project plan and budget or subsequent approved revisions. Items must be specifically and individually mentioned in the subgrantee's approved grant budget in order to be eligible for reimbursement. Payments will be adjusted to correct previous overpayments and disallowances or under payments resulting from audit. Claims for reimbursement must be submitted no more frequently than once per month and no less frequently than once per quarter. Grants failing to meet this requirement, without prior written approval, are subject to cancellation. Claims for reimbursement must be fully documented and substantiated as detailed in the Request for Payment Instructions.

47. **Recording and Documentation of Receipts and Expenditures**: Subgrantee's accounting procedures must provide for accurate and timely recording of receipt of funds by source, of expenditures made from such funds, and of unexpended balances. These records must contain information pertaining to grant awards, obligations, unobligated balances, assets,

liabilities, expenditures, and program income. Controls must be established which are adequate to ensure that expenditures charged to the subgrant activities are for allowable purposes. Additionally, effective control and accountability must be maintained for all grant cash, real and personal property, and other assets. Accounting records must be supported by such source documentation as cancelled checks, paid bills, payrolls, time and attendance records, contract documents, grant award documents, etc. The accounting system must ensure that agency funds are not co-mingled with other funds from other federal agencies. Each award must be accounted for separately. Subgrantees are prohibited from co-mingling funds on either a program-by-program basis or a project-by-project basis. Funds specifically budgeted and/or received for one grant may not be used to support another.

48. **Financial Responsibility:** The financial responsibility of subgrantees must be such that the subgrantee can properly discharge the public trust which accompanies the authority to expend public funds. At a minimum, adequate accounting systems should meet the following criteria:

    a. Accounting records should provide information needed to adequately identify the receipt of funds under each grant awarded and the expenditure of funds for each grant.

    b. Entries in accounting records should refer to subsidiary records and/or documentation which support the entry and which can be readily located.

    c. The accounting system should provide accurate and current financial reporting information.

    d. The accounting system should be integrated with an adequate system of internal controls to safeguard the funds and assets covered, check the accuracy and reliability of accounting data, promote operational efficiency and encourage adherence to prescribed management policies.

49. **Reports**: The subgrantee shall submit, at such times and in such form as may be prescribed, such reports as the SFA may reasonably require, including quarterly financial reports, progress reports, final financial reports, and evaluation reports.

50. **Program Income**: All program income generated by this grant during the project must be reported to the SFA quarterly (on the quarterly fiscal report) and must be put back into the project or be used to reduce the grantor participation in the program. The use or planned use of all program income must have prior written approval from the SFA.

51. **Cash Depositories**: Subgrantees are required to deposit grant funds in a federally insured banking institution, and the balance exceeding insurance coverage must be collaterally secured.

52. **Retention of Records**: Records for non-expendable property purchased totally or partially with grantor funds must be retained for three years after its final disposition. All other pertinent grant records including financial records, supporting documents, and statistical records shall be retained for a minimum of three years after the final expenditure report. However, if any litigation, claim, or audit is started before the expiration of the three-year period, then records must be retained for three years after the litigation, claim, or audit is resolved.

53. **Property Control**: Effective control and accountability must be maintained for all personal property. Subgrantees must adequately safeguard all such property and must assure that it is used solely for authorized purposes. Subgrantees should exercise caution in the use, maintenance, protection, and preservation of such property.
    a. Title: Subject to the obligations and conditions set forth in 2 CFR 200.313, and 2 CFR 439 title to non-expendable property acquired in whole or in part with grant funds shall be vested in the subgrantee. Non-expendable property is defined as any item having a useful life of more than one year and an acquisition cost of $1,000 or more per unit.

    b. Property Control Record Form: At the time the final request for payment is submitted, the subgrantee must file with the SFA a copy of the Property Control Record Form (provided by the SFA) listing all such property acquired with grant funds. The subgrantee agrees to be subject to a biennial audit by the SFA and/or its duly authorized representatives for verification of the information contained in the Property Control Record Form.

    c. Use and Disposition: Equipment shall be used by the subgrantee in the program or project for which it was acquired as long as needed, whether or not the program or project continues to be supported by federal funds. When use of the property for project activities is discontinued, the subgrantee shall request, in writing, disposition instructions from the SFA prior to actual disposition of the property. Theft, destruction, or loss of property shall be reported to the SFA immediately.

54. **Performance**: This grant may be terminated or fund payments discontinued by the SFA where it finds a substantial failure to comply with the provisions of the Act governing these funds or regulations promulgated, including those grant conditions or other obligations established by the SFA. In the event the subgrantee fails to perform the services described herein and has previously received financial assistance from the SFA, the subgrantee shall reimburse the SFA the full amount of the payments made. However, if the services described herein are partially performed, and the subgrantee has previously received financial assistance, the subgrantee shall proportionally reimburse the SFA for payments made.

55. **Deobligation of Grant Funds**: All grants must be deobligated within forty-five (45) calendar days of the end of the grant period. Failure to deobligate the grant in a timely manner will result in an automatic deobligation of the grant by the SFA.

56. **Project Evaluation Report:** Any formal evaluation report must be received by the SFA not later than 45 days after the end of the reporting period.

57. **Copyright**: Except as otherwise provided in the terms and conditions of this grant, the subgrantee or a contractor paid through this grant is free to copyright any books, publications or other copyrightable materials developed in the course of or under this grant. However, the federal awarding agency and/or SFA reserve a royalty-free, non-exclusive, and irrevocable license to reproduce, publish, or otherwise use, and to authorize others to use, for federal government and/or SFA purposes:
    a. the copyright in any work developed under this grant or through a contract under this grant; and,

    b. any rights of copyright to which a subgrantee or subcontractor purchases ownership with grant support. The federal government's rights and/or the SFA's rights identified above must be conveyed to the publisher and the language of the publisher's release form must ensure the preservation of these rights.

58. **Publications**: The subgrantee agrees that any publication (written, visual, or sound) issued by the subgrantee describing programs or projects funded in whole or in part with federal funds, shall contain the following disclaimer statement:

    "This project was supported by Federal Formula Grant #_____, (refer to the Grant Award for the Federal Formula Grant Number which can be found immediately after the CFDA No.) awarded by the Bureau of Justice Assistance, U.S. Department of Justice through the SFA. The Assistant Attorney General, Office of Justice Programs, coordinates the activities of the following program offices and bureaus: Bureau of Justice Assistance, Bureau of Justice Statistics, National Institute of Justice, Office of Juvenile Justice and Delinquency Prevention, and the Office for Victims of Crime. Points of view or opinions contained within this document are those of the author and do not necessarily represent the official position or policies of the U. S. Department of Justice."

    The subgrantee should contact the Program Coordinator listed as responsible for the award funds to ensure the information in the disclaimer is correct. The subgrantee also agrees that one copy of any such publications will be submitted to the SFA to be placed on file and distributed as appropriate to other potential subgrantees or interested parties.

59. **Closed-Captioning of Public Service Announcements**: Any television public service announcement that is produced or funded in whole or in part by any agency or instrumentality of the Federal Government shall include closed captioning of the verbal content of such announcement.

60. **Public Awareness:** All public awareness/education materials developed as a part of this grant program are to be submitted in draft to the SFA for written approval prior to final production and/or distribution. Equipment, supplies, and other grant-funded materials shall not display the names of elected, appointed, or other public officials.

61. **Political Activity:** None of the funds, materials, property or services provided directly or indirectly under this contract shall be used for any partisan political activity, or to further the election or defeat of any candidate for public office, or otherwise in violation of the provisions of the "Hatch Act."

62. **Confidential Information**: Any reports, information, data, etc., given to, or prepared, or assembled by the subgrantee under this grant which the SFA requests to be kept confidential shall not be made available to any individual or organization by the subgrantee without prior written approval of the SFA.

63. **Disclosure of Federal Participation**: In compliance with Section 623 of Public Law 102-141, the subgrantee agrees that no amount of this award shall be used to finance the acquisition of goods and services for the Project to apply to a procurement for goods or services that has an aggregate value of $500,000 or more unless the subgrantee:
    a. specifies in any announcement of the awarding of the contract for the procurement of the goods and services involved, the amount of Federal funds that will be used to finance the acquisition; and,

    b. expresses the amount announced pursuant to paragraph (a) as a percentage of the total cost of the planned acquisition.

64. **Official Authorized to Sign:** In the case of a city/county/state entity, the person designated as the Official Authorized to Sign must be a designated official or head for the entity applying for the funds. For further clarification, contact the person listed on the cover letter of the original grant award packet.

65. **Grants Financial Guide:** The subgrantee agrees to comply with the USDOJ Grants Financial Guide as posted on the USDOJ, Office of Justice Programs website.

66. **Fiscal Regulations:** The fiscal administration of grants shall be subject to such further rules, regulations and policies concerning accounting and records, payment of funds, cost allowability, submission of financial reports, etc., as may be prescribed by the SFA Guidelines or "Special Conditions" placed on the grant award.

67. **Compliance Agreement:** The subgrantee agrees to abide by all Terms and Conditions including "Special Conditions" placed upon the grant award by the SFA. Failure to comply could result in a "Stop Payment" being placed on the grant.

68. **Suspension or Termination of Funding**: The SFA may suspend, in whole or in part, and/or terminate funding for or impose another sanction on a subgrantee for any of the following reasons:
    a. Failure to comply substantially with the requirements or statutory objectives of the Omnibus Crime Control and Safe Streets Act of 1968, as amended; Block Grants Program Guidelines issued thereunder or other provisions of Federal Law as they pertain to the specific funding used for the project.

    b. Failure to adhere to the requirements, standard conditions, or special conditions. Proposing or implementing substantial program changes to the extent that, if originally submitted, the application would not have been approved for funding.

    c. Failure to submit reports.

    d. Filing a false certification in this application or other reports or documents.

    e. Other good cause shown.

69. **Prohibited Expenditures:** The subgrantee understands and agrees that award funds may not be used for items that are listed on the Prohibited Expenditures List at the time of purchase or acquisition under any circumstance. Furthermore, the subgrantee understands and agrees that award funds may not be used for items that are listed on the Controlled Expenditures List at the time of purchase or acquisition, without explicit written prior approval from the Bureau of Justice Assistance (BJA). The Prohibited Expenditures List, the Controlled Expenditures List, and instructions on how to request approval to purchase Controlled items may be accessed here: https://www.bja.gov/funding/JAGControlledPurchaseList.pdf. Refer to the current “JAG Application Guidelines and Procedures Document” for more specific instructions regarding documentation required when requesting controlled items from the SFA.

Certification by Project Director

CERTIFICATION BY PROJECT DIRECTOR *

I certify that I understand and agree to comply with the general and fiscal terms and conditions of this application including special conditions; to comply with provisions of the Act governing these funds and all other federal laws; that all information presented is correct; that there has been appropriate coordination with affected agencies; that I am duly authorized by the Applicant to perform the tasks of Project Director as they relate to the fiscal terms and conditions of this grant application; that costs incurred prior to grant approval may result in expenses being absorbed by the subgrantee; and, that the receipt of grantor funds through the State Funding Agency will not supplant state or local funds.

Prefix:	Sheriff
Name:	Barry S Faile
Suffix:	
Title:	Sheriff
Agency:	Lancaster County Sheriffs Office
Mailing Address:	Post Office Box 908
City:	Lancaster
State:	SC
9 Digit Zip:	29721-0908
(Area) Phone Number:	(803) 313-2121
(Area) Fax Number:	(877) 636-7980
E-Mail Address:	sherifffaile@lacoso.net
Signature:	on file
Bonded:	yes◉ no○

Certification by Financial Officer

CERTIFICATION BY FINANCIAL OFFICER *

I certify that I understand and agree to comply with the general and fiscal terms and conditions of this application including special conditions; to comply with provisions of the Act governing these funds and all other federal laws; that all information presented is correct; that there has been appropriate coordination with affected agencies; that I am duly authorized by the Applicant to perform the tasks of Financial Officer as they relate to the fiscal terms and conditions of this grant application; that costs incurred prior to grant approval may result in expenses being absorbed by the subgrantee; and, that the receipt of grantor funds through the State Funding Agency will not supplant state or local funds.

Prefix: Mrs

Name: Veronica C Thompson

Suffix:

Title: Finance Director

Agency: Lancaster County

Mailing Address: Post Office Box 1809

City: Lancaster

State: SC

9 Digit Zip: 29721-1809

(Area) Phone Number: (803) 416-9301

(Area) Fax Number: (866) 510-4742

E-Mail Address: vcthompson@lancastersc.net

Signature: on file

Bonded: yes(•) no( )

Certification by Official Authorized to Sign

CERTIFICATION BY OFFICIAL AUTHORIZED TO SIGN *

I certify that I understand and agree to comply with the general and fiscal terms and conditions of this application including special conditions; to comply with provisions of the Act governing these funds and all other federal laws; that all information presented is correct; that there has been appropriate coordination with affected agencies; that I am duly authorized to commit the applicant to these requirements; that costs incurred prior to grant approval may result in expenses being absorbed by the subgrantee; and, that the receipt of grantor funds through the State Funding Agency will not supplant state or local funds.

The Omnibus Appropriations Act of 1996 requires that subgrantees provide assurance that subgrant funds will not be used to supplant or replace local or state funds or other resources that would have otherwise been available for law enforcement and/or criminal justice activites. In compliance with that mandate, I certify that the receipt of federal funds through the State Funding Agency shall in no way supplant or replace state or local funds or other resources that would have been made available for law enforcement and/or criminal justice activites.

Prefix:	Mr
Name:	Steve Willis
Suffix:	
Title:	County Administrator
Agency:	Lancaster County
Mailing Address:	Post Office Box 1809
City:	Lancaster
State:	SC
9 Digit Zip:	29721-1809
(Area) Phone Number:	(803) 416-9300
(Area) Fax Number:	(877) 241-5430
E-Mail Address:	swillis@lancastersc.net
Signature:	on file
Bonded:	yes● no○

* **NOTE:** THE PROJECT DIRECTOR, FINANCIAL OFFICER AND OFFICIAL AUTHORIZED TO SIGN CANNOT NOT BE THE SAME PERSON. STAFF BEING FUNDED UNDER THIS GRANT MAY NOT BE ANY OF THE ABOVE OFFICIALS WITHOUT SFA APPROVAL.

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1775 / Planning Case Number: RZ-2021-1679 - DEFERRED
Contact Person / Sponsor: Robert Tefft / Planning
Department: Planning
Date Requested to be on Agenda: 10/25/2021

Issue for Consideration:
Application by Steve Ranshaw on behalf of John Matthews, Inc., to rezone two parcels totaling approximately 4.79 acres (TMS 0007-00-014.00 & 0007-00-014.02) and located at 9596 & 9495 Yarborough Road, from Low Density Residential (LDR) District to Light Industrial (LI) District.

Points to Consider:
The subject parcels are each improved with one single-family home. The northern most parcel is located approximately 110 feet south of the Bailes Ridge Corporate Park, which consists of light industrial and office uses.
The subject parcels are surrounded by other parcels zoned LDR or PB District. The requested LI District is intended to accommodate warehouse and wholesale activities in a manner that has minimal negative impact on adjacent property owners.
While the subject parcels are immediately adjacent to low density residential uses, they are located at the end of Yarborough Road, which is predominately surrounded by parcels zoned either Light Industrial or PDD (Bailes Ridge Corporate Park). Bailes Ridge is largely defined by light industrial uses, as well as some office uses. While the parcels are immediately adjacent to residential uses, it is logical that these properties could eventually become a continuation of the Bailes Ridge Corporate Park. The Bailes Ridge PDD/Light Industrial zoning is located approximately 110-feet from the subject property.

Funding and Liability Factors:
N/A

Council Options:
To approve or disapprove the proposed rezoning.

Recommendation:
The Planning Commission voted 1-4 to recommend **disapproval** of the proposed rezoning. The Commission cited a concern of a lack of separation between the proposed LI District and adjacent residential zoning as reason for the recommendation.

One citizen spoke in opposition to the application, citing concerns of light industrial uses near residential uses.

Staff recommended approval of the rezoning.

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Dennis Marstall/County Administrator and Barry Faile/Lancaster County Sheriff's Office
Department: Administration
Date Requested to be on Agenda: 10/25/2021

Issue for Consideration:
This is information for Council as this is a 100% grant.

Points to Consider:
The Sheriff's Office has been awarded a Coronavirus Emergency Supplemental Funding grant. This is a 100% grant with no local match. The grant number is 1CF20149.

Items to be funded include:

- 10 laptop computers for future remote work requirements.
- 2 ventilation filter kits for the Detention Center.
- 3 temperature scan kiosks.
- COVID 19 Personal Protective Equipment (PPE) supplies.

Funding and Liability Factors:
Grant funding is in the amount of $28,070. As this is a 100% grant this is also the total project cost.

Council Options:
N/A - This is a 100% grant so no action is required by County Council.

Recommendation:
N/A

ATTACHMENTS:

Description	Upload Date	Type
Grant Aproval Letter	10/10/2021	Exhibit
Grant Approved Application	10/10/2021	Exhibit

South Carolina Department of Public Safety

Office of Highway Safety and Justice Programs

October 8, 2021

Mr. Steve Willis
Lancaster County
Post Office Box 1809
Lancaster, South Carolina 29721-1809

RE: Coronavirus Emergency Supplemental Funding Grant Program No. 1CF20149
Coronavirus Emergency Supplemental Funding Program

Dear Mr. Willis:

I am pleased to provide you with a grant award approved by this office in the amount of $28,070 for the above-referenced grant project. To complete the contract for this award, it is necessary for you, as the Official Authorized to Sign, to return the signed grant award within 30 days from the date of this award. The Office of Highway Safety and Justice Programs (OHSJP) is now offering subgrantees the option to use electronic or digital signatures to execute OHSJP award documents. Any of the electronic signature processes available in Adobe Acrobat Reader, or similar software, are generally acceptable (e.g., a signature image applied to the PDF, or a digital credential.) See the attachment entitled "OHSJP Electronic and Digital Signature Tutorials for Adobe Acrobat Reader" if additional information is needed.

If a subgrantee chooses to continue to provide a wet ink/original signature, this may be mailed in, or scanned and emailed to the OHSJP. Grant award documents may be sent electronically to Kayla Boston at KaylaBoston@scdps.gov or via postal mail to the following address:

Ms. Kayla Boston, Administrative Assistant
Office of Highway Safety and Justice Programs
S.C. Department of Public Safety
Post Office Box 1993
Blythewood, South Carolina 29016

Copies of the Request for Payment/Quarterly Fiscal Report Forms are attached. The financial reports should be completed for each calendar quarter ending date and are due 30 days after the end of the quarter. The due dates and periods covered for programmatic progress reports are indicated within the attached special conditions.

Sincerely,

Phil Riley
Director

Attachments
c: Sheriff Barry Faile
Coronavirus Emergency Supplemental Funding Grant Official File

SOUTH CAROLINA DEPARTMENT OF PUBLIC SAFETY
OFFICE OF HIGHWAY SAFETY AND JUSTICE PROGRAMS
POST OFFICE BOX 1993
BLYTHEWOOD, SOUTH CAROLINA 29016

GRANT AWARD

Subgrantee:	Lancaster County Sheriff's Office		
Grant Title:	Coronavirus Emergency Supplemental Funding Program		
Grant Period:	10/01/2021 - 9/30/2022	Budget Period:	10/01/2021 – 9/30/2022
Date of Award:	October 8, 2021	Grant No.:	1CF20149
Amount of Award:	$28,070		

In accordance with the provisions of the Coronavirus Emergency Supplemental Funding (CESF) Grant Program, ALN No. 16.034 (Federal CESF Grant #2020-VD-BX-0099), and on the basis of the application submitted, the South Carolina Department of Public Safety hereby awards to the foregoing Subgrantee a grant in the federal amount shown above, for the project specified in the application and within the purposes and categories authorized for the Coronavirus Emergency Supplemental Funding Grants Program.

This grant is subject to the terms and conditions set forth in the application and to the special conditions attached to the grant award.

Payment of Funds: Grant funds will be disbursed to subgrantees (according to the project budget) upon receipt of evidence that funds have been invoiced and products received or that funds have been expended (e.g., invoices, contracts, itemized expenses, etc.). A copy of the grant application, which includes the approved budget is available on www.scdpsgrants.com for the subgrantee's use in completing the request for payment forms.

The grant shall become effective, as of the date of the award, upon the return of this form to the Office of Highway Safety and Justice Programs signed by the Official Authorized to Sign in the space provided below. This award must be accepted within thirty (30) days from the date of the award, and such quarterly and other reports required by the South Carolina Department of Public Safety must be submitted in accordance with regulations.

ACCEPTANCE FOR THE SUBGRANTEE	ACCEPTANCE FOR THE SFA
_____	_____
Signature of Official Authorized to Sign	Office Of Highway Safety and Justice Programs

GRANT AWARD DATA: THIS AWARD IS SUBJECT TO THE GRANT TERMS AND CONDITIONS AND ATTACHED SPECIAL CONDITIONS.

Overview

STATE OF SOUTH CAROLINA
DEPARTMENT OF PUBLIC SAFETY
Office of Highway Safety and Justice Programs
Coronavirus Emergency Supplemental Funding Program

The Coronavirus Emergency Supplemental Funding (CESF) Program is authorized by Division B of H.R. 748, Pub. L. No. 116-136 (Emergency Appropriations for Coronavirus Health Response and Agency Operations); 28 U.S.C. 530C to assist eligible states, local units of government, and tribes in preventing, preparing for, and responding to the coronavirus. Allowable projects and purchases must have a nexus to criminal justice and include, but are not limited to, overtime, equipment (including law enforcement and medical personal protective equipment), hiring, supplies (such as gloves, masks, sanitizer), training, travel expenses (particularly related to the distribution of resources to the most impacted areas), and addressing the medical needs of inmates in state, local, and tribal prisons, jails, and detention centers. There is no match requirement for this program.

Version:	0.1
Application Deadline:	2021-06-04
Application #:	AC22054
Grant #:	1CF20149
Award Date:	2021-10-01
State Start Date:	2021-10-01
State End Date:	2022-09-30

Project Details

Project Title:	Coronavirus Emergency Supplemental Funding Program
Project Summary (max. 300 characters):	Providing resources to agency members for protection against the Coronavirus while on duty or working within the agency.
Type of Application:	Continuation
Year of Funds:	1
Other (explain):	
Program Area:	Lancaster County

Agency Details

Agency Name:	Lancaster County Sheriff's Office
Address:	1520 Pageland Hwy
City:	Lancaster
State:	SC
9 Digit Zip:	29720-0908
(Area) Phone #:	(803) 283-3388
(Area) Fax #:	(877) 636-7980
County:	Lancaster
Other county/counties this project will serve:	
Organization Type:	County
Other (specify):	Sheriff's Office
U.S. Congressional District:	05
Has your agency registered in the System for Award Management (SAM)? (https://uscontractorregistration.com):	yes(•) no( )

Budget

CATEGORIES			GRANTOR	TOTAL
PERSONNEL - SALARIES:				
Position Title	Annual Salary/Rate	% of Time On Project		
		TOTAL SALARIES:	$0	$0
EMPLOYER CONTRIBUTIONS (Fringe Benefits)				
Description	Rate	X Base		
Social Security & Medicare (FICA)				
Retirement				
Workers Compensation Insurance				
Unemployment Insurance (on first $7,000 only)				
Health Insurance				
Dental Insurance				
Pre-Retirement Death Benefit				
Accident Death Benefit (Police Officers)				
Other Employer Contributions (Itemize)				
TOTAL EMPLOYER CONTRIBUTIONS:			$0	$0
		TOTAL PERSONNEL:	$0	$0
CONTRACTUAL SERVICES:				
(Itemize - DO NOT include professional fees for doctors, psychologists, etc.)				
Description	Cost	Quantity		
			$0	$0
		TOTAL CONTRACTUAL SERVICES:	$0	$0
TRAVEL:				
(Itemize-include mileage, airline cost, lodging, per diem, parking, car rental)				
Description	Cost	Quantity		
			$0	$0
		TOTAL TRAVEL:	$0	$0
EQUIPMENT ($1,000 or more per Unit):				

(Itemize - DO NOT USE BRAND NAME. Also, DO NOT include leased, rented items or software)

Description	Cost	Quantity		
Laptop Computers & Accessories (See Budget Narrative)	1533.01	10	$15,330	$15,330
Ventilation filters	1352.31	2	$2,705	$2,705
Temperature verification kiosk	1275	3	$3,825	$3,825
		TOTAL EQUIPMENT:	$21,860	$21,860

OTHER:

Description	Cost	Quantity		
COVID-19 PPE Supplies (See Budget Narrative)	6210	1	$6,210	$6,210
		TOTAL OTHER:	$6,210	$6,210
		TOTAL PROJECT COST:	$28,070	$28,070

Budget Narrative

List items under each Budget Category Heading. Explain exactly how each item listed in your budget will be utilized. It is important that the necessity of these items, as they relate to the operation of the project, be established. Dollar amounts DO NOT have to be provided. However, a statement must be included indicating whether or not the law enforcement agency has any unused funds from previous award years, and if so, an explanation with the total amount of unused funds.

EQUIPMENT:

Laptop Computers & Accessories: Lenovo ThinkPad Computers and software to include windows operational system and Microsoft office license. Accessories to include cords, chargers, cables, mouse, and computer bags. This is also to include 2-factor authentication key. Laptops to be issued to office/civilian staff should a work-from-situation occur in the future due to the Coronavirus.

Abatement Technologies filters: replacement filters to be used in the detention center Negative Air Machines for the system to remain operable and beneficial for future use.

Temperature Screening kiosk: provides temperature verification of employees or the public entering the facility without coming into contact with agency personnel. Equipment can be setup to deny access to a building, to send an alert email or signal an alarm should someone not meet the temperature threshold.

OTHER:

COVID-19 PPE Supplies -

Disinfectant: Professional sanitizing cleaner recommended by the company to use in the previously purchased Electrostatic spray machines.

Disposable masks: Breathable face mask with 3-layer protection, disposable.

Disposable gloves (general): for agency members to wear in circumstances where they are potentially in contact with someone sick or handling potentially contaminated materials.

Disposable gloves (CSI): no dye, powder free gloves used for processing evidence that could potentially be contaminated by Covid-19.

Face shields: Single use safety face shield, offers eye, nose and mouth protection against sprays, splatters and aerosols.

Sanitizing wipes (hand): 80 ct packets of wipes to be kept on patrol vehicles for cleaning after transporting or being in contact with the public.

Sanitizing wipes (tub): wipes to be kept in public areas (lobby, gym, investigations) for easy sanitizing after use of the area by agency members and citizens.

Bleach, disinfectant spray, antibacterial soap: cleaning supplies used to maintain cleanliness on the day to day bases of the agency and persons working/housed within, to protect against Covid-19.

Program Narrative

PROBLEM STATEMENT: First, define the problem exactly as it exists in your particular community. Describe the nature and magnitude of the problem using valid, updated statistical data, and cite the source and date of your information. Prior data may be used to show changes in the magnitude or severity of the problem. Remember to document the problem and not the symptoms or solutions of the problem. Second, identify your existing efforts, current resources and programs being utilized to deal with the problem.

The Lancaster County Sheriff's Office (LCSO), is the primary law enforcement agency for Lancaster County, a county with an estimated population of 93,000 people (US Census). The county consists of approximately 550 sq. miles of land area which stretches from Mecklenburg, NC (Charlotte) to the north, Chester, SC to the west, Chesterfield, SC to the east and Kershaw, SC to the south. The area to the north, Indian Land, shaped like a panhandle with York County, SC and Monroe NC to the west and east respectively. This panhandle has exploded in recent years with many developments both residential and commercial. In essence, the north end of Lancaster County has become a suburb of Charlotte, NC.

Problem: In March of 2020 the Coronavirus Pandemic swept across the nation in a negative wave affecting businesses, families and communities alike. While places of employment were closing down if they were "unessential", first responders were still needed everyday to deal with emergency calls in the community. In the early stages of Covid-19 PPE gear was hard to locate, often officers were responding to calls unprotected. Kershaw County, to the South of Lancaster, quickly became identified as the first "hot spot" for the Coronavirus cases in South Carolina. Due to the proximity of the counties, residents often cross county lines for dining, to work and other outings exposing Lancaster County Residents, and agency personnel, to the Coronavirus. The Town of Kershaw, part of LCSO jurisdiction, is also common to Kershaw residents; patrol officers are often in the town to respond to calls for service or complaints and come into contact with these potential carriers. To date, Lancaster County has had 10,832 confirmed positive cases with 168 confirmed deaths. Early in the pandemic, after the virus was spreading in Lancaster County, a correctional officer tested positive in the Lancaster County Detention Center. All inmates (approximately 100) had to be tested at that time along with the correctional officers. Fortunately, no one else tested positive and testing is kept to a minimum unless someone is showing symptoms.

The Coronavirus pandemic is still a major topic in society. Although vaccines are widely available, not everyone believes in vaccination and there are various strands of the virus that the vaccine may not protect against. A combination of these factors still remain a threat to the community and our agency. PPE gear has become more readily available since the beginning of the pandemic, however, cost for additional supplies for an entire agency is still limited in county budgets. Not only is PPE gear still a necessity for agency personnel, agencies that have purchased tools or equipment used to make the agency safe have also accrued the costs of purchasing the necessities for upkeep that are often expensive and not easily afforded such as disinfectant or filters for filtration systems.

PROJECT PURPOSE: First, describe the broad goals of your project. Then describe a specific plan for conducting the project and a rationale for the tasks and activities to be employed to address the problem outlined above.

Project Purpose:
Broad Goals: The goal of this project if to continue to keep our officers and agency personnel safe as the Coronavirus pandemic continues to be present in our community. Items purchased through this funding would put extra precautionary measures in place that may not have been considered at first while the agency was operating with limited staff in the building. Mask and gloves will continue to be a necessary item to keep stocked for the agency personnel to use as well as cleaning supplies that have become proviolent in agency cleanliness.

Specific Plan:
During the beginning of the pandemic the agency worked an alternating, half capacity schedule causing multiple certified office personnel or civilian staff to remain home, sometimes not being able to work due to not having a compatible computer setup at home. The agency, in preparation of any future outbreaks, is seeking to purchase laptop computers and set them up for office personnel use. This would limit agency members coming into contact and allow the agency to still be productive in a variety of areas, even while working from home.
Housing inmates during the pandemic has remained a safety concern due to not knowing who was potentially contaminated and the potential of a large-scale outbreak in a confined space. A Negative Air Filtration Machine was purchased to assist in clean air circulation in the detention center, however, filters that need to be replaced on a regular schedule are expensive to purchase and not something the county budget can cover rendering the equipment pointless in helping protect against the Coronavirus in the future.
Checking temperatures before entering buildings has become common practice for Lancaster County buildings. With Covid restrictions relaxing, the LCSO feels it is still diligent to continue with temperature checks prior to coming into face to face contact with an agency member. Temperature Verification kiosk will allow the agency to continue temperature checks with zero contact prior entering/meeting with anything within the agency. A kiosk such as this would allow for quicker processing of incoming inmates into the detention center while staff is able to continue with daily duties. Should another large outbreak arise,

the kiosk could also be set up to deny entry for individuals with temperatures out of a normal range.
The agency does employ a custodian; however, this position is not required to disinfect on a large scale or multiple times a day. Previously the agency acquired an outside contract and the company currently sanitizes the agency on the bi-monthly bases. LCSO also has purchased hand held Electrostatic sprays that can be used in between professional spraying. Being able to purchase larger quantities of disinfectant will allow us to continue self sanitizing of the facility after the professional sanitizing contract is completed.
Disposable PPE gear (masks, gloves, face shields, sanitizing wipes) will continue to be available to all agency members for use as the pandemic continues for protection. The unknown factor of civilians, inmates and even fellow staff's interaction with potentially infected individual's calls for agency members to remain diligent in their own personal safety.
Cleaning supplies (spray disinfectant, bleach, soaps) have been a necessity during the pandemic and will continue to be in order to keep the agency at a superior level of cleanliness and outbreak free. While these products are a must anytime for cleaning, the agency has gone through a higher volume of cleaners during this time.

PROJECT OBJECTIVE(S): Objectives are specific, quantified statements of expected results of the project. The objectives must be described in terms of measurable events that can be realistically expected under time constraints and resources. Objective must be related to the Problem Statement and Project Purpose outlined above.

1. Prepare the agency to function with the Coronavirus pandemic for an extended period of time.

2. Maintain cleanliness of the agency, vehicles, offices and the detention center for the safety of personnel and the public.

3. Prevent the spread of Coronavirus.

PERFORMANCE INDICATOR(S): State exactly how each objective will be measured. **Performance indicators must be matched to each program objective listed above** (i.e., if there are 5 objectives then there must be 5 corresponding performance indicators). Performance indicators are based on quantitative (numbers) and qualitative (opinions organized in meaningful ways) data gathering procedures which evaluate and document your project.

1. Equipment and supplies needed for the agency to function within another outbreak will be purchased and set up for use.

2. Cleaning supplies will be provided to all areas of the agency for self-cleaning after use of the area to include the gym and patrol cars.

3. PPE material will be provided to all deputies and agency personnel to help maintain safety in contact with the public and other agency members.

PROJECT EVALUATION: This requirement is to: (1) establish an evaluation plan or process to assess the impact of your project on the drug and violent crime problem in your jurisdiction, (2) conduct the evaluation during the grant funded period, and (3) submit a formal written evaluation report at the close of the grant period. The purpose of evaluating each project is to assess how well it has been implemented in your jurisdiction and to assess the extent to which the activities funded have achieved the project's goals. The plan or process must describe how the evaluation will be accomplished and must describe the range of activities that will serve as vehicles for obtaining general qualitative and specific quantitative information. **The plan or process must be completed and submitted on this page.**

Evaluation of the project will be determined by the spread of the virus. The project will be viewed as successful if personnel, citizens and inmates are kept safe from the Coronavirus spread. If measures are put in place, but positive tests from those associated with the agency occur, these measures will be re-evaluated and modified as needed.

Program Narrative - Counts

Total Population for county(ies) or City/Town:	89594
Cite source of information:	US Census

AGENCY INFORMATION: (For Law Enforcement Agencies ONLY)

Number of regular full-time officers in implementing agency:	124
Number of regular part-time officers in implementing agency:	20
Number of reserve officers in implementing agency:	
Total number of personnel in implementing agency:	144

Implementation Schedule

IMPLEMENTATION SCHEDULE

The Implementation Schedule is intended to give our office a proposed list of activities planned, when they are to be implemented, and the person responsible. Exact dates are not necessary in the "Implementation Proposed Time Frame" section. The "Implementation Actual Time Frame" section will be used to reflect the actual activities, dates, etc. when submitting your Progress Report after the grant is approved.

Implementation Tasks	Person Responsible	Implementation Proposed (Proposed Quarters)				Implementation Actual Time Frame (Actual Dates)				
		1 Qtr	2 Qtr	3 Qtr	4 Qtr	1 Qtr	2 Qtr	3 Qtr	4 Qtr	Date
Procurement for equipment and supplies	Grant Admin & Project Director	☑	☑	☐	☐	☐	☐	☐	☐	

Acceptance of Audit Requirements

ACCEPTANCE OF AUDIT REQUIREMENTS

PLEASE NOTE: State Agencies whose annual audit is covered by the State Auditor's Office do not have to complete this form.

We agree to have an audit conducted in compliance with 2 CFR 200.501, if required. If a compliance audit is not required, at the end of each audit period we will certify in writing that we have not expended the amount of federal funds that would require a compliance audit ($750,000). If required, we will forward for review and clearance a copy of the completed audit(s), including the management letter, if applicable, to:

Accounting - Grants, D1
S.C. Department of Public Safety
10311 Wilson Blvd., PO Box 1993
Blythwood, SC 29016

The following is information on the next organization-wide audit which will include this agency: (Use your Agency's fiscal year)

1. *Audit Period: Beginning

2021-07-01

Ending

2022-06-30

2. Audit or written certification will be submitted to Accounting - Grants by:

2022-12-31

(Date)

NOTE: The audit or written certification must be submitted to Accouting - Grants, S.C. Department of Public Safety, no later than the ninth month after the end of the audit period.
Additionally, we have or will notify our auditor of the above audit requirements prior to performance of the audit for the period listed above. We will also ensure that, if required, the entire grant period will be covered by a compliance audit which in some cases will mean more than one audit must be submitted. We will advise the auditor to cite specifically that the audit was done in accordance with 2 CFR 200.501.
Any information regarding the CFR audit requirements will be furnished by Accounting - Grants, S.C. Department of Public Safety, upon request.

***NOTE: The Audit Period is the organization's fiscal or calendar year to be audited.**

Failure to complete this form will result in your grant award being delayed and/or cancelled.

Terms & Conditions

OFFICE OF HIGHWAY SAFETY AND JUSTICE PROGRAMS
CORONAVIRUS EMERGENCY SUPPLEMENTAL FUNDING PROGRAM
TERMS AND CONDITIONS

1. **Availability of Funds:** This grant award is contingent upon the availability of funds approved by the statutory governing body for those funds. For federal funds, availability is controlled by the United States Congress.

2. **Correspondence:** All correspondence to the State Funding Agency (SFA), regardless of the medium (paper, email, facsimile, etc.), must include either the application number, or in the case of an award, the grant award number to which the correspondence refers.

3. **Applicable Federal Regulations**: The Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. Part 200, as adopted and supplemented by the United States Department of Justice (DOJ) in 2 C.F.R. Part 2800 (the "Part 200 Uniform Requirements") apply to any award of funds out of Federal Fiscal Year 2015 and forward. The Part 200 Uniform Requirements, which were first adopted by the USDOJ on December 26, 2014, supersede, among other things, the provisions of 28 C.F.R. Parts 66 and 70, as well as those of 2 C.F.R. Parts 215, 220, 225, and 230. For further guidance or specifics, please refer to http://www.grants.gov/web/grants/learn-grants/grant-policies/omb-uniform-guidance-2014.html. For any award of funds out of Federal Fiscal Year 2014 and prior the subgrantee must comply with the Office of Management and Budget (OMB) Circulars, as applicable: A-21 Cost Principles for Educational Institutions; A-87 Cost Principles for State and Local Governments; A-110 Uniform Administrative Requirements for Grants and Agreements with Institutions; and, A-122 Cost Principles for Non-Profit Organizations. Also, the Subgrantee must comply with the provisions of 28 CFR applicable to grants and cooperative agreements including Part II, Applicability of Office of Management and Budget Circulars; Part 18, Administrative Review Procedure; Part 20, Criminal Justice Information Systems; Part 22, Confidentiality of Identifiable Research and Statistical Information; Part 23, Criminal Intelligence Systems Operating Policies; Part 42, Non-discrimination Equal Employment Opportunity Policies and Procedures; Part 61, Procedures for Implementing the National Environmental Policy Act; Part 63, Floodplain Management and Wetland Protection Procedures Part 66 (formerly OMB Circular A-102), Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments. Contact Accounting-Grants staff for further clarification of this requirement.

4. **Standard Assurances:** Upon receipt of federal funds, the State of South Carolina has assured and certified adherence to Standard Assurances to the US Department of Justice and in turn applies these rules to any contract, award, or subaward made under these funds. OMB APPROVAL NO. 1121-140 EXPIRES 5/31/2019
    a. The Applicant hereby assures and certifies compliance with all applicable Federal statutes, regulations, policies, guidelines, and requirements, including 2 C.F.R. Part 2800 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards by the Department of Justice), and Ex. Order 12372 (intergovernmental review of federal programs). The applicant also specifically assures and certifies that:

    b. It has the legal authority to apply for federal assistance and the institutional, managerial, and financial capability (including funds sufficient to pay any required non-federal share of project cost) to ensure proper planning, management, and completion of the project described in this application.

    c. It will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.

    d. It will give the awarding agency or the Government Accountability Office, through any authorized representative, access to and the right to examine all paper or electronic records related to the financial assistance.

    e. It will comply with all lawful requirements imposed by the awarding agency, specifically including any applicable regulations, such as 28 C.F.R. pts. 18, 22, 23, 30, 35, 38, 42, 61, and 63, and the award term in 2 C.F.R. § 175.15(b).

    f. It will assist the awarding agency (if necessary) in assuring compliance with section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. § 470), Ex. Order 11593 (identification and protection of historic properties), the Archeological and Historical Preservation Act of 1974 (16 U.S.C. § 469a-1 et seq.), and the National Environmental Policy Act of 1969 (42 U.S.C. § 4321).

    g. It will comply (and will require any subgrantees or contractors to comply) with any applicable nondiscrimination provisions, which may include the Omnibus Crime Control and Safe Streets Act of 1968 (34 U.S.C. § 10228(c) and 10221(a)); the Juvenile Justice and Delinquency Prevention Act of 2002 (34 U.S.C. § 11182(b)); the Civil Rights Act of 1964 (42 U.S.C. § 2000d); the Indian Civil Rights Act (25 U.S.C. §§ 1301-1303); the Rehabilitation Act of 1973 (29 U.S.C. § 794); the Americans with Disabilities Act of 1990 (42 U.S.C. §§ 12131-34); the Education Amendments of 1972 (20 U.S.C. §§ 1681, 1683, 1685-86); and the Age Discrimination Act of 1975 (42 U.S.C. §§ 6101-07). It will also comply with Ex. Order 13279, Equal Protection of the Laws for Faith-Based and Community Organizations; Executive Order 13559, Fundamental Principles and Policymaking Criteria for Partnerships With Faith-Based and Other Neighborhood Organizations; and the DOJ implementing regulations at 28 C.F.R. Part 38.

    h. If a governmental entity–
        A. it will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (42 U.S.C.§ 4601 et seq.), which govern the treatment of persons displaced as a result of federal and federally-assisted programs; and

        B. it will comply with requirements of 5 U.S.C.§§ 1501-08 and §§7324-28, which limit certain political activities of State or local government employees whose principal employment is in connection with an activity financed in whole or in part by federal assistance.

5. **Allowable Costs**: The allowability of costs incurred under any grant shall be determined in accordance with the general principles of allowability and standards for selected cost items as set forth in the applicable Federal or State requirements

listed in the application Guidelines and Procedures.

6. **Prohibited Conduct – Trafficking of Persons** The recipient, and any subgrantee at any tier, must comply with all applicable requirements (including requirements to report allegations) pertaining to prohibited conduct related to the trafficking of persons, whether on the part of recipients, subgrantees, or individuals defined (for purposes of this condition) as "employees" of the recipient or of any subgrantee. The details of the recipient's obligations related to prohibited conduct related to trafficking in persons are posted on the USDOJ-OJP web site at http://ojp.gov/funding/Explore/ProhibitedConduct-Trafficking.htm including reporting requirements and OJP authority to terminate award.

7. **Appropriations Restrictions for Federal Funds:** The recipient, and any subgrantee at any tier, must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes. Should a question arise as to whether a particular use of federal funds by a recipient (or a subgrantee) would or might fall within the scope of an appropriations-law restriction, the subgrantee is to contact the SFA for guidance and may not proceed without the express prior written approval of the governing entity of those funds.

8. **Environmental Impact Requirements:** The grantee, and by association any subgrantee, agrees to assist any requesting federal funding agency in complying with the National Environmental Policy Act (NEPA), the National Historic Preservation Act, and other related federal environmental impact analyses requirements in the use of these grant funds, either directly by the grantee or by a subgrantee. Accordingly, the grantee agrees to first determine if any of the following activities will be funded by the grant, prior to obligating funds for any of these purposes. If it is determined that any of the following activities will be funded by the grant, the grantee agrees to contact the federal funding agency. The grantee understands that this special condition applies to its following new activities whether or not they are being specifically funded with these grant funds. That is, as long as the activity is being conducted by the grantee, a subgrantee, or any third party and the activity needs to be undertaken in order to use these grant funds, this special condition must first be met. The activities covered by this special condition, which may or may not be allowable by the SFA, are as follows:
    a. New construction;

    b. Minor renovation or remodeling of a property located in an environmentally or historically sensitive area, including properties located within a 100-year flood plain, a wetland, or habitat for endangered species, or a property listed on, or eligible for, listing on the National Register of Historic Places;

    c. A renovation, lease, or any proposed use of a building or facility that will either (a) result in a change in its basic prior use or (b) significantly change its size;

    d. Implementation of a new program involving the use of chemicals other than chemicals that are (a) purchased as an incidental component of a funded activity and (b) traditionally used, for example, in office, household, recreational, or education environments; and

    e. Implementation of a program relating to clandestine methamphetamine laboratory operations, including the identification, seizure, or closure of clandestine methamphetamine laboratories.

    The grantee understands and agrees that complying with NEPA may require the preparation of an Environmental Assessment and/or an Environmental Impact Statement, as directed by the federal funding agency. The grantee further understands and agrees to the requirements for implementation of a Mitigation Plan, as detailed at https://www.bja.gov/Funding/nepa.html, for programs relating to methamphetamine laboratory operations.

    Application of This Special Condition to Grantee's Existing Programs or Activities: For any of the grantee's or its subgrantees' existing programs or activities that will be funded by these grant funds, the grantee, upon specific request from BJA, agrees to cooperate with BJA in any preparation by BJA of a national or program environmental assessment of that funded program or activity.

9. **Jacob's Law:** The South Carolina Code of Laws Section 56-5-195 prohibits the transportation of children to or from schools or school-related functions using minivans or fifteen-passenger vans. Any vehicle that is purchased or rented with grant funds for the purpose of transporting juveniles or children to or from schools or school-related functions must be classified as a school bus or a mini-school bus.

10. **Texting:** Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Fed. Reg. 51225 (October 1, 2009), the U.S. Department of Justice encourages subgrantees to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this grant, and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.

11. **Indirect Cost Rate Agreements:** If the subgrantee requests an indirect cost rate as an allowable expense item, a copy of the current and in-effect cost rate agreement must be submitted within thirty [30] days of the award date. A recipient that is eligible under the Part 200 Uniform Requirements and other applicable law to use the "de minimis" indirect cost rate described in 2 C.F.R. 200.414(f), and that elects to use the "de minimis" indirect cost rate, must advise the SFA in writing of both its eligibility and its election, and must comply with all associated requirements in the Part 200 Uniform Requirements. The "de minimis" rate may be applied only to modified total direct costs (MTDC) as defined by the Part 200 Uniform Requirements.

12. **Audit Requirements**: The subgrantee agrees to comply with the requirements of §200.501. Further, records with respect to all matters covered by this grant shall be made available for audit and inspection by the SFA and/or any of their duly authorized representatives. If required, the audit report must specifically cite that the report was done in accordance with the applicable requirements. If a compliance audit is not required, a written certification must be provided at the end of each audit period stating that the subgrantee has not expended the amount of federal funds that would require a compliance audit. The subgrantee agrees to accept these requirements by the completion of the audit page of this application. The SFA will pay only the grant portion of compliance audit costs and only if a compliance audit is required. Funding of accounting services is not reimbursable.

13. **Non-Discrimination:** The subgrantee understands and agrees that award funds may not be used to discriminate against or denigrate the religious or moral beliefs of students who participate in programs for which financial assistance is provided

from those funds, or of the parents or legal guardians of such students. The subgrantee will comply with all Federal statutes and implementing regulations relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352), which prohibits discrimination on the basis of race, color or national origin (and 49 CFR Part 21); (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. 1681-1683 and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), and the Americans with Disabilities Act of 1990 (Pub. L. 101-336), as amended (42 U.S.C. 12101, et seq.), which prohibits discrimination on the basis of disabilities (and 49 CFR Part 27); (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. 6101-6107), which prohibits discrimination on the basis of age; (e) the Civil Rights Restoration Act of 1987 (Pub. L. 100-259), which requires Federal-aid recipients and all subgrantees to prevent discrimination and ensure nondiscrimination in all of their programs and activities; (f) the Drug Abuse Office and Treatment Act of 1972 (Pub. L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (g) the comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (Pub. L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (h) Sections 523 and 527 of the Public Health Service Act of 1912, as amended (42 U.S.C. 290dd-3 and 290ee-3), relating to confidentiality of alcohol and drug abuse patient records; (i) Title VIII of the Civil Rights Act of 1968, as amended (42 U.S.C. 3601, et seq.), relating to nondiscrimination in the sale, rental or financing of housing; (j) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (k) the requirements of any other nondiscrimination statute(s) which may apply to the application. The subgrantee assures that in the event a federal or state court or federal or state administrative agency makes a finding of discrimination after a due process hearing on the grounds of race, color, religion, national origin or sex against a recipient of funds, the recipient will immediately forward a copy of the findings to the SFA.

14. **Equal Employment Opportunity**: No person shall on the grounds of race, creed, color or national origin, be excluded from participation in, be refused the benefits of, or be otherwise subjected to discrimination under subgrants awarded pursuant to the Act governing these funds or any project, program, activity or subgrant supported by such requirements of Title VI of the Civil Rights Act of 1964, and all applicable requirements pursuant to the regulations of the Department of Commerce (Title 15, code of Federal Regulations, Part 8, which have been adopted by the Federal Funding Agency); Title IX of the Education Amendments of 1972; the Age Discrimination Act of 1975; Department of Labor Regulation 41 CFR Part 60; and the Department of Justice Non-discrimination Regulations 28 CFR Part 42, Subparts C, D, E and G. The subgrantee must therefore ensure that it has a current Equal Employment Opportunity Program (EEOP) which meets the requirements of 28 CFR 42.301. The subgrantee further agrees to post in a conspicuous place, available to all employees and applicants for employment, notices setting forth the provisions of the EEOP, as supplemented in Department of Labor Regulations 41 CFR Part 60. The subgrantee assures that in the event a federal or state court or federal or state administrative agency makes a finding of discrimination after a due process hearing on the grounds of race, color, religion, national origin, or sex against a recipient of funds, the recipient will immediately forward a copy of the findings to the SFA.

15. **Civil Rights Compliance:** No person shall on the grounds of race, creed, color or national origin, be excluded from participation in, be refused the benefits of, or be otherwise subjected to discrimination under subgrants awarded pursuant to the Act governing these funds or any project, program, activity or subgrant supported by such requirements of: Title VI of the Civil Rights Act of 1964; Section 504 of the Rehabilitation Act of 1973; Title IX of the Education Amendments of 1972; the Age Discrimination Act of 1975, and; the Department of Justice Non-discrimination Regulations 28 CFR Part 42, Subparts C,D, E and G. The subgrantee must therefore ensure it has a current Equal Employment Opportunity Program (EEOP) which meets the requirements of 28 CFR 42.301. Depending on the funding source, the subgrantee must be in compliance with the Omnibus Crime Control and Safe Streets Act of 1968, the Juvenile Justice and Delinquency Prevention Act of 1974 and the Victims of Crime Act of 1984, or other applicable DOJ program statutes which provide funding from the SFA to the subgrantee. Subgrantees are also subject to the provisions of Partnerships with Faith-Based and other Neighborhood Organizatons, 28 C.F.R. pt. 38; Exec. Order No. 13,559, 75 Fed. Reg. 71,319 (Nov. 17, 2010 – Fundamental Principals and Policymaking Criteria for Partnerships with Faith-Based and Other Neighborhood Organizations), and; Ex. Order No. 13,279, 67 Fed. Reg. 77,141 (Dec. 12, 2002 – Equal Protection of the Laws for Faith-Based and Community Organizations). All grant-funded personnel, and their supervisors, shall view the civil rights training presentation located at www.scdps.gov/ohsjp within the first month of a grant award and respond to the special condition to attest in writing that viewing occurred with signed forms to be submitted to the SFA.

16. **Faith-Based Organizations:** Executive Order 13279, Executive Order 13559, and the U.S. Department of Justice's (USDOJ) regulations on the Partnerships with Faith-Based and other Neighborhood Organizations, 28 C.F.R. pt. 38, prohibit recipients from using DOJ financial assistance on inherently (or explicitly) religious activities and from discriminating in the delivery of services on the basis of religion. Therefore, programs or activities that are considered inherently (or explicitly) religious activities are not allowable for grant funding. In addition the USDOJ has determined that twelve-step recovery programs are considered inherently (or explicitly) religious activities under federal civil rights laws. The Equal Treatment Regulation provides in part that Department of Justice grant awards of funding may not be used to fund any inherently religious activities, such as worship, religious instruction, or proselytization. Recipients of grants may still engage in inherently religious activities, but such activities must be separate in time or place from the Department of Justice funded program, and participation in such activities by individuals receiving services from the grantee or a sub-grantee must be voluntary. The Equal Treatment Regulation also makes clear that organizations participating in programs funded by the Department of Justice are not permitted to discriminate in the provision of services on the basis of a beneficiary's religion. A document containing Frequently Asked Questions (FAQ) has been developed to provide guidance for State Administering Agencies and subgrantees implementing USDOJ financial assistance on the conditions under which they may offer twelve-step recovery programs consistent with federal civil rights laws as part of the services that they provide. The FAQ may be found on the OJP's Office for Civil Rights' website at www.ojp.usdoj.gov/about/offices/ocr.htm. If you have any questions, please contact the Office for Civil Rights at (202) 307-0690. USDOJ amended this federal regulation concerning faith-based organizations on May 4, 2016 to include the following addition: "Compliance with USDOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 38

    a. The recipient, and any subgrantee at any tier, must comply with all applicable requirements of 28 C.F.R. Part 38, specifically including any applicable requirements regarding written notice to program beneficiaries and prospective program beneficiaries. Part 38 of 28 C.F.R., a DOJ regulation, was amended effective May 4, 2016.

    b. Among other things, 28 C.F.R. Part 38 includes rules that prohibit specific forms of discrimination on the basis of religion, a religious belief, a refusal to hold a religious belief, or refusal to attend or participate in a religious practice. Part 38 also sets out rules and requirements that pertain to recipient and subgrantee organizations that engage in or conduct explicitly religious activities, as well as rules and requirements that pertain to recipients and subgrantees that are faith-based or religious organizations.

    c. The text of the regulation, now entitled 'Partnerships with Faith-Based and Other Neighborhood Organizations,' is available via the Electronic Code of Federal Regulations (currently accessible at www.efcr.gov by browsing to Title 28-Judicial Administration, Chapter 1, Part 38, under e-CFR *current* data.)

17. **Americans with Disabilities Act of 1990 (ADA)**: The subgrantee must comply with all requirements of the Americans with Disabilities Act of 1990 (ADA), as applicable.

18. **Compliance with Section 504 of the Rehabilitation Act of 1973 (Handicapped)**: All recipients of federal funds must comply with Section 504 of the Rehabilitation Act of 1973 (The Act). Therefore, the federal funds recipient pursuant to the requirements of The Act hereby gives assurance that no otherwise qualified handicapped person shall, solely by reason of handicap, be excluded from the participation in, be denied the benefits of or be subject to discrimination, including discrimination in employment, in any program or activity that receives or benefits from federal financial assistance. The recipient agrees it will ensure that requirements of The Act shall be included in the agreements with and be binding on all of its subgrantees, contractors, subcontractors, assignees, or successors.

19. **Compliance with Title VI (Limited English Proficiency)** National origin discrimination includes discrimination on the basis of limited English proficiency (LEP). To ensure compliance with Title VI of the Civil Rights Act and the Omnibus Crime Control and Safe Streets Act, subgrantees are required to take reasonable steps to ensure that individuals with LEP have meaningful access to their programs. Meaningful access may entail providing language assistance services, including interpretation and translation services, where necessary. Subrecipients are encouraged to consider the need for language services for individuals with LEP served or encountered both in developing their proposals and budgets and in conducting their programs and activities. Reasonable costs associated with providing meaningful access for individuals with LEP are considered allowable program costs. The U.S. Department of Justice has issued guidance to assist in complying with Title VI requirements. The guidance document can be accessed on the Internet at www.lep.gov.

20. **Utilization of Minority Businesses:** Subgrantees are encouraged to utilize qualified minority firms where cost and performance of major contract work will not conflict with funding or time schedules.

21. **Conflict Of Interest**: Personnel and other officials connected with this grant shall adhere to the requirements given below:
    a. **Advice**: No official or employee of a state or unit of local government or of nongovernment grantees/subgrantees shall participate personally through decision, approval, disapproval, recommendation, the rendering of advice, investigation, or otherwise in any proceeding, application, request for a ruling or other determination, contract, grant, cooperative agreement, claim, controversy, or other particular matter in which these funds are used, where to their knowledge they or their immediate family, partners, organization other than a public agency in which the individual is serving as officer, director, trustee, partner, or employee or any person or organization with whom they are negotiating or has any arrangement concerning prospective employment, has a financial interest.

    b. **Appearance:** In the use of these grant funds, officials or employees of state or local units of government and nongovernmental grantees/subgrantees shall avoid any action which might result in, or create the appearance of:
        1. Using an official position for private gain;

        2. Giving preferential treatment to any person;

        3. Losing complete independence or impartiality;

        4. Making an official decision outside official channels; or

        5. Affecting adversely the confidence of the public in the integrity of the government or the program.

22. **Active DUNS number, Central Contractor Registration (CCR) registration, and South Carolina State Vendor ID are required for federal reporting purposes and reimbursement:**
    a. **A DUNS number is required during the application process:** A DUNS number is a unique nine-digit sequence recognized as the universal standard for identifying and keeping track of entities receiving federal funds. The identifier is used for tracking purposes and to validate address and point-of-contact information, and registration is required only once. The DUNS number will be used throughout the grant life cycle. Obtain a DUNS number by calling 1–866–705–5711 or by applying online at https://fedgov.dnb.com/webform.

    b. **System for Award Management (formerly Central Contractor Registration [CCR]):** The recipient agrees to comply with applicable requirements regarding registration with the System for Award Management (SAM) (or with a successor government-wide system officially designated by OMB and OJP). SAM is a Federal Government-owned and operated free web site that consolidates the capabilities in CCR/FedReg, ORCA, and EPLS. Future phases of SAM will add the capabilities of other systems used in Federal procurement and awards processes. If you had an active record in CCR, you have an active record in SAM. You do not need to do anything in SAM at this time, unless a change in your business circumstances requires updates to your Entity record(s) in order for you to be paid or to receive an award or you need to renew your Entity(s) prior to its expiration. SAM will send notifications to the registered user via email 60, 30, and 15 days prior to expiration of the Entity. To update or renew your Entity records(s) in SAM you will need to create a SAM User Account and link it to your migrated Entity records. You do not need a user account to search for registered entities in SAM by typing the DUNS number or business name into the search box. https://www.sam.gov/portal/public/SAM/. The details of recipient obligations are posted on the US Office of Justice Programs web site at http://www.ojp.gov/funding/sam.htm

    c. **South Carolina State Vendor Number:** To ensure that your agency is registered with the state, in order to receive reimbursement for grant-eligible expenses, an agency or entity will need to go to the following link and register to obtain a SC State Vendor number. http://www.mmo.sc.gov/PS/vendor/PS-vendor-registration.phtm. This information should be sent with the first Request for Reimbursement to the person listed on the cover letter in your award packet.

23. **Federal Funding Accountability and Transparency Act of 2006 (FFATA):** All recipients of awards of $25,000 or more, consistent with the Federal Funding Accountability and Transparency Act of 2006 (FFATA), will be required to report award information on any awards totaling $25,000 or more, and, in certain cases, to report information on the names and total compensation of the five most highly compensated executives of the recipients. Further information is available in https://www.gpo.gov/fdsys/pkg/PLAW-109publ282/pdf/PLAW-109publ282.pdf

24. **Certifications Regarding Lobbying; Debarment, Suspension And Other Responsibility Matters; And Drug-Free Workplace Requirements:** Applicants should refer to the regulations cited below to determine the certification to which

they are required to attest. Acceptance of this form provides for compliance with certification requirements under 28 CFR Part 69, "New Restrictions on Lobbying," 2 CFR Part 2867, "DOJ Implementation of OMB Guidance on Non-procurement Debarment and Suspension," and 28 CFR Part 83, "Government-wide Debarment and Suspension," and Government-wide Requirements for Drug-Free Workplace (Grants)." The certifications shall be treated as a material representation of fact upon which reliance will be placed when the Department of Justice determines to award the covered transaction, grant, or cooperative agreement.

a. **Lobbying:** As required by Section 1352, Title 31 of the U.S. Code, and implemented at 28 CFR Part 69, for persons entering into a grant or cooperative agreement over $100,000, as defined at 28 CFR Part 69, the applicant certifies that:

A. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the making of any Federal grant, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal grant or cooperative agreement;

B. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form - LLL, "Disclosure of Lobbying Activities," in accordance with its instructions;

C. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, contracts under grants and cooperative agreements, and subcontracts) and that all subgrantees shall certify and disclose accordingly.

b. **Debarment, Suspension, And Other Responsibility Matters (Direct Recipient)** Pursuant to Executive Order 12549, Debarment and Suspension, implemented at 2 CFR Part 2867, for prospective participants in primary covered transactions, as defined at 2 CFR Section 2867.20(a), and other requirements the applicant certifies that it and its principals:

A. Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency;

B. Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

C. Have not within a two-year period preceding this application been convicted of a felony criminal violation under any Federal law, unless such felony criminal conviction has been disclosed in writing to the Office of Justice Programs (OJP) at Ojpcompliancereporting@usdoj.gov, and, after such disclosure, the applicant has received a specific written determination from OJP that neither suspension nor debarment of the applicant is necessary to protect the interests of the Government in this case.

D. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local); and

E. Have not within a three-year period preceding this application had one or more public transactions (Federal, State, or local) terminated for cause or default.

F. Where the applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

c. **Federal Taxes**

A. If the applicant is a corporation, the applicant certifies that either (1) the corporation has no unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability, or (2) the corporation has provided written notice of such an unpaid tax liability (or liabilities) to USDOJ OJP at Ojpcompliancereporting@usdoj.gov, and, after such disclosure, the applicant has received a specific written determination from USDOJ OJP that neither suspension nor debarment of the applicant is necessary to protect the interests of the Government in this case.

B. Where the applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

d. **Drug-Free Workplace**

A. As required by the Drug-Free Workplace Act of 1988, and implemented at 28 CFR Part 83, Subpart F, for grantees, as defined at 28 CFR Sections 83.620 and 83.650:

B. The applicant certifies that it will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

2. Establishing an on-going drug-free awareness program to inform employees about

a. The dangers of drug abuse in the workplace;

b. The grantee's policy of maintaining a drug-free workplace;

c. Any available drug counseling, rehabilitation, and employee assistance programs; and

d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement

4. Notifying the employee in the statement required by B1 that, as a condition of employment under the grant, the employee will
   a. Abide by the terms of the statement; and

   b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

C. Notifying the agency, in writing, within 10 calendar days after receiving notice from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to: Department of Justice, Office of Justice Programs, Attn: Control Desk, 810 7th Street, N.W., Washington, D.C. 20531. Notice shall include the identification number(s) of each affected grant;

D. Taking one of the following actions, within 30 calendar days of receiving notice, with respect to any employee who is so convicted;

E. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

F. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

G. Making a good faith effort to continue to maintain a drug-free workplace through implementation of practices outlined in this section.

e. **Restriction on State Lobbying:** None of the funds under this program will be used for any activity specifically designed to urge or influence a State or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any State or local legislative body. Such activities include both direct and indirect (e.g., "grassroots") lobbying activities, with one exception. This does not preclude a State official whose salary is supported with federal funds from engaging in direct communications with State or local legislative officials, in accordance with customary State practice, even if such communications urge legislative officials to favor or oppose the adoption of a specific pending legislative proposal.

25. **Unallowable Vendors:** Recipient understands and agrees that it cannot use any federal funds, either directly or indirectly, in support of any contract or subaward to either the Association of Community Organizations for Reform Now (ACORN) or its subsidiaries, without the express prior written approval of USDOJ.

26. **Required Reporting for Misconduct:** The recipient must promptly refer to the USDOJ Office of the Inspector General (OIG) any credible evidence that a principal, employee, agent, contractor, subgrantee, subcontractor, or other person has either 1) submitted a false claim for grant funds under the False Claims Act; or 2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct involving grant funds. This condition also applies to any subgrantees. Potential fraud, waste, abuse, or misconduct should be reported to the OIG by

mail:
Office of the Inspector General
U.S. Department of Justice
Investigations Division
950 Pennsylvania Avenue, N.W. Room 4706
Washington, DC 20530

e-mail: oig.hotline@usdoj.gov

hotline: (contact information in English and Spanish): (800) 869-4499

or hotline fax: (202) 616-9881

Additional information is available from the USDOJ OIG website at www.usdoj.gov/oig.

27. **Restrictions and Certifications Regarding Non-Disclosure Agreements and Related Matters**: No subgrantee under this award, or entity that receives a contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting (in accordance with law) of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information. The foregoing is not intended, and shall not be understood by the agency making this award, to contravene requirements applicable to Standard Form 312 (which relates to classified information), Form 4414 (which relates to sensitive compartmented information), or any other form issued by a federal department or agency governing the nondisclosure of classified information.
   a. In accepting this award, the subgrantee represents that it neither requires nor has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

   b. certifies that, if it learns or is notified that it is or has been requiring its employees or contractors to execute

agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds, will provide prompt written notification to the agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency. If the subgrantee does, or is authorized to, make subawards or contracts under this award it represents that:

1. it has determined that no other entity that the subgrantee's application proposes may or will receive award funds (whether through a subaward, contract, or subcontract) that either requires or has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

2. it has made appropriate inquiry, or otherwise has an adequate factual basis, to support this representation; and

c. it certifies that, if it learns or is notified that any contractor, or subcontractor entity that receives funds under this award is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds to or by that entity, will provide prompt written notification to the agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

28. **Bonding**: It is strongly recommended that all officials identified on this grant who have authority to obligate, expend, or approve expenditures be bonded for an amount no less than the total amount of the grant, including match.

29. **Non-Supplanting Agreement**: The subgrantee shall not use grantor funds to supplant state or local funds or other resources that would otherwise have been made available for this program. Further, if a position created by a grant is filled from within, the vacancy created by this action should be filled within 30 days. If the vacancy is not filled within 30 days, the subgrantee should contact the SFA for guidance of how to proceed.

30. **Project Implementation**: The subgrantee agrees to implement this project within 90 days following the grant award effective date or possibly be subject to automatic cancellation of the grant. Evidence of project implementation must be detailed in the first progress report.

31. **Written Approval of Changes**: Any changes to this subgrant that are mutually agreed upon by the applicant and the SFA must be approved in writing by the SFA prior to implementation or obligation and shall be incorporated in written amendments to this grant. This procedure for changes to the approved subgrant is not limited to budgetary changes, but also includes changes of substance in project activities and changes in the project director or key professional personnel identified in the approved application. Any change to an application is considered a revision and must be accomplished on the grants management system.

32. **Budget Revision Requirements**: Changes to an application before or after award is considered a revision, and is required under Written Approval of Changes with some very specific exceptions. The major budget categories are: Personnel, Contractual Services, Travel, Equipment, and Other. A budget revision will not be required if:
    a. The expended amount in a major budget category does not exceed the amount budgeted for that major budget category by 10%;

    b. The quantity of Personnel or Equipment does not increase;

    c. The item to be purchased is already included in the grant budget.

    Final grant revisions are requested to be submitted by the 60th day before the close of the project year listed on the grant award documents. Revisions submitted after this date must have thorough justification as to why the revision is needed for the success of the project and why the revision was not accomplished earlier. Revisions must be completed online through the grants management system. Every change made to the original application or subsequent revisions is considered a revision and will require you to create and justify that revision.

33. **Contract Approval Requirements**: The subgrantee must receive approval of all contract agreements for services and products from the SFA **prior to execution.** The standard Accounting-Grants contract must be used and no changes can be made to the actual contract form. A copy of the contract is located on the SFA website http://www.scdps.gov/ohsjp/oag.asp The contract will require review and approval by appropriate staff. Every contract will identify by name all researchers, agents, or vendors providing the service or product stipulated. If written approval of the contract is given, an executed copy of the contract must be submitted to the SFA prior to payment or within 30 days of signature, whichever comes first.

34. **Individual Consultants**: Billing for consultants who are individuals must include at a minimum: a description of services; dates of services; number of hours services are performed; rate charged for services; and the total cost of services performed. Individual consultant costs must be within the prevailing rates as required by the federal oversight agency. The current federally-approved rate must not exceed $650.00 per day or $81.25 per hour.

35. **Dual Employment Compensation**: Dual employment compensation must be approved by the SFA prior to contracting with consultants. An appropriate dual employment compensation form must be completed and submitted to the SFA.

36. **Sole Source Procurement**: Use of sole source procurement is strongly discouraged. Sole source purchases will be awarded only under exceptional circumstances and must follow precisely the procedure set forth in the South Carolina Consolidated Procurement Code. All sole source purchases will require the explicit prior written approval of the SFA.

37. **Bidding Requirements**: The subgrantee must comply with proper competitive bidding procedures as required by 2 CFR 200. On any items, including those bid in the aggregate whose total cost requires a bid, bids must be submitted to the SFA for review and approval prior to acceptance of any quote/bid. Provide a copy of all bids submitted, the bid selected, and the criteria used for selection. If other than the low bid was selected, provide justification. This includes state agencies.

Note that approved, budgeted items purchased through State Purchasing (General Services) under a state contract also **must** be submitted to the SFA for prior approval. Include the state contract number and the contract ending date on the quote when it is submitted for approval and then the invoice when it is submitted with the Request for Payment.

a. **Small Purchases ($0-$10,000):** Small purchases not exceeding ten thousand dollars may be accomplished without securing competitive quotations if the prices are considered reasonable. The purchases must be distributed equitably among qualified suppliers. When practical, a quotation must be solicited from other than the previous supplier before placing a repeat order. Subgrantee grant budget items equal to or less than $10,000 will be evaluated by the Office of Highway Safety and Justice Programs Accounting Grants staff at the time of grant budget approval or revision, and only fair and reasonable costs will be approved for inclusion in the subgrantee grant budget.

b. **Small Purchases ($10,001-$25,000):** Written request for written quotes from a minimum of three qualified sources of supply may be made and, unless adequate public notice is provided in the South Carolina Business Opportunities, documentation of at least three bona fide, responsive, and responsible quotes must be attached to the purchase requisition for a small purchase over ten thousand dollars but not in excess of twenty-five thousand dollars, or for a small purchase of commercially available off-the-shelf products not in excess of one hundred thousand dollars, or for a small purchase of construction not in excess of one hundred thousand dollars. The award must be made to the lowest responsive and responsible sources. The request for quotes must include a purchase description. Requests must be distributed equitably among qualified supplies unless advertised as provided above.

c. **Advertised Small Purchases ($25,001-$100,000):** Written solicitation of written quotes, bids, or proposals may be made for a small purchase, other than a small purchase of construction, not in excess of one hundred thousand dollars. The procurement must be advertised at least once in the South Carolina Business Opportunities publication. A copy of the written solicitation and written quotes must be attached to the purchase requisition. The award must be made to the lowest responsive and responsible source or, when a request for proposal process is used, the highest ranking offeror. On any items, including those bids in the aggregate, whose total cost is $25,000 or more, bids must be submitted to the Office of Highway Safety and Justice Programs for review and approval prior to acceptance of any bid.

Provide the following information:

1. A copy of all bids submitted.
2. The bids selected.
3. The criteria used for selection.
4. If other than low bid selected, provide justification.

Advertised Small Purchase: $25,000 - $100,000

Must be advertised in SCBO for at least 7 days, unless a shorter timeframe is required and approved.

38. **Electronic Systems and Computers:** The subgrantee understands and agrees that - (a) No award funds may be used to maintain or establish a computer network unless such network blocks the viewing, downloading, and exchanging of pornography, and (b) Nothing in subsection (a) limits the use of funds necessary for any Federal, State, tribal, or local law enforcement agency or any other entity carrying out criminal investigations, prosecution, or adjudication activities.

39. **Furniture Purchase Requirements** (For State Agencies Only): The SFA requires that furniture funded by the grant (both grantor and match) be purchased through the South Carolina Department of Corrections, Prison Industries (PI) Program. The subgrantee may purchase grant-funded furniture through another vendor only if, (a) PI is unable to guarantee delivery within eight (8) weeks of the placement of the order, or (b) the subgrantee receives a bid for furniture of equal or higher specifications for less than the PI cost. If (a) or (b) is utilized, the Project Director or Authorized Official must certify this process. The certification must accompany the Request for Payment for the applicable items. The subgrantee may contact a customer services representative at PI at 1-800-922-8121.

40. **Personnel:** All individuals hired for grant-funded positions and those individuals hired to replace employees moved to grant-funded positions must be identified in writing. This and any changes to grant-funded personnel must be submitted within 30 days from the date of hire, or the date the change occurs. All Requests for Payment (RFP) must include timesheets for grant-funded personnel. Payment will not be processed without submission of timesheets. Agency timesheets may be used, or a timesheet can be provided by the SFA upon request. The timesheets must include the time period requested for reimbursement. Personnel partially-funded must keep daily time and activity sheets. These time sheets must show the amount of time spent on each activity. These records must be available for review when a monitoring visit is made by the SFA staff.

41. **Travel Costs:** Personnel and Travel costs must be consistent with the agency's policies and procedures and must be applied uniformly to all activities and personnel of the agency, regardless of the source funding. If travel costs are included in the grant application, a copy of the agency's policies and procedures manual, or the agency Board's signed minutes must be submitted with the application, specifically outlining mileage and per diem rates of reimbursement. However, reimbursable amounts for mileage and per diem must not exceed the amount approved by state guidelines, regardless of the agency's policy. Lodging costs must not exceed the federal rate established by the General Services Administration (GSA). These rates vary by location and season and are updated annually at www.gsa.gov. Attendees will only be reimbursed up to the maximum allowable rate of the GSA, excluding taxes and surcharges.

42. **Training Approval:** All training that grant-funded personnel wish to attend that will be paid for with grant funds, including registration, lodging, meals, or mileage, must receive prior written approval by submitting the training approval form with an attached copy of the agenda to the SFA.

43. **Eligibility for Employment in the United States:** Subgrantees must agree to complete and keep on file, as appropriate, the Immigration and Naturalization Service Employment Eligibility Form (I-9). This form is to be used to verify that persons employed by the subgrantee, are eligible to work in the United States.

44. **Rental Cost**: The SFA will only pay the grant portion of rental costs. Grant participation in mortgage payments is unallowable. Prior to final approval of rental costs, a copy of the lease agreement must be provided to the SFA as well as the total square footage included in the rental agreement and the amount of square footage requested to be funded under this grant. The subgrantee must request approval, in writing, when the total rental space requirement, including space for files, conference, mail, supply, reproduction and storage rooms, is in excess of 150 square feet per employee. Space required for intermittent and/or part-time employees may be included in the space requirement; and/or the rental charge may not exceed $16 per square foot per month. The subgrantee must certify in writing that the requested rental charge is consistent with the prevailing rates in the local area and shall maintain documentation in its files to support such a determination.

45. **Obligation of Grant Funds**: Grant funds may not, without advance written approval by the SFA, be obligated prior to the effective date of award or approved revision. No obligations are allowed after the end of the grant period, and the final request for payment must be submitted no later than 45 calendar days after the end of the grant period.

46. **Utilization and Payment of Grant Funds**: Funds awarded are to be expended only for purposes and activities covered by the subgrantee's approved project plan and budget or subsequent approved revisions. Items must be specifically and individually mentioned in the subgrantee's approved grant budget in order to be eligible for reimbursement. Payments will be adjusted to correct previous overpayments and disallowances or under payments resulting from audit. Claims for reimbursement must be submitted no more frequently than once per month and no less frequently than once per quarter. Grants failing to meet this requirement, without prior written approval, are subject to cancellation. Claims for reimbursement must be fully documented and substantiated as detailed in the Request for Payment Instructions.

47. **Recording and Documentation of Receipts and Expenditures**: Subgrantee's accounting procedures must provide for accurate and timely recording of receipt of funds by source, of expenditures made from such funds, and of unexpended balances. These records must contain information pertaining to grant awards, obligations, unobligated balances, assets, liabilities, expenditures, and program income. Controls must be established which are adequate to ensure that expenditures charged to the subgrant activities are for allowable purposes. Additionally, effective control and accountability must be maintained for all grant cash, real and personal property, and other assets. Accounting records must be supported by such source documentation as cancelled checks, paid bills, payrolls, time and attendance records, contract documents, grant award documents, etc. The accounting system must ensure that agency funds are not co-mingled with other funds from other federal agencies. Each award must be accounted for separately. Subgrantees are prohibited from co-mingling funds on either a program-by-program basis or a project-by-project basis. Funds specifically budgeted and/or received for one grant may not be used to support another.

48. **Financial Responsibility:** The financial responsibility of subgrantees must be such that the subgrantee can properly discharge the public trust which accompanies the authority to expend public funds. At a minimum, adequate accounting systems should meet the following criteria:

    a. Accounting records should provide information needed to adequately identify the receipt of funds under each grant awarded and the expenditure of funds for each grant.

    b. Entries in accounting records should refer to subsidiary records and/or documentation which support the entry and which can be readily located.

    c. The accounting system should provide accurate and current financial reporting information.

    d. The accounting system should be integrated with an adequate system of internal controls to safeguard the funds and assets covered, check the accuracy and reliability of accounting data, promote operational efficiency and encourage adherence to prescribed management policies.

49. **Reports**: The subgrantee shall submit, at such times and in such form as may be prescribed, such reports as the SFA may reasonably require, including quarterly financial reports, progress reports, final financial reports, and evaluation reports.

50. **Program Income**: All program income generated by this grant during the project must be reported to the SFA quarterly (on the quarterly fiscal report) and must be put back into the project or be used to reduce the grantor participation in the program. The use or planned use of all program income must have prior written approval from the SFA.

51. **Cash Depositories**: Subgrantees are required to deposit grant funds in a federally insured banking institution, and the balance exceeding insurance coverage must be collaterally secured.

52. **Retention of Records**: Records for non-expendable property purchased totally or partially with grantor funds must be retained for three years after its final disposition. All other pertinent grant records including financial records, supporting documents, and statistical records shall be retained for a minimum of three years after the final expenditure report. However, if any litigation, claim, or audit is started before the expiration of the three-year period, then records must be retained for three years after the litigation, claim, or audit is resolved.

53. **Property Control**: Effective control and accountability must be maintained for all personal property. Subgrantees must adequately safeguard all such property and must assure that it is used solely for authorized purposes. Subgrantees should exercise caution in the use, maintenance, protection, and preservation of such property.
    a. Title: Subject to the obligations and conditions set forth in 2 CFR 200.313, and 2 CFR 439 title to non-expendable property acquired in whole or in part with grant funds shall be vested in the subgrantee. Non-expendable property is defined as any item having a useful life of more than one year and an acquisition cost of $1,000 or more per unit.

    b. Property Control Record Form: At the time the final request for payment is submitted, the subgrantee must file with the SFA a copy of the Property Control Record Form (provided by the SFA) listing all such property acquired with grant funds. The subgrantee agrees to be subject to a biennial audit by the SFA and/or its duly authorized representatives for verification of the information contained in the Property Control Record Form.

    c. Use and Disposition: Equipment shall be used by the subgrantee in the program or project for which it was acquired as long as needed, whether or not the program or project continues to be supported by federal funds. When use of the property for project activities is discontinued, the subgrantee shall request, in writing, disposition instructions from the SFA prior to actual disposition of the property. Theft, destruction, or loss of property shall be reported to the SFA immediately.

54. **Performance**: This grant may be terminated or fund payments discontinued by the SFA where it finds a substantial failure to comply with the provisions of the Act governing these funds or regulations promulgated, including those grant conditions or other obligations established by the SFA. In the event the subgrantee fails to perform the services described herein and has previously received financial assistance from the SFA, the subgrantee shall reimburse the SFA the full amount of the payments made. However, if the services described herein are partially performed, and the subgrantee has previously received financial assistance, the subgrantee shall proportionally reimburse the SFA for payments made.

55. **Deobligation of Grant Funds**: All grants must be deobligated within forty-five (45) calendar days of the end of the grant period. Failure to deobligate the grant in a timely manner will result in an automatic deobligation of the grant by the SFA.

56. **Project Evaluation Report:** Any formal evaluation report must be received by the SFA not later than 45 days after the end of the reporting period.

57. **Copyright**: Except as otherwise provided in the terms and conditions of this grant, the subgrantee or a contractor paid through this grant is free to copyright any books, publications or other copyrightable materials developed in the course of or under this grant. However, the federal awarding agency and/or SFA reserve a royalty-free, non-exclusive, and irrevocable license to reproduce, publish, or otherwise use, and to authorize others to use, for federal government and/or SFA purposes:
    a. the copyright in any work developed under this grant or through a contract under this grant; and,

    b. any rights of copyright to which a subgrantee or subcontractor purchases ownership with grant support. The federal government's rights and/or the SFA's rights identified above must be conveyed to the publisher and the language of the publisher's release form must ensure the preservation of these rights.

58. **Publications**: The subgrantee agrees that any publication (written, visual, or sound) issued by the subgrantee describing programs or projects funded in whole or in part with federal funds, shall contain the following disclaimer statement:

    "This project was supported by Federal Formula Grant #_____, (refer to the Grant Award for the Federal Formula Grant Number which can be found immediately after the CFDA No.) awarded by the Bureau of Justice Assistance, U.S. Department of Justice through the SFA. The Assistant Attorney General, Office of Justice Programs, coordinates the activities of the following program offices and bureaus: Bureau of Justice Assistance, Bureau of Justice Statistics, National Institute of Justice, Office of Juvenile Justice and Delinquency Prevention, and the Office for Victims of Crime. Points of view or opinions contained within this document are those of the author and do not necessarily represent the official position or policies of the U. S. Department of Justice."

    The subgrantee should contact the Program Coordinator listed as responsible for the award funds to ensure the information in the disclaimer is correct. The subgrantee also agrees that one copy of any such publications will be submitted to the SFA to be placed on file and distributed as appropriate to other potential subgrantees or interested parties.

59. **Closed-Captioning of Public Service Announcements**: Any television public service announcement that is produced or funded in whole or in part by any agency or instrumentality of the Federal Government shall include closed captioning of the verbal content of such announcement.

60. **Public Awareness:** All public awareness/education materials developed as a part of this grant program are to be submitted in draft to the SFA for written approval prior to final production and/or distribution. Equipment, supplies, and other grant-funded materials shall not display the names of elected, appointed, or other public officials.

61. **Political Activity:** None of the funds, materials, property or services provided directly or indirectly under this contract shall be used for any partisan political activity, or to further the election or defeat of any candidate for public office, or otherwise in violation of the provisions of the "Hatch Act."

62. **Confidential Information**: Any reports, information, data, etc., given to, or prepared, or assembled by the subgrantee under this grant which the SFA requests to be kept confidential shall not be made available to any individual or organization by the subgrantee without prior written approval of the SFA.

63. **Disclosure of Federal Participation**: In compliance with Section 623 of Public Law 102-141, the subgrantee agrees that no amount of this award shall be used to finance the acquisition of goods and services for the Project to apply to a procurement for goods or services that has an aggregate value of $500,000 or more unless the subgrantee:
    a. specifies in any announcement of the awarding of the contract for the procurement of the goods and services involved, the amount of Federal funds that will be used to finance the acquisition; and,

    b. expresses the amount announced pursuant to paragraph (a) as a percentage of the total cost of the planned acquisition.

64. **Official Authorized to Sign:** In the case of a city/county/state entity, the person designated as the Official Authorized to Sign must be a designated official or head for the entity applying for the funds. For further clarification, contact the person listed on the cover letter of the original grant award packet.

65. **Grants Financial Guide:** The subgrantee agrees to comply with the USDOJ Grants Financial Guide as posted on the USDOJ, Office of Justice Programs website.

66. **Fiscal Regulations:** The fiscal administration of grants shall be subject to such further rules, regulations and policies concerning accounting and records, payment of funds, cost allowability, submission of financial reports, etc., as may be prescribed by the SFA Guidelines or "Special Conditions" placed on the grant award.

67. **Compliance Agreement:** The subgrantee agrees to abide by all Terms and Conditions including "Special Conditions" placed upon the grant award by the SFA. Failure to comply could result in a "Stop Payment" being placed on the grant.

68. **Suspension or Termination of Funding**: The SFA may suspend, in whole or in part, and/or terminate funding for or impose another sanction on a subgrantee for any of the following reasons:

a. Failure to comply substantially with the requirements or statutory objectives of the Omnibus Crime Control and Safe Streets Act of 1968, as amended; Block Grants Program Guidelines issued thereunder or other provisions of Federal Law as they pertain to the specific funding used for the project.

b. Failure to adhere to the requirements, standard conditions, or special conditions. Proposing or implementing substantial program changes to the extent that, if originally submitted, the application would not have been approved for funding.

c. Failure to submit reports.

d. Filing a false certification in this application or other reports or documents.

e. Other good cause shown.

Certification by Project Director

CERTIFICATION BY PROJECT DIRECTOR *

I certify that I understand and agree to comply with the general and fiscal terms and conditions of this application including special conditions; to comply with provisions of the Act governing these funds and all other federal laws; that all information presented is correct; that there has been appropriate coordination with affected agencies; that I am duly authorized by the Applicant to perform the tasks of Project Director as they relate to the fiscal terms and conditions of this grant application; that costs incurred prior to grant approval may result in expenses being absorbed by the subgrantee; and, that the receipt of grantor funds through the State Funding Agency will not supplant state or local funds.

Prefix:	Sheriff
Name:	Barry Faile
Suffix:	
Title:	Sheriff
Agency:	Lancaster County Sheriff's Office
Mailing Address:	Post Office Box 908
City:	Lancaster
State:	SC
9 Digit Zip:	29720-0908
(Area) Phone Number:	(803) 313-2111
(Area) Fax Number:	(877) 636-7980
E-Mail Address:	sherifffaile@lacoso.net
Signature:	
Bonded:	yes◉ no○

Certification by Financial Officer

CERTIFICATION BY FINANCIAL OFFICER *

I certify that I understand and agree to comply with the general and fiscal terms and conditions of this application including special conditions; to comply with provisions of the Act governing these funds and all other federal laws; that all information presented is correct; that there has been appropriate coordination with affected agencies; that I am duly authorized by the Applicant to perform the tasks of Financial Officer as they relate to the fiscal terms and conditions of this grant application; that costs incurred prior to grant approval may result in expenses being absorbed by the subgrantee; and, that the receipt of grantor funds through the State Funding Agency will not supplant state or local funds.

Prefix:	Ms.
Name:	Veronica C. Thompson
Suffix:	
Title:	Finance Director
Agency:	Lancaster County
Mailing Address:	Post Office Box 1809
City:	Lancaster
State:	SC
9 Digit Zip:	29721-1809
(Area) Phone Number:	(803) 416-9301
(Area) Fax Number:	(803) 286-1567
E-Mail Address:	vcthompson@lancastercountysc.net
Signature:	
Bonded:	yes◉ no○

Certification by Official Authorized to Sign

CERTIFICATION BY OFFICIAL AUTHORIZED TO SIGN *

I certify that I understand and agree to comply with the general and fiscal terms and conditions of this application including special conditions; to comply with provisions of the Act governing these funds and all other federal laws; that all information presented is correct; that there has been appropriate coordination with affected agencies; that I am duly authorized to commit the applicant to these requirements; that costs incurred prior to grant approval may result in expenses being absorbed by the subgrantee; and, that the receipt of grantor funds through the State Funding Agency will not supplant state or local funds.

The Omnibus Appropriations Act of 1996 requires that subgrantees provide assurance that subgrant funds will not be used to supplant or replace local or state funds or other resources that would have otherwise been available for grant-funded activities. In compliance with that mandate, I certify that the receipt of federal funds through the State Funding Agency shall in no way supplant or replace state or local funds or other resources that would have been made available for grant-funded activities.

Prefix: Mr.

Name: Steve Willis

Suffix:

Title: County Administrator

Agency: Lancaster County

Mailing Address: Post Office Box 1809

City: Lancaster

State: SC

9 Digit Zip: 29721-1809

(Area) Phone Number: (803) 416-9300

(Area) Fax Number: (803) 285-3361

E-Mail Address: swillis@lancastercountysc.net

Signature:

Bonded: yes (•) no ( )

* **NOTE:** THE PROJECT DIRECTOR, FINANCIAL OFFICER AND OFFICIAL AUTHORIZED TO SIGN CANNOT NOT BE THE SAME PERSON. STAFF BEING FUNDED UNDER THIS GRANT MAY NOT BE ANY OF THE ABOVE OFFICIALS WITHOUT SFA APPROVAL.

Review

Revision By State In Progress

Save & Continue
Save changes and continue

Pending Funds
Put application into Pending Funds status

Award
Put application into Awarded status

Reason for Denial:

Deny
Deny this application and put in Denied (Pending) status

Agenda Item Summary

Ordinance # / Resolution #:
Contact Person / Sponsor: Dennis Marstall/Administration and Jamie Gilbert/Economic Development
Department: Administration
Date Requested to be on Agenda: 10/25/2021

Issue for Consideration:
Information on Economic Development Grant from Commerce.

Points to Consider:
This grant is to produce Economic Development drone-based videos of four industrial sites in Lancaster County to be included in the LocateSC database (Edwards Site/Indianland, Technology Park, Heath Springs Industrial Park, and KCH Industrial Park)

The Department of Economic Development will coordinate with the vendor and Commerce to complete this grant.

This provides a tremendous marketing tool that will be in a widely used database. The videos can also be used locally by the Department of Economic Development.

This is the second year that Economic Development has obtained this grant funding.

Funding and Liability Factors:
The grant is in the amount of $15,000. This is a reimbursable grant but the grant covers 100% of the cost.

Council Options:
N/A This is a 100% grant so no action by Council is needed, as this is just for grant information purposes.

Recommendation:
N/A

ATTACHMENTS:

Description	Upload Date	Type
Commerce Grant Award Letter	10/13/2021	Letter

DEPARTMENT OF COMMERCE
1201 Main Street, Suite 1600
Columbia, South Carolina 29201

GRANT AWARD AGREEMENT

Grantee:	Lancaster County	Date of Award:	October 7, 2021
Properties:	Edwards Site/Indian Land Technology Park Heath Springs Industrial Park KCH Industrial Park	Award Amount:	$15,000.00
		Grant Number:	L-22-030

The South Carolina Department of Commerce ("SCDOC") hereby awards funds to the above-named Grantee, in the amount shown above, for the activities set forth by the SCDOC Industrial Drone Video Program as set forth in ***Exhibit A.*** By accepting this award Grantee hereby certifies that one or more drone video(s) for the above referenced property(ies) will be produced by a vendor of Grantee's selection, approved by SCDOC, and uploaded to the LocateSC database in compliance with all requirements of the SCDOC Industrial Drone Video Program. Additionally, Grantee further provides SCDOC with a license to make the video(s) generally available to market the subject property(ies) to potential industrial users.

This Grant Award Agreement shall become effective, as of the Date of Award, upon return of two copies of this Grant Award Agreement, which must be executed by the Grantee in the space provided below. Both copies must have original signatures and must be returned within 14 days from the Date of Award.

APPROVAL FOR THE GRANTEE TO RECEIVE AWARD

Chris Huffman — 10/8/2021
Chris Huffman — Date
Chief Financial Officer
South Carolina Department of Commerce

ACCEPTANCE FOR THE GRANTEE

Steve Willis — 10-8-21
Steve Willis — Date
County Administrator
Lancaster County

EXHIBIT A

SCDOC INDUSTRIAL DRONE VIDEO PROGRAM

MINIMUM CRITERIA FOR VIDEOS

- Videos must be **property specific** and focused on technical aspects of the site.
- Videos should incorporate Google Earth imagery and drone footage to orient viewer.
- Videos to be 2-3 minutes and follow same general pattern:
  - Location within Country, Region, State, County, Site – at each level boundaries (of state, county and site) should be identified.
  - Route from Interstate to property should be shown and traced.
  - Size and layout of property.
  - Proximity to transportation points.
  - Location and sizes of utilities (should be tracked and identified on footage) – focus on one utility at a time.
  - Identification of nearby industry (if applicable).
- **Property boundaries need to be identified with a mask and tracked throughout footage:**
  - Please see example video.
- Limited transitions to avoid disorienting viewer (drone footage in continuous stream and only transition when necessary).
- Directional insert should identify north throughout footage.
- Major highways and interstates within the frame should be identified and labeled.
- Music bed should be appropriate and not distracting.
- Video should move at a slow pace to allow viewer plenty of time to absorb data.
- Vendor must follow Google's *upload guidance* to ensure quality.

ACCEPTABLE FEATURES/CONTENT

- Voice overs that describe the specific property.
- Incorporation of 3D renderings.
- Incorporation of master plans or other conceptual layouts.

UNACCEPTABLE FEATURES/CONTENT

- Marketing content:
  - Community Overviews.
  - Interviews with existing industry, community leaders, etc.
  - Quality life type Information.
- Previously produced videos.[1]

[1] While previously produced videos are not eligible for reimbursement, they will be able to be uploaded to LocateSC and are not required to meet minimum criteria.

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Dennis Marstall/ Steve Willis/ Administration
Department: Administration
Date Requested to be on Agenda: 10/25/2021

Issue for Consideration:
As former County Administrator Steve Willis discussed with County Council, we have a Change Order regarding the roofing at DSS.

Points to Consider:
Copies of what was distributed to Council members are attached.

The issue is yet another Supply Chain disruption. The options faced were:

- Proceed with the Change Order in an amount not to exceed $35,451 with the amount billed being only the amount of the increase charged by the supplier; or
- Have the project significantly delayed while attempting to find another supplier with no guarantee the cost would be any lower.

Former Administrator Willis authorized the Change Order, in an amount not to exceed $35,451. Budget Director Kim Belk will incorporate this into future budget amendment.

Funding and Liability Factors:
An amount to be determined but not to exceed $35,451.

Council Options:
N/A This is proceeding administratively. We simply wanted to document this Change Order.

Recommendation:
N/A

ATTACHMENTS:

Description	Upload Date	Type
Information on Change Order from Beam	10/14/2021	Exhibit
Update from National Roofing Contractors Association	10/14/2021	Exhibit

BEAM Construction Company, Inc.
601 East Main St
Cherryville , North Carolina 28021
P: (704) 435-3206

Project: 640 - Lancaster DSS Renovation
1837 Pageland Hwy
Lancaster , South Carolina 29720

CHANGE EVENT #011 - Roof Material Increase

Origin:

Date Created: 10/4/2021

Created By: Andrew Murray

Status: Open

Scope: TBD

Type: TBD

Change Reason:

Description: Price is for a worst case increase of material based on material order from Quarter 4. Invoices will be shown as back up for all material increase. If the amount is not met then a deduct change order of remaining amount will be given to the owner.

Attachments:

CHANGE EVENT LINE ITEMS

		Revenue			Cost					
Budget Code	**Vendor / Contract**	**ROM**	**Prime PCO**	**Latest Price**	**ROM**	**RFQ**	**Commit.**	**Latest Cost**	**Over/ Under**	**Budget Mod.**
7-730.S Roof & Sheet Metal	Allcon Roofing SC-640-07730	$0.00		$0.00	$35,451.00			$35,451.00	$(35,451.00)	
Grand Totals		**$0.00**	**$0.00**	**$0.00**	**$35,451.00**	**$0.00**	**$0.00**	**$35,451.00**	**$(35,451.00)**	**$0.00**

From: Andrew Murray <amurray@beamconstruction.com>
Sent: Monday, October 4, 2021 1:21 PM
To: Kelvin Alexander; Chris Youngblood
Cc: Chuck Morgan
Subject: [EXTERNAL] FW: DSS Building Lancaster - Lancaster, SC
Attachments: HS13858.pdf; HS13811.pdf; HS14011.pdf; HS14074.pdf; HS14146.pdf; 10-4-21 w SM Quantities, Pricing Spreadsheets.xlsx

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lancastercountysc.net

Kelvin,

Just got this in while at lunch, I am going to put together an official change to simply it but wanted you to have what I had.

Thanks,

Andrew Murray
Assistant Project Manager

BEAM CONSTRUCTION
STRONG. SOLID. SURE.

PO Box 129 | 601 E Main Street | Cherryville, NC 28021
P 704.435.3206 | C 828.289.6166 | F 704.435.8412
amurray@BEAMconstruction.com | BEAMconstruction.com

From: Joey Gibbs <jgibbs@allconroofing.com>
Sent: Monday, October 4, 2021 1:01 PM
To: Andrew Murray <amurray@beamconstruction.com>
Subject: DSS Building Lancaster - Lancaster, SC

Hey Andrew. Again, the Beacon Estimating / Pricing Dept. quoted AGF for Q3. It has been changed to a standard paper face. Also, the steel went up but I made an error with the total costs in Q3. Please do NOT look at the unit costs for Q4 on the spreadsheet, just the TOTAL costs. I did not have the chance to change them. I have attached the costs from Beacon, too. I hope this helps.

--
Joe Gibbs, Director of Operations
Commercial Division
ALLCON Roofing
"Finally, Workmanship with Pride"
(828)246-2584 (c)
(864) 552 1365 (o)
(846) 552 1366 (f)
www.allconroofing.com

Description	EST QTY	EST Cost	Material Cost	Material Cost	Q4 QTY	Q4 Cost		Notes
SINGLE PLY			0.00	0.00				
Materials Cost Sheet			**Original Bid**	**Force Majeure Price Increase**				
1/4" x4x8 Invinsa Board	336.00	60.00	20160.00	20783.78	336.00	60.85		Insulation Materials
1.5" x4x8 Polyiso	336.00	49.30	16564.80	18215.57	336.00	67.70		Insulation Materials
2"x4x8 Polyiso	336.00	62.60	21033.60	24287.43	336.00	85.90		Insulation Materials
5" , #15 Fasteners	12.00	204.00	2448.00	3410.40	12.00	291.50		Single Ply Materials
8" , #15 Fasteners	23.00	210.00	4830.00	7578.00	23.00	323.85		Single Ply Materials
Tapered Polyiso	1.00	3500.00	3500.00	4500.00	1.00	4108.00		Insulation Materials
Tapered Polyiso	1.00	4000.00	4000.00	5100.00	1.00	4654.00		Insulation Materials
10x100x060 Membrane	390.00	47.00	18330.00	23000.00	390.00	58.15		Single Ply Materials
Cover Strip	11.00	225.00	2475.00	3161.18	11.00	295.44		Single Ply Materials
Cut Edge Sealant	14.00	13.82	193.48	266.70	14.00	16.00		Single Ply Materials
Bonding Adhesive	2.00	92.00	184.00	288.16	2.00	198.75		Single Ply Materials
Cleaner	9.00	90.00	810.00	473.24	9.00	125.23		Single Ply Materials
Rhino Plates	24.00	205.00	4920.00	9070.88	24.00	332.26		Single Ply Materials
Sealing Mastic	95.00	4.30	408.50	803.70	95.00	8.46		Single Ply Materials
Primer	1.00	102.00	102.00	125.00	1.00	125.00		Single Ply Materials
Pipe Boots	23.00	27.25	626.75	626.75	23.00	33.80		Single Ply Materials
Pourable Sealer	21.00	280.00	5880.00	11413.08	21.00	507.92		Single Ply Materials
T Patches	71.00	0.60	42.60	57.00	71.00	0.70		Single Ply Materials
Universal Corners	147.00	7.00	1029.00	1273.02	147.00	8.09		Single Ply Materials
Walk Pads	14.00	415.00	5810.00	8046.50	14.00	590.87		Single Ply Materials
Water Block	22.00	7.00	154.00	186.12	22.00	8.46		Single Ply Materials
Sponge Tubing	255.00	1.00	255.00	255.00	255.00	1.00		Single Ply Materials
			0.00	0.00				
Pitch Pockets	22.00	25.00	550.00	1184.92	22	54		Single Ply Materials
			0.00	0.00				
			0.00	0.00				
Sheet Metal	294.00	42.00	12348.00	18000.00	294	90		Sheet Metal Materials
			0.00	0.00				
			0.00	0.00				
			0.00	0.00				
			0.00	0.00				
			0.00	0.00				
			0.00	0.00				
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			0.00	0.00				
			0.00	0.00				
			0.00	0.00				
			0.00	0.00				
			0.00	0.00				
Sub Totals			**$ 126,655**	**$ 162,106**			0	
Pay Rate/Tax Rate								
Materials/Burden/Shop								
Material Gross								
Labor Gross								
Installer Fee + ODC								
Sub Total/Est Cost								
Mark Up								
Bid Amount								
Gross Profit Margin			#DIV/0!					

Project:

Hard Cost	#DIV/0!
Cost per square	#DIV/0!

Exclusions:

BEACON

DATE 10/04/21 TIME 11:09:34

BEA004

PAGE NO. 1

SALES ORDER
ACKNOWLEDGEMENT

REMIT TO	WAREHOUSE
ASHEVILLE BRANCH BEACON BUILDING PRODUCTS PO BOX 100639 ATLANTA, GA 30384-0639	ASHEVILLE BRANCH BEACON BUILDING PRODUCTS 3020 SWEETEN CREEK ROAD ASHEVILLE, NC 28803 Phone # 828 687 8787

PAYMENT TYPE	CHARGE
DOCUMENT NUMBER	HS14146
DOCUMENT DATE	10/04/21
CUSTOMER NUMBER	455085
WAREHOUSE	405

Order by: JOEY

SOLD TO	SHIP TO	SPECIAL INSTRUCTIONS
ALLCON OF ASHEVILLE 5 SPACE DRIVE TAYLORS, SC 29687 864 552 1365	ALLCON OF ASHEVILLE 1837 PAGELAND HWY LANCASTER DDS LANCASTER, SC 29720	

CUSTOMER P.O. NUMBER	JOB NAME	JOB NUMBER	WTR	SALES	ORDER DATE	SHIPPING METHOD	PROMISED DATE
C21-035	LANCASTER DSS	14AS	TRB	JXH	5/20/21	PREPAY & A	11/15/21

LINE NO	PRODUCT NUMBER/DESCRIPTION	UOM	ORDERED	SHIPPED	B/O	UNIT PRICE	DISCOUNT	EXTENDED AMOUNT
001	JMC15ISO JMC 1.5" ISO 4X8 GRADE II 20PSI 012577 018 32PCS/BDL 90001421	PC	160	0	160	17.1360		2741.76
002	JMCINV1448 JMC INVINSA 1/4 4X8 304985 018 90001034//3349271	PC	1050	0	1050	19.5520		20529.60

☐ PREPAID ☐ COLLECT ☐ PICK UP	NO. CTNS	WEIGHT	SHIPPED VIA	SHIP DATE	PICKED BY	FILLED BY	PACKED BY	CHECKED BY
		0						

AMOUNT	23,271.36
TAX	1,861.70
Freight	.00
TOTAL DUE	25,133.06

MERCHANDISE CANNOT BE RETURNED WITHOUT PRIOR AUTHORIZATION
Any shortages or discrepancies concerning this order must be reported within 24 hours

RECEIVED BY: END OF ORDER

DATE RECEIVED:

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DATE 10/04/21 TIME 11:09:02

BEA004

PAGE NO. 1

SALES ORDER
ACKNOWLEDGEMENT

REMIT TO	WAREHOUSE
ASHEVILLE BRANCH BEACON BUILDING PRODUCTS PO BOX 100639 ATLANTA, GA 30384-0639	ASHEVILLE BRANCH BEACON BUILDING PRODUCTS 3020 SWEETEN CREEK ROAD ASHEVILLE, NC 28803 Phone # 828 687 8787

PAYMENT TYPE	CHARGE
DOCUMENT NUMBER	HS14074
DOCUMENT DATE	10/04/21
CUSTOMER NUMBER	455085
WAREHOUSE	405

Order by: JOEY

SOLD TO	SHIP TO	SPECIAL INSTRUCTIONS
ALLCON OF ASHEVILLE 5 SPACE DRIVE TAYLORS, SC 29687 864 552 1365	ALLCON OF ASHEVILLE 1837 PAGELAND HWY LANCASTER DDS LANCASTER, SC 29720	

CUSTOMER P.O. NUMBER	JOB NAME	JOB NUMBER	WTR	SALES	ORDER DATE	SHIPPING METHOD	PROMISED DATE
C21-035	LANCASTER DSS	14AS	TRB	JXH	5/20/21	PREPAY & A	11/15/21

LINE NO	PRODUCT NUMBER/DESCRIPTION	UOM	ORDERED	SHIPPED	B/O	UNIT PRICE	DISCOUNT	EXTENDED AMOUNT
001	JMC15ISO JMC 1.5" ISO 4X8 GRADE II 20PSI 012577 018 32PCS/BDL 90001421	PC	768	0	768	17.1360		13160.45

☐ PREPAID ☐ COLLECT ☐ PICK UP	NO. CTNS	WEIGHT	SHIPPED VIA	SHIP DATE	PICKED BY	FILLED BY	PACKED BY	CHECKED BY
		0						

AMOUNT	13,160.45
TAX	1,052.83
Freight	.00
TOTAL DUE	14,213.28

MERCHANDISE CANNOT BE RETURNED WITHOUT PRIOR AUTHORIZATION
Any shortages or discrepancies concerning this order must be reported within 24 hours

RECEIVED BY: END OF ORDER

DATE RECEIVED:

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DATE 10/04/21 TIME 11:10:17

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PAGE NO. 1

SALES ORDER
ACKNOWLEDGEMENT

REMIT TO	WAREHOUSE
ASHEVILLE BRANCH BEACON BUILDING PRODUCTS PO BOX 100639 ATLANTA, GA 30384-0639	ASHEVILLE BRANCH BEACON BUILDING PRODUCTS 3020 SWEETEN CREEK ROAD ASHEVILLE, NC 28803 Phone # 828 687 8787

PAYMENT TYPE	CHARGE
DOCUMENT NUMBER	HS14011
DOCUMENT DATE	10/04/21
CUSTOMER NUMBER	455085
WAREHOUSE	405

Order by: JOEY

SOLD TO	SHIP TO	SPECIAL INSTRUCTIONS
ALLCON OF ASHEVILLE 5 SPACE DRIVE TAYLORS, SC 29687 864 552 1365	ALLCON OF ASHEVILLE 1837 PAGELAND HWY LANCASTER DDS LANCASTER, SC 29720	

CUSTOMER P.O. NUMBER	JOB NAME	JOB NUMBER	WTR	SALES	ORDER DATE	SHIPPING METHOD	PROMISED DATE
C21-035	LANCASTER DSS	14AS	TRB	JXH	5/20/21	PREPAY & A	11/15/21

LINE NO	PRODUCT NUMBER/DESCRIPTION	UOM	ORDERED	SHIPPED	B/O	UNIT PRICE	DISCOUNT	EXTENDED AMOUNT
001	JMC2ISO JMC 2.0" ISO 4X8 GRADE II 20PSI 012580 018 24PCS/BDL 90000954	PC	480	0	480	22.8480		10967.04
002	JMC15ISO JMC 1.5" ISO 4X8 GRADE II 20PSI 012577 018 32PCS/BDL 90001421	PC	128	0	128	17.1360		2193.41

☐ PREPAID
☐ COLLECT
☐ PICK UP

NO. CTNS	WEIGHT	SHIPPED VIA	SHIP DATE	PICKED BY	FILLED BY	PACKED BY	CHECKED BY
	0						

AMOUNT	13,160.45
TAX	1,052.83
Freight	.00
TOTAL DUE	14,213.28

MERCHANDISE CANNOT BE RETURNED WITHOUT PRIOR AUTHORIZATION
Any shortages or discrepancies concerning this order must be reported within 24 hours

RECEIVED BY: END OF ORDER

DATE RECEIVED:

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DATE 10/04/21 TIME 11:16:08

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PAGE NO. 1

SALES ORDER
ACKNOWLEDGEMENT

REMIT TO	WAREHOUSE
ASHEVILLE BRANCH BEACON BUILDING PRODUCTS PO BOX 100639 ATLANTA, GA 30384-0639	ASHEVILLE BRANCH BEACON BUILDING PRODUCTS 3020 SWEETEN CREEK ROAD ASHEVILLE, NC 28803 Phone # 828 687 8787

PAYMENT TYPE	CHARGE
DOCUMENT NUMBER	HS13811
DOCUMENT DATE	10/04/21
CUSTOMER NUMBER	455085
WAREHOUSE	405

Order by: JOEY

SOLD TO	SHIP TO	SPECIAL INSTRUCTIONS
ALLCON OF ASHEVILLE 5 SPACE DRIVE TAYLORS, SC 29687 864 552 1365	ALLCON OF ASHEVILLE 1837 PAGELAND HWY LANCASTER DDS LANCASTER, SC 29720	

PROMISED DATE

CUSTOMER P.O. NUMBER	JOB NAME	JOB NUMBER	WTR	SALES	ORDER DATE	SHIPPING METHOD	
C21-035	LANCASTER DSS	14AS	TRB	JXH	5/20/21	OUR TRUCK PREPAY & A	11/15/21

LINE NO	PRODUCT NUMBER/DESCRIPTION		UOM	ORDERED	SHIPPED	B/O	UNIT PRICE	DISCOUNT	EXTENDED AMOUNT
001	JMCHL5M 311088 005	JMC 5" HIGH LOAD FSTNR #15 1000 70000114//335260 1000/CTN	CTN	12	4	8	284.2000		3410.40
002	JMCHL8 018431 005	JMC 8" HIGH LOAD FASTENER #15 70000191//335263 500/CTN	CTN	24	0	24	315.7500		7578.00
003	JMCTSC6010100WH 373339 025	JMC SC TPO 60MIL 10'X100' WHITE SCOTTSBORO PLANT 90001408 FORMERLY #3841042	RL	40	0	40	575.0000		23000.00
004	JMCTPOCT6100WH 355180 005	JMC TPO COVER TAPE 6X100 WHITE 2 ROLLS/CARTON 70000322//3841132	RL	11	9	2	287.3800		3161.18

☐ PREPAID ☐ COLLECT ☐ PICK UP	NO. CTNS	WEIGHT	SHIPPED VIA	SHIP DATE	PICKED BY	FILLED BY	PACKED BY	CHECKED BY
		881						

AMOUNT
TAX
TOTAL DUE

MERCHANDISE CANNOT BE RETURNED WITHOUT PRIOR AUTHORIZATION
Any shortages or discrepancies concerning this order must be reported within 24 hours

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DATE RECEIVED

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DATE 10/04/21 TIME 11:16:08

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SALES ORDER
ACKNOWLEDGEMENT

REMIT TO	WAREHOUSE
ASHEVILLE BRANCH BEACON BUILDING PRODUCTS PO BOX 100639 ATLANTA, GA 30384-0639	ASHEVILLE BRANCH BEACON BUILDING PRODUCTS 3020 SWEETEN CREEK ROAD ASHEVILLE, NC 28803 Phone # 828 687 8787

PAYMENT TYPE	CHARGE
DOCUMENT NUMBER	HS13811
DOCUMENT DATE	10/04/21
CUSTOMER NUMBER	455085
WAREHOUSE	405

Order by: JOEY

SOLD TO	SHIP TO	SPECIAL INSTRUCTIONS
ALLCON OF ASHEVILLE 5 SPACE DRIVE TAYLORS, SC 29687 864 552 1365	ALLCON OF ASHEVILLE 1837 PAGELAND HWY LANCASTER DDS LANCASTER, SC 29720	

CUSTOMER P.O. NUMBER	JOB NAME	JOB NUMBER	WTR	SALES	ORDER DATE	SHIPPING METHOD	PROMISED DATE
C21-035	LANCASTER DSS	14AS	TRB	JXH	5/20/21	OUR TRUCK PREPAY & A	11/15/21

LINE NO	PRODUCT NUMBER/DESCRIPTION		UOM	ORDERED	SHIPPED	B/O	UNIT PRICE	DISCOUNT	EXTENDED AMOUNT
005	JMCTPOLVOCESW 532802 005	JMC TPO LVOC EDGE SEALANT WHITE 70005399 16OZ/BOTTLE 12/BOX	BOT	14	0	14	19.0500		266.70
006	JMCMBATE 532373 005 ADHESIVES	JMC MEMB BONDING ADH TPO & EPDM 70005181 TPO & EPDM	PL	2	0	2	144.0800		288.16
007	JMCTPOMCG5 372361 004 XYLENES	JMC TPO MEMBRANE CLEANER 5G #70000295//70005184	PL *REF	4	3 .06	1 PLT*	118.3100		473.24
008	JMCRBP 381502 005	JMC TPO RHINOBOND PLATE 80MM 70000656 500/CTN	BX	28	3	25	323.9600		9070.88

☐ PREPAID ☐ COLLECT ☐ PICK UP	NO. CTNS	WEIGHT	SHIPPED VIA	SHIP DATE	PICKED BY	FILLED BY	PACKED BY	CHECKED BY
		881						

AMOUNT	
TAX	
TOTAL DUE	

MERCHANDISE CANNOT BE RETURNED WITHOUT PRIOR AUTHORIZATION
Any shortages or discrepancies concerning this order must be reported within 24 hours

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DATE RECEIVED

BEACON

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SALES ORDER
ACKNOWLEDGEMENT

REMIT TO	WAREHOUSE
ASHEVILLE BRANCH BEACON BUILDING PRODUCTS PO BOX 100639 ATLANTA, GA 30384-0639	ASHEVILLE BRANCH BEACON BUILDING PRODUCTS 3020 SWEETEN CREEK ROAD ASHEVILLE, NC 28803 Phone # 828 687 8787

PAYMENT TYPE	CHARGE
DOCUMENT NUMBER	HS13811
DOCUMENT DATE	10/04/21
CUSTOMER NUMBER	455085
WAREHOUSE	405

Order by: JOEY

SOLD TO	SHIP TO	SPECIAL INSTRUCTIONS
ALLCON OF ASHEVILLE 5 SPACE DRIVE TAYLORS, SC 29687 864 552 1365	ALLCON OF ASHEVILLE 1837 PAGELAND HWY LANCASTER DDS LANCASTER, SC 29720	

PROMISED DATE

CUSTOMER P.O. NUMBER	JOB NAME	JOB NUMBER	WTR	SALES	ORDER DATE	SHIPPING METHOD	
C21-035	LANCASTER DSS	14AS	TRB	JXH	5/20/21	OUR TRUCK PREPAY & A	11/15/21

LINE NO	PRODUCT NUMBER/DESCRIPTION		UOM	ORDERED	SHIPPED	B/O	UNIT PRICE	DISCOUNT	EXTENDED AMOUNT
009	JMCTPOPG3 274008 004	JMC TPO MEMBRANE PRIMER 3 GAL 70000543 Flammable Liquid (naptha, toluene)	PL	1	1	0	115.0000		115.00
010	JMCTPOUPBW 131235 005	JMC TPO UNIVERS PIPE BOOT 1"-6" 70000541 FORMERLY #70000300	PC *REF	23	2 .20	21 BOX*	27.2500		626.75
011	JMCOPPS 492756 005	JMC ONE-PART POURABLE SEALER 70004982 BOX OF 4 - .05 GAL POUCHES	CTN	21	2	19	271.7400		5706.54
012	JMCTPOTJPWPC 348379 005	JMC TPO T-JOINT PATCH WHITE PC 4 1/2" DIA. SOLD BY PC 100/CTN OLD#S 70000317/3344565/70000325 OLD#90001509, CURRECT#70001419	PC *REF	75	46 .46	29 CTN*	.7600		57.00

☐ PREPAID ☐ COLLECT ☐ PICK UP	NO. CTNS	WEIGHT	SHIPPED VIA	SHIP DATE	PICKED BY	FILLED BY	PACKED BY	CHECKED BY
		881						

AMOUNT	
TAX	
TOTAL DUE	

MERCHANDISE CANNOT BE RETURNED WITHOUT PRIOR AUTHORIZATION
Any shortages or discrepancies concerning this order must be reported within 24 hours

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DATE RECEIVED

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DATE 10/04/21 TIME 11:16:08

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SALES ORDER
ACKNOWLEDGEMENT

REMIT TO	WAREHOUSE
ASHEVILLE BRANCH BEACON BUILDING PRODUCTS PO BOX 100639 ATLANTA, GA 30384-0639	ASHEVILLE BRANCH BEACON BUILDING PRODUCTS 3020 SWEETEN CREEK ROAD ASHEVILLE, NC 28803 Phone # 828 687 8787

PAYMENT TYPE	CHARGE
DOCUMENT NUMBER	HS13811
DOCUMENT DATE	10/04/21
CUSTOMER NUMBER	455085
WAREHOUSE	405

Order by: JOEY

SOLD TO	SHIP TO	SPECIAL INSTRUCTIONS
ALLCON OF ASHEVILLE 5 SPACE DRIVE TAYLORS, SC 29687 864 552 1365	ALLCON OF ASHEVILLE 1837 PAGELAND HWY LANCASTER DDS LANCASTER, SC 29720	

PROMISED DATE

CUSTOMER P.O. NUMBER	JOB NAME	JOB NUMBER	WTR	SALES	ORDER DATE	SHIPPING METHOD	
C21-035	LANCASTER DSS	14AS	TRB	JXH	5/20/21	OUR TRUCK PREPAY & A	11/15/21

LINE NO	PRODUCT NUMBER/DESCRIPTION		UOM	ORDERED	SHIPPED	B/O	UNIT PRICE	DISCOUNT	EXTENDED AMOUNT
013	JMCTPOIOCW 030578 005	JMC TPO UNIVERSAL CORNER WHITE 70001601 INSIDE OUTSIDE CORNER 20/CTN FORMERLY ITEM #70001360	PC	147	0	147	8.6600		1273.02
014	JMCTPOWWG 265409 005	JMC TPO WALKWAY 30"X50' GRAY 90017894 ***FORMERLY 70000334***	RL	14	0	14	574.7500		8046.50
015	JMCSPSEAL 010070 005	JMC SINGLE PLY SEALING MASTIC FORMERLY 10/CTN 70000289 10OZ TUBE 12/CTN 70004150	EA	25	0	25	6.1400		153.50
016	JMCINV1448 304985 018	JMC INVINSA 1/4 4X8 90001034//3349271	PC	13	0	13	19.5520		254.18

☐ PREPAID ☐ COLLECT ☐ PICK UP	NO. CTNS	WEIGHT	SHIPPED VIA	SHIP DATE	PICKED BY	FILLED BY	PACKED BY	CHECKED BY
		881						

AMOUNT	
TAX	
TOTAL DUE	

MERCHANDISE CANNOT BE RETURNED WITHOUT PRIOR AUTHORIZATION
Any shortages or discrepancies concerning this order must be reported within 24 hours

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DATE RECEIVED

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DATE 10/04/21 TIME 11:16:08

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PAGE NO. 5

SALES ORDER
ACKNOWLEDGEMENT

REMIT TO	WAREHOUSE
ASHEVILLE BRANCH BEACON BUILDING PRODUCTS PO BOX 100639 ATLANTA, GA 30384-0639	ASHEVILLE BRANCH BEACON BUILDING PRODUCTS 3020 SWEETEN CREEK ROAD ASHEVILLE, NC 28803 Phone # 828 687 8787

PAYMENT TYPE	CHARGE
DOCUMENT NUMBER	HS13811
DOCUMENT DATE	10/04/21
CUSTOMER NUMBER	455085
WAREHOUSE	405

Order by: JOEY

SOLD TO	SHIP TO	SPECIAL INSTRUCTIONS
ALLCON OF ASHEVILLE 5 SPACE DRIVE TAYLORS, SC 29687 864 552 1365	ALLCON OF ASHEVILLE 1837 PAGELAND HWY LANCASTER DDS LANCASTER, SC 29720	

CUSTOMER P.O. NUMBER	JOB NAME	JOB NUMBER	WTR	SALES	ORDER DATE	SHIPPING METHOD	PROMISED DATE
C21-035	LANCASTER DSS	14AS	TRB	JXH	5/20/21	OUR TRUCK PREPAY & A	11/15/21

LINE NO	PRODUCT NUMBER/DESCRIPTION	UOM	ORDERED	SHIPPED	B/O	UNIT PRICE	DISCOUNT	EXTENDED AMOUNT
017	JMC2ISO JMC 2.0" ISO 4X8 GRADE II 20PSI 012580 018 24PCS/BDL 90000954	PC	7	0	7	22.8480		159.94
018	JMC15ISO JMC 1.5" ISO 4X8 GRADE II 20PSI 012577 018 32PCS/BDL 90001421	PC	7	7	0	17.1360		119.95

☐ PREPAID
☐ COLLECT
☐ PICK UP

NO. CTNS	WEIGHT	SHIPPED VIA	SHIP DATE	PICKED BY	FILLED BY	PACKED BY	CHECKED BY
	881						

AMOUNT	63,760.94
TAX	5,104.48
Freight	.00
OTHER	45.00
TOTAL DUE	68,910.42

MERCHANDISE CANNOT BE RETURNED WITHOUT PRIOR AUTHORIZATION
Any shortages or discrepancies concerning this order must be reported within 24 hours

RECEIVED BY: END OF ORDER

DATE RECEIVED:

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DATE 10/04/21 TIME 11:19:20

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SALES ORDER
ACKNOWLEDGEMENT

REMIT TO	WAREHOUSE
ASHEVILLE BRANCH BEACON BUILDING PRODUCTS PO BOX 100639 ATLANTA, GA 30384-0639	ASHEVILLE BRANCH BEACON BUILDING PRODUCTS 3020 SWEETEN CREEK ROAD ASHEVILLE, NC 28803 Phone # 828 687 8787

PAYMENT TYPE	CHARGE
DOCUMENT NUMBER	HS13858
DOCUMENT DATE	10/04/21
CUSTOMER NUMBER	455085
WAREHOUSE	405

Order by: JOEY

SOLD TO	SHIP TO	SPECIAL INSTRUCTIONS
ALLCON OF ASHEVILLE 5 SPACE DRIVE TAYLORS, SC 29687 864 552 1365	ALLCON OF ASHEVILLE 1837 PAGELAND HWY LANCASTER DDS LANCASTER, SC 29720	

CUSTOMER P.O. NUMBER	JOB NAME	JOB NUMBER	WTR	SALES	ORDER DATE	SHIPPING METHOD	PROMISED DATE
C21-035	LANCASTER DSS	14AS	TRB	JXH	5/20/21	PREPAY & A	11/15/21

LINE NO	PRODUCT NUMBER/DESCRIPTION	UOM	ORDERED	SHIPPED	B/O	UNIT PRICE	DISCOUNT	EXTENDED AMOUNT
001	JMC2ISO JMC 2.0" ISO 4X8 GRADE II 20PSI 012580 018 24PCS/BDL 90000954	PC	576	0	576	22.8480		13160.45

☐ PREPAID ☐ COLLECT ☐ PICK UP	NO. CTNS	WEIGHT	SHIPPED VIA	SHIP DATE	PICKED BY	FILLED BY	PACKED BY	CHECKED BY
		0						

AMOUNT	13,160.45
TAX	1,052.83
Freight	.00
TOTAL DUE	14,213.28

MERCHANDISE CANNOT BE RETURNED WITHOUT PRIOR AUTHORIZATION
Any shortages or discrepancies concerning this order must be reported within 24 hours

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Roofing material shortages and price volatility

September 2021

The U.S. roofing industry is experiencing unprecedented shortages of roofing materials and products and significant price volatility. NRCA is providing this Industry Issue Update to help its members with building owners, facility managers, general contractors and construction managers involved in roof purchasing decisions.

Although this information is intended to apply specifically to the U.S. roofing market, based on NRCA's communications with its affiliates and partners in Canada, Mexico and elsewhere worldwide, shortages of roofing materials and products and price volatility appear to be global issues.

BACKGROUND

Compared with other industries, the U.S. roofing industry is domestic in nature. With few exceptions, a vast majority of roofing products and materials used are manufactured in the U.S. from U.S.-sourced raw materials, delivered by U.S. suppliers and distributors, and installed by U.S. roofing contractor companies. Although the global economy has some effect on many purchasing decisions, the U.S. roofing industry is largely driven by the U.S. economy, interest rates and consumer sentiment.

During the past decade, the U.S. roofing industry has experienced a period of consistent, moderate growth. The roofing materials and products supply chain has expanded in capacity and roofing contractors have added field personnel and capability to fill this growing need. In many regions of the U.S., additional roofing industry growth has been limited by a lack of adequately trained field personnel.

At the same time, energy code requirements and sustainability incentive programs have resulted in a demand for more energy-efficient roof systems. For example, when reroofing a building, it is not unusual to replace an existing, aged roof system having an R-10 insulation value with a new roof system with an energy code mandated minimum R-20, R-25, R-30 or R-35 insulation value. Such increases in insulation value necessitate using greater amounts of and thicker insulation, usually in multiple layers, longer fasteners, more layers of insulation adhesive and additional material handling and installation labor.

THE CURRENT SITUATION

The U.S. roofing industry responded and adapted to the onset of the COVID-19 pandemic remarkably well. The U.S. roofing industry quickly was considered "essential," and at the start of the pandemic, the roofing materials and products supply chain functioned with only minimal interruptions. Roofing contractors adapted to additional safe work practices necessary to perform work on occupied buildings during the pandemic.

The level of roofing material and product in inventory shrunk considerably

By many measures, 2020 was a productive year for the U.S. roofing industry. For example, 2020 was a near historic record level year for asphalt shingle installations. Homeowners invested in reroofing and maintaining their homes during the pandemic, spurred in part by low interest rates and the availability of stimulus funding, and the roofing industry responded to several weather events involving high winds and hail. The institutional and industrial segments of the U.S. roofing industry also experienced similar levels of activity.

However, one noticeable change is the level of roofing material and product in inventory shrunk considerably. Roofing material suppliers and distributors reduced their material and product inventories. Since the start of the pandemic, far more roofing materials and products are being shipped on a job-specific basis. This especially is the case with roof insulation and roof covering products and certain specialty products, such as fasteners and adhesives. A few years ago, many roofing jobs often could be carried out with roofing materials and products held in inventory, but manufacturers now are shipping roofing materials and products on a job-specific basis with fewer roofing materials and products being stocked in inventory.

At the end of the 2020, there was a degree of uncertainty in the U.S. economy and within the roofing industry. During this period, most U.S. suppliers, distributors and roofing contractors placed only minimal orders for roofing materials and products to build their inventories in anticipation of the 2021 roofing season. Because of this reduced demand, many manufactures scaled back their off-season production. As a result, at the start of the 2021 roofing season, roofing material and product inventories were uncharacteristically low.

In February, unseasonably cold temperatures and power outages in Texas and other Gulf Coast states resulted in a weeks-long interruption in the production of methylene diphenyl diisocyanate. Significant shortages of MDI were already occurring, and this production interruption only exacerbated a stressed supply situation. MDI is used in the manufacturing of rigid board and spray polyurethane foam insulation, as well as some adhesives commonly used in the roofing industry.

By late February, the demand for roofing had quickly rebounded in many areas of the U.S., and roofing contractors' backlogs of work under contract were growing significantly. This demand was spurred by continued low interest rates, the availability of stimulus funding and improving consumer sentiment in the U.S. economy.

By mid-March, reports of roofing material and product shortages were common. The demand for roof insulation, insulation and membrane fasteners, roofing nails, some membrane products and roof accessory products began to exceed the available inventory and production capability. Also, prices for roofing materials and products were increasing significantly, and these prices continue to increase.

Currently, demand for roofing services is high. For example, 2021 will likely be a record year for asphalt shingle production and installations. The institutional, industrial and commercial segments of the U.S. roofing industry also are experiencing high levels of activity through much of the U.S. Roofing contractors in many regions are reporting significant backlogs of work under contract through the end of the year and some well into 2022. Also, manufacturers are reporting similarly high demand for roofing material and products with production already being fully committed well into 2022.

Although demand for roofing is high, roofing contractors are facing increasing challenges of shortages and long lead times for roofing material and products. For example, roof insulation, insulation and membrane fasteners, some membrane products and roof accessory products continue to be in short supply. Manufacturers are reporting anticipated lead times for fulfilling newly placed orders for some roofing materials and products of four months or more with some large orders having lead times as long as 12 months.

Shortages of roofing materials and products have gotten to the point where availability is limiting the ability to perform roofing work rather than a lack of adequately trained field personnel.

Also, price increases from roofing material and product manufacturers continue, often with little or no advance warning to roofing contractors. In some cases, the timing for determining the price roofing contractors pay for roofing materials and products also has changed. Traditionally, pricing was established at the time a roofing contractor placed an order. In some instances, manufacturers quoted project-specific pricing and honored that price for a defined period. But recently, several manufacturers have instituted new policies basing pricing at the time of shipment instead of at the time the order is placed. This puts roofing contractors in the position of not having actual material and product pricing at the time of offering a proposal or bid and entering into a contract with a building owner. The likely potential for still further roofing material and product price increases presents obvious problems for roofing contractors and building owners.

> Roofing material and product shortages, long lead times and significant price volatility will continue through 2022

NRCA is aware of a number of situations, including some recently in the aftermath of Hurricane Ida, where roofing manufacturers have been faced with declarations for force majeure regarding supply contracts and shipments from raw material providers. These include MDI, steel rods used in the manufacturing of fasteners, glass mats used in asphalt shingles and some roof membranes, and some specialty chemicals used in a variety roofing products. These often cause raw material delivery slowdowns. In some cases, manufacturers need to find alternative raw material sources, resulting in stoppages in material and product manufacturing, which only further exacerbates the supply situation. These interruptions in raw material supply also likely have a notable effect on roofing material and product pricing.

The roofing industry, similar to other industries, continues to feel the effects of shortages of, delays in and high pricing for transporting roofing materials and products from roofing manufacturers to suppliers and distributors, roofing contractors' warehouses and job sites. This situation likely will only become more acute and continue indefinitely.

Based on NRCA's discussions with key players in all segments of the U.S. roofing industry and its affiliates and partners worldwide, NRCA expects the current situation of roofing material and product shortages, long lead times and significant price volatility to continue through 2022.

NRCA'S RECOMMENDATIONS

NRCA remains committed to keeping its members informed of further developments.

NRCA features a supply chain shortage information section on its website, nrca.net. This section provides up-to-date news about additional developments and what you can expect to see in the coming months, suggested contract language addressing unforeseen price increases and access to recordings of NRCA's supply chain webinar with industry leaders and a live action alert describing the change. This can be accessed directly at www.nrca.net/resources/supply-chain-shortage.

NRCA encourages you to share this information with your building owner clients, as well as building managers, general contractors and construction managers involved in roof purchasing decisions.

NRCA encourages building owners to plan their roofing work well in advance and recognize long roofing material and product delivery lead times may affect the start and completion of roofing work. Also, provisions in contracts with roofing contractors for roofing work are needed to address unforeseen, changing roofing material and product pricing.

NRCA would welcome hearing your specific experiences and you can direct any questions to NRCA's Technical Services Section at (847) 299-9070, Option 4, or at nrcatechnical@nrca.net.

NRCA

10255 W. Higgins Road | Suite 600 | Rosemont, IL 60018 | (847) 299-9070 | Fax: (847) 299-1183 | www.nrca.net | Email: nrca@nrca.net

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Dennis Marstall/Administration and Jeff Catoe/ Public Services
Department: Administration
Date Requested to be on Agenda: 10/25/2021

Issue for Consideration:
Reporting on our annual DHEC Solid Waste grants.

Points to Consider:
This is to inform Council that we received our annual Solid Waste grants from DHEC.

These are all 100% grants so no action is needed by County Council.

Funding and Liability Factors:
Grant 29W022 - Used Motor Oil - $24,912
Grant 29SW22 - Solid Waste - $15,000
Grant 29WT22 - Waste Tires - $50,000

Council Options:
N/A These are annual 100% grants but we do like to keep Council informed of these grants.

Recommendation:
N/A

ATTACHMENTS:

Description	Upload Date	Type
Used Motor Oil Grant	10/14/2021	Exhibit
Solid Waste Grant	10/14/2021	Exhibit
Waste Tire Grant	10/14/2021	Exhibit

306

Reimbursement Invoice

S.C. Department of Health and Environmental Control
Office of Solid Waste Reduction and Recycling
2600 Bull Street, Columbia, SC 29201
Email: swgrants@dhec.sc.gov

FOR GRANTS OFFICE USE ONLY
PO Number:
Finance Pay This Amount:
Authorized Signature:
Date:

Grantee: Lancaster County

Grant Number: 29WO22

Grant Type: (check one) ○ Solid Waste ◉ Used Motor Oil ○ Waste Tire ○ E-Scrap ○ Solid Waste Education/Outreach

Telephone: 803-416-9486

Fax: 866-510-4742

E-mail: aplyler@lancastersc.net

BUDGET CATEGORIES (See back for details.)	GRANT AMOUNT	PRIOR REIMBURSEMENTS	THIS REIMBURSEMENT	BALANCE
Equipment/Supplies	$20,162.00	$0.00	$0.00	$20,162.00
Contractor Costs	$1,000.00	$0.00	$0.00	$1,000.00
Site Prep/Facilities	$0.00	$0.00	$0.00	$0.00
Public Education	$3,000.00	$0.00	$0.00	$3,000.00
Professional Development	$750.00	$0.00	$0.00	$750.00
Other Direct	$0.00	$0.00	$0.00	$0.00
TOTALS	$24,912.00	$0.00	$0.00	$24,912.00

Itemize and describe all purchases for which reimbursements are being requested. (Add additional pages if necessary.)

INVOICE NUMBER	INVOICE DATE	VENDOR	AMOUNT	DESCRIPTION OF PURCHASES

Is this your final reimbursement request for this grant? ○ YES ◉ NO

I certify that all expenditures have been made in accordance with the terms and conditions set forth in the grant agreement and with any changes in scope that were previously approved by DHEC's Office of Solid Waste Reduction and Recycling.

Signature: Steve Wells Date: 10/14/2021

Address: P.O. Box 1809 Lancaster, SC 29721

Reimbursement Invoice Instructions

PURPOSE: This form must be completed by all grantees requesting reimbursement for expenditures as approved in the grant agreement budget.

1. **Grantee:** Fill in the name the name of the local government (grantee).
2. **Grant Number:** Provide the number assigned to the grant for which you are requesting approval. The number is listed on the grant agreement.
3. **Grant Name:** Check the appropriate grant for which you are requesting reimbursement.
4. **Telephone:** Include a telephone number for the contact person.
5. **Fax:** Include a fax number for the contact person.
6. **E-mail:** Provide an e-mail for the contact person.
7. **Budget Categories:** The categories match the categories listed in the grant agreement.
8. **Grant Amount:** List the amount of funds approved in the grant agreement for each category.
9. **Prior Reimbursements:** List the amount of funds in each category that have been reimbursed on this grant in the past.
10. **This Reimbursement:** List the amount of funds that are being requested in each budget category.
11. **Balance:** This is the amount of funds left in each budget category after all reimbursements have been subtracted from the Grant Amount.
12. **Invoice Number:** This is the invoice number included on each invoice/receipt.
13. **Invoice Date:** This is the date of the invoice.
14. **Vendor:** Include the name of the vendor providing the service (e.g., grant's recycling containers).
15. **Amount:** This is the amount of each invoice.
16. **Description of Purchases:** List the items purchased on each invoice (e.g., four 40-yard roll-off containers).
17. **Is this your final reimbursement request for this grant?** Check YES if this is the final reimbursement request. Check NO if there are additional funds to be requested.
18. **Grantee Signature:** This must be signed by the person completing the form.
19. **Date:** This is the date that the form was completed.
20. **Address:** This is the address of the person completing the form.

09-7-306-530-00 TRAVEL	BUDGET	PERIOD TO DATE	ENC AMT	REM BAL
	0.00	0.00	0.00	0.00
09-7-306-540-00 SUPPLIES - GENERAL	BUDGET	PERIOD TO DATE	ENC AMT	REM BAL
	0.00	0.00	0.00	0.00
09-7-306-551-00 EQUIPMENT-GENERAL	BUDGET	PERIOD TO DATE	ENC AMT	REM BAL
	0.00	0.00	0.00	0.00
09-7-306-560-00 EQUIPMENT - CAPITALIZED	BUDGET	PERIOD TO DATE	ENC AMT	REM BAL
	0.00	0.00	0.00	0.00
09-7-306-600-00 CONTRACTUAL SERVICES(CS)	BUDGET	PERIOD TO DATE	ENC AMT	REM BAL
	0.00	0.00	0.00	0.00
09-7-306-670-00 ADVERTISING	BUDGET	PERIOD TO DATE	ENC AMT	REM BAL
	0.00	0.00	0.00	0.00

307

Reimbursement Invoice

S.C. Department of Health and Environmental Control
Office of Solid Waste Reduction and Recycling
2600 Bull Street, Columbia, SC 29201
Email: swgrants@dhec.sc.gov

FOR GRANTS OFFICE USE ONLY
PO Number:
Finance Pay This Amount:
Authorized Signature:
Date:

Grantee: Lancaster County

Grant Number: 29SW22

Grant Type: (check one) ○ Solid Waste ○ Used Motor Oil ○ Waste Tire ○ E-Scrap ◉ Solid Waste Education/Outreach

Telephone: 803-416-9486

Fax: 866-510-4742

E-mail: aplyler@lancastersc.net

BUDGET CATEGORIES (See back for details.)	GRANT AMOUNT	PRIOR REIMBURSEMENTS	THIS REIMBURSEMENT	BALANCE
Equipment/Supplies	$15,000.00	$0.00	$0.00	$15,000.00
Contractor Costs	$0.00	$0.00	$0.00	$0.00
Site Prep/Facilities	$0.00	$0.00	$0.00	$0.00
Public Education	$0.00	$0.00	$0.00	$0.00
Professional Development	$0.00	$0.00	$0.00	$0.00
Other Direct	$0.00	$0.00	$0.00	$0.00
TOTALS	$15,000.00	$0.00	$0.00	$15,000.00

Itemize and describe all purchases for which reimbursements are being requested. (Add additional pages if necessary.)

INVOICE NUMBER	INVOICE DATE	VENDOR	AMOUNT	DESCRIPTION OF PURCHASES

Is this your final reimbursement request for this grant? ○ YES ◉ NO

I certify that all expenditures have been made in accordance with the terms and conditions set forth in the grant agreement and with any changes in scope that were previously approved by DHEC's Office of Solid Waste Reduction and Recycling.

Sign here →

Grantee Signature: Steve Wilkes Date: 10/14/2021

Address: P.O. Box 1809 Lancaster, SC 29721

Reimbursement Invoice Instructions

PURPOSE: This form must be completed by all grantees requesting reimbursement for expenditures as approved in the grant agreement budget.

1. **Grantee:** Fill in the name the name of the local government (grantee).
2. **Grant Number:** Provide the number assigned to the grant for which you are requesting approval. The number is listed on the grant agreement.
3. **Grant Name:** Check the appropriate grant for which you are requesting reimbursement.
4. **Telephone:** Include a telephone number for the contact person.
5. **Fax:** Include a fax number for the contact person.
6. **E-mail:** Provide an e-mail for the contact person.
7. **Budget Categories:** The categories match the categories listed in the grant agreement.
8. **Grant Amount:** List the amount of funds approved in the grant agreement for each category.
9. **Prior Reimbursements:** List the amount of funds in each category that have been reimbursed on this grant in the past.
10. **This Reimbursement:** List the amount of funds that are being requested in each budget category.
11. **Balance:** This is the amount of funds left in each budget category after all reimbursements have been subtracted from the Grant Amount.
12. **Invoice Number:** This is the invoice number included on each invoice/receipt.
13. **Invoice Date:** This is the date of the invoice.
14. **Vendor:** Include the name of the vendor providing the service (e.g., grant's recycling containers).
15. **Amount:** This is the amount of each invoice.
16. **Description of Purchases:** List the items purchased on each invoice (e.g., four 40-yard roll-off containers).
17. **Is this your final reimbursement request for this grant?** Check YES if this is the final reimbursement request. Check NO if there are additional funds to be requested.
18. **Grantee Signature:** This must be signed by the person completing the form.
19. **Date:** This is the date that the form was completed.
20. **Address:** This is the address of the person completing the form.

	BUDGET	PERIOD TO DATE	ENC AMT	REM BAL
09-7-307-540-00 SUPPLIES - GENERAL	0.00	0.00	0.00	0.00
09-7-307-551-00 EQUIPMENT-GENERAL	0.00	0.00	0.00	0.00
09-7-307-560-00 EQUIPMENT - CAPITALIZED	0.00	0.00	0.00	0.00

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Reimbursement Invoice

S.C. Department of Health and Environmental Control
Office of Solid Waste Reduction and Recycling
2600 Bull Street, Columbia, SC 29201
Email: swgrants@dhec.sc.gov

FOR GRANTS OFFICE USE ONLY
PO Number:
Finance Pay This Amount:
Authorized Signature:
Date:

Grantee: Lancaster County

Grant Number: 29WT22

Grant Type: (check one) ○ Solid Waste ○ Used Motor Oil ◉ Waste Tire ○ E-Scrap ○ Solid Waste Education/Outreach

Telephone: 803-416-9486

Fax: 866-510-4742

E-mail: aplyler@lancastersc.net

BUDGET CATEGORIES (See back for details.)	GRANT AMOUNT	PRIOR REIMBURSEMENTS	THIS REIMBURSEMENT	BALANCE
Equipment/Supplies	$0.00	$0.00	$0.00	$0.00
Contractor Costs	$46,250.00	$0.00	$0.00	$46,250.00
Site Prep/Facilities	$0.00	$0.00	$0.00	$0.00
Public Education	$3,000.00	$0.00	$0.00	$3,000.00
Professional Development	$750.00	$0.00	$0.00	$750.00
Other Direct	$0.00	$0.00	$0.00	$0.00
TOTALS	$50,000.00	$0.00	$0.00	$50,000.00

Itemize and describe all purchases for which reimbursements are being requested. (Add additional pages if necessary.)

INVOICE NUMBER	INVOICE DATE	VENDOR	AMOUNT	DESCRIPTION OF PURCHASES

Is this your final reimbursement request for this grant? ○ YES ◉ NO

I certify that all expenditures have been made in accordance with the terms and conditions set forth in the grant agreement and with any changes in scope that were previously approved by DHEC's Office of Solid Waste Reduction and Recycling.

Grantee Signature: Steve Willis Date: 10/14/2021

Address: P.O. Box 1809 Lancaster, SC 29721

Reimbursement Invoice Instructions

PURPOSE: This form must be completed by all grantees requesting reimbursement for expenditures as approved in the grant agreement budget.

1. **Grantee:** Fill in the name the name of the local government (grantee).
2. **Grant Number:** Provide the number assigned to the grant for which you are requesting approval. The number is listed on the grant agreement.
3. **Grant Name:** Check the appropriate grant for which you are requesting reimbursement.
4. **Telephone:** Include a telephone number for the contact person.
5. **Fax:** Include a fax number for the contact person.
6. **E-mail:** Provide an e-mail for the contact person.
7. **Budget Categories:** The categories match the categories listed in the grant agreement.
8. **Grant Amount:** List the amount of funds approved in the grant agreement for each category.
9. **Prior Reimbursements:** List the amount of funds in each category that have been reimbursed on this grant in the past.
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15. **Amount:** This is the amount of each invoice.
16. **Description of Purchases:** List the items purchased on each invoice (e.g., four 40-yard roll-off containers).
17. **Is this your final reimbursement request for this grant?** Check YES if this is the final reimbursement request. Check NO if there are additional funds to be requested.
18. **Grantee Signature:** This must be signed by the person completing the form.
19. **Date:** This is the date that the form was completed.
20. **Address:** This is the address of the person completing the form.

	BUDGET	PERIOD TO DATE	ENC AMT	REM BAL
09-7-308-530-00 TRAVEL	0.00	0.00	0.00	0.00
09-7-308-540-00 SUPPLIES - GENERAL	0.00	0.00	0.00	0.00
09-7-308-612-00 CS - DISPOSAL CONTRACT	0.00	0.00	0.00	0.00
09-7-308-670-00 ADVERTISING	0.00	0.00	0.00	0.00

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Dennis Marstall/Administration and Clay Catoe/EMS
Department: Administration
Date Requested to be on Agenda: 10/25/2021

Issue for Consideration:
Information on the annual Grant In Aid grant from the SC Department of Health and Environmental Control for EMS equipment.

Points to Consider:
This is an annual 100% grant that is formula based (non-competitive).

At a later date Clay will report to County Council what has been procured.

A copy of the notification is attached as information.

Funding and Liability Factors:
The amount of the grant this year is $10,770.38

Council Options:
N/A This is a 100% grant but as always we like to keep County Council informed on such matters.

Recommendation:
N/A

ATTACHMENTS:

Description	Upload Date	Type
SCDHEC GIA Letter	10/16/2021	Letter

Healthy People. Healthy Communities.

September 23, 2021

Lancaster County
Attention: Steve Willis, County Administrator
PO Box 1809
Lancaster, South Carolina 29721-1809

Re: EMS – GIA Funds SFY2022

Dear Mr. Willis:

The South Carolina Department of Health and Environmental Control ("DHEC") distributes state appropriated EMS funds in accordance with Section 34.8 of the Part IB Provisos of the 2021-2022 Appropriations Act. The funds must be utilized as outlined in this document and for the purpose of improving and upgrading the Emergency Medical Services system throughout the state. The funds are allocated in accordance with the following methodology or formula: 50% of the funds appropriated will be allocated equally among the 46 counties in SC and the remaining 50% will be allocated based on the proportion of the population in each county. **Lancaster County's** allocation for Fiscal Year 2021-2022 is determined to be **$10,770.38**.

Proviso 117.21 in the Miscellaneous Provisions section of the Act requires organizations receiving contributions from DHEC in the Appropriations Act to provide the following documentation by November 1st of the year that the funds are to be received:

1. An accounting of how the state funds will be spent;
2. Goals to be accomplished;
3. Proposed measures to evaluate success in implementing and meeting the goals;
4. A copy of your adopted budget for the current year; and
5. A copy of your organization's most recent operating financial statement.

Disbursement of these funds will take place once this information has been received, reviewed, and processed by DHEC. No funds shall be disbursed to organizations or purposes which practice discrimination against persons by virtue of race, creed, color, or national origin.

Proviso 117.21 further requires for accountability purposes that an organization receiving funds from DHEC submit a report to the Department by June 30th that includes the following information:

1. An accounting of how the funds were spent; and

2. Outcome measures used to determine the success of the stated goals.

In addition to these requirements, Proviso 34.8 requires local matching funds to be provided by the recipients of the allocations. In order to meet these requirements, we will need the following:

1. Documentation that the receiving party meets the 5.5% matching amount and a description of the local matching funds.

Please remember to timely submit such information to DHEC should your organization receive EMS funds.

Code Section 11-9-110 requires that an organization receiving funds submit to the Executive Budget Office and the Revenue and Fiscal Affairs Office by the end of the fiscal year (June 30, 2022) a detailed statement explaining the nature and function of its organization as well as a detailed statement explaining the use that was made of the funds. Funds will not be distributed to an organization until it agrees in writing to allow the State Auditor to audit or cause to be audited the Funds.

The above documentation must be sent by mailing paper copies to Mary Neely, Grant in Aid, DHEC Bureau of EMS, 2600 Bull Street, Columbia, SC 29201 or by emailing electronic copies to EMSGIA@DHEC.SC.GOV.

Please contact Mary Neely at (803) 545-4273 or email at EMSGIA@DHEC.SC.GOV if you have any questions or need further assistance.

Sincerely,

Gwendolyn C. Thompson

Gwen Thompson
Director of Healthcare Quality

I agree to provide the required documentation outlined in this letter. I agree to allow the State Auditor to audit or cause to be audited the funds. I am a representative of **Lancaster County**, authorized to legally commit this organization.

STEVE WILLIS

Print Name (Authorized Party)

Steve Willis

Signature (Authorized Party)

10-15-21

Date