Planning Commission Members
District 1: Alan Patterson
District 2: Tamecca Neely
District 3: Charles Deese, Chair
District 4: James Barnett, Vice-Chair
District 5:
District 6: Sheila Hinson
District 7: Ben Levine

County Attorney
John K. DuBose III

Clerk to Planning Commission
Jennifer Bryan

Development Services Director
Rox Burhans

August 17, 2021 | **6:00 PM** | **101 North Main Street, Lancaster, SC 29720**

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

Planning Commission AGENDA

1. **Call to Order Regular Meeting and Roll Call Vote**

2. **Approval of the Agenda**

3. **Citizen's Comments**

   [Lancaster County welcomes comments and input from citizens who may not be able to attend meetings in person. Written comments may be submitted via mail to ATTN: Jennifer Bryan, Post Office Box 1809, Lancaster, SC, 29721, by email to Jennifer Bryan at jbryan@lancastersc.org 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.]

4. **Approve Minutes**

   a. July 20, 2021 Regular Minutes

   b. August 5, 2021 Workshop Minutes

5. **Public Items**

   a. SD-2020-2650, Redwood

   Major Preliminary Plat consisting of 155 dwelling units (apartments) generally located at 10962 Harrisburg Road (TM #s 0003-00-040.07, 0003-00-040.14, 0003-00-040.01). The project is approximately 37.45 acres in size and is zoned Professional Business (PB) District.

   b. RZ-2021-0664, The Exchange

   Application by Crosland Southeast to rezone approximately 130 acres generally located at 8918 Charlotte Highway (a portion of TM# 0010-00-029.00) from Light Industrial (LI) District to Mixed Use (MX) District.

   c. MX-2021-0664, The Exchange

   Application by Crosland Southeast to approve a Master Development Plan and Preliminary Plat for a proposed 720-unit (townhome/multifamily apartment) and 70,000 square foot nonresidential

development, generally located at 8918 Charlotte Highway (a portion of TM# 0010-00-029.00).

d. DA-2021-0664, The Exchange

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 720-unit (5.5 dwelling units per acre) townhome/multifamily apartment and 70,000 square foot nonresidential development located on approximately 130 acres of land generally located at 8918 Charlotte Highway (a portion of TM# 0010-00-029.00).

e. RZ-2021-1666 Mark Bridges

Proposed rezoning from GB to MDR (TM# 0109-00-086.00). Property is approximately 0.46 acres in size.

6. New Business

a. Overview of next month's Agenda

b. Other

7. Adjourn

The Planning Commission makes a recommendation to County Council on these items. Recommendations made at this meeting are tentatively scheduled for consideration by County Council in the following month. County Council agendas are posted online at https://lancastersc.novusagenda.com/agendapublic/meetingsresponsive.aspx

****The Planning Commission makes the final decision on these items.***

***Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Planning Commission 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 #: July 20, 2021 Regular Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 8/17/2021

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
July 20, 2021 Regular Minutes	7/21/2021	Exhibit

MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION
CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN
TAMECCA NEELY, DISTRICT 2
, DISTRICT 5
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

MINUTES
Lancaster County Planning Commission
July 20, 2021 6:00 p.m.

1. **ROLL CALL**: Quorum is present (Five Commissioners)

Commissioners Present:

Tamecca Neely	Ben Levine	James Barnett
Alan Patterson	Charles Keith Deese	

Absent: Sheila Hinson

No representative has been selected for District 5 as of this date.

Staff Present:

Rox Burhans	Katie See	Clerk: Jennifer Bryan
Ashley Davis	Robert Tefft	

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel. The agenda was also posted in the lobby of the County Administration Building for the required length of time, and was published on the County website.

Chairman Deese called the meeting to order at 6:00 p.m.

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.
Motion to Approve by J. Barnett; 2nd by B. Levine.
Called vote: 5-0. **Motion APPROVED** unanimously.

a. OTHER:

i. **ELECTION OF OFFICERS**

Chairman Deese ceded to Attorney John DuBose to moderate elections.

DuBose opened the floor to nominations for Chair. **J. Barnett** nominated Charles Deese for the office of Commission Chair. Seconded by **B. Levine**. No other nominations were presented. Called Vote: 5-0.

Charles Deese was unanimously elected as Chair for the year 2021-22.

DuBose opened the floor to nominations for Vice-Chair. B. Levine nominated James Barnett. Seconded by T. Neely. No other nominations were presented.

Called vote: 5-0.

James Barnett was unanimously elected as Vice Chair for the year 2021-22.

3. CITIZEN'S COMMENTS [see Sign-In sheet attached]

Chairman Deese opened the floor to comments from the public. None signed in.

4. APPROVE MINUTES

a. June 3, 2021 Workshop Minutes

Chairman Deese called for a motion to approve June 3, 2021 Workshop Minutes as written [See Agenda attachment]. Motion to Approve by B. Levine; 2nd by J. Barnett. Called vote: 5-0**. Motion APPROVED** unanimously.

b. June 15, 2021 Regular Meeting

Chairman Deese called for a motion to approve June 15, 2021 Regular Minutes as written. [See Agenda attachment]. Motion to Approve by B. Levine; 2nd by J. Barnett Called vote: 5-0. **Motion is APPROVED** unanimously.

c. July 1, 2021 Workshop Minutes

Chairman Deese called for a motion to approve July 1, 2021 Workshop Minutes as written. [See Agenda attachment]. Motion to Approve by B. Levine; 2nd by J. Barnett. Called vote: 4-0**. (**T. Neely abstained as absent from meeting**).**
Motion is APPROVED.

5. PUBLIC ITEMS

a. RZ-2021-1233: Williams

Application by Shaun Williams to rezone two parcels totaling approximately 7.06 acres located at 8921 and Unaddressed Kershaw Camden Highway (TM# 0159-00-127.00 & 0159-00-121.01) from Agricultural Residential (AR) to Light Industrial (LI) District. The intent is to add an addition to the existing building for the Williams Fabrication business.

Staff Presentation: Katie See, Senior Planner, presented the application consistent with the staff report [See Agenda attachment]. The presentation was conjoined with Item 5b. CP-2021-1233.

Staff Recommendations: Amendment to UDO (e.g. adding a CU provision to existing AR district) would better accommodate the requested use, while mitigating possible future effects on surrounding landowners.

If the Commission recommends approval, recommends it only as a placeholder pending review under new UDO and Comprehensive Plan.

Questions to staff: **Chairman Deese** asked about limitations on outside storage under LI zoning, asked if the subject property currently has outside storage.

Comment from applicant(s): **Shaun Williams** confirmed there is currently some outside storage on the property.
Rox Burhans clarified that that the current storage is grandfathered in, but that if rezoning to LI is approved, any further outside storage would require review/permit process.
Questions from Commissioners: **B. Levine** asked if Staff had discussed two-step process with applicant. **K. See** responded that they had not.
Public Hearing: (See attachments: Sign-in Sheets). None signed in.
Chairman Deese closed Public hearing and called for a motion on
Item a. RZ-2021-1233 Williams.

Discussion of whether the order of agenda items could at this point be altered to vote on item 5b first. After discussion between **B. Levine**, **J. DuBose**, **C. Deese**, and **R. Burhans**, consensus reached that items would be voted in order as shown on agenda.

Motion to approve by B. Levine; 2nd by J. Barnett.
Discussion: **B. Levine** commented that he is in favor of rezoning because of precedent that businesses in the County were missed or not considered in previous rezonings.
Called vote:5-0. **Motion is APPROVED** unanimously
Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

b. CP-2021-1233: Williams
Application by Shaun Williams to amend the future land use designation of two parcels totaling approximately 7.06 acres located at 8921 and Unaddressed Kershaw Camden Highway (TM# 0159-00-127.00 & 0159-00-121.01) from Rural Living to Special District – Industrial.

Staff Presentation: Katie See, Senior Planner, presented the application consistent with the staff report, jointly with preceding item 5 a. RZ 2021-1233.
Staff Recommendations: (see previous item 5a.)
Questions to staff: no additional. Comment from applicant(s): no additional.
Public Hearing: (See attachments: Sign-in Sheets). None signed in.
Chairman Deese closed Public hearing and called for a motion on
Item b. CP-2021-1233 Williams.
Motion to approve by B. Levine; 2nd by J. Barnett.
Discussion: no additional.
Called vote: 5-0. **Motion is APPROVED** unanimously

Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

c. <u>SD-2021-0747: 1415 LLC</u>

Application by 1415 LLC to amend the Preliminary Plat for Edgewater Corporate Park.

<u>Staff Presentation</u>: Ashley Davis, Planner, presented the application consistent with the staff report. Applicant submitted a revised plat after the staff report was submitted to agenda, a copy of which was provided to Commissioners. [**See attachment**]
<u>Staff Recommendations</u>: Approval, as it brings the parcel into conformity with current requirements.
<u>Questions to staff</u>: B. Levine asked that during the site plan phase, staff attend to the configuration of buffers where the sidewalk crosses Possum Hollow Road, following the layout of existing crosswalks and sidewalks.
<u>Comment from applicant(s)</u>: not present.
<u>Public Hearing</u>: (See attachments: Sign-in Sheets). None signed in.
Chairman Deese closed Public hearing and called for a motion on
Item c. <u>SD-2021-0747: 1415 LLC</u>
Motion to approve by B. Levine; 2nd by J. Barnett.
<u>Discussion</u>: no additional.
<u>Called vote</u>:5-0. **Motion is APPROVED** unanimously
(Item does not proceed to Council).

d. <u>Southern Panhandle Small Area Plan Extension</u>

<u>Staff Presentation</u>: Katie See, Senior Planner, presented the plan consistent with the staff report [See Agenda attachment]. This pan will be an addendum to the Plan adopted by Council in January 2021.
<u>Questions to staff</u>: none.

<u>Public Hearing</u>: (See attachments: Sign-in Sheets)

1. **<u>Bob Marshall</u>**, resident (Charles Pettus Rd.): Generally in favor of plan, but is concerned with impact on traffic on Van Wyck Road, Charles Pettus Road, and Lambert Road, especially the already dangerous blind curve on Charles Pettus. Concerned that the proposed plan would affect the rural character of the neighborhood and would bring traffic and crime.

Chairman Deese closed Public hearing and called for a motion on
Item d. Southern Panhandle Small Area Plan Extension.
Motion to approve by B. Levine; 2nd by J. Barnett.
<u>Discussion</u>: **B. Levine** commended staff for their work, and the community for their engagement in the process. **A. Patterson** asked at what point and to what degree would public concerns and comments be addressed in the written plan. **K. See** responded that staff had continued to engage and inform the public as the plan had progressed, but that these matters could be addressed in the narrative before presentation to Council.

During discussion a citizen requested additional information, and subsequently asked to address Commission. Chairman Deese required that she sign in, and re-opened Public Hearing.

2. **Leann Stauss**, resident (Six Mile Creek Rd.): Concerned that proposed collector roads would increase traffic and destroy the quiet, residential character of neighborhood.

Chairman Deese re-closed Public hearing.

Further discussion: **B. Levine** commented that the collector roads and the SAP are a way to control and direct growth, addressing the very concerns that are raised by citizens.
Called vote:5-0. **Motion is APPROVED** unanimously
Chairman Deese stated the item will go to County Council for consideration.

6. NEW BUSINESS

a. Overview of Next Month's Agenda:
Rox Burhans noted the following items slated for August agenda:
(1) White & Smith presentation on phase I of UDO assessment.
(2) MX application for The Exchange
(3) Plan for Redwood Phase II
(4) RZ for Asbury Lane (tentative, may go to September)

7. ADJOURN

Chairman Deese called for a motion to adjourn.
Motion to approve by J. Barnett; 2nd by B. Levine.
Motion is unanimously approved.
Meeting adjourned at 7:04 p.m.

Lancaster County
South Carolina

Public Comment Session Sign In Sheet
Lancaster County Planning Commission Meeting

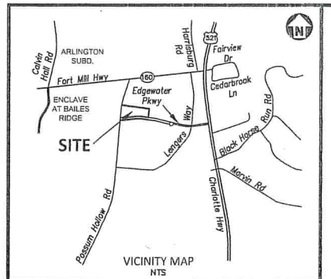
101 N. Main Street, Lancaster South Carolina

Tuesday, July 20, 2021

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Planning Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Members, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

	Name	Address	Agenda Item for Discussion
1 ✓	Bob Marshall	195 Charles Pettus Rd. Lanc.	Item 5d
2	~~Shawn Williams~~	~~384 Barrett Rd. Heath Springs~~	~~Item 5~~
3 ✓	Leanne Stauss	200 Six Mile Creek Rd	Item 5
4			
5			



GENERAL NOTES

1.) THIS IS A SURVEY OF AN EXISTING PARCELS OF LAND.

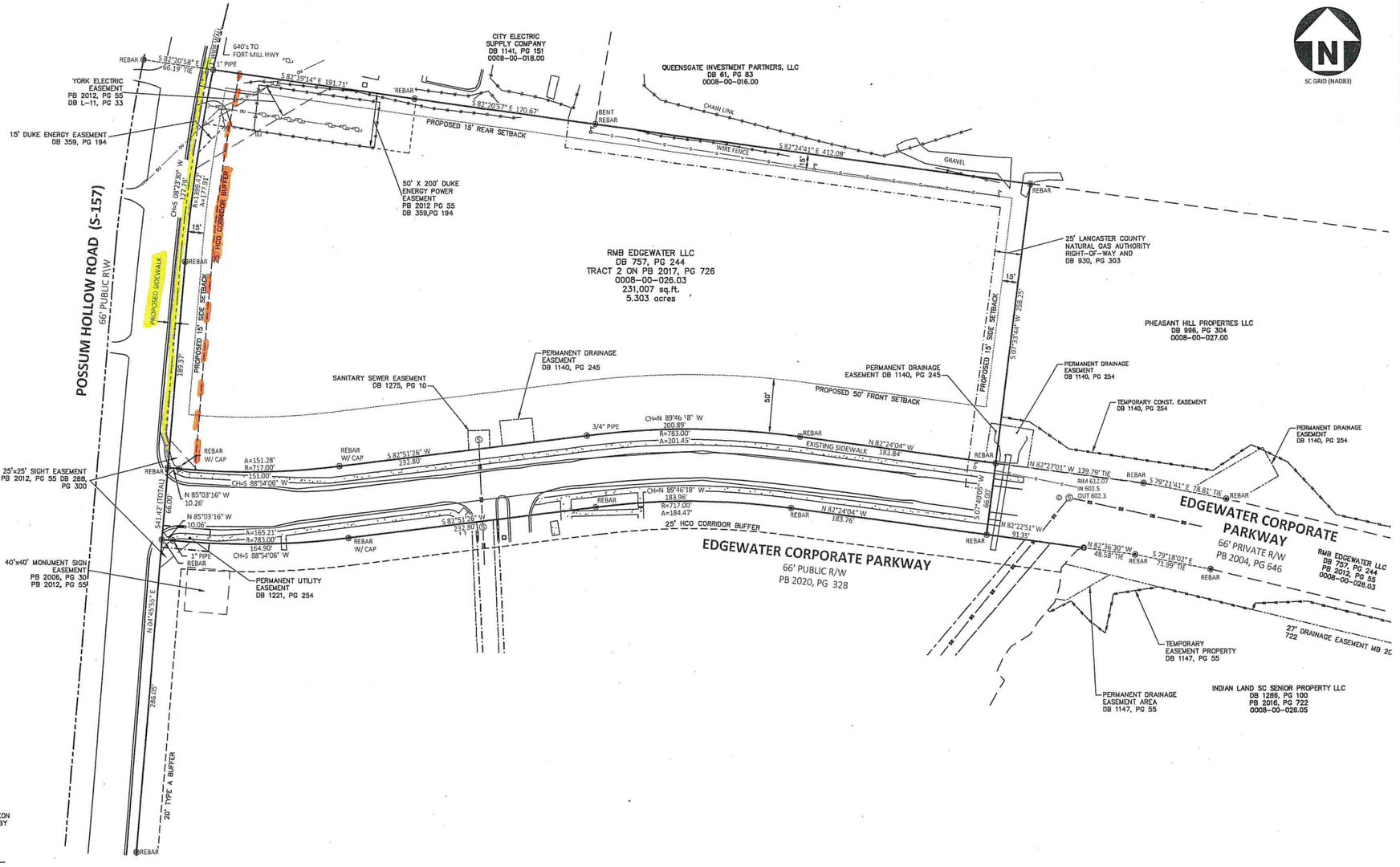
2.) THE PURPOSE OF THIS MAP IS TO SHOW THE SETBACKS FOR THE PROPOSED ZONING RECLASSIFICATION TO REGIONAL BUSINESS (RB)

3.) FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA F.I.R.M MAP NUMBER 45057C0076E, DATED APRIL 16, 2017.

4.) REFERENCES : DEED BOOK 757, PAGE 244;
MAP BOOK 2012 PAGE 55;
MAP BOOK 2016, PAGE 722
OF THE LANCASTER COUNTY REGISTRY
PIN 0008-00-0026.03

LEGEND

- EXISTING IRON PIPE/REBAR
- IRON PIPE SET
- EXISTING CONCRETE MONUMENT
- CONCRETE MONUMENT SET
- CALCULATED POINT
- CALCULATED POINT
- SANITARY SEWER MANHOLE
- GAS LINE MARKER
- GAS VALVE
- ELECTRIC BOX/METER
- LIGHT POLE
- POWER POLE WITH GUY ANCHOR
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- FLARED END SECTION
- SS — SANITARY SEWER LINE
- G — G — GAS LINE
- X — X — X — FENCE LINE
- SURVEYED PROPERTY LINE
- PROPERTY LINE NOT SURVEYED



I, KEVIN S. BAUCOM, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1)CLASS OF SURVEY: CLASS A
(2)POSITIONAL ACCURACY: < 0.100'
(3)TYPE OF GPS FIELD PROCEDURE: VRS
(4)DATE OF SURVEY: 02-10-2017
(5)DATUM/EPOCH: NAD 83(2011)
(6)PUBLISHED/FIXED-CONTROL USED: NC77
(7)GEOID MODEL: GEOID12A
(8)COMBINED GRID FACTOR(S): 1.00003739
(9)UNITS: METERS CONVERTED TO US SURVEY FEET

CERTIFICATE OF ACCURACY

I, HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE LANCASTER COUNTY LAND DEVELOPMENT REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

Kevin S. Baucom, PLS L-2274B DATE

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

KEVIN S. BAUCOM, PLS L-22748

DATE

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES OR SALES

McADAMS
The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-00552
www.mcadamsco.com

OWNER

NFM PROPERTIES, LLC.
PO BOX 49247
CHARLOTTE, NC 28277
PHONE: 704-337-9592

EDGEWATER - TRACT TWO

PRELIMINARY PLAT
EDGEWATER CORPORATE PARKWAY
INDIAN LAND, LANCASTER COUNTY, SOUTH CAROLINA

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
THE JOHN R. MCADAMS COMPANY, INC
CHARLOTTE, N.C.
C-00552

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	2021210152
FILENAME	2021210152-F1
CHECKED BY	KSB
DRAWN BY	CFA
SCALE	1"=50'
DATE	05.19.2021

SHEET

PRELIMINARY PLAT
1-1

Agenda Item Summary

Ordinance # / Resolution #: August 5, 2021 Workshop Minutes
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 8/17/2021

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
August 5, 2021 Workshop Minutes	8/10/2021	Exhibit

MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION
CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN
TAMECCA NEELY, DISTRICT 2
, DISTRICT 5
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

Lancaster County
South Carolina

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION WORKSHOP MEETING

August 5, 2021 5:00 P.M. MINUTES

1. Roll Call:

Members Present:
Jim Barnett Charles Deese Sheila Hinson
Tamecca Neely Alan Patterson

Clerk: Jennifer Bryan

Absent: Ben Levine

Others Present:
Ashley Davis, Planner;
Robert Tefft, Senior Planner; Billy Mosteller, County Council.

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel.

Chairman Deese called the meeting to order at 5:00 p.m.

2. New Business

a. RZ-2021-0664 The Exchange
Application by Crosland Southeast to rezone approximately 130 acres generally located at 8918 Charlotte Highway (a portion of TM# 0010-00-029.00) from Light Industrial (LI) District to Mixed Use (MX) District.
(See also MX and DA)

Presented by Robert Tefft, Senior Planner. Items a, b & c presented together.
Discussion points:

- Possible collector road that will end up at Henry Harris Road
- Whether road crosses creek
- Connectivity with other parcels
- Who will pay for construction of bridge
- Whether requirement to build commercial properties first can be built into DA
- Whether density will be addressed in DA

b. MX-2021-0664 The Exchange
Application by Crosland Southeast to approve a Master Development Plan and Preliminary Plat for a proposed 720-unit (townhome/multifamily apartment) and 70,000 square foot nonresidential development, generally located at 8918 Charlotte Highway (a portion of TM# 0010-00-029.00).
(See also RZ and DA)

c. DA-2021-0664 The Exchange
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 720-unit (5.5 dwelling units per acre) townhome/multifamily apartment and 70,000 square foot nonresidential development located on approximately 130 acres of land generally located at 8918 Charlotte Highway (a portion of TM# 0010-00-029.00).
(See also RZ and MX)

d. SD-2020-2650 Redwood
Major preliminary plat consisting of 155 dwelling units (apartments) generally located at 10962 Harrisburg Road (TM #s 0003-00-040.07, 0003-00-040.14, 0003-00-040.01). The project is approximately 37.45 acres in size and is zoned Professional Business (PB) District.

Presented by Robert Tefft, Senior Planner.
Discussion:
Project was the subject of previous action for Text Amendment, Rezoning, and Development Agreement.

e. RZ-2021-1666 Mark Bridges
Proposed rezoning from GB to MDR (TM# 0109-00-086.00). Property is approximately 0.46 acres in size.

Presented by Ashley Davis, Planner.
Discussion points:
- Part of 2016 rezoning
- Fee waiver granted by County Administrator
- Previously had residential zoning

f. Other:
September Workshop Agenda:

- White & Smith will make a presentation on the assessment phase of the UDO update.
- Staff will present the Asbury Lane 2021-0847 project.

3. Adjourn
Meeting was adjourned at 5:42 pm.

Agenda Item Summary

Ordinance # / Resolution #: SD-2020-2650, Redwood
Contact Person / Sponsor: Robert Tefft / Planning
Department: Planning
Date Requested to be on Agenda: 8/17/2021

Issue for Consideration:
See Staff Report.

Points to Consider:
See Staff Report.

Recommendation:
See Staff Report.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	8/9/2021	Planning Staff Report
Ex 1: Application	8/9/2021	Exhibit
Ex 2: Location / Zoning Map	8/9/2021	Exhibit
Ex 3: Preliminary Plat	8/9/2021	Exhibit
Ex 4: TRC/Evolve Comments	8/9/2021	Exhibit

PROPOSAL:	Application for a Major Preliminary Plat consisting of 155 dwelling units (apartments). The project is approximately 37.45 acres in size and is zoned Professional Business (PB) District.
PROPERTY LOCATION:	10962 Harrisburg Road (TM #s 0003-00-040.07, 0003-00-040.14, 0003-00-040.01)
CURRENT ZONING:	Professional Business (PB) District
APPLICANT:	Redwood Living, Inc
COUNCIL DISTRICT:	District 7, Brian Carnes

OVERVIEW & BACKGROUND:

Site Information & Existing Conditions

The development proposal consists of three parcels totaling approximately 37.45 acres of land on the east side of Harrisburg Road. One of the parcels is currently vacant while the other two include single-family dwellings.

The subject properties were previously the subject of a rezoning and Development Agreement (RZ-2020-2650/DA-2020-2650) approved by County Council on April 12, 2021. The properties were rezoned from Low Density Residential (LDR) District to Professional Business (PB) District, and the Development Agreement incorporated a conceptual site plan consistent with the proposed Major Preliminary Plat.

Summary of Adjacent Zoning and Uses

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR	Single-Family
South	Lancaster County	LDR / NB	Single-Family / Landscape Contractor
East	Lancaster County	LDR	Vacant
West	Lancaster County	LDR	Single-Family

PHOTOS OF PROJECT AREA:

Looking northeast from Harrisburg Road

Looking northeast from Harrisburg Road

Looking north from Harrisburg Road toward subject property

Looking southwest across Harrisburg Road from subject property

DEVELOPMENT SUMMARY:

Development Summary	
Project Overview	Proposal for a 155-unit triplex/quadraplex development located on the on the east side of Harrisburg Road, approximately 500 feet west of Barberville Road
Site Acreage	37.45
Proposed Lots	One
Open Space	Approximately 9.0 acres will be provided as open space; 9 acres (24%) required
Streets	Privately maintained

Traffic Impact Analysis (TIA)

A TIA prepared by JMT and dated August 2020 was submitted for review in conjunction with the previously approved rezoning and Development Agreement associated with this property. The TIA analyzed several surrounding intersections and recommended the following improvements:

Intersection	Improvements
Harrisburg Road and Site Access	▪ Construction of a left turn lane on southbound Harrisburg Road into the site access. The turn lane should provide 150 feet of storage. This access point is east of Caroline Acres Road. ▪ Construction of an emergency access point on Harrisburg Road for emergency vehicle access only. The emergency access is on Harrisburg Road east of the Site Access drive.
General	▪ In the future, the signal timings should be adjusted to reflect the changes in traffic flow. Since the SCDOT maintains the signal timings at the signalized study intersections, the timing adjustments would be the responsibility of the SCDOT.

Compliance Summary

- *Carolina Thread Trail*: The project area is not located within the Carolina Thread Trail District Overlay.
- *RFATS Collector Road*: The RFATS Study does not depict a collector road within the project area.
- *UDO Section 6.3*: Sidewalks, street trees, street lights and open space shall be provided.
- *External Connections*: A proposed pedestrian connection is depicted toward the east corner of the proposed development. This will provide the opportunity for connectivity to the adjacent parcel at the corner of Barberville and Harrisburg Roads.

STAFF RECOMMENDATION:

Staff recommends **approval** of this Major Preliminary Plat request pursuant to the following findings of fact, and subject to the following condition of approval:

Findings of Fact:

1. That the subject property consists of approximately 37.45 acres of land located on the east side of Harrisburg Road, approximately 500 feet west of Barberville Road;
2. That the subject property consists of three parcels: 0003-00-040.01, 0003-00-040.07 (partial), and 0003-00-040.14;
3. That the subject property has a Future Land Use Category of Neighborhood Mixed Use, and is zoned Professional Business (PB) District; and
4. That the request will create a single development parcel accommodating a 155-unit triplex/quadraplex development.

Condition of Approval:

1. Address outstanding TRC/Evolve comments.

ATTACHMENTS:

1. Application
2. Location Map/ Zoning Map
3. Preliminary Plat
4. TRC/Evolve Comments

STAFF CONTACT:

Robert G. Tefft, Senior Planner
rtefft@lancastersc.net I 803-416-9394

dotloop signature verification: dtlp.us/GnWU-FKQQ-Xcsi

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

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS, AND WHEN TO USE A DIFFERENT ONE

When to use this checklist:

If either or both of the following circumstances exist, use this checklist or subdivision that front existing streets that include 11 or more acres.

- Creating 5 or more lots for any type of development; or
- Creating new streets or alleys.

APPLICATION AND APPROVAL PROCESS

- **Required Pre-Application Conference**: Please call to schedule a Pre-Application Conference and Sketch Plan review prior to submitting a Preliminary Plat application. Sketch Plans are usually a one-sheet conceptual drawing. Refer to the **Sketch Plan Checklist** for additional information. Pre-Application Conferences will be used to provide an overview of applicable standards and the approval process, as well as feedback on your sketch, if submitted in advance.

Prepare the Preliminary Plat using this checklist and the UDO which is available on our website.

- Submit the following items for plan review.

  ☐Six (6) paper copies of Preliminary Plat and Supporting Data.

  ☐One (1) PDF copy of Preliminary Plat and Supporting Data.

- Plans will be reviewed by County staff and a notice of revision, if required, will be sent to the designated contact person. After, TRC approves the plat, submit the following items:

  ☐Ten (10) paper copies of Preliminary Plat and Supporting Data.

  ☐One (1) PDF copy of Preliminary Plat and Supporting Data.

- Most Preliminary Plats require Planning Commission approval, which meets on the 3rd Tuesday of each month. Subsequent to preliminary plat approval, please submit eight (8) plan-sets to the Lancaster County Planning Department to be stamped approved. You may submit additional plan-sets to be stamped approved for your use. Additionally we request that you provide the Planning Department a PDF file of the stamped, approved preliminary plan-set as soon as possible, upon receiving your hard copy set from Lancaster County.

- Plans and review fee must be submitted by 5pm of the first business day of the month. Prior to the Planning Commission meeting, staff will review the plan with the Technical Review Committee.

dotloop signature verification: dtlp.us/GnWU-FKQQ-Xcsi

Upon the approval of a Preliminary Plat, detailed plans for street construction, utility line installations, and similar approvals shall be included in detailed **Civil Construction Plans**. The following will summarize the Preliminary Plat submittal and approval processes.

PROJECT INFORMATION

Project Address/Location: 10962 Harrisburg Road

Tax Map ID/Parcel No. (a portion of) 0003-00-040.07, 0003-00-040.14, 0003-00-040.01

Project Description: Proposed apartment complex with 155 attached units shown in 3- and 4-unit building configurations, private roads built to County standard, and associated utilities to serve property.

Applicant Name: Redwood Living, Inc.

Address: 7007 East Pleasant Valley Road, Independence, OH 44131

Phone: 216.209.0713 Fax: _____ Email: rschneider@byredwood.com

Property Owner Name: Amanda Patterson

Address: 10956 Harrisburg Road, Indian Land, SC 29707

Phone: 704.200.8167 Fax: _____ Email: ajpatterson822@gmail.com

Other Project Contacts

Name: Tony Zook with Bohler Engineering

Address: 1927 S Tryon St., Charlotte, NC 28203

Phone: 980.272.3400 Fax: _____ Email: tzook@bohlereng.com

Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Rad Schneider

Applicant Signature

6/7/21

Date

Amanda J. Patterson dotloop verified 06/10/21 5:55 PM EDT 2HSN-0BBL-YRAP-QDTW

Susan P. Patterson dotloop verified 06/10/21 9:11 PM EDT VHAD-ZCNY-2HTF-BCC4

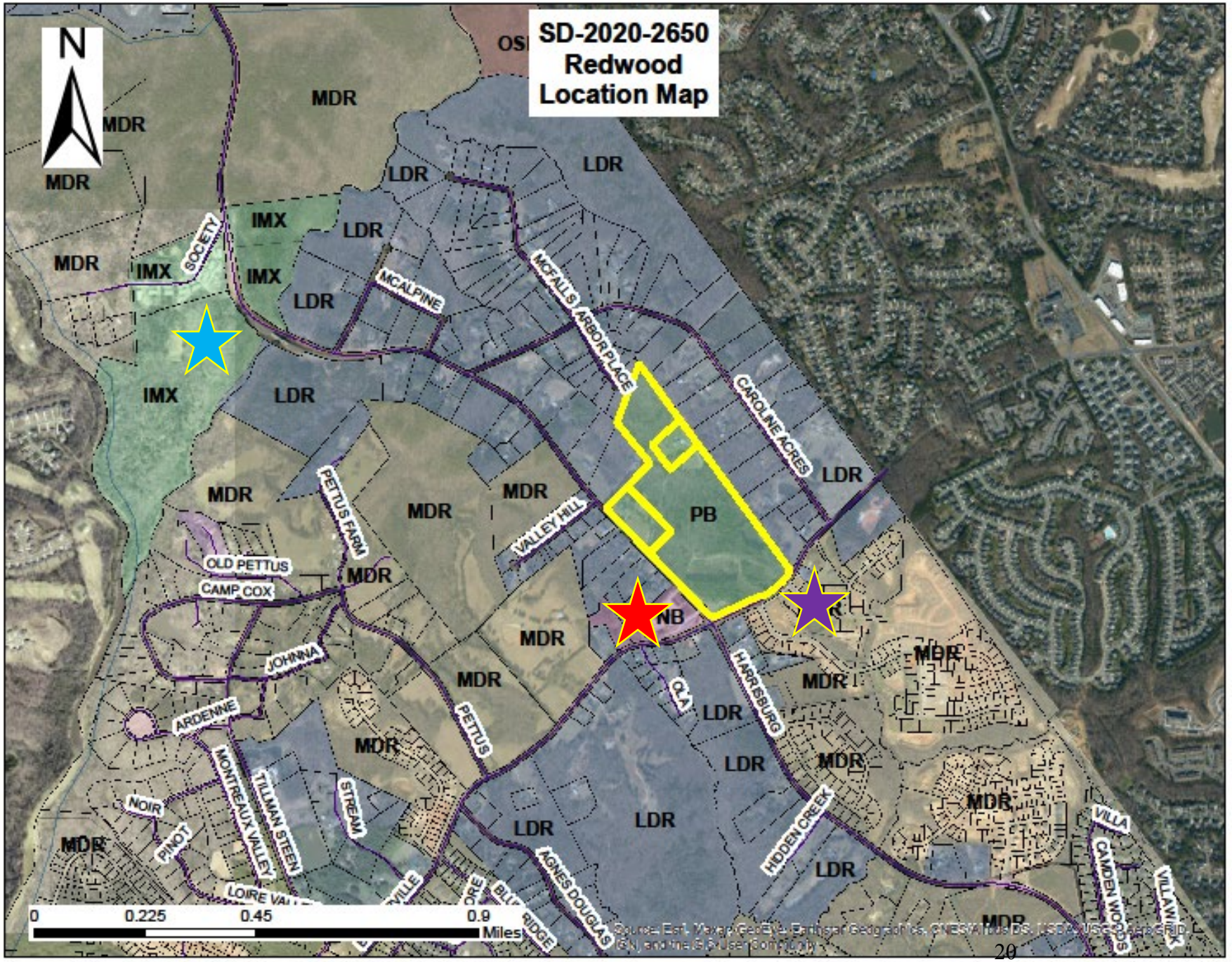
Karen L Patterson dotloop verified 06/10/21 6:19 PM EDT GTQ0-MLSI-ETU9-5RJF

06/10/2021

Date

PRELIMINARY PLAT CHECKLIST

The following identifies required information to be placed on Preliminary Plat drawings. A list of key requirements has also been provided, however, this checklist should not be used as a substitute to reviewing the UDO.



Lancaster County
South Carolina

Proposal:
Preliminary Plat
155 Apartments

Legend:

- Subject Property
- Covington
- Shamrock Landscaping
- Sugar Creek Townhomes

MATCHLINE - SHEET SP-2

PROP. ROAD IMPROVEMENT TO EXISTING GRAVEL DRIVEWAY. REDWOOD SHALL OBTAIN NECESSARY PERMITS FOR ANY STREAM/WETLAND IMPACTS.

DEVELOPER SHALL PROTECT EXISTING VEGETATION WITHIN STREAM/WETLAND CORRIDOR TO THE MAXIMUM EXTENT POSSIBLE. TOTAL TREE SAVE AREA = ±3.50 ACRES

DELINEATED WETLAND SAC-2020-00384

APPROPRIATE TREE PROTECTION MEASURES SHALL BE PROVIDED ALONG CREEK

DELINEATED PERENNIAL STREAM SAC-2020-00384

30' STREAM/WETLAND BUFFER PER COUNTY UDO SEC. 8.6.3.A

RED OAK WAY

10.5'X20' PARTIALLY ENCLOSED MAILBOX KIOSK

PARCEL ID: 0003-00-016.01
ZONING: LDR

20' CLASS A BUFFER / 10' BUILDING SETBACK

RED IVY DRIVE — RED FERN ROAD — RED IVY DRIVE

70' FIRE APPARATUS TURNAROUND (CONSTRUCTED PER LANCASTER COUNTY REQUIREMENTS, TYP.)

B' B

20' CLASS A BUFFER / 10' BUILDING SETBACK

FINAL PROPOSED IMPROVEMENTS TO HARRISBURG ROAD TO BE REVIEWED AND APPROVED BY SCDOT

HARRISBURG ROAD (S-64)
VARIABLE WIDTH ROW
40MPH POSTED SPEED

PROP. GRASS PAVER EMERGENCY ACCESS PATH (WIDTH TO BE PER IFC AND COUNTY STANDARD)

20' CLASS A BUFFER / 10' BUILDING SETBACK

±14.5 ACRES OF PARCEL ID: 0003-00-040.07 TO BE SUBDIVIDED OUT WITH THIS PROJECT (NOT CONSIDERED PART OF THIS PRELIMINARY PLAT)

5' PUBLIC SIDEWALK ALONG PROPERTY FRONTAGE (LOCATION TO BE DETERMINED)

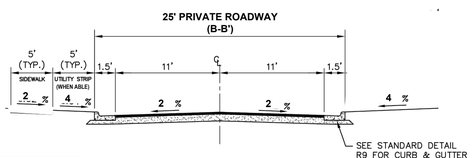
SCDOT ROW PER PROJ. # 29.038666

PROPOSED PROPERTY SUBDIVISION LINE

SITE LOCATION MAP
NOT TO SCALE

WETLAND

TREE SAVE AREA



PAVEMENT DESIGN
1.5" TYPE C SURFACE COURSE
1.5" TYPE C INTERMEDIATE COURSE
8.0" A.B.C.

25' ROADWAY SECTION
SECTION VIEW

NOTES:
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3. WHEN THE SIDEWALK ABUTS CURB, THE SIDEWALK SHALL BE 6' WIDTH MIN.

EFFECTIVE: XX/XX/XX

LOCAL STREET (URBAN) **(MODIFIED)**

DETAIL No. R1
SHEET 1 OF 1

PRIVATE ROAD LENGTHS:

PRIVATE LOCAL STREET A	1940 LF
PRIVATE LOCAL STREET B	1477 LF
PRIVATE LOCAL STREET C	250 LF
PRIVATE LOCAL STREET D	855 LF

PURPOSE: (3) PARCELS TOTALLING 37.45 ACRES FOR THE PURPOSES OF MULTI-FAMILY HOUSING.

WORK TO INCLUDE 155 SINGLE-STORY MULTI-FAMILY APARTMENT DWELLINGS.

SPECIFIC NOTES:
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GENERAL NOTES:
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4. EXISTING PROPERTIES (PIN #0003-00-040.7, 0003-00-040.01, 0003-00-040.14) TO BE RECOMBINED INTO (1) LOT. A PORTION (±14.5 AC) OF 0003-00-040.07 IS TO BE SUBDIVIDED OUT. PORTION IS NOT TO BE CONSIDERED AS PART OF THIS PRELIMINARY PLAT REVIEW.
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    47 APARTMENT UNITS - PHASE 2
    155 APARTMENT UNITS & 1 LEASING OFFICE TOTAL
13. APPLICABLE REGULATIONS INCLUDE - SCDHEC STORMWATER, SCDOT TRAFFIC

DEVELOPMENT DATA TABLE:

PARCEL INFORMATION	
ADDRESS	10566 HARRISBURG RD
TAX PARCEL ID	0003-00-040.07 0003-00-040.01 0003-00-040.14
CURRENT ZONING/USE	PB (PROFESSIONAL BUSINESS) / MULTI-FAMILY RESIDENTIAL APARTMENTS
SITE DATA	
TOTAL PROPERTY AREA FOR DEVELOPMENT	37.45 AC
RESIDENTIAL DWELLINGS	155
PROPOSED/MAXIMUM DENSITY	155 UNITS/37.45 ACRES = ±4.14 DU/AC
BUILDING SEPARATION	PROVIDED - 20'
MAXIMUM BUILDING HEIGHT	ALLOWED - 35', PROVIDED - 20' (1-STORY)
MINIMUM PERVIOUS AREA	REQUIRED = 24% (9 AC) PROVIDED = 24% (9 AC)
PARKING DATA	
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AUTO PARKING PROVIDED	
GARAGE	310
DRIVEWAY	310
GUEST	33
SETBACKS & BUFFERS	
PERIMETER BUILDING SETBACKS	FRONT SETBACK: 10' SIDE SETBACK: 10' REAR SETBACK: 10'
PERIMETER BUFFERS/YARDS	SEE PLANS

50 25 12.5 0 50
1"= 50'

CONTACTS

OWNER:
PATTERSON, AMANDA JAYNE TRUSTEE
10962 HARRISBURG RD
INDIAN LAND SC 29707

DEVELOPER:
REDWOOD LIVING
ADDRESS: 7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
EMAIL: RSCHNEIDER@BYREDWOOD.COM
PHONE: 216.209.0713

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BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
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SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	NCC192101
DRAWN BY:	TAM
CHECKED BY:	DR
DATE:	05/20/2020
CAD I.D.:	PRELIM PLAT

PROJECT:
REDWOOD INDIAN LAND PRELIMINARY PLAT
FOR
Redwood APARTMENT NEIGHBORHOODS
10962 HARRISBURG RD.
INDIAN LAND, SC 29707

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

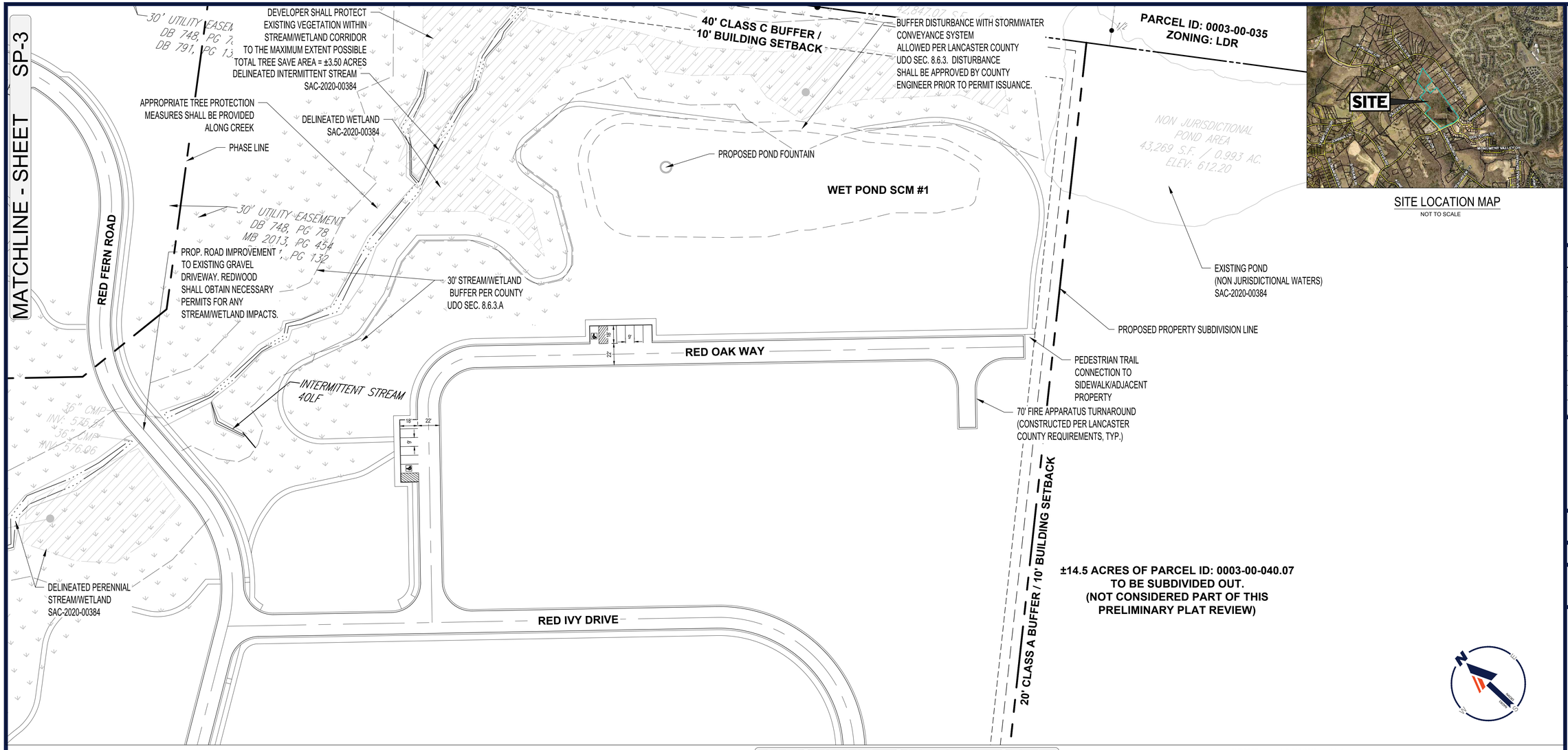
SOUTH CAROLINA PROFESSIONAL ENGINEER No. 33864 MICHAEL A. THIEMECKE 08/09/21

SHEET TITLE:
PRELIMINARY PLAT

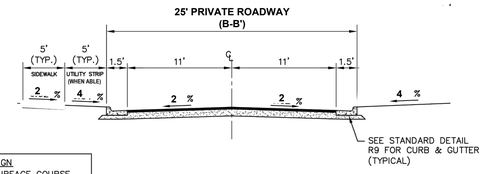
SHEET NUMBER:
SP-1

ORG. DATE - 05/20/2020

C:\PROGRAMDATA\BOHLER\CS\20200715MPACPUBLISH_2\SHX\NCC192101 PRELIM PLAT_—_LAYOUT PRELIMINARY PLAT SP-1



MATCHLINE - SHEET SP-1



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1.5" TYPE C SURFACE COURSE
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LOCAL STREET (URBAN) **(MODIFIED)**

DETAIL No. R1 SHEET 1 OF 1

EFFECTIVE: XX/XX/XX

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WETLAND

TREE SAVE AREA

DEVELOPMENT DATA TABLE:	
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CURRENT ZONING/USE	PB (PROFESSIONAL BUSINESS) / MULTI-FAMILY RESIDENTIAL APARTMENTS
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50 25 12.5 0 50
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DRAWN BY:	TAM
CHECKED BY:	DR
DATE:	05/20/2020
CAD I.D.:	PRELIM PLAT

PROJECT:

REDWOOD INDIAN LAND PRELIMINARY PLAT

FOR

Redwood APARTMENT NEIGHBORHOODS

10962 HARRISBURG RD.
INDIAN LAND, SC 29707

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Fax: (980) 272-3401
NC@BohlerEng.com

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 33864 MICHAEL A. THERRIEN 08/09/21

SHEET TITLE:

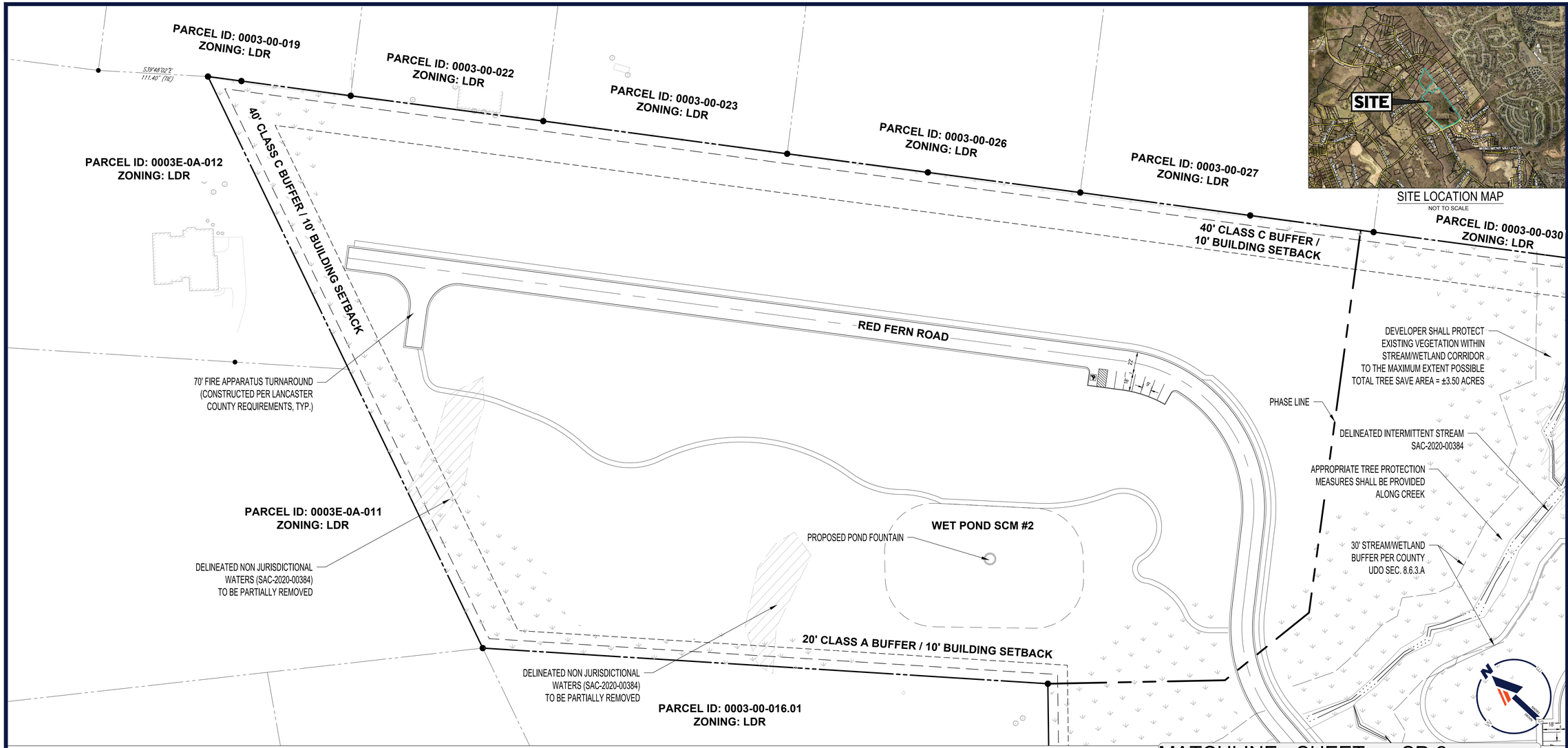
PRELIMINARY PLAT

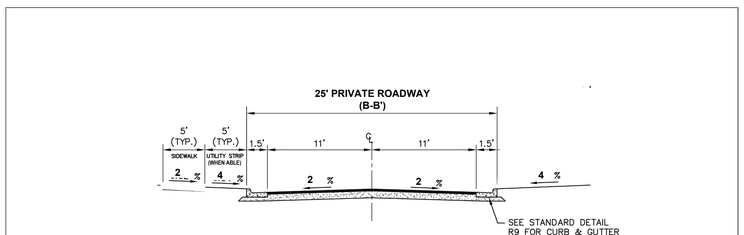
SHEET NUMBER:

SP-2

ORG. DATE - 05/20/2020

Aug 09, 2021
C:\PROJ\BOHLER\BOHLER\CC\202020TEMP\ACPUBLISH_2020\NCC192101 PRELIM PLAT —LAYOUT - PRELIMINARY PLAT SP-2





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GUEST	33
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PERIMETER BUFFERS	SEE PLANS

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4. EXISTING PROPERTIES (PIN #0003-00-040.7, 0003-00-040.01, 0003-00-040.14) TO BE RECOMBINED INTO (1) LOT. A PORTION (±14.5 AC) OF 0003-00-040.07 IS TO BE SUBDIVIDED OUT. PORTION IS NOT TO BE CONSIDERED AS PART OF THIS PRELIMINARY PLAT REVIEW.
5. EXISTING WETLANDS AND STREAMS ARE PRESENT ON SITE (USACE VERIFICATION I.D. SAC-2020-00384).
6. TREE PRESERVATION AREAS SHALL BE PROVIDED WHEREVER POSSIBLE ONSITE, AT THE DEVELOPER'S DISCRETION. TSAs SHALL MEET THE GUIDELINES OF COUNTY UDO SECTION 7.1.2
7. STREET TREES: SHALL BE PROVIDED AT THE DEVELOPER'S DISCRETION, ALONG ALL PRIVATE RESIDENTIAL DRIVEWAY/ALLEYS ONSITE. DEVELOPER SHALL ADHERE TO COUNTY SPECIFICATIONS FOR SPECIES, SPACING AND STREET SEPARATION.
8. BUILDING PERIMETER LANDSCAPING SHALL BE PROVIDED PER COUNTY UDO SEC. 7.1.3 (C).
9. FINAL BUILDING UNIT DIMENSIONS MAY VARY SLIGHTLY FROM WHAT IS SHOWN IN REZONING PLANS.
10. PROPOSED LANDSCAPING SHALL BE MAINTAINED BY REDWOOD DEVELOPMENT.
11. SITE AMENITIES TO INCLUDE WALKING TRAIL ALONG EXISTING STREAM AND FOUNTAINS FOR PROPOSED PONDS.
12. SITE PHASING
    108 APARTMENT UNITS & 1 ATTACHED LEASING OFFICE - PHASE 1
    47 APARTMENT UNITS - PHASE 2
    155 APARTMENT UNITS & 1 LEASING OFFICE TOTAL
13. APPLICABLE REGULATIONS INCLUDE - SCDHEC STORMWATER, SCDOT TRAFFIC

50 25 12.5 0 50
1"= 50'

CONTACTS

OWNER:
PATTERSON, AMANDA JAYNE TRUSTEE
10962 HARRISBURG RD
INDIAN LAND SC 29707

DEVELOPER:
REDWOOD LIVING
ADDRESS: 7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
EMAIL: RSCHNEIDER@BYREDWOOD.COM
PHONE: 216.209.0713

BOHLER
BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL RESOURCES
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE DESIGN, IDEAS AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE DISCLOSED OR USED FOR ANY PURPOSE, WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NCC192101
DRAWN BY:	TAM
CHECKED BY:	DR
DATE:	05/20/2020
CAD I.D.:	PRELIM PLAT

PROJECT:

REDWOOD INDIAN LAND PRELIMINARY PLAT

FOR

Redwood APARTMENT NEIGHBORHOODS

10962 HARRISBURG RD.
INDIAN LAND, SC 29707

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 33864
MICHAEL A. THERRIEN
08/09/21

SHEET TITLE:

PRELIMINARY PLAT

SHEET NUMBER:

SP-3

ORG. DATE - 05/20/2020

Aug 09, 2021
C:\PROJ\BAD\DATA\BOHLER\CS\2020\TEMP\ACPUBLISH_26004\NCC192101 PRELIM PLAT_---3-LAYOUT PRELIMINARY PLAT SP-3.DWG

Lancaster County
Planning Department
P. O. Box 1809
Lancaster, SC 29721
803.285.6005
planning@lancastercountysc.net

August 09, 2021

Steven Valdes
Bohler
1927 S Tryon St
Charlotte, NC 28203

Project Number	20202650
Project Name	Redwood
Location	NW corner of Harrisburg and
Stage	Preliminary Plat
Parcel(s)	0003-00-040.07
Status	Not Approved

Dear: Steven Valdes

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed and revised plans submitted with a response letter.

If the attached comments require changes to the plans, please submit the requisite number of sets, along with a pdf of the plan set on a CD, to the Lancaster County Planning Department.

Once revised plans are received, they will be submitted to staff for review.

Please be aware that plans will not be routed for review without a response letter

Sincerely,

Robert Tefft
Senior Planner

Plan Review Comments

County Engineer - Stephen Blackwelder - 8035482406 — Conditional
sblackwelder@lancastersc.net

Review Comments:

General Comments:

1. The preliminary nature of this plan does not provide adequate detail to formally comment, but the following are items of note from the information given.
2. The topography of this site has major challenges with steep slopes, wetlands, and the stream crossing.
   a. We are concerned about the horizontal curve in the roadway over the stream crossing. The previous sketch plan had a proposed road horizontal curve radius that appeared to be 150 feet or less leading to northern section. Although no grading plan was included the alignment looks very similar.
   b. Also noted on the previous plan were-
      i. The grading is inconsistent, slopes range from 1:1 or steeper behind buildings R, O to 4.5:1 or flatter on east side of property.
      ii. It should be 2:1 steepest allowed and in buildable format for contractors to understand: 3:1, 4:1, etc.
      iii. The road horizontal grades appear to abruptly change throughout the proposed project.
      iv. Ensure that appropriate curves are designed in to roadways.
      v. The Combination of 7% slope on one side of bridge 10% on other, 150 horizontal curves, inverted drainage, and no inlets appear to create unsafe driving conditions.
3. The hammerhead turn abounds on Street A, C and D- need a minimum of 70' legs for fire apparatus maneuverability.
4. SCDOT R/W permits will be required before access drives are cut.
5. We will require 404/401 permits for wetland impacts before they are disturbed.
6. The note regarding the width and material for the pedestrian trail which states- The width and material to be determined by developer- this should be decided and called out on plans so there is no future conflict.
7. Driveways at the following lots abut each other directly- Lots 6/7, 46/47, 102/103, and 106/107. This has the potential to create future problems between homeowners and should be avoided.

E911 Address - Sandra Burton - (803) 416-9325 — Conditional
sburton@lanc911.com

Review Comments:

1. Addresses will be issued upon receipt of a recorded plat, approval letter, and CAD file
2. Please submit road names for consideration. They will be assessed with established road names within Lancaster County and also surrounding counties. No duplicate road names will be approved nor any that have similar spelling or sound. This is for 911 purposes.
3. Will the developer be responsible for the road name signs or will an application for Public Works to be make the signs be needed?
4. Will Redwood Indian Land be the name of the development? If so I will place the name on hold.
5. Will note location of Mail Kiosk
6. Please update the parcel numbers with an additional 0 at the beginning, i.e 0003-00-040.07

Fire Marshal - John Magette - 8032838888 — Approved
jmagette@lancastersc.net

Review Comments:

LC Water & Sewer District - James Hawthorne - (803) 285-6919 — Not Approved
james.hawthorne@lcwasd.org

Review Comments:

Per the LCWSD Developer Policy Amendment, LCWSD will not issue a developer a willingness and capability assurance

letter if it needs to connect to downstream development's infrastructure by another developer that has not yet received a SCDHEC permit to operate. Therefore, LCWSD cannot accept a submittal from any development that needs to connect to downstream infrastructure that is not already in operation with adequate capacity to handle the proposed development. This project will need the Suncrest Upper Sugar Creek pump station and forcemain installed, the Suncrest offsite waterline installed, and the Exeter Patterson Preserve sewer infrastructure installed in order to serve this development with water and sewer utilities. The aforementioned projects by Suncrest and Exeter do not have a permit to operate at this time.
The utilities for the Redwood Development will need to be shown onsite as well as the utility alignments offsite to show how this project will be served with water and sewer.
A portion of the sewer on this site will be publicly owned infrastructure, while most of the water onsite will be privately owned.
There shall be no landscaping or retaining wall conflicts with the public water and sewer infrastructure.

Planning - Robert Tefft - 803-416-9394 **Approved**
rtefft@lancastersc.net

Review Comments:

LC School District - David Small - (803) 286-6972 **No Review Done**
David.Small@lcsdmail.net

Review Comments:

SCDOT - David Gamble - (803) 385-4280 **Conditional**
GambleDD@scdot.org

Review Comments:

This review is a general access location review only and does not include required driveway widths, radius returns, pavement design or any other details. A full review for compliance with the SCDOT ARMS manual will be conducted when the SCDOT permit is applied for.
All turn lane and road improvements will be reviewed during the TIA process.

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0664, The Exchange
Contact Person / Sponsor: Robert Tefft / Planning
Department: Planning
Date Requested to be on Agenda: 8/17/2021

Issue for Consideration:
See attached staff report.

Points to Consider:
This application is associated with the companion Master Development Plan MXU-2021-0664 and Development Agreement DA-2021-0664.

Recommendation:
See attached staff report.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	8/9/2021	Planning Staff Report
Ex 1: Application	8/9/2021	Exhibit
Ex 2: Location / Zoning Map	8/9/2021	Exhibit

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 70,000 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 70,000 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.*

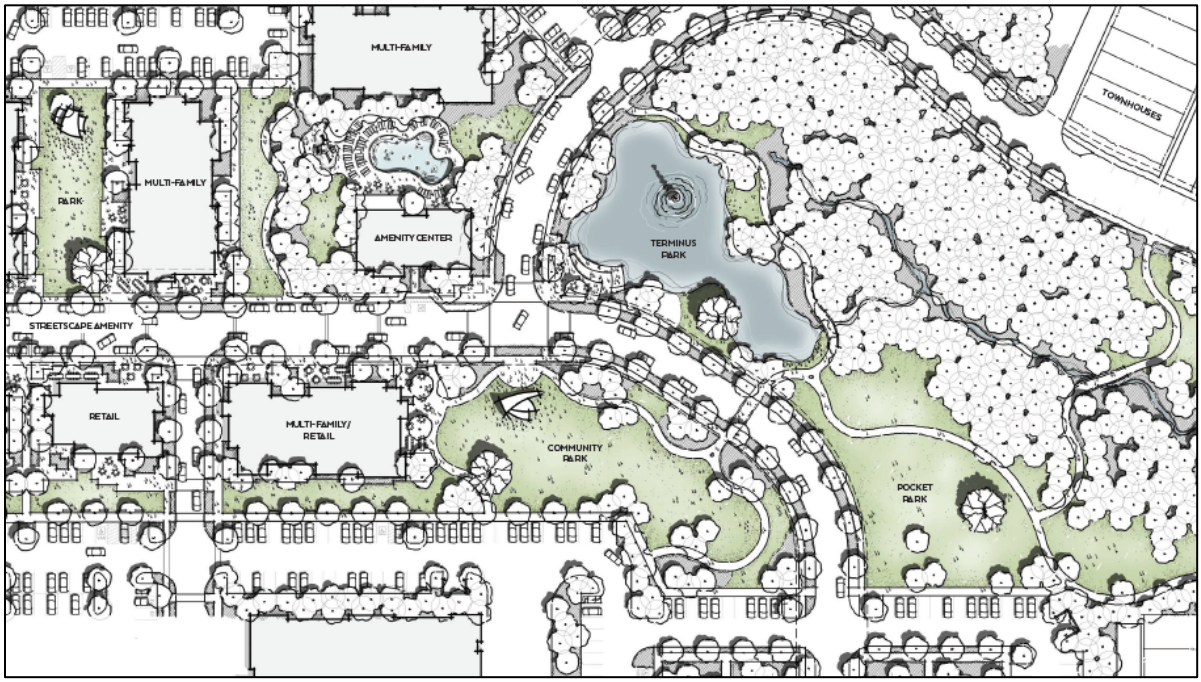
ii. *Plazas, courtyards and other common areas are provided for public gathering and interaction. Amenities, such as benches, planters, lighting, fountains, art and landscaping that further the design theme of the project and encourage interaction shall be provided.*

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.

Michaela Hicks
(Official Signature of Notary)

(Official Seal)

Notary's Name (printed): Michaela Hicks

My commission expires: September 23, 2023

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

Agenda Item Summary

Ordinance # / Resolution #: MX-2021-0664, The Exchange
Contact Person / Sponsor: Robert Tefft / Planning
Department: Planning
Date Requested to be on Agenda: 8/17/2021

Issue for Consideration:
See staff report attached to RZ-2021-0664.

Points to Consider:
This application is associated with the companion Master Development Plan MXU-2021-0664 and Development Agreement DA-2021-0664.

Recommendation:
See staff report attached to RZ-2021-0664.

ATTACHMENTS:

Description	Upload Date	Type
Ex 1: Application	8/9/2021	Exhibit
Ex 3: Master Development Plan	8/9/2021	Exhibit
Ex 4: Traffic Impact Analysis (DRG)	8/9/2021	Exhibit
Ex 5: Traffic Impact Analysis Response Letter (SCDOT)	8/9/2021	Exhibit

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.org

MASTER DEVELOPMENT PRELIMINARY PLAT

MIXED-USE DISTRICT

APPLICATION AND APPROVAL PROCESS:

1. **Know what needs to be shown on the plan.**
   - **a.** Plans must be reviewed by Lancaster County to ensure they meet the design standards in the UDO.
   - **b.** Check the UDO for minimum lot width, lot area, building setback, and landscape buffer width requirements.
2. **Submit the following.**

   ☑ Five (5) paper copies of Master Development Preliminary Plat and Supporting Data. 2 hard copies were requested on 06/01/2021

   ☑ One (1) PDF copy of Master Development Preliminary Plat and Supporting Data.
3. **After the plan is approved:**
   - **a.** You will be notified by email or phone.
   - **b.** Pick up the approved plan from the Planning Department.

PROJECT INFORMATION

Project Address/Location: 8918 Charlotte Highway, Indian Land, SC

Tax Map ID/Parcel No.: #0010-00-029.00

Project Description: Mixed-Use Development

Applicant Name: Crosland Southeast (C4 Investments, LLC) Yates Dunaway

Address: 121 West Trade St., Suite 2550, Charlotte NC 28202

Phone: 312-485-2722 Fax: _____ Email: YDUNAWAY@CSERE.COM

Property Owner Name: EEV, LLC

Address: 3510 Sharon View Road, Charlotte, NC 28210

Phone: 704-335-9034 Fax: _____ Email: BVAUGHANNC@AOL.COM

Other Project Contacts: → Parker, Poe & Bernstein - Craig Lynch

Name: Shaun Tooley - LandDesign, Inc

Address: 223 N Graham St., Charlotte, NC 28202

Phone: 704-333-0325 Fax: _____ Email: STOOLEY@LANDDESIGN.COM

Name: Eric Fisher - C4 Investments, LLC

Address: 121 W. Trade St. Suite 2550, Charlotte, NC 28202

Phone: 704-790-8183 Fax: _____ Email: EFISHER@CSERE.COM

_____ _____

Applicant Signature Property Owner Signature

_____ _____

Date Date

CHECKLIST - USE THE CHECKLIST ITEMS BELOW TO PREPARE THE PLAT DRAWING

1. **General Information**
   a. Date, north point, and scale
   b. Name and firm address of the professional individual responsible for preparing master development plan
   c. Name and address of the property owner or applicant
   d. Location sketch
   e. Legal description of the subject property
   f. Size of subject property in acres (square feet if less than two (2) acres)
   g. Boundary survey
   h. Preparer's professional seal
2. **Existing Conditions**
   a. Existing zoning classification of subject property
   b. Property lines and required setbacks (dimensioned)
   c. Location, width and purpose of all existing easements
   d. Location and dimension of all existing structures on the subject property
   e. Location of all existing driveways, parking areas and total number of existing parking spaces on subject property
   f. Abutting street right-of-way width
   g. Location of all existing structures, driveways, and parking areas within 100 feet of the subject property's boundary
   h. Location of all existing structures, driveways, and parking areas within 300 feet of the subject property's boundary
   i. Existing water bodies (lakes, rivers, creeks, wetlands, etc.)
   j. Existing landscaping and vegetation on the subject property, including a tree survey, if required
   k. Size and location of existing utilities

l. Location of all existing surface water drainage facilities

3. Proposed Development

a. Location and dimensions of all proposed buildings

b. Location of all proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks, walls, fences, signs, exterior lighting, curbing, parking areas (including dimensions of a typical parking space and the total number of spaces to be provided), and unloading areas

c. Recreation areas, common use areas, dedicated open space and areas to be conveyed for public use

d. Floodplain areas and basement and finished floor elevations of all buildings

e. Landscape plan (showing location of proposed materials, size and type)

f. Layout and typical dimensions of proposed parcels and lots

g. Number of proposed dwelling units (by type)

h. Number and location of affordable dwelling units

i. All deed restrictions or covenants

j. Brief narrative description of the project including proposed use, existing floor area (square feet), size of proposed expansion (square feet), and any change in the number of parking spaces

k. Lighting plan

4. Engineering

a. Location and size of proposed utilities, including connections to sewer and water supply systems

b. Location and type of all proposed surface water drainage facilities

c. Grading plan at no more than two foot contour intervals[1]

d. Proposed streets (including pavement width, materials, and easement or right-of-way dimensions)

5. Building Details

a. Typical elevation views of all sides of each building type

b. Gross and net floor area

c. Elevation views of building additions

d. Building height

e. Building materials

6. Additional Information

Any other information required by the Planning Director or Planning Commission to demonstrate compliance with other applicable provisions of this ordinance including, but not limited to, traffic impact analysis, environmental impact assessment and market feasibility studies.

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)

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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)

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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)

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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)

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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)

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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

PRELIMINARY DESIGN

THE EXCHANGE AT INDIAN LAND

MASTER DEVELOPMENT PLAN

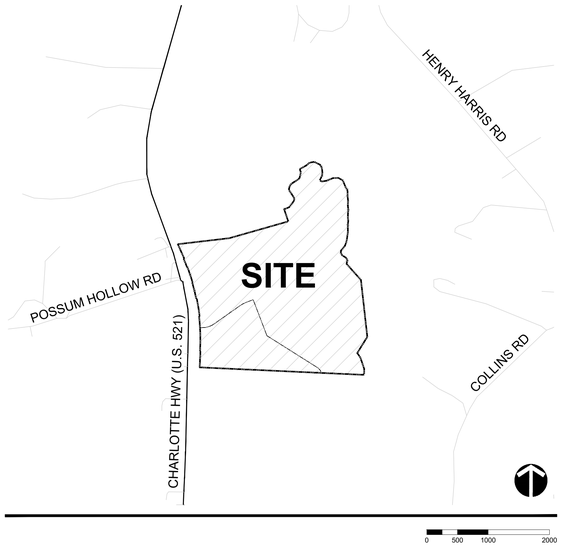
LANCASTER COUNTY, SC

DATE: 07/23/2021

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
C5-02	DETAILED GRADING PLAN
C5-03	DETAILED GRADING PLAN
CHAPTER 7 - UTILITIES	
C7-00	
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.

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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:

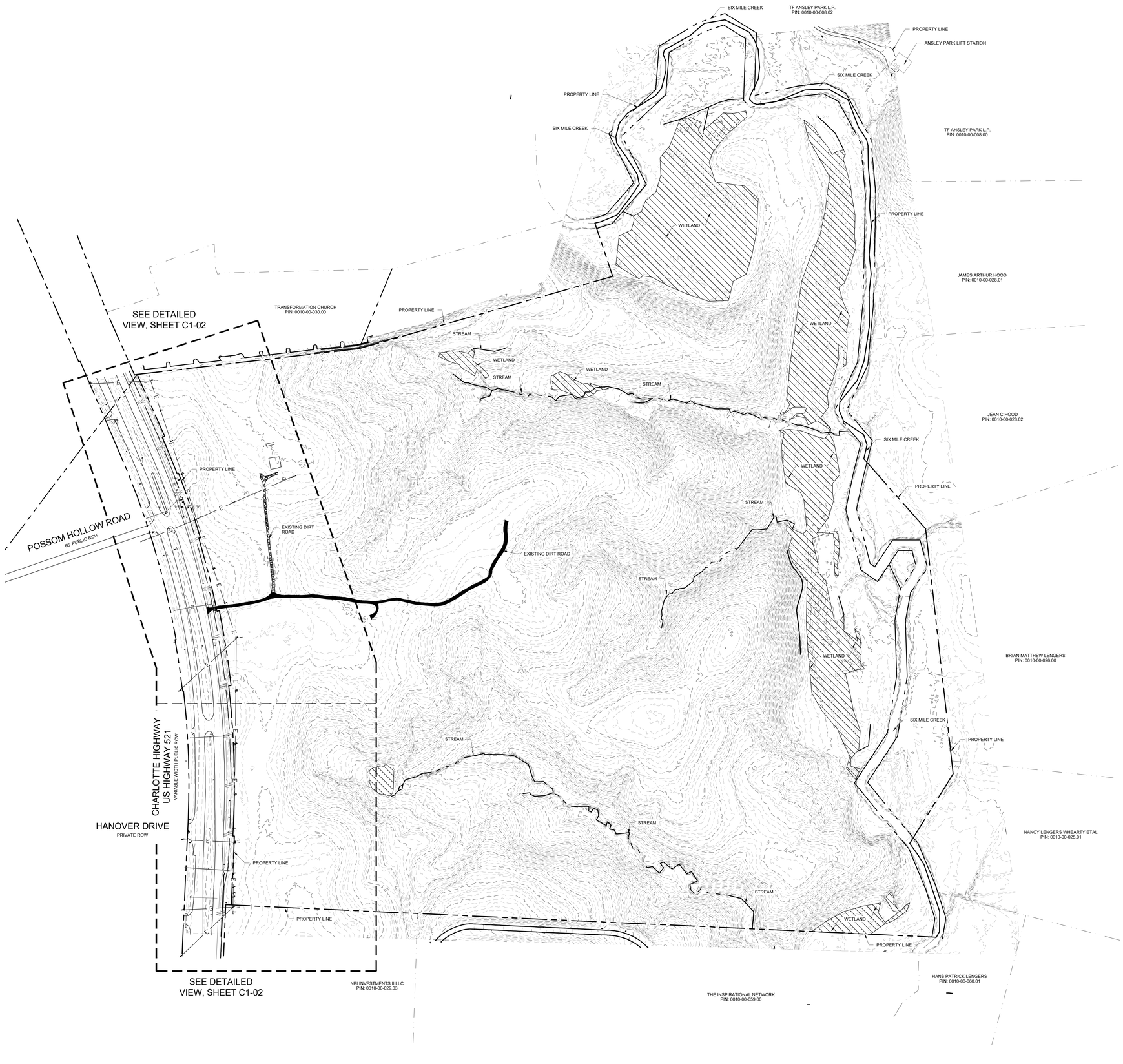
1. SURVEY DATA OF THE PROJECT TOPOGRAPHY AND SURFACE FEATURES WAS OBTAINED FROM R.B. PHARR & ASSOCIATES, INC.
2. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
3. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
6. CONTRACTOR 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 LOSI 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.

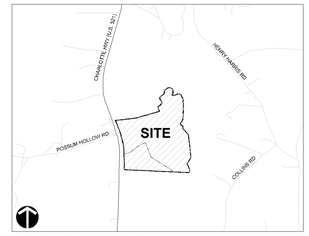
LAYOUT NOTES:

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.

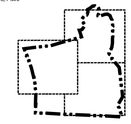




VICINITY MAP - NOT TO SCALE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



SEAL

PRELIMINARY
-FOR REVIEW ONLY-

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	####	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'

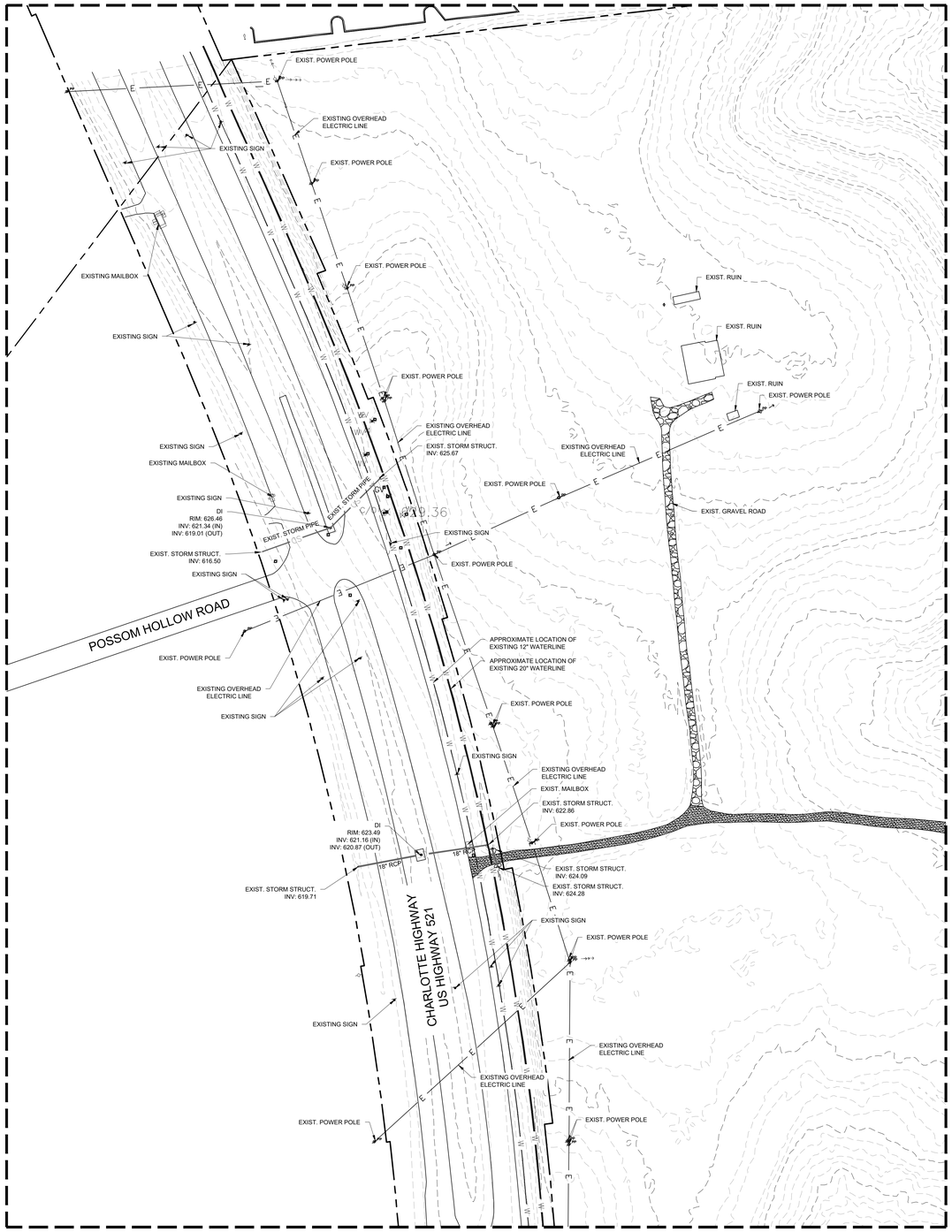
0 75 150 300

SHEET TITLE

OVERALL EXISTING CONDITIONS PLAN

SHEET NUMBER

C1-01



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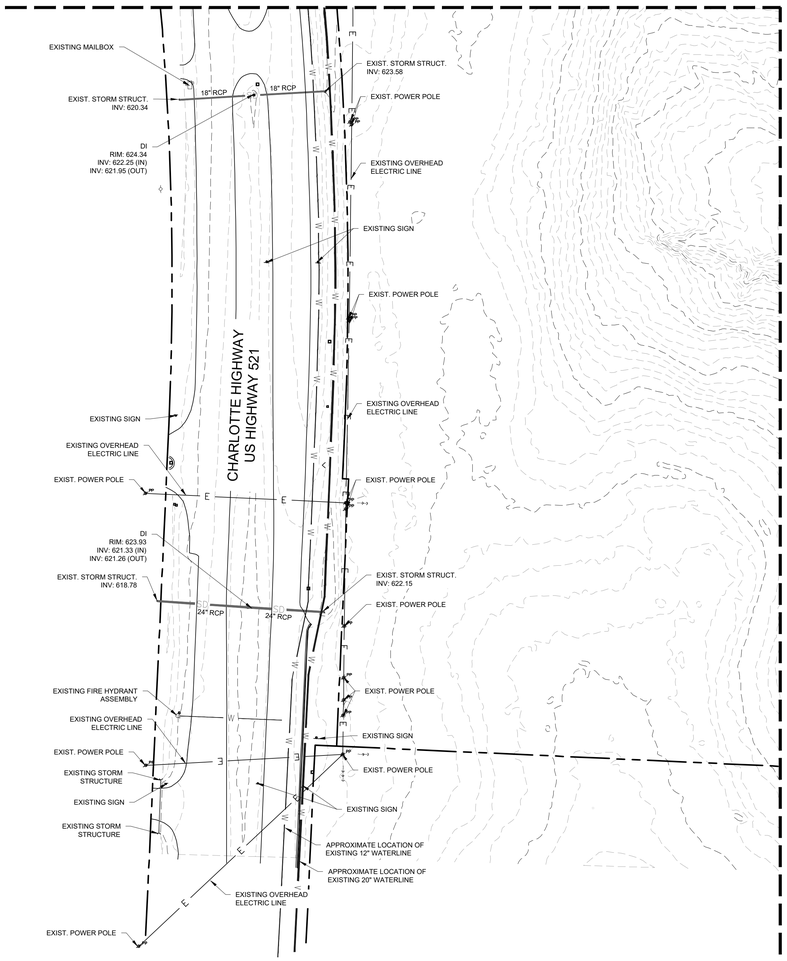
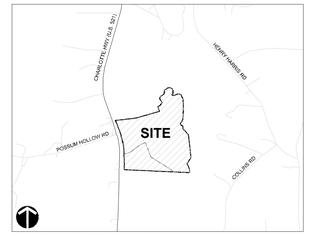
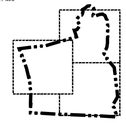




VICINITY MAP - NOT TO SCALE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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'

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
R/W - 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

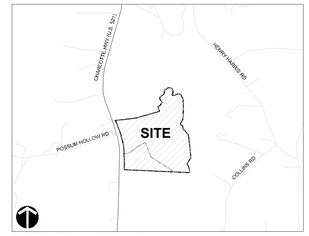
GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

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)

TF ANSLEY PARK L.P.
DB. 1789, 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: 0010-00-025.01
HANS PATRICK LENGERS
DB. 494, PG. 87
PB. 2006, PG. 1055
PIN: 0010-00-060.01
TRANSFORMATION CHURCH
DB. 1180, PG. 46
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00
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
COF: 1.00002812
NGS MONUMENT "MIKI"
MEASURED AND USED
SC GRID NAD 83 (2011)
N=1,134,412.86
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 WIDTH PUBLIC R/W
SCDOT PROJECT NO. 29.462
SCDOT FILE NO. F-1179(3)
HANOVER DRIVE
MB. 2013, PG. 262
PRIVATE RIGHT-OF-WAY
PARCEL A
5,673,495 SQ. FT.
OR 130.2455 ACRES
PARCEL B
1,220,223 SQ. FT.
OR 28.0125 ACRES
FLOOD ZONE "X SHADED"
FLOOD ZONE "X UNSHADED"
FLOOD ZONE "AE"
STEELE CREEK
STEELE CREEK WETLAND
WETLAND "B"
OR 0.3287 ACRES
WETLAND "A"
OR 0.1591 ACRES
STREAM FLAG E39
4'W
STREAM FLAG E19
8'W
N83°20'55"E 845.23'(T)(M)
840.03'
N74°06'08"E 998.96'(T)(M)
861.72'
N87°23'05"W 2671.59'(T)(M)
1275.00'
S05°51'47"E 828.96'
S02°47'28"E 953.83'(T)(M)
S37°48'11"E 982.64'
S37°06'18"W 319.05'(M)
S26°26'08"W 216.06'(M)
S19°49'51"W 49.80'
S70°10'09"E 656.05'
55.00'
705.52'
137.24'
N83°01'34"E
1317.80'(GRID)
1311.80'(GRID)
S83°01'34"W
1317.80'(GRID)
1311.80'(GRID)
N83°01'34"E
1317.80'(GRID)
1311.80'(GRID)
S83°01'34"W
1317.80'(GRID)
1311.80'(GRID)
S43°21'29"E
1315.84'(GRID)
N53°07'25"E
1317.77'(GRID)
1311.80'(GRID)
L1(M) L2(M) L3(M) L4(M) L5(M) L6(M) L7(M) L8(M) L9(M) L10(M) L11(M) L12(M) L13(M) L14(M) L15(M) L16(M) L17(M) L18(M) L19(M) L20(M) L21(M) L22(M) L23(M) L24(M) L25(M) L26(M) L27(M) L28(M) L29(M) L30(M) L31(M) L32(M) L33(M) L34(M) L35(M) L36(M) L37(M) L38(M) L39(M) L40(M) L41(M) L42(M) L43(M) L44(M) L45(M) L46(M) L47(M) L48(M) L49(M) L50(M) L51(M) L52(M) L53(M) L54(M) L55(M) L56(M) L57(M) L58(M) L59(M) L60(M) L61(M) L62(M) L63(M) L64(M) L65(M) L66(M) L67(M) L68(M) L69(M) L70(M) L71(M) L72(M) L73(M) L74(M) L75(M) L76(M) L77(M) L78(M) L79(M) L80(M) L81(M) L82(M) L83(M) L84(M) L85(M) L86(M) L87(M) L88(M) L89(M) L90(M) L91(M) L92(M) L93(M) L94(M) L95(M) L96(M) L97(M) L98(M) L99(M) L100(M) L101(M) L102(M) L103(M) L104(M) L105(M) L106(M) L107(M) L108(M) L109(M) L110(M) L111(M)
C1(M) C2(M) C3(M) C4(M) C5(M) C6(M) C7(M) C8(M) C9(M) C10(M) C11(M) C12(M) C13(M) C14(M) C15(M)
DI GR: 626.46 INV: 621.34(IN) INV: 619.01(OUT)
INV: ±616.5 (BURIED)
DI GR: 624.34 INV: 622.25(IN) INV: 621.95(OUT)
INV: 620.34
DI GR: 623.93 INV: 621.33(IN) INV: 621.26(OUT)
INV: 618.78
DI GR: 623.49 INV: 621.16(IN) INV: 620.82(OUT)
DI GR: 624.28
DI GR: 623.09
DI GR: 622.15
DI GR: 625.67
NOT USED
NOT USED
NOT USED



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:
50K SF GROCERY
40K SF SHOPS / RETAIL

PROPOSED RETAIL OUTPARCELS:
15K SHOPS / RESTAURANTS

PROPOSED RESIDENTIAL UNITS:
MULTI-FAMILY: ±390 UNITS
TOWNHOMES: ±320 UNITS
(21'X90' AND 24'X90' UNITS)

DENSITY: ±5.2 UNITS/ACRE

TOTAL PROPOSED PARKING
STANDARD SPACES: ±800 SPACES
ON STREET SPACES: ±293 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: 1.22
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 - 3 STORY (30 UNITS)
BLDG. 5:	APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 6:	APARTMENT BUILDING - 3 STORY (30 UNITS)
BLDG. 7:	APARTMENT BUILDING - 3 STORY (30 UNITS) (RETAIL FIRST FLOOR ±10K SF)
BLDG. 8:	APARTMENT BUILDING - 3 STORY (30 UNITS) (RETAIL FIRST FLOOR ±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 390 DU = 585 SPACES

SPACES PROVIDED

STANDARD SPACES: 477

ON STREET SPACES: 78

GARAGE SPACES: 30

TOTAL SPACES PROVIDED: 585

ACCESSIBLE PARKING

ADA REQUIRED: 12 ACCESSIBLE SPACES (2 VAN)
2% OF TOTAL SPACES ARE ACCESSIBLE - 1/6 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: 215

GARAGE SPACES: 307

TOTAL SPACES PROVIDED: 522

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 / 40' 4 STORIES / 55'

RETAIL BUILDINGS:

PRIMARY STREET	5' MIN.
SIDE STREET	5' MIN.
SIDE INTERIOR	0' OR 5' MIN.
REAR	0' TO 5' MIN.
BUILD TO ZONE (BTZ)	5' MIN - 20' MAX.
LOT WIDTH:	50' MIN.
LOT AREA:	5,000 SF MIN.
% OF OUTDOOR AMENITY SPACE:	10% MIN.
BUILDING HEIGHT (MAX.)	2 STORIES / 35' 3 STORIES / 45'

TOWNHOMES:

PRIMARY STREET	5' MIN.
SIDE STREET	10' MIN.
SIDE INTERIOR	5' MIN.
REAR	20' MIN.
ABUTTING ALLEY	4' OR 20' MIN.
BUILD TO ZONE (BTZ)	5' MIN - 15' MAX.
LOT WIDTH:	100' MIN.
LOT AREA	1,300 SF MIN.
BUILDING HEIGHT (MAX.)	3 STORIES / 45'

MIXED USE:

PRIMARY STREET	0' MIN.
SIDE STREET	0' MIN.
SIDE INTERIOR	0' OR 5' MIN.
REAR	0' OR 5' MIN.
ABUTTING ALLEY	0' MIN.
BUILD TO ZONE (BTZ)	0' MIN - 10' MAX.
LOT WIDTH:	50' MIN.
LOT AREA:	5,000 SF MIN.
BUILDING HEIGHT (MAX.)	5 STORIES / 67'
% OF OUTDOOR AMENITY SPACE:	10% MIN.

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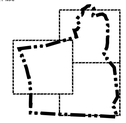
KEY MAP



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XXXXX XXXXXXXX	####	7/22/21
ENGINEER	REG. #	DATE

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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" = 150'

0 75 150 300

NORTH

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C2-00

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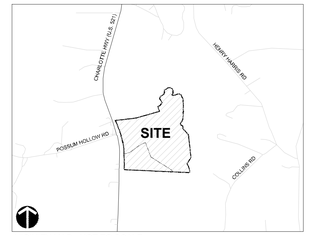


VICINITY MAP - NOT TO SCALE

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.

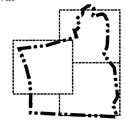
"IMPROVED" SHALL MEAN CLEARED OF UNDERBRUSH AND DEBRIS, ACCESSIBLE TO PEDESTRIANS, AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING: LANDSCAPING, WALLS, FENCES, WALKS OR SIMILAR PAVED SURFACES, FOUNTAINS, STATUES, COMMON LAWNS OR GREENS, TABLES AND CHAIRS, BENCHES OR OTHER SEATING, WATER FOUNTAINS, LITTER 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).

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" = 150'
0 75 150 300

NORTH

SHEET TITLE
OPEN SPACE PLAN

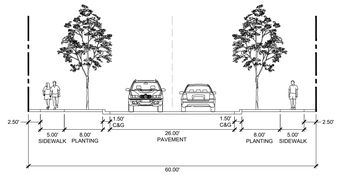
SHEET NUMBER
C2-01

7/23/2021 10:47 AM KIMBERLY SEDDON I:\CHFILES\PROJECTS_2020\1020011\CAD\DOCUMENTATION\1020011_PLN_OVRL.DWG

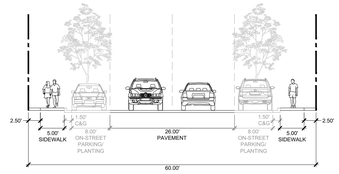
ORIGINAL SHEET SIZE: 30" X 42"

SITE LEGEND

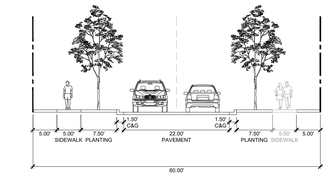
- BUILDING
- BUILD TO ZONE
- PROPERTY LINE
- SETBACK LINE
- BUILD TO ZONE LINE



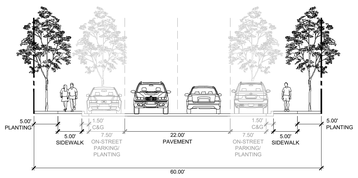
60' ROW - MODIFIED COMMERCIAL/ARTERIAL URBAN
(PUBLIC ROW)



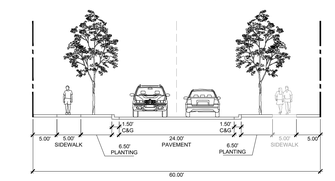
60' ROW - MODIFIED COMMERCIAL/ARTERIAL URBAN
WITH ON-STREET PARKING
(PUBLIC ROW)



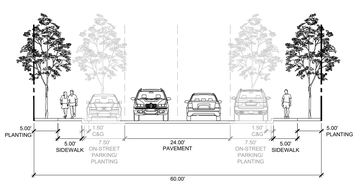
60' ROW - MODIFIED LOCAL URBAN
(PUBLIC / PRIVATE ROW)



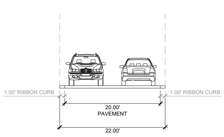
60' ROW - MODIFIED LOCAL URBAN
WITH ON-STREET PARKING
(PUBLIC / PRIVATE ROW)



60' ROW - MODIFIED COLLECTOR
(PUBLIC ROW)



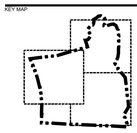
60' ROW - MODIFIED COLLECTOR
WITH ON-STREET PARKING
(PUBLIC ROW)



22' MODIFIED ALLEY
(TWO WAY)

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



SEAL

PRELIMINARY
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XXXXX XXXXXXXX	####	7/23/21
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'

NORTH

0 75 150 300

SHEET TITLE

OVERALL LAYOUT PLAN

SHEET NUMBER

C2-02

LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00

MATCH TO SHEET C2-04

MATCH TO SHEET C2-05

15.00' TYPE A BUFFER YARD (MIN. 10' WIDTH REQ.)

TRASH

MULTI-FAMILY GARAGE

BUILDING 1 APARTMENT BLDG 40 UNITS

BUILDING 2 APARTMENT BLDG 40 UNIT BLDG

BUILDING 3 APARTMENT BLDG 40 UNITS

BUILDING 4 APARTMENT BLDG 30 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

STREET A COMMERCIAL/ARTERIAL - 66' R.O.W.

STREET B COMMERCIAL/ARTERIAL - 66' R.O.W.

STREET C COMMERCIAL - 66' R.O.W.

20' BUILD TO ZONE
10' SETBACK

0' SETBACK
10' BUILD TO ZONE

5' SETBACK
20' BUILD TO ZONE

25.00' CORRIDOR FRONTAGE BUFFER

PROPOSED SIGNALIZED INTERSECTION

OUTPARCEL BUILDING EDGE

RETAIL OUTPARCEL ±1.8 AC

SIDEWALK

EV PARKING

TRASH (FOR RETAIL AND MULTI-FAMILY)

GROCERY ANCHOR

MULTI-FAMILY GARAGE

RETAIL 6K SQ FT

NOTE: CIRCULATION IS PERMITTED BETWEEN BUILDING AND 521 R/W (NO PARKING PERMITTED)

RETAIL OUTPARCEL ±1.3 AC

BTZ ACCOUNTING FOR OVERHEAD UTILITY

RETAIL OUTPARCEL ±1.3 AC

RETAIL OUTPARCEL ±1.4 AC

OUTPARCEL BUILDING EDGE

CHARLOTTE HIGHWAY
US HIGHWAY 521
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
SCDOT FILE NO. 29.462
SCDOT PROJECT NO. F-117(93)

PROPOSED WETPOND

25'x25' SITE TRIANGLE

FIRE ACCESS RD TURNAROUND
SEE GRASS PAVING DETAIL 1/C2-06

ALLEY A

ALLEY B

ALLEY H

ALLEY I

BUILDING 9 APARTMENT BLDG 30 UNITS

BUILDING 10 APARTMENT BLDG 30 UNITS

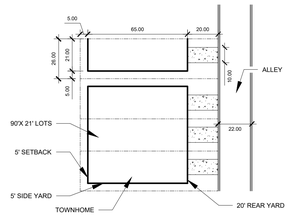
BUILDING 11 APARTMENT BLDG 30 UNITS

BUILDING 12 APARTMENT BLDG 30 UNITS

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

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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

C2-03

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

FIRE ACCESS RD TURNAROUND
SEE GRASS PAVING DETAIL 1/C2-06

ALLEY A
ALLEY B
ALLEY C
ALLEY D
ALLEY E

STREET C
COLLECTOR - 60' R.O.W.

15' BUILD TO ZONE
5' SETBACK

5' SETBACK
15' BUILD TO ZONE

STUB FOR POTENTIAL COLLECTOR STREET CONNECTION

MATCH TO SHEET C2-03

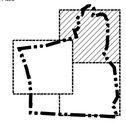
TRASH

BUILDING 10
APARTMENT BLDG
30 UNITS

PROPOSED WETPOND

MATCH TO SHEET C2-05

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

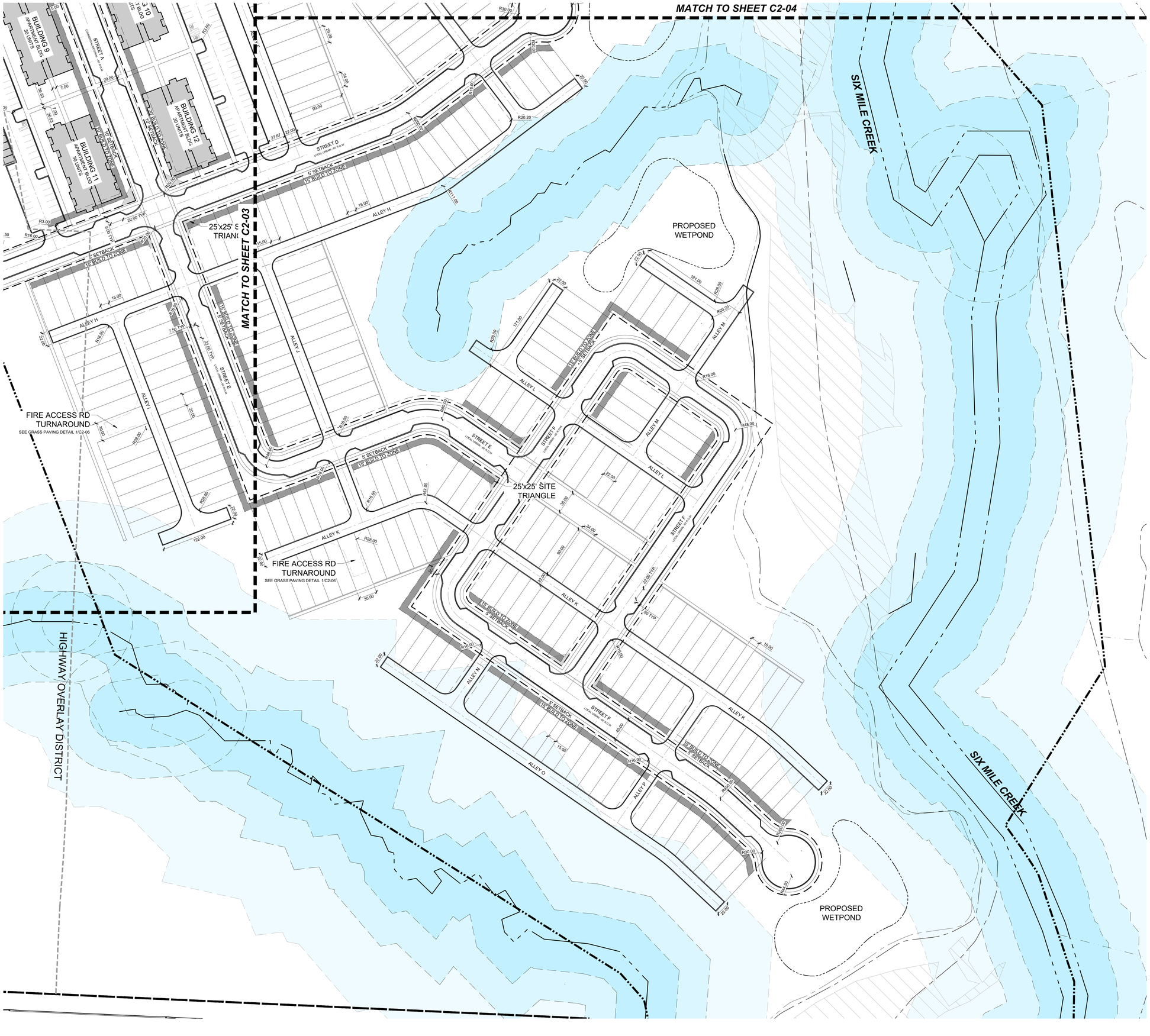
DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE
DETAILED LAYOUT PLAN

SHEET NUMBER
C2-04



LandDesign.
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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 LAYOUT PLAN

SHEET NUMBER

C2-05

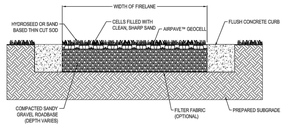
AIRFIELD SYSTEMS, LLC
8028 N. MAY AVE, STE 201
OAKLAHOMA CITY, OK 73120
PHONE: (405) 359-3775
FAX: (405) 348-9945
www.airfieldsystems.com

SPECIFICATIONS:

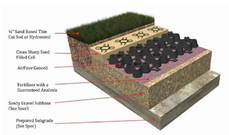
MFG: AIRFIELD SYSTEMS

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

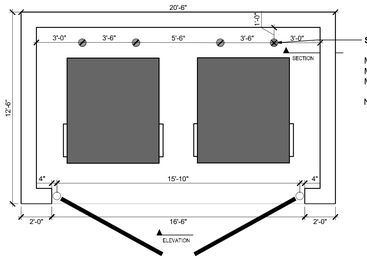


1 GRASS PAVING

SECTION/AXON

1" = 1'-0"

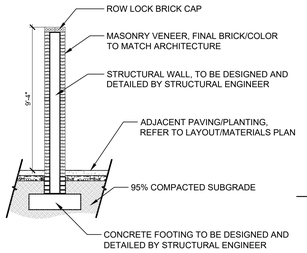
PLAN ENLARGEMENT



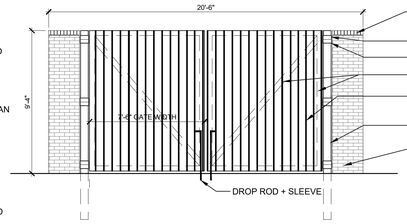
SECURITY BOLLARD

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.

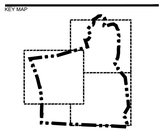
2 TRASH/DUMPSTER ENCLOSURE - DOUBLE

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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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

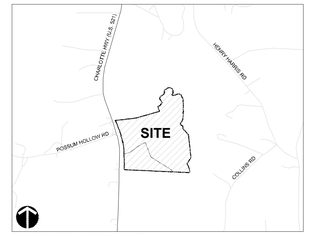
SHEET TITLE

SITE DETAILS

SHEET NUMBER

C2-06

TF ANSLEY PARK L.P.
DB. 1119, PG. 164
COMMON OPEN SPACE
PB. 2016, PG. 129
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. 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
RETAINED PARCEL
±28 AC
GROCERY ANCHOR
RETAIL OUTPARCEL ±1.8 AC
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.3 AC
RETAIL OUTPARCEL ±1.4 AC
BUILDING 1 ±10,000 SF
BUILDING 2 ±10,000 SF
BUILDING 3 ±10,000 SF
BUILDING 4 ±10,000 SF
BUILDING 5 ±10,000 SF
BUILDING 6 ±10,000 SF
BUILDING 7 ±10,000 SF
BUILDING 8 ±10,000 SF
BUILDING 9 ±10,000 SF
BUILDING 10 ±10,000 SF
BUILDING



VICINITY MAP - NOT TO SCALE

SITE LEGEND

- PROPERTY LINE
- 100' WETLAND BUFFER
- LIMIT OF DISTURBANCE

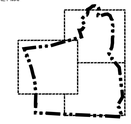
WETLAND BUFFER ENCROACHMENT

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



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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

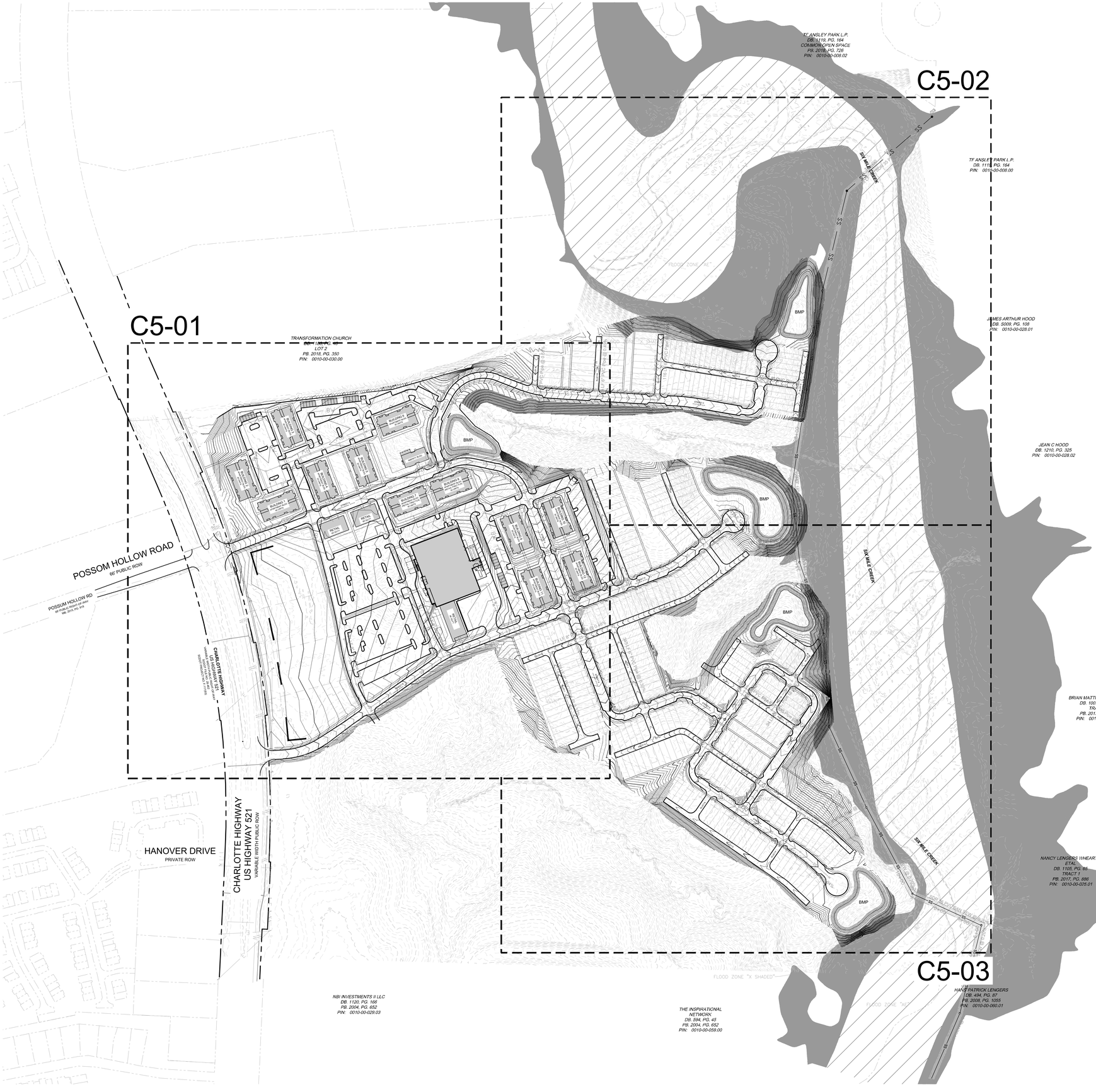
SCALE
VERT: N/A
HORZ: 1" = 150'
0 75 150 300

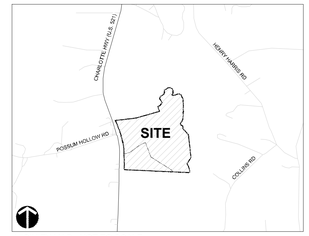
NORTH

SHEET TITLE

WETLAND BUFFER PLAN

SHEET NUMBER
C2-08

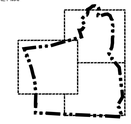




VICINITY MAP - NOT TO SCALE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP



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ENGINEER	REG. #	DATE

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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" = 150'

0 75 150 300

SHEET TITLE

OVERALL GRADING PLAN

SHEET NUMBER

C5-00

TRANSFORMATION CHURCH
DB. 1180, PG. 46
LOT 2
PB. 2018, PG. 350
PIN. 0010-00-030,00

PROPOSED RETAINING WALL

BUILDING 1
APARTMENT BLDG
40 UNITS

BUILDING 2
APARTMENT BLDG
40 UNITS

BUILDING 3
APARTMENT BLDG
40 UNITS

BUILDING 4
APARTMENT BLDG
30 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
6K SQ FT

RETAIL
6K SQ FT

STREET A
COMMERCIAL/ARTERIAL - 66' R.O.W.

STREET B
COMMERCIAL/ARTERIAL - 66' R.O.W.

STREET C
COMMERCIAL/ARTERIAL - 66' R.O.W.

STREET D
COMMERCIAL/ARTERIAL - 66' R.O.W.

STREET E
COMMERCIAL/ARTERIAL - 66' R.O.W.

ALLEY A

ALLEY B

ALLEY E

ALLEY F

BUILDING 9
APARTMENT BLDG
30 UNITS

BUILDING 10
APARTMENT BLDG
30 UNITS

BUILDING 11
APARTMENT BLDG
30 UNITS

BUILDING 12
APARTMENT BLDG
30 UNITS

RETAIL
6K SQ FT

BMP

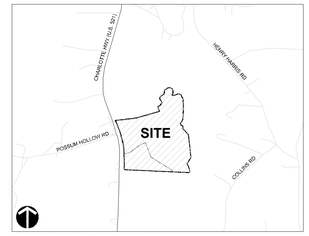
POSSOM HOLLOW ROAD
66' PUBLIC ROW

CHARLOTTE HIGHWAY
US HIGHWAY 521
VARIABLE WIDTH PUBLIC ROW

CHARLOTTE HIGHWAY
US HIGHWAY 521
VARIABLE WIDTH PUBLIC ROW
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO. 6.171991

MATCH TO SHEET C5-02

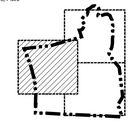
MATCH TO SHEET C5-03



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 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: 1" = 60'

0 30 60 120

NORTH

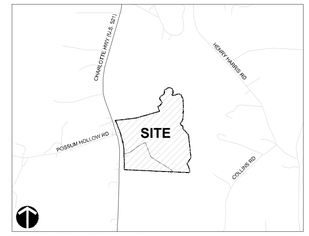
SHEET TITLE

DETAILED GRADING PLAN

SHEET NUMBER

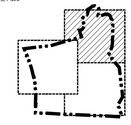
C5-01

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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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: ########

NORTH

###

SHEET TITLE

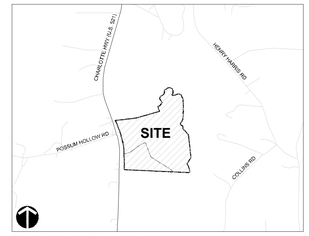
DETAILED GRADING PLAN

SHEET NUMBER

C5-02

MATCH TO SHEET C5-02

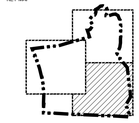
MATCH TO SHEET C5-01



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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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: ########

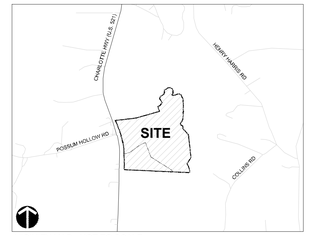
NORTH

SHEET TITLE

DETAILED GRADING PLAN

SHEET NUMBER

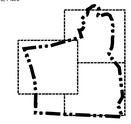
C5-03



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

VERT: N/A
HORZ: 1" = 150'

0 75 150 300

NORTH

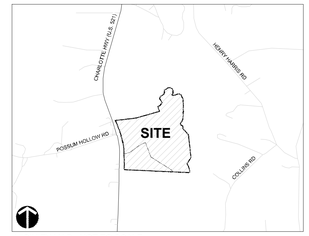
SHEET TITLE

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

BUILDING 1 APARTMENT BLDG 40 UNITS S
BUILDING 2 FDC (REMOTE)
BUILDING 3 APARTMENT BLDG 40 UNITS
BUILDING 3 FDC (REMOTE)
BUILDING 4 APARTMENT BLDG 30 UNITS
BUILDING 4 FDC (REMOTE)
BUILDING 5 APARTMENT BLDG 30 UNITS
BUILDING 5 FDC (REMOTE)
BUILDING 6 APARTMENT BLDG 30 UNITS
BUILDING 6 FDC (REMOTE)
BUILDING 7 APARTMENT BLDG (RETAIL FIRST FLR) 30 UNITS
BUILDING 7 FDC (REMOTE)
BUILDING 8 APARTMENT BLDG (RETAIL FIRST FLR) 30 UNITS
BUILDING 8 FDC (REMOTE)
BUILDING 9 APARTMENT BLDG 30 UNITS
BUILDING 9 FDC (REMOTE)
BUILDING 10 APARTMENT BLDG 30 UNITS
BUILDING 10 FDC (REMOTE)
BUILDING 11 APARTMENT BLDG 30 UNITS
BUILDING 11 FDC (REMOTE)
BUILDING 12 APARTMENT BLDG 30 UNITS
BUILDING 12 FDC (REMOTE)
AMENITY BLDG
AMENITY BUILDING FDC (REMOTE)
RETAIL 6K SQ FT
RETAIL FDC (REMOTE)
GROCERY FDC (REMOTE)
BMP
WETLAND
EXISTING STREAM
STREET A — COMMERCIAL INTERNAL - 66' R.O.W.
STREET B — COMMERCIAL INTERNAL - 66' R.O.W.
STREET C — COLLECTOR - 66' R.O.W.
STREET E — LOCAL - 50' R.O.W.
ALLEY A
ALLEY B
ALLEY H
1" DOMESTIC WATER METER AND BFP
2" DOMESTIC WATER METER AND BFP
PROPOSED PRIVATE WATERMAIN
PROPOSED PUBLIC WATERMAIN
PROPOSED WATERMAIN
FHA
MH

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

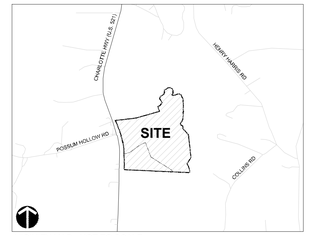
SHEET TITLE

DETAILED UTILITY PLAN

SHEET NUMBER

C7-01

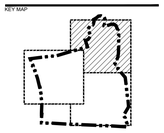
LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE

EXISTING ANSLEY PARK LIFT STATION
MH 17 (EXISTING)
SIX MILE CREEK
FUTURE DIRECTIONAL BORE UNDER STREAM
MH 23 (FUTURE)
25' LCWSD SANITARY SEWER EASEMENT
WETLAND
END PROPOSED UPPER SIX MILE CREEK SEWER EXTENSION
MH 22 (PROP)
BMP
PROPOSED UPPER SIX MILE CREEK SEWER EXTENSION
PROPOSED CONNECTION TO LCWSD UPPER SIX MILE CREEK SEWER EXTENSION
MH 21 (PROP)
STREET C
COLLECTOR - 66' R/W
ALLEY C
ALLEY D
ALLEY E
ALLEY G
EXISTING STREAM
DIRECTIONAL BORE UNDER STREAM
MH 20 (PROP)
MATCH TO SHEET C7-01
MATCH TO SHEET C7-03

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

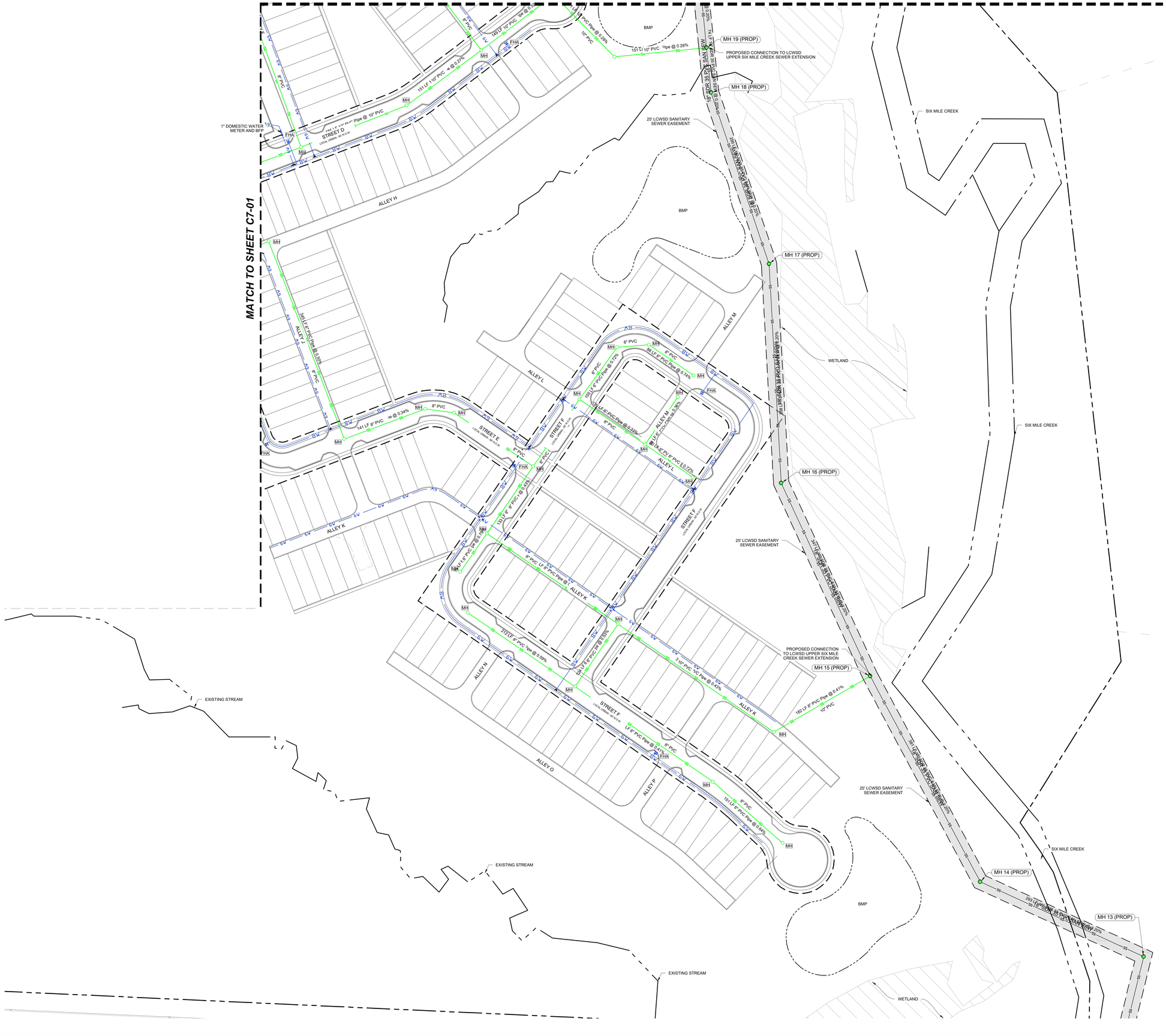
NORTH

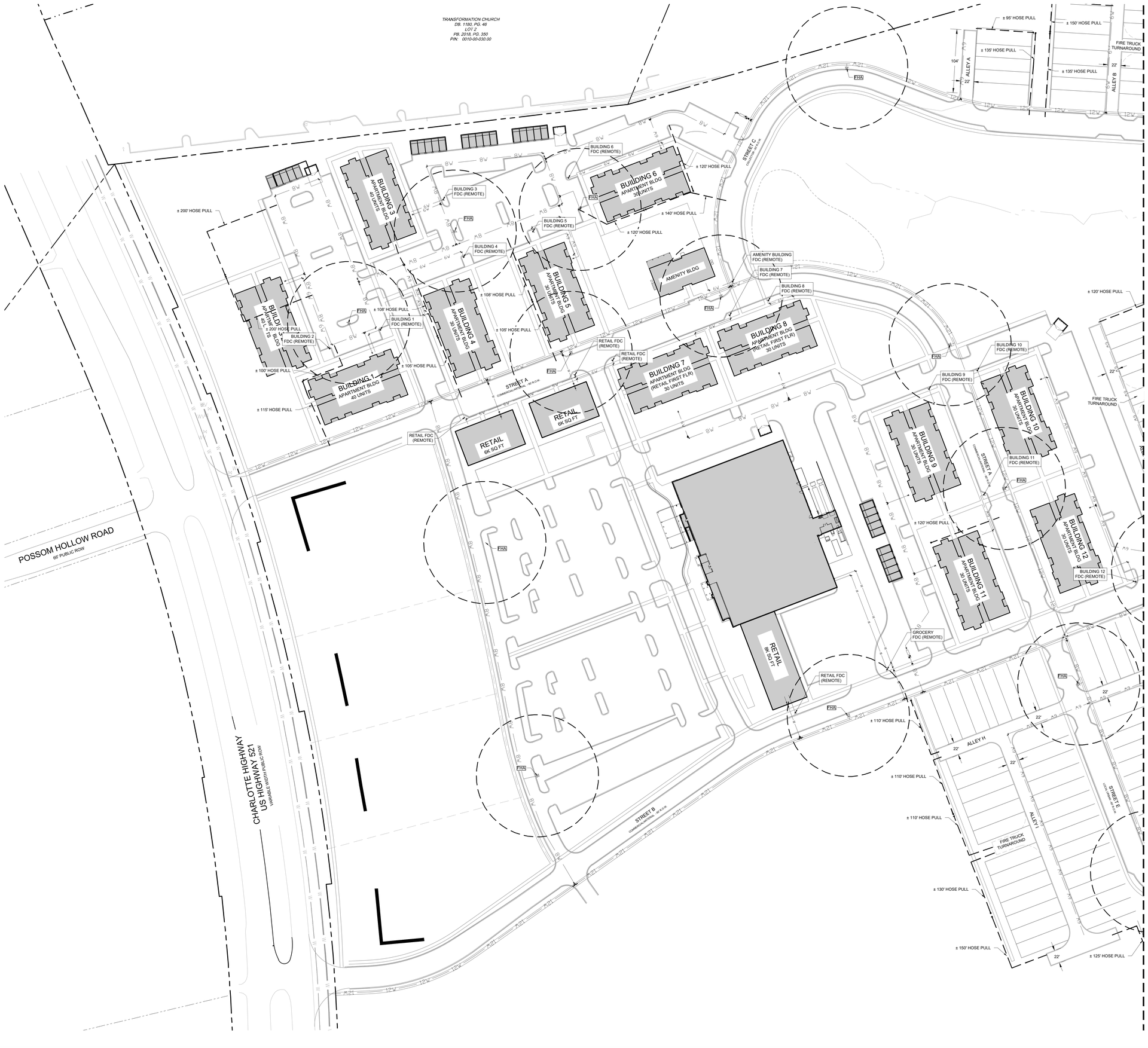
SHEET TITLE
DETAILED UTILITY PLAN

SHEET NUMBER
C7-02

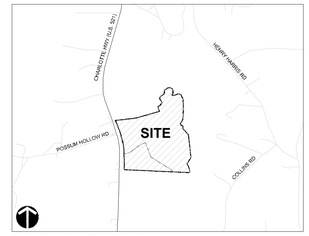
MATCH TO SHEET C7-02

MATCH TO SHEET C7-01


1" DOMESTIC WATER METER AND BFP
STREET D
LOCAL URBAN - 50' R/W
ALLEY H
ALLEY J
ALLEY K
ALLEY L
ALLEY M
STREET E
LOCAL URBAN - 50' R/W
STREET F
LOCAL URBAN - 50' R/W
ALLEY N
ALLEY O
ALLEY P
MH 19 (PROP)
MH 18 (PROP)
MH 17 (PROP)
MH 16 (PROP)
MH 15 (PROP)
MH 14 (PROP)
MH 13 (PROP)
PROPOSED CONNECTION TO LCWSD UPPER SIX MILE CREEK SEWER EXTENSION
PROPOSED CONNECTION TO LCWSD UPPER SIX MILE CREEK SEWER EXTENSION
25' LCWSD SANITARY SEWER EASEMENT
25' LCWSD SANITARY SEWER EASEMENT
25' LCWSD SANITARY SEWER EASEMENT
BMP
BMP
BMP
SIX MILE CREEK
SIX MILE CREEK
SIX MILE CREEK
WETLAND
WETLAND
EXISTING STREAM
EXISTING STREAM
EXISTING STREAM
151 LF 10" PVC Pipe @ 0.28%
74 LF 10" PVC Pipe @ 0.20%
381 LF 10" PVC Pipe @ 0.28%
151 LF 10" PVC Pipe @ 0.27%
151 LF 8" PVC Pipe @ 0.30%
141 LF 8" PVC
151 LF 8" PVC Pipe @ 0.34%
98 LF 8" PVC Pipe @ 0.71%
151 LF 8" PVC Pipe @ 0.72%
151 LF 8" PVC Pipe @ 0.33%
151 LF 8" PVC Pipe @ 0.33%
151 LF 8" PVC Pipe @ 0.41%
151 LF 8" PVC Pipe @ 0.41%
151 LF 8" PVC Pipe @ 0.41



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



VICINITY MAP - NOT TO SCALE

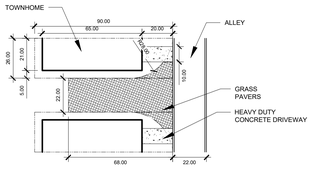
GENERAL NOTES

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.

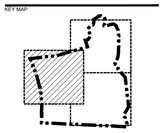
LEGEND

- FIRE HYDRANT RADIUS (100')
- HOSE PULL LENGTH
  MAX LENGTH FOR UNSPRINKLERED BUILDINGS = 150'
  MAX LENGTH FOR SPRINKLERED BUILDNGS = 200'
- BUILDING

FIRETRUCK TURNAROUND DETAIL



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

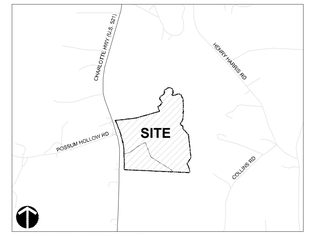
NORTH

SHEET TITLE
FIRE PROTECTION PLAN

SHEET NUMBER
C7-50

MATCH TO SHEET C7-51

MATCH TO SHEET C7-50



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

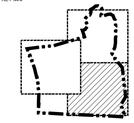
FIRE HYDRANT RADIUS (100')

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

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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'

NORTH

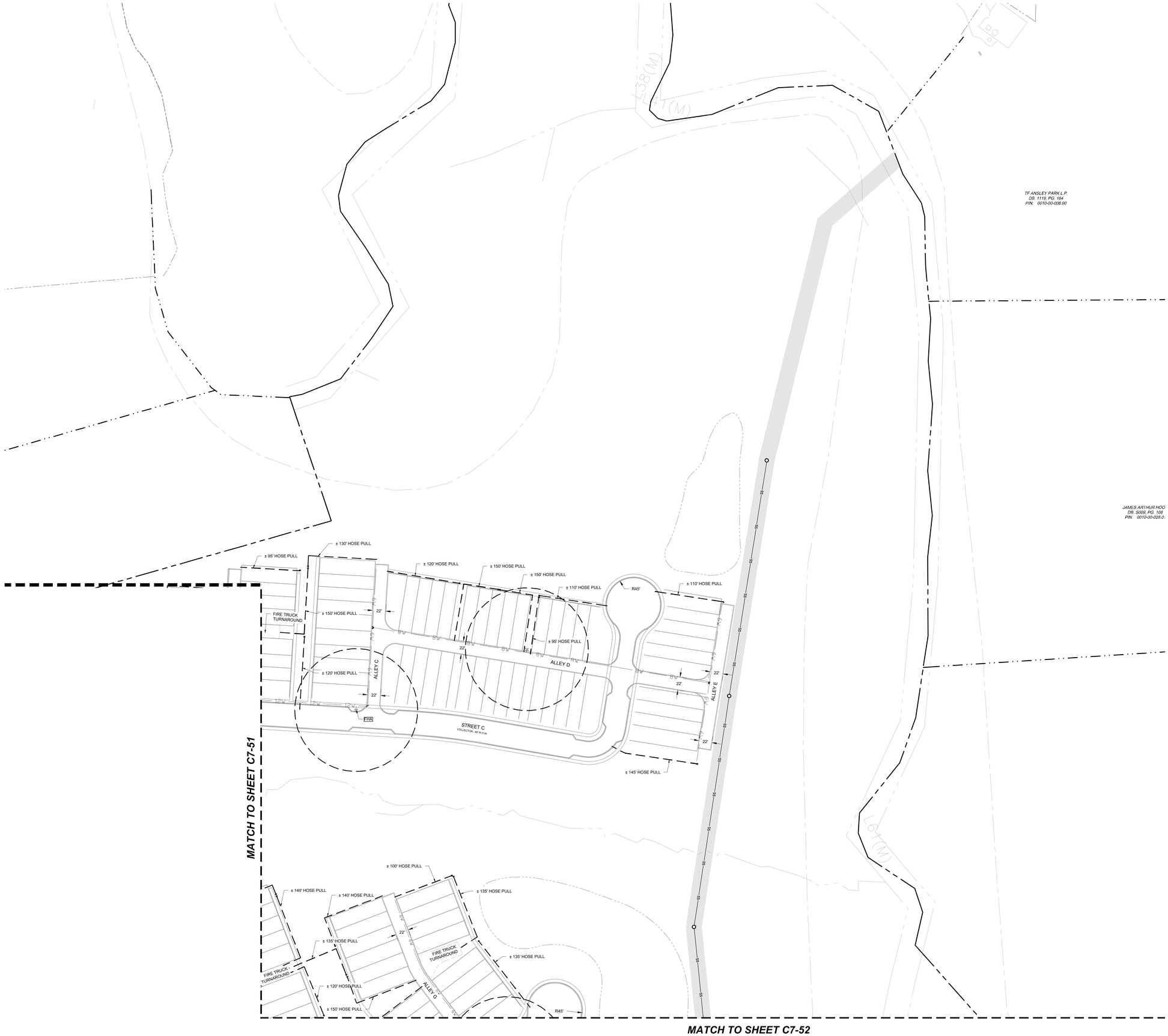
0 30 60 120

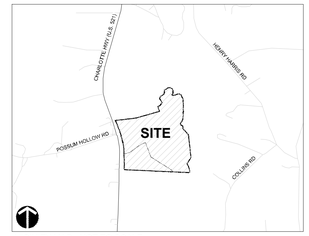
SHEET TITLE

FIRE PROTECTION PLAN

SHEET NUMBER

C7-51





VICINITY MAP - NOT TO SCALE

GENERAL NOTES

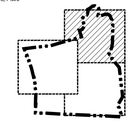
1. MULTIFAMILY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
2. TOWNHOMES SHALL HAVE FIRE SEPARATION AND/OR PROTECTION AT COMMON WALLS.
3. RETAIL AND GROCERY BUILDINGS SHALL HAVE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEMS.
4. FIRE APPARATUS ROADS AND TURNAROUNDS SHALL HAVE "NO PARKING 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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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'

NORTH

0 30 60 120

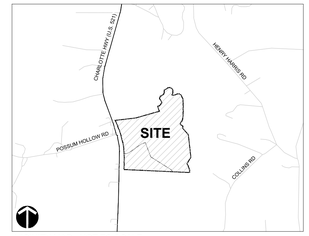
SHEET TITLE

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

C8-01

C8-02

C8-03

TF ANSLEY PARK L.P.
DB. 5119, PG. 164
COMMON OPEN SPACE
PB. 2036, PG. 726
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. 885
PIN: 0010-00-025.01

HANS PATRICK LENGERS
DB. 494, PG. 87
PB. 2036, 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
REM 1, MAP 1, NO
LOT 2
PB. 2018, PG. 350
PIN: 0010-00-030.00

SIX MILE CREEK

PROPOSED WETPOND

TYPE A BUFFER YARD

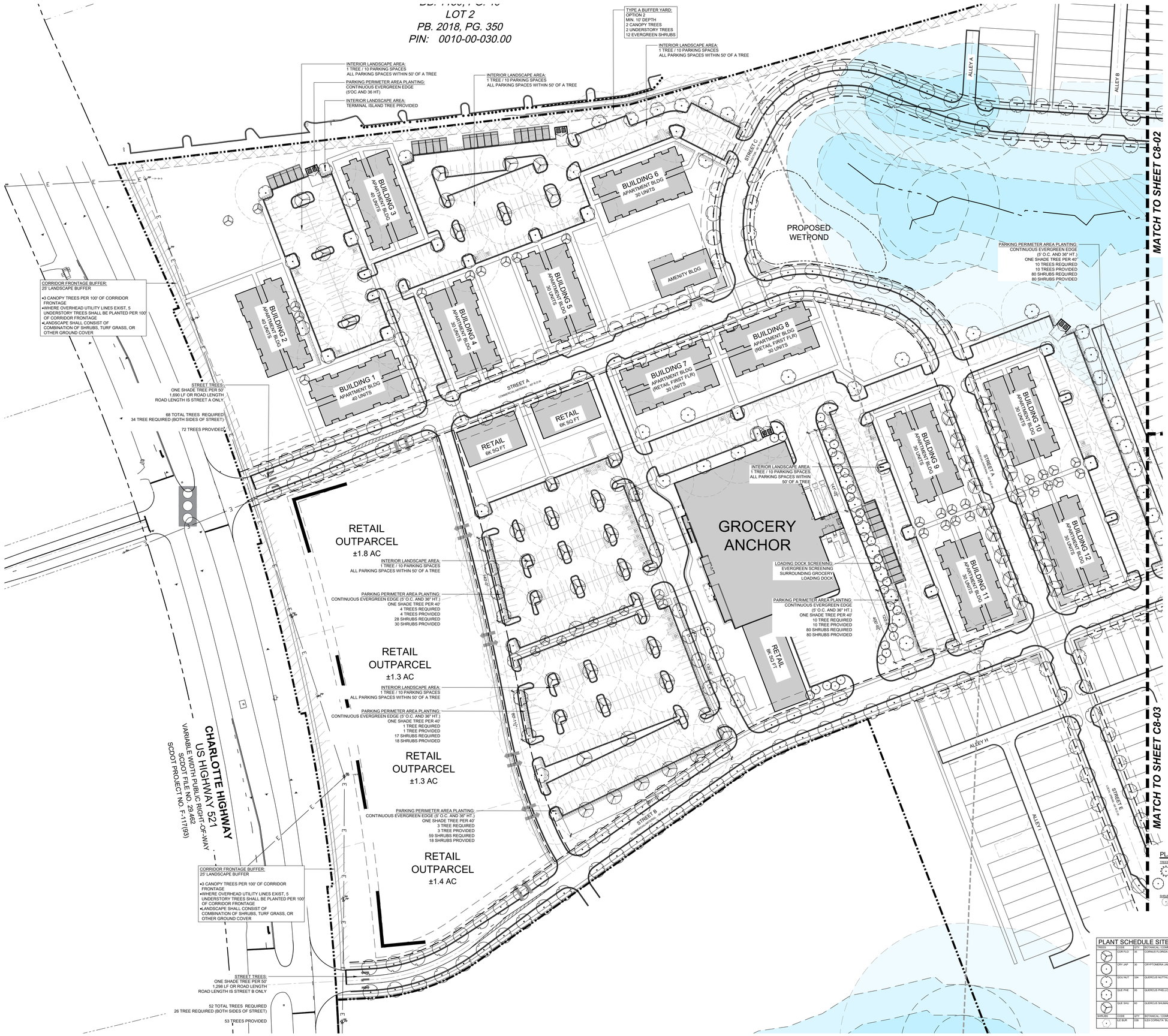
CORRIDOR FRONTAGE BUFFER

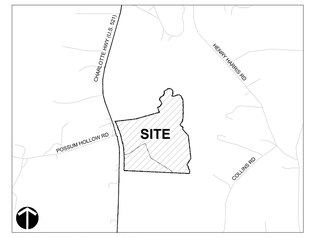
POSSUM HOLLOW RD
80' PUBLIC RIGHT-OF-WAY
MB 2010, PG 918

CHARLOTTE HIGHWAY
(US HIGHWAY 521)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
SEE DEED BOOK 1417/999

HANOVER DRIVE
PRIVATE RIGHT-OF-WAY
MB 2013, PG. 392

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





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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MX DISTRICT (ON-STREET PARKING)
RATE: 1 CANOPY TREE FOR EVERY 40 FEET OF STREET FRONTAGE
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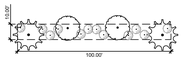
LOCATION: TREE WELL (25-SQUARE-FOOT MINIMUM AREA)

BUFFER LANDSCAPE AREAS

TYPE A BUFFER YARD, OPTION 2
MIN. 10' WIDTH
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	SHT.	REMARKS
	COR FLO	35	CORNUS FLORIDA / FLOWERING DOGWOOD	B&B		2.5" CAL., 10'-12' HT., MULTI-TRUNK, 3-5 STEMS
	CRY JAP	80	CRYPTONERIA JAPONICA / JAPANESE CEDAR	15 GAL		
	QUO NUT	334	QUERCUS NUTTALLII / NUTTALL OAK	B&B		2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE PHE	95	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., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPREAD	REMARKS
	ILE BUR	338	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL	5'	18"-24"HT. X 15"-18" SPRD.

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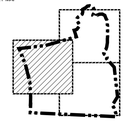
KEY MAP



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XXXXX.XXXXXXXX	####	7/19/21
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

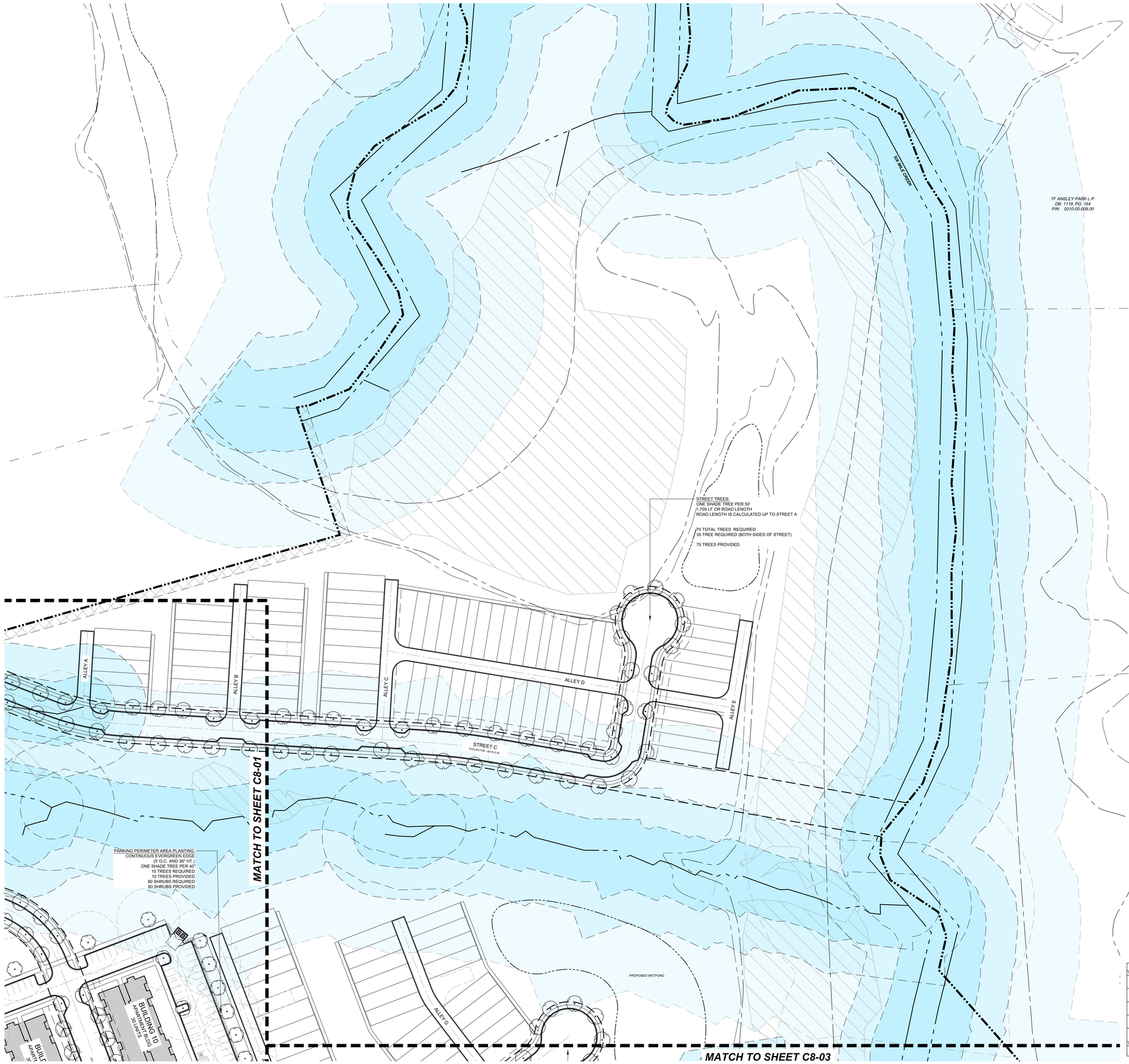
DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

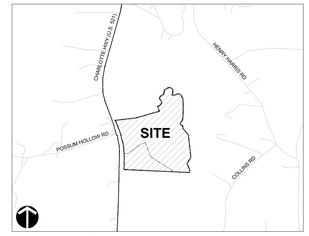
SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE
DETAILED REQUIRED PLANTING PLAN

SHEET NUMBER
C8-01





VICINITY MAP - NOT TO SCALE

SITE LEGEND

- BUILDING
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- TYPE A BUFFER YARD
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REQUIRED PLANTING

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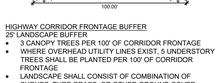

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	CRY JAP	30	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	15 GAL		
	QUO NUT	33A	QUERCUS NUTTALLII / NUTTALL OAK	B&B		2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE PHE	65	QUERCUS PHELLOS / WILLOW OAK	B&B		2.5" CAL., 12'-14' HT., 6' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE SHU	50	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	538	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL	5'	18"-24"HT. X 15"-18" SPRD.

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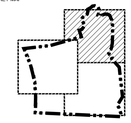

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ENGINEER | REG. # | DATE

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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

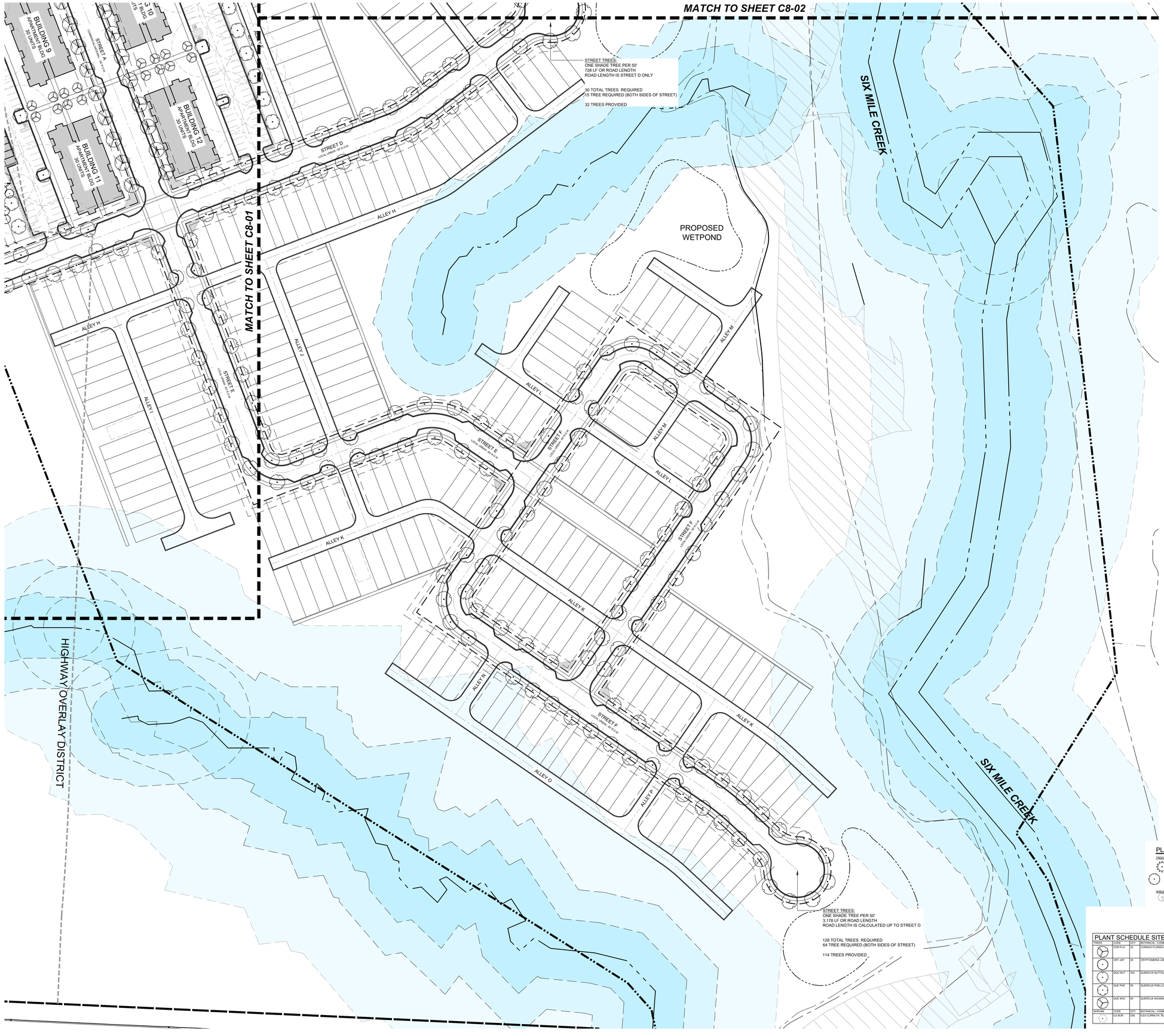
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

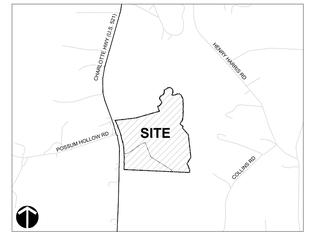
SHEET TITLE

DETAILED REQUIRED PLANTING PLAN

SHEET NUMBER

C8-02





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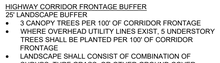

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PLANT SCHEDULE SITE

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	CRY JAP	30	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	15 GAL			
	QUC NUT	334	QUERCUS NUTTALLII / NUTTALL OAK	B&B			2.5" CAL., 12'-14' HT., 8' CLEAR TRUNK, STRONG CENTRAL LEADER
	QUE PHE	65	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
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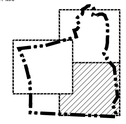
KEY MAP



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DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

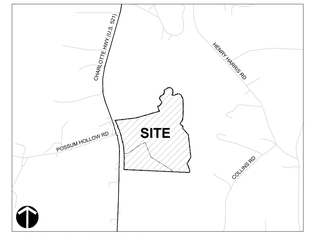
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

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: 33,279 SF
TREE SAVE AREA 2: 2,257,329 SF

TOTAL TREE SAVE AREA: 2,290,608 SF
±52.5 AC (40% OF SITE AC)

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KEY MAP

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CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1" = 150'

NORTH

0 75 150 300

SHEET TITLE

TREE SAVE AREAS & TREE MITIGATION PLAN

SHEET NUMBER

C8-04

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)

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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:

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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.
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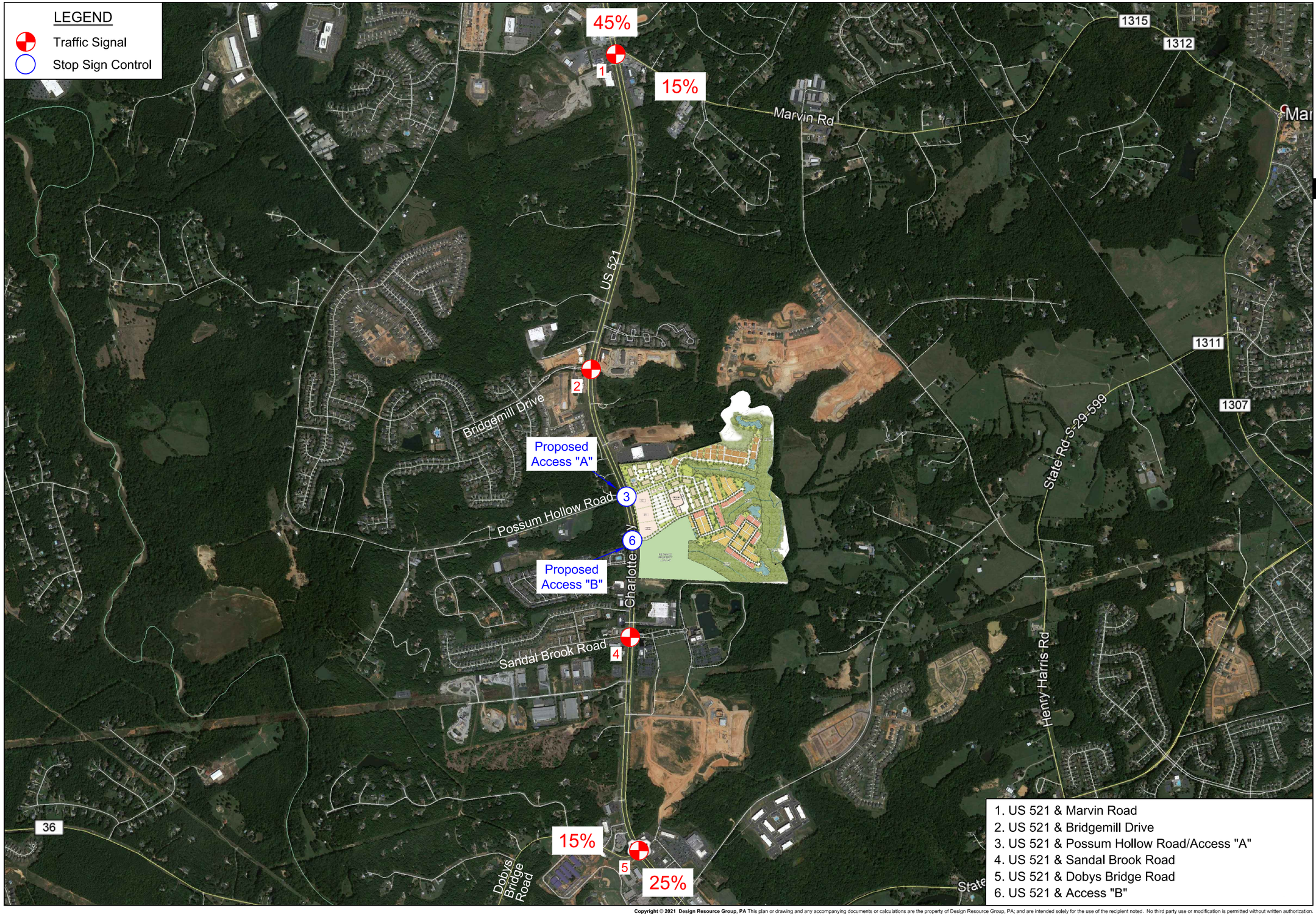

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INDIAN LAND, SC

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.

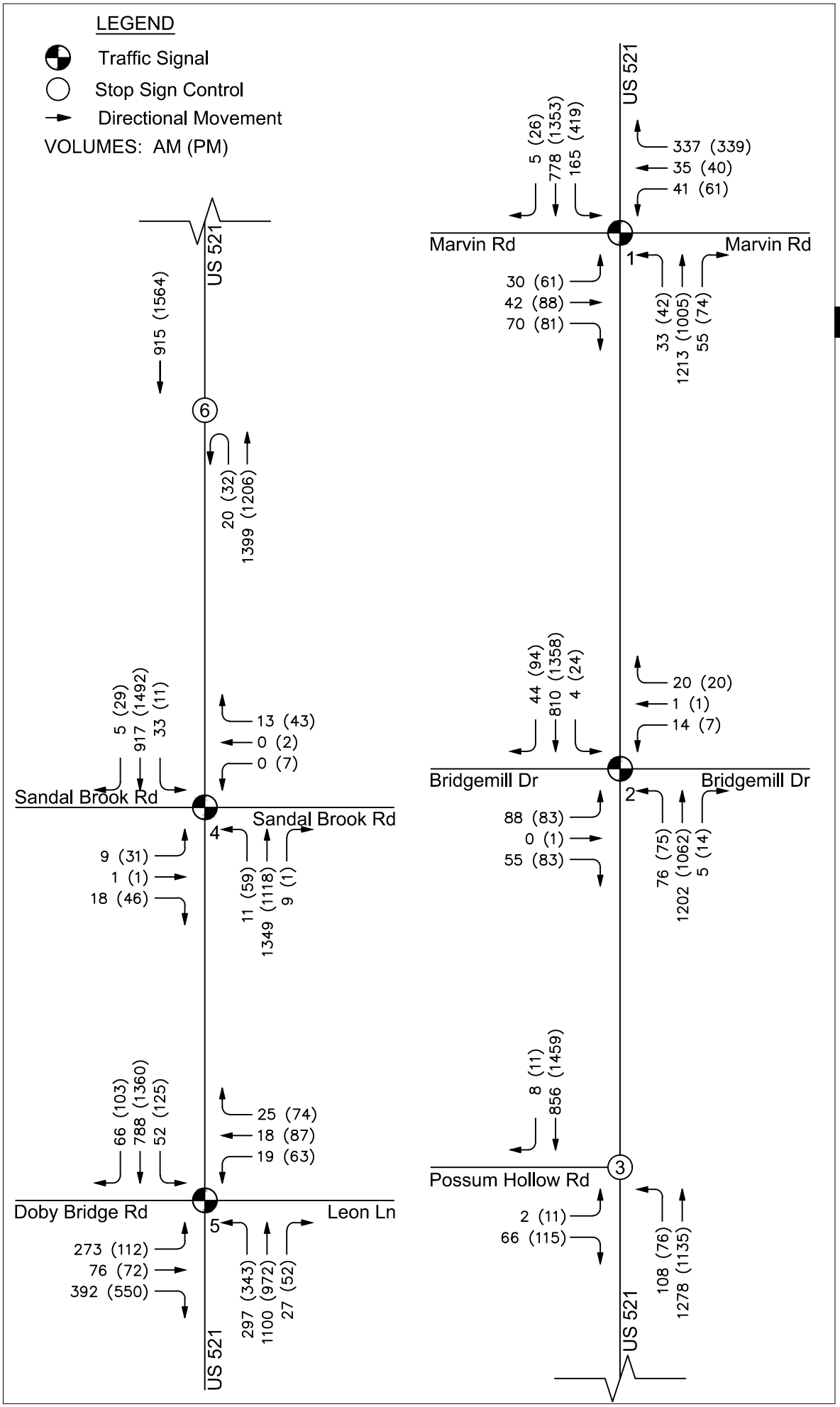
Morning (6:30-8:30 AM) and afternoon (4:30-6:30 PM) peak period turning movement counts were conducted at all study intersections on Thursday, April 1, 2021.

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).

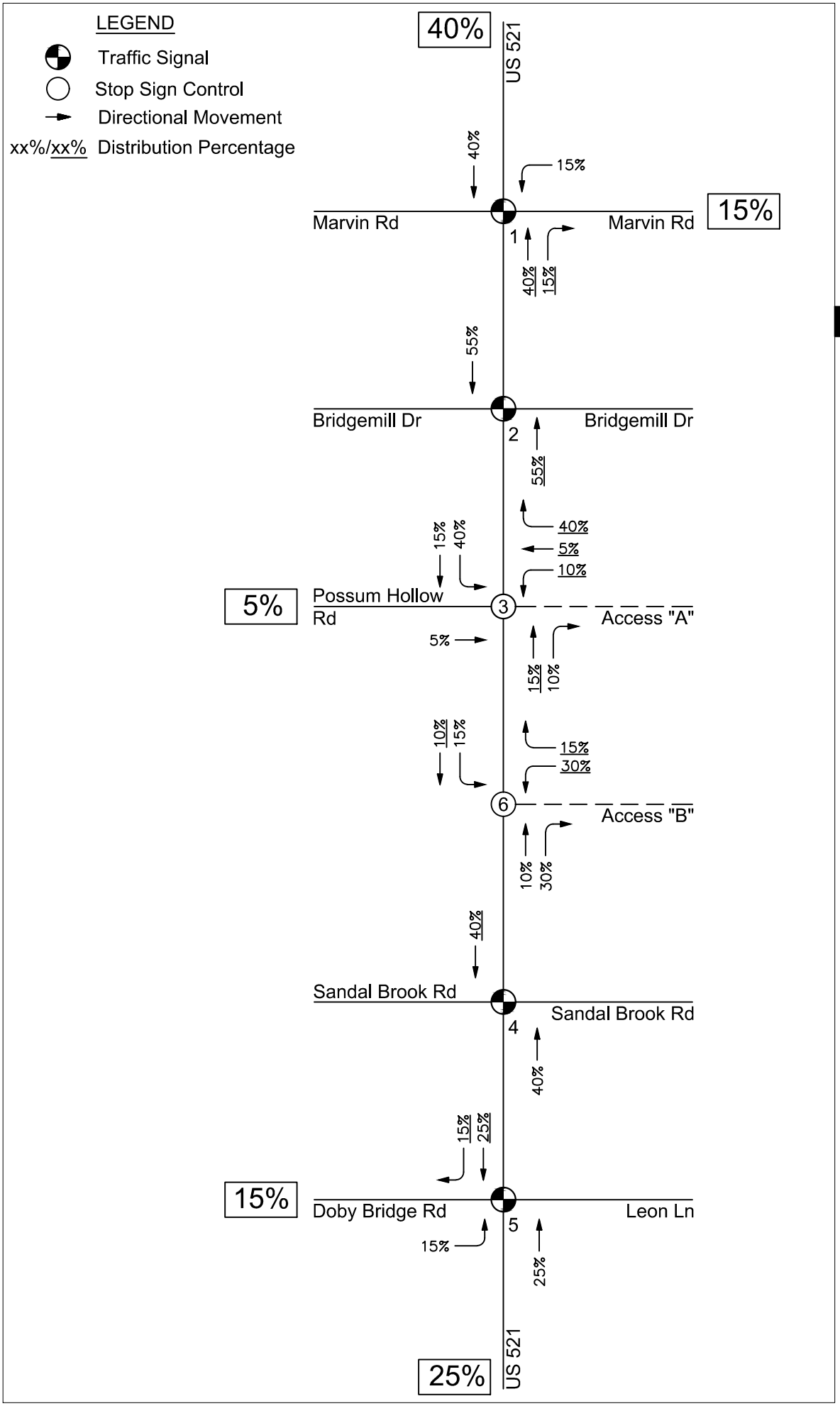
Table 4: Offsite Trip Generation

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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SITE DIRECTIONAL DISTRIBUTION

0 XX XX
SCALE: NTS

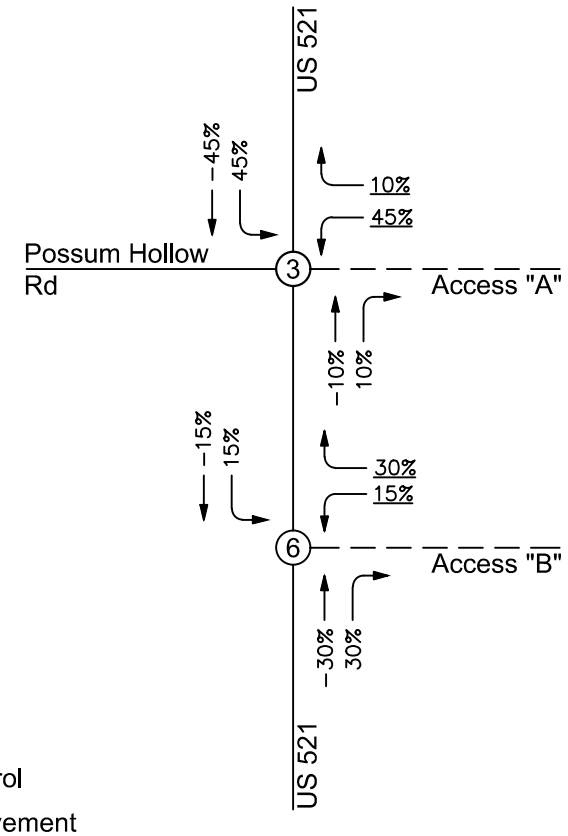
PROJECT #: 584-028
DRAWN BY: PAH
CHECKED BY: REG

JUNE 2021

REVISIONS:

Figure 3A

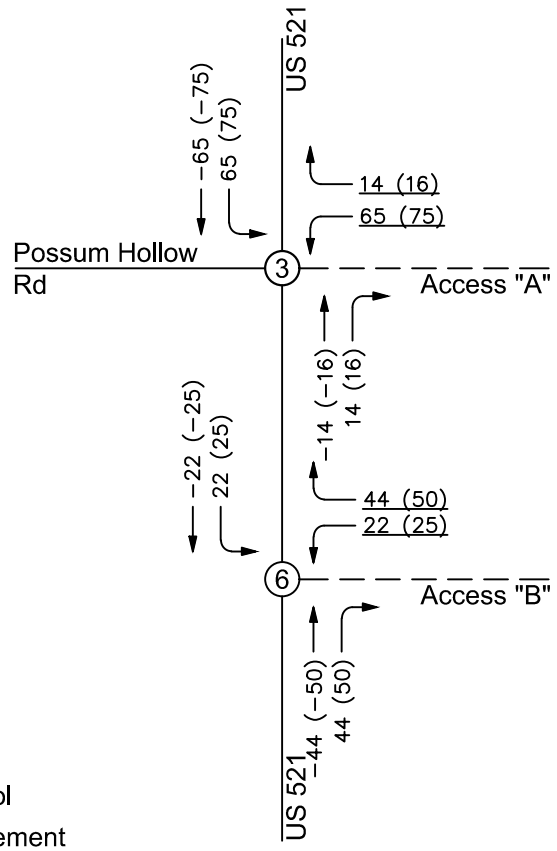
Pass-By Distribution



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
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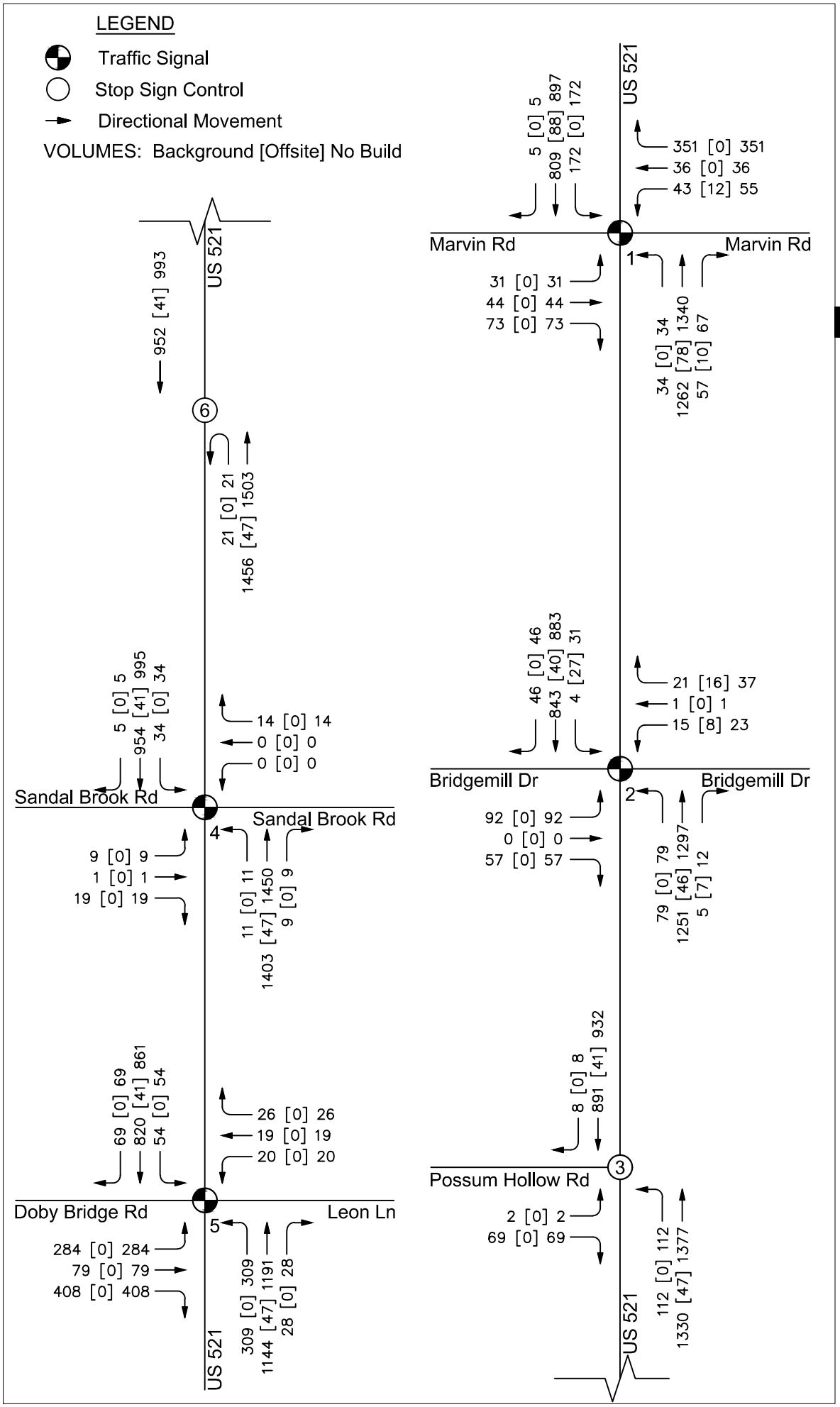
Figure 3B



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2023 NO BUILD AM PEAK HOUR TRAFFIC VOLUMES

0 XX XX

SCALE: NTS

PROJECT #: 584-028
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Figure 4A

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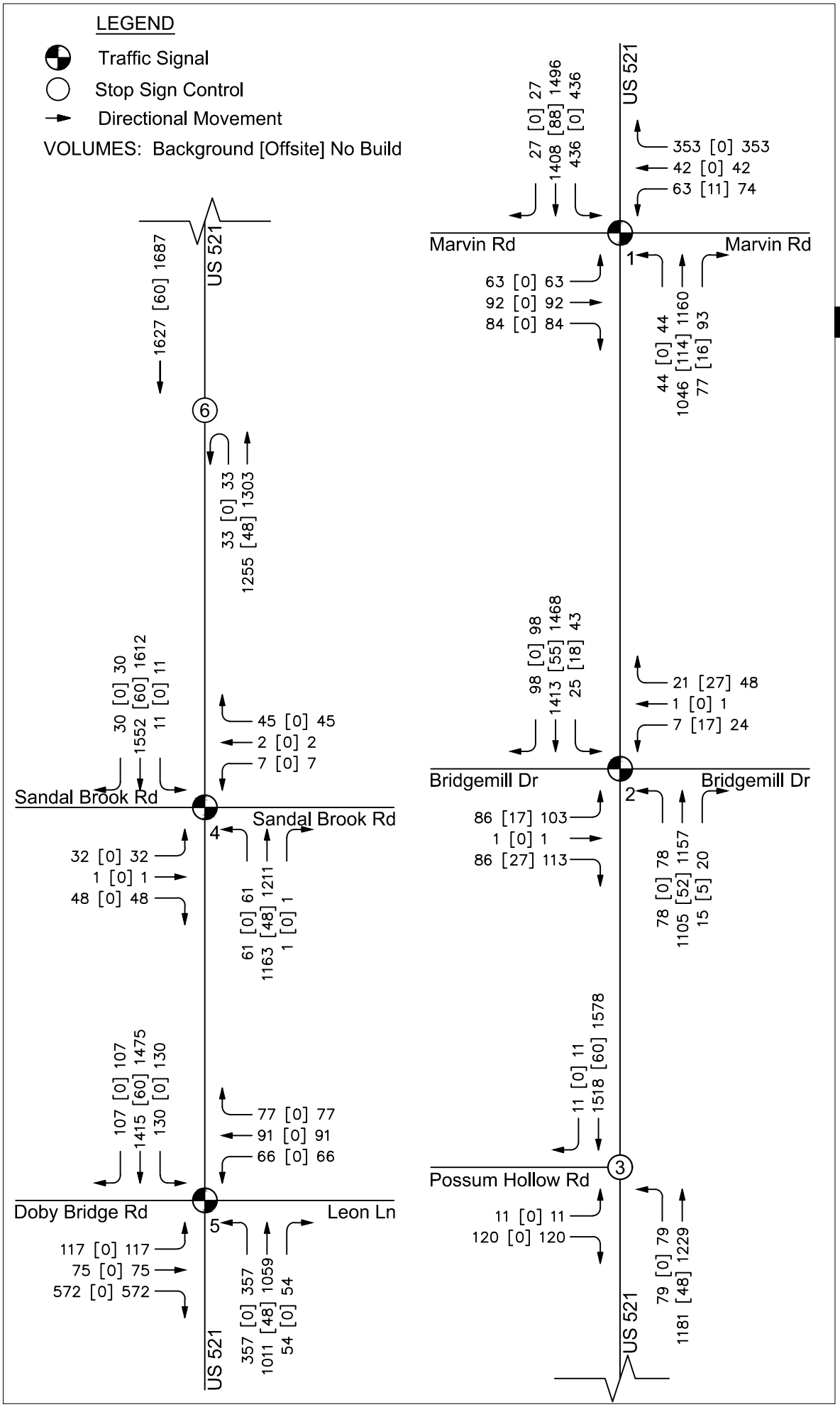

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2023 NO BUILD PM PEAK HOUR TRAFFIC VOLUMES

0 XX XX
SCALE: NTS

PROJECT #: 584-028
DRAWN BY: CRB
CHECKED BY: REG

JUNE 2021

REVISIONS:

Figure 4B

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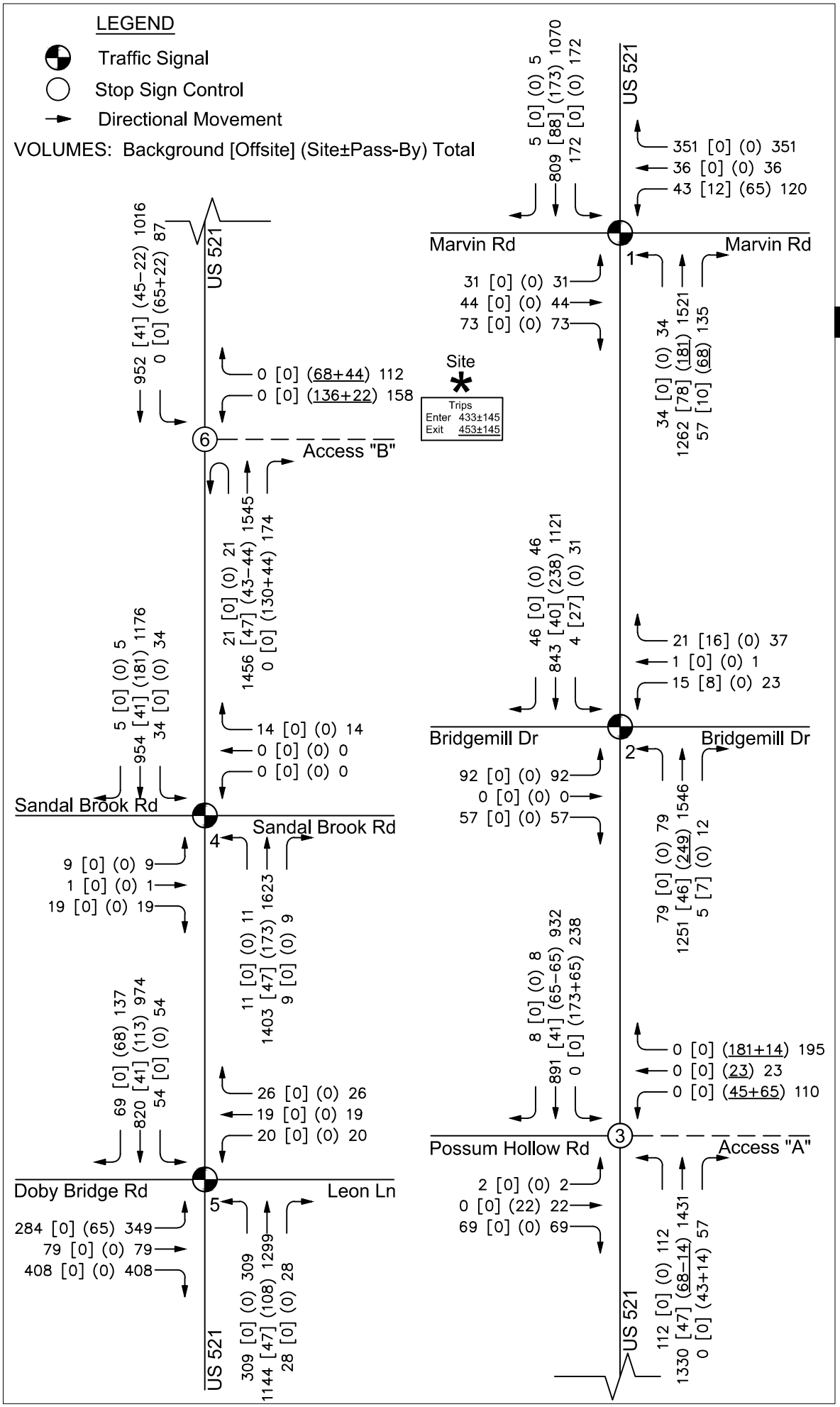

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THE EXCHANGE AT INDIAN LAND TIA

INDIAN LAND, SC

CROSLAND SOUTHEAST
121 WEST TRADE STREET SUITE 2550
CHARLOTTE, NC 28202

2023 BUILD AM PEAK HOUR TRAFFIC VOLUMES

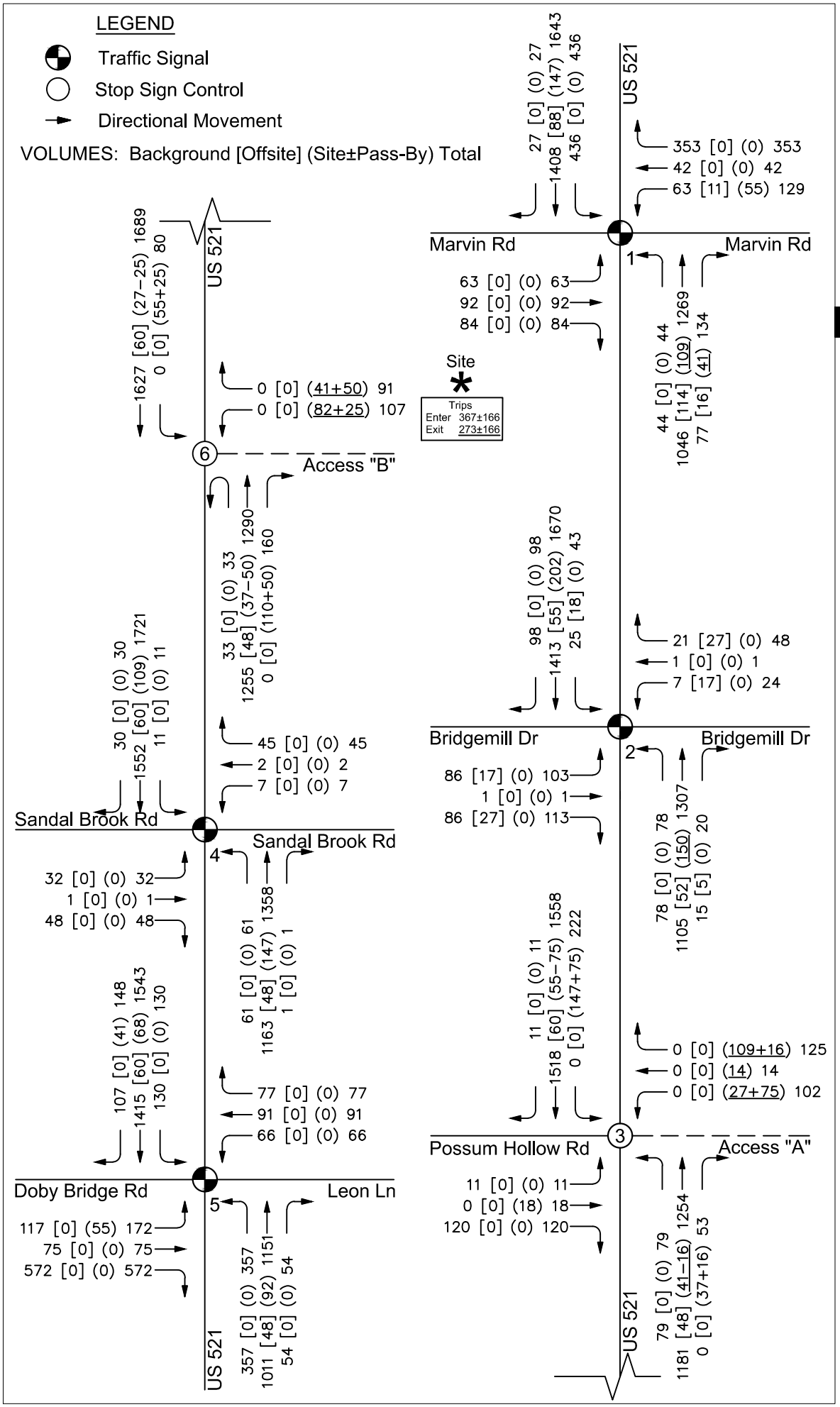
0 XX XX
SCALE: NTS

PROJECT #: 584-028
DRAWN BY: CRB
CHECKED BY: REG

JUNE 2021

REVISIONS:

Figure 5A



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THE EXCHANGE AT INDIAN LAND TIA

INDIAN LAND, SC

CROSLAND SOUTHEAST
121 WEST TRADE STREET SUITE 2550
CHARLOTTE, NC 28202

2023 BUILD PM PEAK HOUR TRAFFIC VOLUMES

0 XX XX
SCALE: NTS

PROJECT #: 584-028
DRAWN BY: CRB
CHECKED BY: REG

JUNE 2021

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:

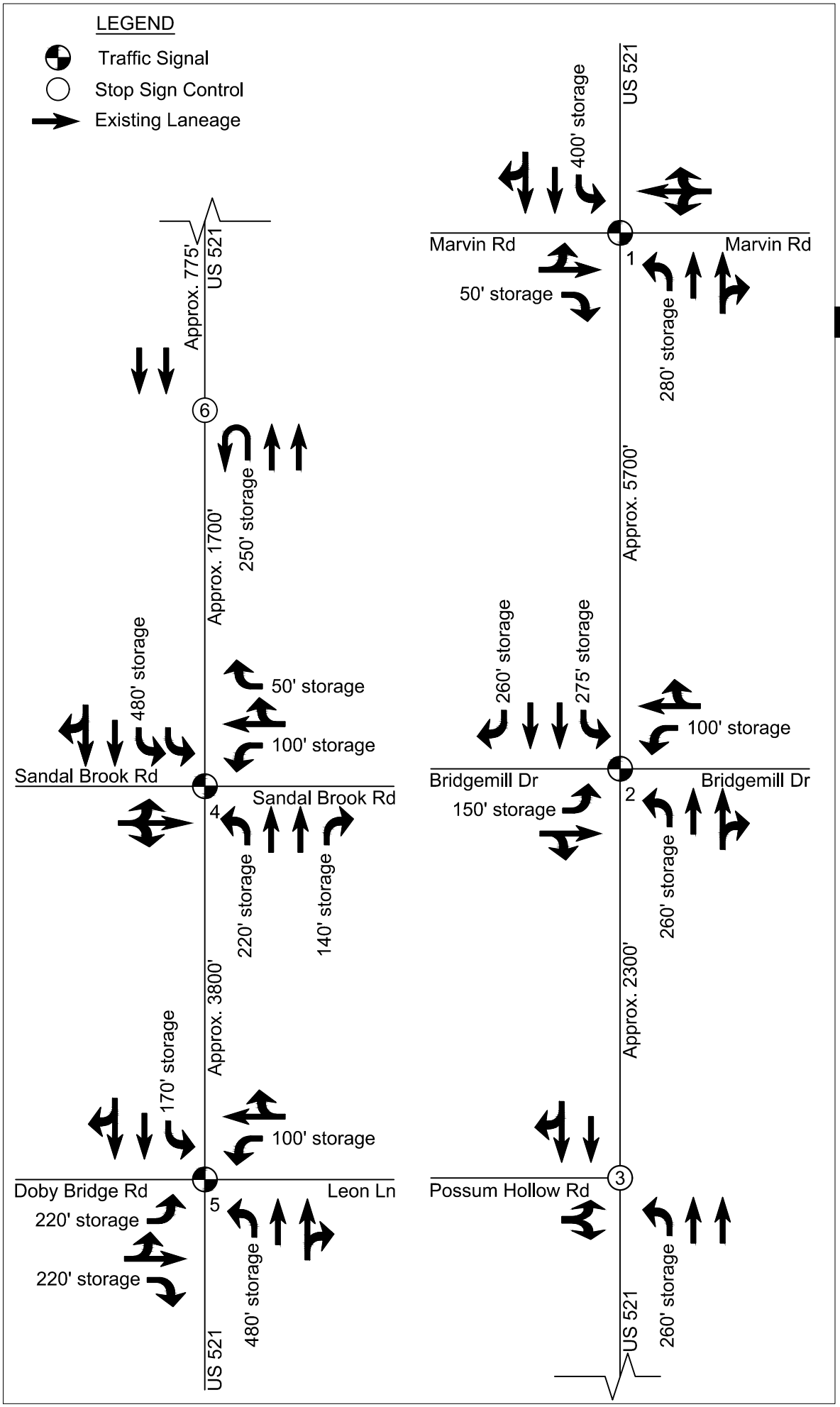
- One ingress lane and one egress lane (a terminating westbound right turn lane) restricting westbound left turning movements out of the access
- Construct a northbound right turn lane on Charlotte Highway with 100 feet of storage
- Construct a southbound left turn lane on Charlotte Highway with 100 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.



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THE EXCHANGE AT INDIAN LAND TIA

INDIAN LAND, SC

CROSLAND SOUTHEAST
121 WEST TRADE STREET SUITE 2550
CHARLOTTE, NC 28202

EXISTING LANEAGE

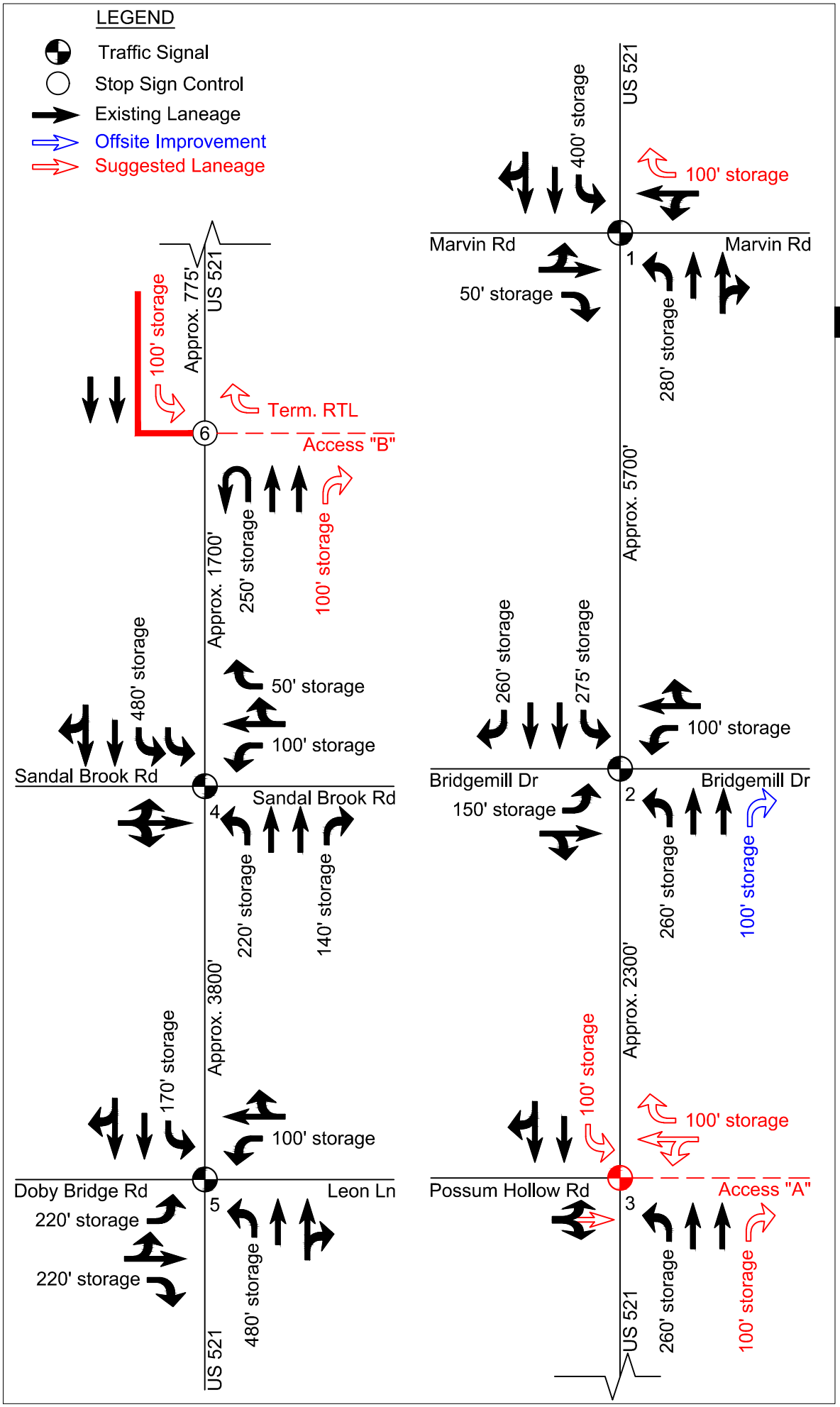
0 XX XX
SCALE: NTS

PROJECT #: 584-028
DRAWN BY: CRB
CHECKED BY: REG

JUNE 2021

REVISIONS:

Figure 6



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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

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.

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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

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Agenda Item Summary

Ordinance # / Resolution #: DA-2021-0664, The Exchange
Contact Person / Sponsor: Robert Tefft / Planning
Department: Planning
Date Requested to be on Agenda: 8/17/2021

Issue for Consideration:
See staff report attached to RZ-2021-0664.

Points to Consider:
This application is associated with the companion Rezoning RZ-2021-0664, and Master Development Plan MXU-2021-0664.

Recommendation:
See staff report attached to RZ-2021-0664.

ATTACHMENTS:

Description	Upload Date	Type
Ex 6: Development Agreement	8/9/2021	Exhibit

DRAFT

---------- (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.

RECITALS

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 _____ 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-____" means Ordinance No. 2021-____ 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-____" means Ordinance No. 2021-____ 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-____.

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-____. 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-[redacted] 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-____ 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- ____, 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 Five Hundred and No/100 Dollars ($500.00) 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. Developer agrees to pay Lancaster County as follows: (1) for new residential dwelling units (a) the sum of One Thousand Four Hundred Sixty-Eight ($1,468.00) Dollars per multi-family residential housing unit, and (b) One Thousand Seven Hundred Fifty-Six ($1,756.00) Dollars per townhome/single-family attached residential housing unit; and (2) for new non-residential construction (a) the sum of One Thousand Five Hundred Ninety-Three ($1,593.00) Dollars per 1,000 square feet of floor area for commercial/retail building, and (b) Five Hundred Forty-One ($541.00) Dollars per 1,000 square feet of floor area for office building, which shall be paid when a building permit is issued (the "Public Safety Payment"). Upon receipt of the Public Safety Fund Payment, those monies must be accounted for separate and distinct from other monies of the County. The Public Safety Payment paid for residential construction must be used for non-recurring purposes for parks & recreation, law enforcement/Sheriff, emergency medical services, and fire department in the Greater Panhandle area of Lancaster County. The Public Safety Payment paid for non-residential

construction must be used for non-recurring purposes for law enforcement/Sheriff, emergency medical services, and fire department in the Greater Panhandle area of Lancaster County. The determination of the specific use of the Public Safety Payment is at the discretion of County Council.

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. Credit for Fees. In the event that the County approves or passes any future ordinance(s) (collectively, "Future Impact Fee Ordinance(s)") imposing or assessing impact fees of generally applicability to property development within the County and which Future Impact Fees are to be used or applied for the same purpose(s) for which the Developer Fees have been designated (collectively, "Future Impact Fees") and if the Future Impact Fees apply to the Developer's development of the Property, the Developer shall receive a credit toward such Future Impact Fees in the amount(s) equal to the Developer Fees which the Developer has paid or is obligated to pay pursuant to Sections 4.01B and 4.01C.

Section 4.02. Payment of Costs. Upon submission of appropriate documentation of the expenditure, Developer agrees to reimburse the County, not later than _____, 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.

(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.

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.

(B) 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: _____

_____

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)
)
COUNTY OF LANCASTER)

PROBATE

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

[Legal Descriptions and Plat to be inserted here as Exhibit A-1 and Exhibit A-2]

Exhibit A-2 (Plat) (The subject Property is Parcel A)

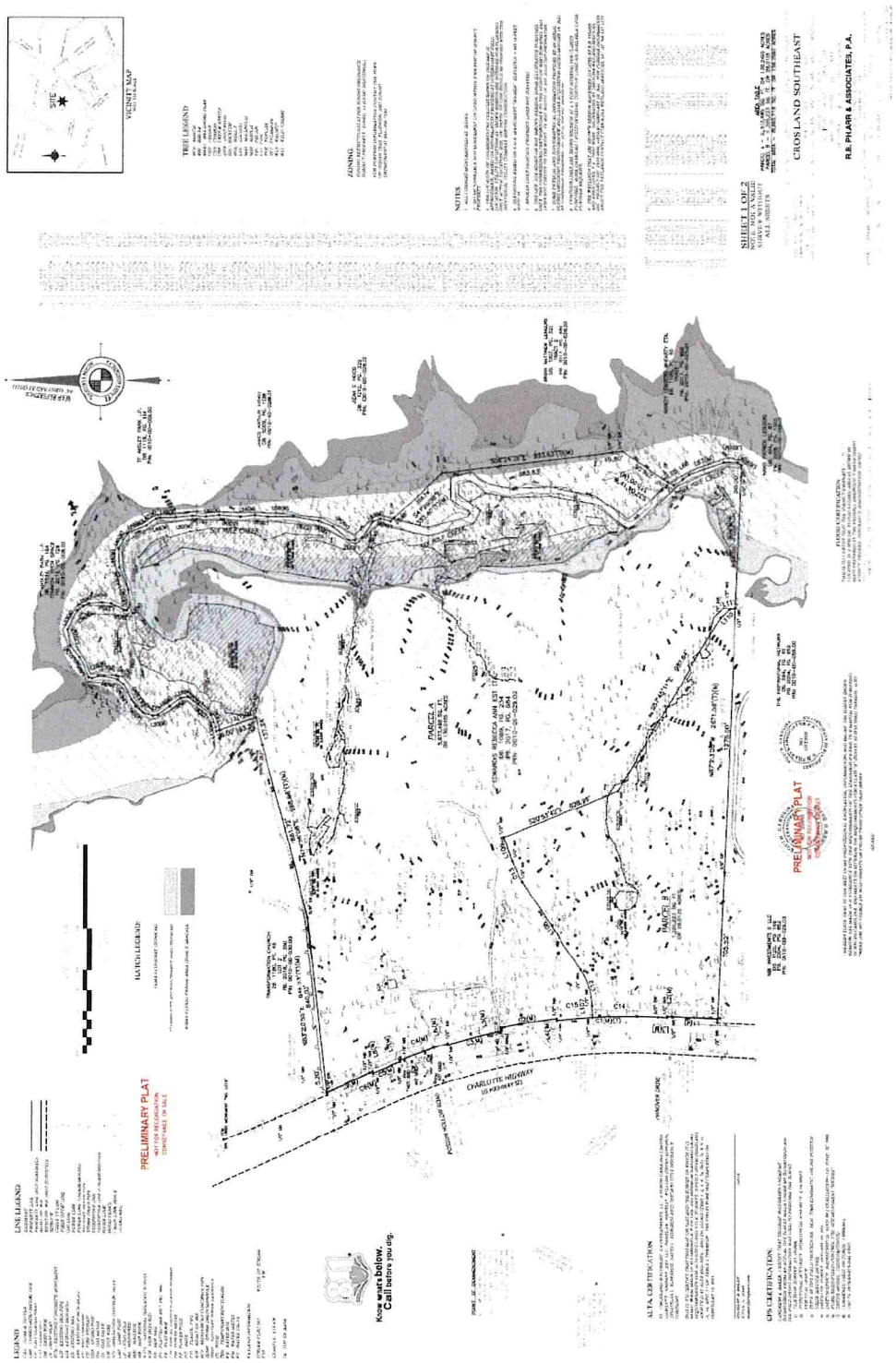

Exhibit B
Development Program
MX District Master Development Plan
[Attached]

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.

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.

Exhibit C

Development Schedule

Years	Commercial	Residential
1	0	0 units
2	0	0 units
3	0	0 units
4	50,000 SF	710 units (Estimated Completion)
5	20,000 SF	0 units
Total	70,000 SF	710 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 70,000 square feet. County and Developer acknowledge that residential development of the Property is limited to 390 multi-family residential units and 320 townhome/single-family attached residential units.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

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-____ 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-____, 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. 2020-____

[Rezoning Ordinance - Attached]

Exhibit E-2

Ordinance No. 2020-____

[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.

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-1666 Mark Bridges
Contact Person / Sponsor: Ashley Davis /Planning
Department: Planning
Date Requested to be on Agenda: 8/17/2021

Issue for Consideration:
Proposed rezoning from GB to MDR (TM# 0109-00-086.00). Property is approximately 0.46 acres in size.

Points to Consider:
Prior to the 2016 County-wide rezoning this parcel was zoned R-30 (residential zoning).

Recommendation:
Staff recommends **Approval** of the request to rezone.

ATTACHMENTS:

Description	Upload Date	Type
Planning Staff Report	8/9/2021	Planning Staff Report
Exhibit 1: Application	8/4/2021	Exhibit
Exhibit 2: Zoning Map	8/4/2021	Exhibit
Exhibit 3: Plat	8/4/2021	Exhibit

PROPOSAL: Request to rezone approximately 0.46 acres of property (TM# 0109-00-086.00).

PROPERTY LOCATION: 2239 McIlwain Rd (TM# # 0109-00-086.00)

CURRENT ZONING DISTRICT: General Business (GB) District

PROPOSED ZONING DISTRICT: Medium Density Residential (MDR) District

APPLICANT: Mark Bridges

COUNCIL DISTRICT: District 5, Steve Harper

OVERVIEW:

Proposal

The applicant has submitted a request to rezone their property located at 2239 McIlwain Rd. The request comes as an effort to revert the parcel back to residential zoning. Prior to the 2016 county-wide rezoning this property was vacant and zoned R-30 (residential zoning).

Site Information

The property is currently vacant .

Summary of Adjacent Zoning and Uses

The property is surrounded predominantly by MDR and GB zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RN	Vacant/Farm land
South	Lancaster County	MDR	Single-Family Residential
East	Lancaster County	MDR	Single-Family Residential
West	Lancaster County	GB	Daycare

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned General Business (GB). Pursuant to UDO Chapter 2.3, the 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 requested MDR District *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

As noted previously, the subject property is predominately surrounded by the MDR District. Currently, this area can be characterized by single-family homes, small scale commercial, and vacant farm land. Given the close proximity to property zoned MDR and the size of this parcel, staff believes that MDR zoning would be compatible in this area.

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

The Future Land Use Category of the subject properties is Transitional, which corresponds to the Community Type of Suburban Single-Family Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type "*is formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers*." The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The Transitional Future Land Use Category begins with the Roselyn subdivision near Waxhaw Village Road and extends south to Arrowood Road, and encompassing the area immediately surrounding the City of Lancaster. The Transitional Future Land Use Category and Suburban Single-Family Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area.

The requested MDR district is consistent with the Transitional Future Land Use category.

Transitional: Land Use Considerations		
Mobile/Modular Homes	Single-Family Detached Home	Single-Family Attached Home (Townhome/Duplex)
Church	School	Community Park
Community Center/Pool & Recreational Amenities	Natural Area	

INFRASTRUCTURE CONSIDERATIONS

Transportation

A Traffic Impact Analysis (TIA) is not required for this rezoning request. No improvements are required.

Public Utilities

No additional utilities are required for this request.

Public Schools

This request will not result in additional students.

PHOTOS OF PROJECT AREA:

Subject Property is currently wooded between two developed parcels (one commercial, one residential)

Looking directly across from the subject property.

Looking northwest along McIlwain Rd.

Looking southeast along McIlwain Rd.

STAFF RECOMMENDATION:

Staff recommends **Approval** of the request to rezone, pursuant to the following findings of fact for RZ-2021-1666:

1. That the subject project consists of parcel TM# 0109-00-086.00;
2. That the subject property is currently zoned GB and proposed to be rezoned MDR;
3. That the subject property has a Future Land Use designation of Transitional; and
4. That the proposed MDR District is generally consistent with the surrounding area which is comprised of the MDR and GB Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

Ashley Davis, Planner
adavis@lancastersc.net | 803-416-9433

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 2239 McIlwain Road

City LANCASTER State SC Zip 29720 Tax Parcel ID 0109-00-086.00

Current Zoning GB Current Use land only

Proposed Zoning MDR Total Acres _____

Project Description Property was formerly residential, owner sold as residential lot not knowing it had been rezoned GB. Need to rezone as residential lot. -

Surrounding Property Description _____

CONTACT INFORMATION

P

Applicant Name MARK H. BRIDGES

Address 5761 FLAT ROCK RD. (Po Box 297)

City HEATH SPRINGS State SC Zip 29058 Phone 803-289-8765

Fax _____ Email MHBTRUST2025@GMAIL.COM

Property Owner Name MICKEY C. ANDERSON

Address 3826 RIVER RD. (Po Box 655)

City HEATH SPRINGS State SC Zip 29058 Phone 803-416-7604

Fax _____ Email MICKEYANDERSONCONSTRUCTION@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.

Applicant MARK BRIDGES Date 7-8-21

Property Owner(s) MICKEY ANDERSON Date 7-8-21

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**

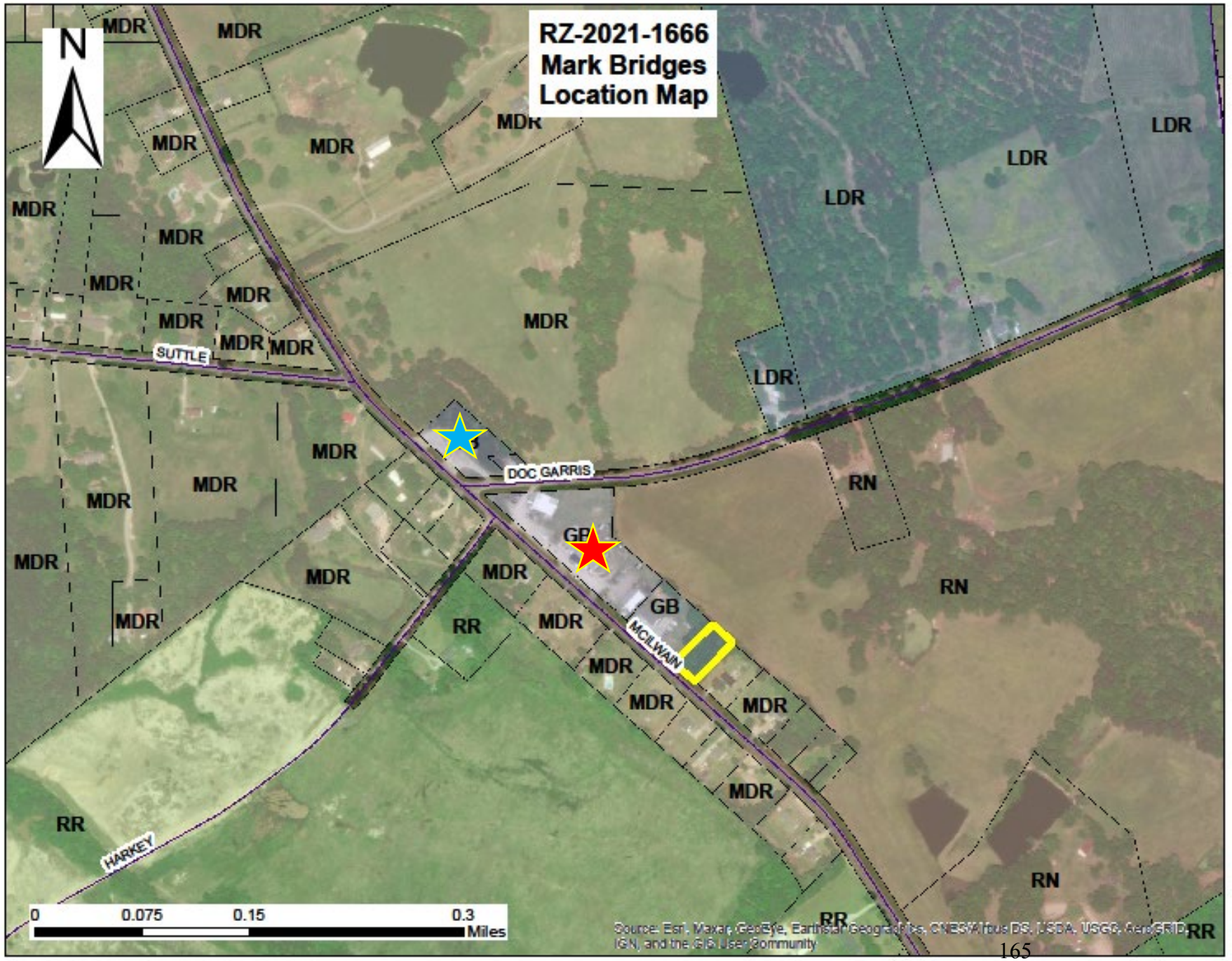
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and 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.



Lancaster County
South Carolina

Proposal:
Rezone a property from GB to MDR.

Legend:

Subject Property

United Forklift Services

Stop-N-Shop

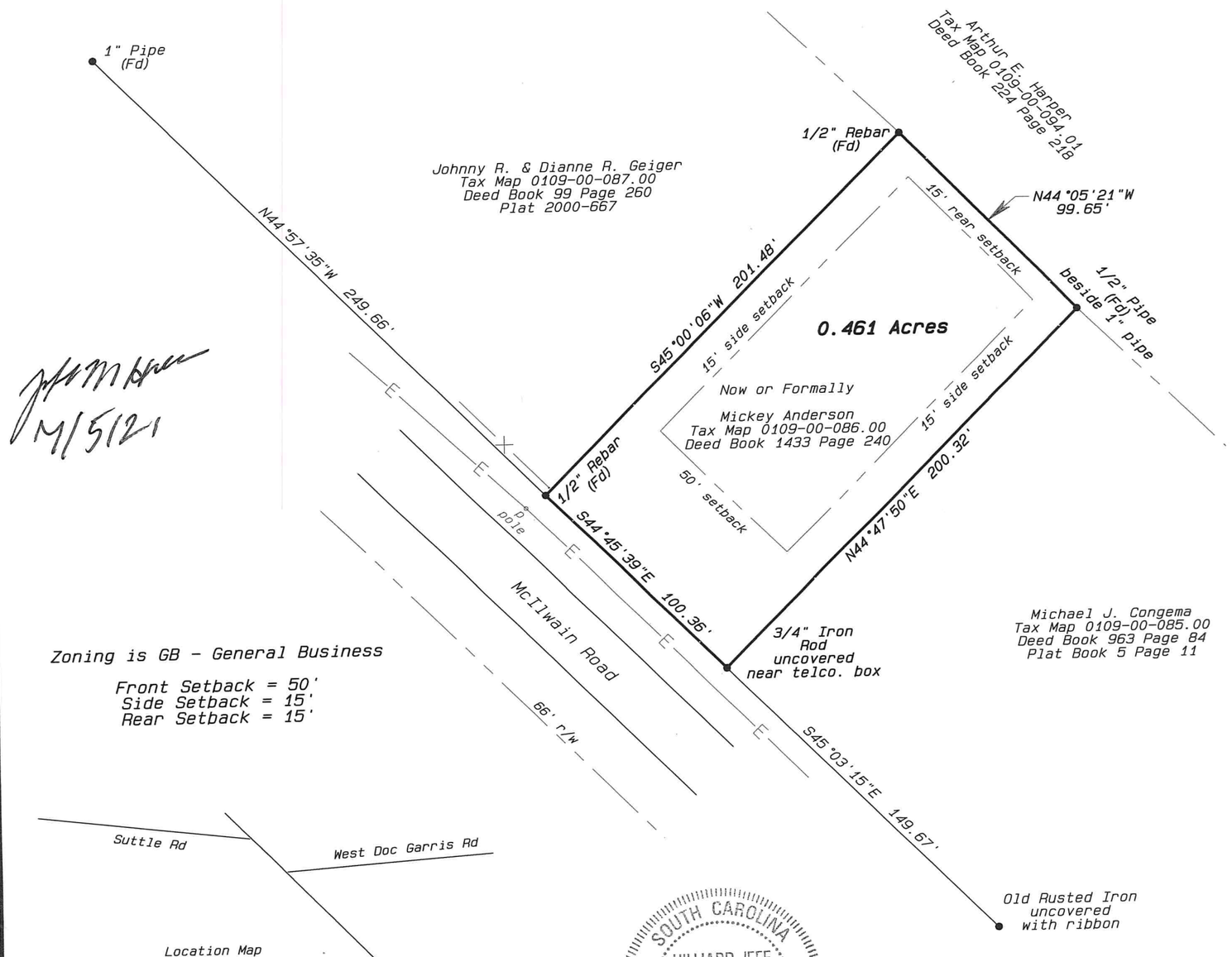
This Plat Represents a Boundary Survey at the Request of Mickey Anderson
Being a 0.461 Acre Lot of Mickey Anderson's Property
Having Such Shape, Form, Marks, & Boundaries as Shown
Located Beside 2235 McIlwain Road Between Pleasant Hill & Lancaster
Lancaster County, South Carolina
July 5, 2021

plat 2000-667

Reference Tax Map 0109-00-086.00
Deed Book 1433 Page 240

2021013737
PLAT ANY SIZE
RECORDING FEES $25.00
PRESENTED & RECORDED:
07-06-2021 10:59:18 AM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: PAM FAULKENBERRY
BK: PLAT 2021
PG: 459

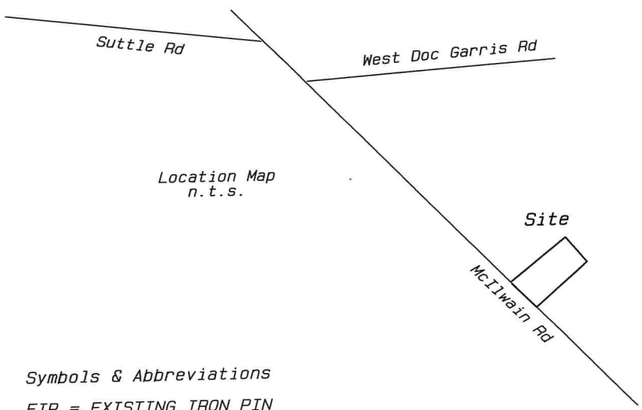
Note
No New Lot Lines or Easements Created.



JNH
M/5/21

Zoning is GB - General Business

Front Setback = 50'
Side Setback = 15'
Rear Setback = 15'



SOUTH CAROLINA
HILLIARD JEFF
LAND SURVEYOR
LLC
No. 3765
CERTIFICATE OF AUTHORIZATION

Numerical Scale
1 Inch = 50 Feet

GRAPHIC SCALE 1"=50'

0 50 100 150

Symbols & Abbreviations

EIP = EXISTING IRON PIN
NIP = NEW IRON PIN
PK = PK NAIL
RR = RAILROAD SPIKE
PP = PINCHED PIPE
Fd = FOUND
IR = IRON
MON = MONUMENT
REBR = REBAR
E = POWER LINE
T= TELEPHONE LINE
X = FENCE LINE

I hereby state that to the best of my knowledge, information, and belief, the survey Shown was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein; also there are no visible encroachments or projections other than those shown.

FEMA Flood Map 45057C0265D effective date 06/16/2011 was examined.
The 0.461 Acre parcel surveyed does not appear to be in a Flood Prone Area - in "Zone X".

This plat is subject to any Easements, Agreements, Right of Ways or Restrictions of record prior to the date of this plat, which were not visible & apparent at the time of the field survey.
Also, owner/buyer must verify highway, road, powerline, & utility, r/w-easement widths, location, & restrictions before working or building near a highway, road, powerline or underground utility.

Hilliard, Jeff Land Surveyor LLC
4370 Stoneboro Road
Heath Springs, S.C. 29058
803-273-3748

FILE: BRIDGESMCILWAINJULY2021

Jeffrey N. Hilliard S.C. PLS # 21230
N.C. # L-4853

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