City of
Tega Cay, South Carolina

Regular City Council Meeting Agenda
Tega Cay Glennon Center - Lower Level
15077 Molokai Drive, Tega Cay, SC

6:00 P.M. Call to Order, Pledge of Allegiance and Moment of Silence

1. 6:00 P.M. Call To Order, Pledge Of Allegiance And Moment Of Silence

2. Public Comments

3. Approval Of Minutes

   Documents: 4 DRAFT MINUTES 12.21.15.PDF, 5 DRAFT MINUTES 1.4.16.PDF

4. Special Presentations

   4.a. Women's Club Proclamation

   Documents: PROCLAMATION WOMENS CLUB.PDF

   4.b. Oaths Of Office: BOZA-Amy McKinney; Storm Water Committee-Donald Olson

5. Unfinished Business

   5.a. 2nd Reading Of An Ordinance To Convey +0.274 Acres Of Real Property To Drake/Gardendale, LLC

   Documents: ORDINANCE FOR CITY TO DRAKE CONVEYANCE (PORTIONS OF TWO LOTS)1.PDF, GARDENDALE PHASE 2 POD E MAP 2 - PRELIM 12-14-15.PDF

6. New Business

   6.a. Discussion Regarding Golf Cart Regulations

   6.b. Construction Plans For Catawba Park

   Documents: 13 5B CATAWBA PARK-SCOPE OF PROFESSIONAL SERVICES.PDF

   6.c. Discussion Regarding Growth On The Highway 160 And Gold Hill Road Corridors

   6.d. Committee Liaison Assignments - Community Relations, Planning Commission, And Storm Water Committee

   6.e. Intergovernmental Liaison

7. City Manager's Report

8. Public Comments

9. Council Comments

10. Executive Session

10.a. Discussion Incident To Contractual Matters Regarding Clubhouse Food And Beverage

11. Adjournment

City of
TEGA CAY, SOUTH CAROLINA

Regular City Council Meeting Minutes
Philip T. Glennon Center – Council Chambers
15077 Molokai Drive, Tega Cay, SC
Monday, December 21, 2015
6:30 p.m.

Councilmembers Present: *Mayor George Sheppard, Mayor Pro Tempore Jennifer Stalford, Dottie Hersey, Ron Kirby, and Chris Landvik-Larsen. A quorum was present.*
Staff Present: *Charlie Funderburk, City Manager; Susan Britt, Planning & Development Manager; Sylvia Szymanski, Municipal Clerk; and City Attorney Bob McCleave*
The Press was duly notified of the meeting.

Mayor George Sheppard called the meeting to order at 6:30 p.m. and noted it was a Regular City Council meeting. He then led the Pledge of Allegiance and a Moment of Silence.

ITEM 1 PUBLIC COMMENTS

1. There were none.

ITEM 2 APPROVAL OF MINUTES

Mayor Sheppard noted no changes and the November 16, 2015, November 23, 2015, November 30, 2015, and December 15, 2015 minutes were approved.

ITEM 3 SPECIAL PRESENTATION

A. David Hooper, Transportation Planner with RFATS presented their Transit Study for the Tega Cay/Fort Mill area and proposed jurisdictional consideration of proportional-level support from York County to match local jurisdiction share.

B. Mayor Sheppard presented a Proclamation Recognizing Eagle Scout Graham Lancaster.

C. Citizens Academy graduates received certificates for attending a five-week program.

ITEM 4 COMMITTEE APPOINTMENTS

City Council cast their ballots for one opening on the Board of Zoning Appeals and one opening on the Storm Water Committee. Amy McKinney was voted to BOZA and Donald Olson was voted to the Storm Water Committee.

ITEM 5 NEW BUSINESS

A. Catawba Park Presentation and Discussion

Mike Fry and Tom Walker from Campco Engineering presented the site plan for Catawba Park. Discussion ensued. City Manager Funderburk indicated conversations with Clear Springs Baxter and Duke Energy have been favorable. Plans to be completed by Summer/Fall 2016.

MOTION

Mayor Sheppard motioned for a five-minute break, seconded by Councilmember Kirby and passed unanimously.

Council entered into a short break at 7:38pm and exited at 7:45pm Mayor Sheppard noted only items on the agenda were discussed and no votes were taken other than to return to open session.

MOTION

Mayor Sheppard motioned to ask the City Manager to come back at the January 19 City Council meeting with a scope of work from Campco Engineering and pricing for the scope of work they will do, seconded by Councilmember Landvik-Larsen and passed unanimously.

B. Discussion of Golf Course Rates

Bobby Thames of 16035 Samoa Court and the Treasurer of the Tega Cay Men's Golf Association made a presentation about golf course rates. Currently there is no discount for Tega Cay residents.

MOTION

Councilmember Landvik-Larsen motioned for a 2-minute break to correct a technical glitch, seconded by Councilmember Hersey and approved unanimously.

Council entered into short break at 7:53 p.m. and exited at 7:56 p.m. Mayor Sheppard noted only those items on the agenda were discussed and no votes were taken other than to return to open session.

David Taylor of the Tega Cay Golf Course made a presentation on budget and capital expenditures.

MOTION

Councilmember Kirby motioned, effectively immediately, to have Council ask Pinnacle Golf Group, better known as Tega Cay Golf Group, to revert to resident rates, discounts, and early pay as was stated on the calendar from 2008-2013, seconded by Councilmember Landvik-Larsen. City Attorney McCleave reminded Council that the City has an agreement with the golf course and Pinnacle is not bound by a Council vote to reduce rates. Motion failed (2-3).

AYES (2) Councilmembers Landvik-Larsen and Kirby

NOES (3) Mayor Sheppard, Mayor Pro Tem Stalford, Councilmember Hersey

C. Introduction and 1st Reading of an Ordinance to convey ±0.274 acres of real property to Drake/Gardendale, LLC

MOTION

Councilmember Hersey motioned to approve the Introduction and 1st Reading of an ordinance as stated, seconded by Councilmember Landvik-Larsen. There was some discussion about the error on the survey regarding this parcel that was deeded to the City when it should not have been. Motion passed unanimously.

D. Resolution Authorizing the Purchase of Mobile Unit Software for the Police Department in the Form of a Purchase Agreement not to exceed $77,000

MOTION

Councilmember Kirby motioned to approve the resolution as stated, seconded by Councilmember Hersey and passed unanimously.

E. Resolution Authorizing the Purchase of Water Meters for the Utilities Department in the Form of a Purchase Agreement not to Exceed $1,100,000

City Manager Funderburk explained that replacing current water meters with Wi-Fi meters would result in more accuracy and savings for the City.

MOTION

Councilmember Hersey motioned to approve the resolution as stated, seconded by Councilmember Landvik-Larsen and passed unanimously.

F. Resolution in Support of the York County Application to the State Infrastructure Bank

City Manager Funderburk advised Council that Exit 90 to Exit 82C is considered the most congested portion of interstate throughout the entire state and passing this resolution supports the other local entities within York County.

MOTION
Councilmember Kirby motioned to approve the resolution as stated, seconded by Councilmember Hersey and passed unanimously.

G. 2016 Schedule of Regular City Council Meetings

MOTION
Mayor Pro Tem Stalford motioned to approve the 2016 Schedule of Regular City Council Meetings to begin at 6 p.m., seconded by Councilmember Kirby and passed unanimously. Mayor Sheppard asked Council to keep the first Monday of each month available should there be a need for Council to meet.

ITEM 6 CITY MANAGER'S REPORT
Trailhead Park is having water booster pumps installed and the project should be completed by the end of January. Top of the (*Fort Mill*) Times' readers voted Fire Chief Scott Szymanski as best firefighter and the Tega Cay Golf Course was voted best golf course. Happy holidays to everyone. It has been an honor to work with Councilmembers Kirby and Landvik-Larsen and he wished them the best.

ITEM 7 PUBLIC COMMENTS
There were none.

ITEM 8 COUNCIL COMMENTS
Councilmember Hersey asked about the holiday recycling which takes place on Thursday instead of Friday, Christmas Day. The deer survey results could be on the January agenda but asked if SCDNR could make a presentation. It has been her pleasure to serve with Councilmembers Kirby and Landvik-Larsen. Happy holidays to all.

Councilmember Kirby remembered former Councilman Les Conner who is greatly missed. He congratulated Eagle Scout Graham Lancaster and the Citizen Academy graduates. Merry Christmas and Happy New Year to everyone.

Councilmember Landvik-Larsen wished everyone Happy Holidays.

Mayor Pro Tem Stalford thanked City Manager Funderburk for publishing the golf cart information and asked if it could get posted on Facebook. She wished everyone a Merry Christmas and safe holidays.

Mayor Sheppard noted that Carolina Water Service received an increase which would have been passed on to residents if they were still operating in the City. It was an increase of 28 percent for sewer and 17 percent for water. It was a great idea to purchase the water system. He asked Council's opinions on the five items on Ordinance 77 that had been tabled at the November 16 Council meeting. Mayor Pro Tem Stalford stated the police portion was good as is and there was no need for other items. Mayor Sheppard continued with Council's accomplishments in 2015 – $400,000 was allocated from H-Tax money towards the construction of Catawba Park which brings that total to just under $1M. The City is close to awarding the bid for engineering for Catawba Park. We installed a disc golf course at Lookout Park; a new Council Garden in front of City Hall; landscape improvements in several areas and more to come; joint workshop with the county in Fort Mill to discuss the issues facing our area, traffic, parks and recreation, growth and fire services, construction has begun on Hubert Graham Parkway and 160/Gold Hill Road; we worked out plans with SCDOT to approve the drainage and resurface Tega Cay Drive at no expense to the City; received a commitment from SCDOT to repave Tega Cay Drive in the spring/summer of 2016; resurfaced five city-owned streets; Wellmore opened; new businesses opened in the Stonecrest areas; hired a new police chief; laptops for the patrol cars for officers; we released the RFP for the new Stonecrest fire station; our fire department achieved an ISO 2; completed the infrastructure project that would allow for better water service in traditional Tega Cay by way of booster pumps and coming off the York County

system; the SRF funds to fix the old sewer system--we closed on the loan, signed the contract and work will begin on January 2016; City Hall reorganization for a more efficient customer service; communication improvements with a weekly newsletter, addition of YouTube channel; increased presence on social media; the Mayor's Monthly Minute and additional program on Channel 115. That is pretty phenomenal. He thanked each and every one who made it all that happen. Finally, the City received 200 letters to Santa. Merry Christmas and Happy New Year.

ITEM 9 Executive Session

A. Discussion incident to Contractual Matters regarding Food & Beverage RFPs
B. Discussion incident to Contractual Matters regarding Land Acquisition

MOTION

Councilmember Hersey motioned to move into Executive Session to have discussions incident to contractual matters regarding Food & Beverage RFPs and land acquisition, seconded by Mayor Pro Tem Stalford and passed unanimously.

Council entered into Executive Session at 9:18 p.m. and exited at 9:44 p.m. Mayor Sheppard noted only those items on the agenda were discussed and no votes were taken other than to return to open session.

ITEM 12 ADJOURNMENT

MOTION

There being no further business, Councilmember Landvik-Larsen motioned to adjourn the meeting, seconded by Mayor Pro Tem Stalford and approved unanimously.

The meeting was adjourned at 9:44 p.m.

Respectfully Submitted,

[SEAL]

_____
Sylvia Szymanski, Municipal Clerk

APPROVED:

_____
George Sheppard, Mayor

APPROVAL DATE: January 19, 2015

City of
TEGA CAY, SOUTH CAROLINA

Special City Council Meeting Minutes
Philip T. Glennon Center – Council Chambers
15077 Molokai Drive, Tega Cay, SC
Monday, January 4, 2016
6:00 p.m.

Councilmembers Present: *Mayor George Sheppard, Mayor Pro Tempore Jennifer Stalford, Dottie Hersey, Ron Kirby, and Chris Landvik-Larsen. A quorum was present.*
Staff Present: *Charlie Funderburk, City Manager; Tom Goebel, Development Services Director; Philip Jolley, Utilities Director, Joey Blethen, Recreation Director, Police Chief Steve Parker, Fire Chief Scott Szymanski; Katie Poulsen, Assistant City Manager; Sylvia Szymanski, Municipal Clerk; and Municipal Judge Justin Bice*
The Press was duly notified of the meeting.

Mayor George Sheppard called the meeting to order at 6:03 p.m. and noted it was a Special City Council meeting. He then led the Pledge of Allegiance and a Moment of Silence.

ITEM 1 SPECIAL PRESENTATION

A. Recognition of Councilmember Ron Kirby's Service

Mayor Sheppard thanked Councilmember Kirby for his years of service and presented him with a gift from the City. He also recognized Robin Kirby for her support. Councilmember Kirby thanked everyone for their support over the years and recognized city staff and City Manager Funderburk.

B. Recognition of Councilmember Chris Landvik-Larsen's Service

Mayor Sheppard thanked Councilmember Landvik-Larsen for his years of service and presented him with a gift from the City. He also recognized Kate Landvik-Larsen for her support. Councilmember Landvik-Larsen acknowledged city staff and City Manager Funderburk for their hard work and mentioned he had been with the City for 19 years in different capacities and enjoyed everything.

ITEM 2 OATHS OF OFFICE

Mayor Sheppard asked Judge Bice to come forward and administer the oaths of office to David L. O'Neal and Ryan Richard.

ITEM 3 ELECTION OF MAYOR PRO TEMPORE

MOTION

Mayor Pro Tem Stalford motioned to nominate David O'Neal as Mayor Pro Tem because he had the most votes during the last election, seconded by Councilmember Hersey and passed unanimously.

ITEM 4 COUNCIL COMMENTS

Councilmember Richard thanked his family for their support and thanked those who contributed to his campaign and election. He is looking forward to serving the City in the next four years.

Councilmember Hersey thanked Chris Landvik-Larsen and Ron Kirby for their service and dedication and also invited them to come to future meetings. She welcomed Councilmembers Richard and O'Neal and offered her assistance.

Councilmember Stalford thanked Ron Kirby and Chris Landvik-Larsen for their knowledge and experience. She looked forward to working with Councilmembers Richard and O'Neal.

Mayor Pro Tem O'Neal thanked those who attended. He thanked Ron Kirby and Chris Landvik-Larsen. He thanked his family. He looks forward to serving over the next four years.

Mayor Sheppard thanked former Mayor Steve Hamilton for attending. He thanked Ron Kirby and Chris Landvik-Larsen for their invaluable knowledge. He acknowledged their various backgrounds but added they did what they thought was best for the City and this Council will do likewise. He congratulated Councilmembers Richard and O'Neal.

ITEM 5 ADJOURNMENT

MOTION

There being no further business, Councilmember Hersey motioned to adjourn the meeting, seconded by Councilmember Stalford and approved unanimously.

The meeting was adjourned at 6:20 p.m.

Respectfully Submitted,

[SEAL]

_____

Sylvia Szymanski, Municipal Clerk

APPROVED:

_____

George Sheppard, Mayor

APPROVAL DATE: January 19, 2016

A Proclamation of the City of Tega Cay, South Carolina Recognizing the Outstanding Service of the Tega Cay Women's Club

WHEREAS, the City recognizes the outstanding community services provided by the Tega Cay Women's Club; and

WHEREAS, the Tega Cay Women's Club has continued to serve the citizens of Tega Cay and York County in countless ways by word and deed; and

WHEREAS, the Tega Cay Women's Club has demonstrated an unparalleled commitment to children of this community and a true source of joy in the spirit of Christmas; and

WHEREAS, we extend to the Tega Cay Women's Club our appreciation for the many hours they give the City of Tega Cay; and

WHEREAS, the Tega Cay Women's Club is an integral component of the vibrant community that is the City of Tega Cay and one of the key organizations that truly supports and fosters "The Good Life" within the community.

THEREFORE BE IT PROCLAIMED that the Mayor and Council of the City of Tega Cay on behalf of a grateful City, do hereby extend our sincerest gratitude and appreciation to the Tega Cay Women's Club for their dedication and service to our City.

Dated this 19th day of January, 2016.

_____

George C. Sheppard, Mayor
City of Tega Cay, South Carolina

STATE OF SOUTH CAROLINA	)	
	)	
COUNTY OF YORK	)	**ORDINANCE _____**
	)	
CITY OF TEGA CAY	)	

Purpose.
The City of Tega Cay ("City") entered into a Development Agreement with the predecessor in interest of Drake Gardendale, LLC ("Drake") regarding certain property within the City now known as "Lakeridge", and subsequently the Development Agreement was amended for various purposes including the donation of property by Drake to the City. Drake has donated to the City a total amount of land in excess of the 142 acres required by the Development Agreement. Included in the conveyances from Drake to the City was 0.274 of an acre, as illustrated on Exhibit A attached hereto, that was intended to be part of two lots in Lakeridge, and therefore Drake has requested the reconveyance of the .274 acres back to Drake. The City has determined: (i) that said 0.274 acre has no value to the City; (ii) that the reconveyance of the 0.274 acre to Drake shall not cause the net acreage donated by Drake to the City to be less than a total of 142 acres; and (iii) that the public purpose is best served by the development of two lots rather than the City owning these small slivers of land in a subdivision.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Tega Cay, duly assembled in Council this _____ day of _____, 201__ approves the conveyance by the City of any of the City's interest, by quit claim deed to Drake, in that certain piece, parcel, or lot of land lying, being and situate in City of Tega Cay, County of York, State of South Carolina and being shown and designated as "PART OF NUOS "D" PB E125 PGS 4-7 CITY OF TEGA CAY DB 12360 PG 293 AREA TO BE CONVEYED TO DRAKE GARDENDALE, LLC AS PART OF FUTURE LOTS 762 AND 763 LAKERIDGE (GARDENDALE) PHASE 2 POD E MAP 2 11,918 SF 0.274 AC" upon that plat entitled "Conveyance Plat, Property of City of Tega Cay" prepared by David A. Weirich, SCPLS No. L-20193, which plat is incorporated herein by reference, and having such metes, bounds, courses, and distances as by reference to said plat will more fully appear.

Enacted this ____ day of _____, 201_, by a majority vote of the duly elected City Council of the City of Tega Cay, South Carolina.

FIRST READING: **December 21, 2015**
SECOND READING: _____

[Signature Page to Follow]

SIGNED: **CITY OF TEGA CAY**

_____
George C. Sheppard, Mayor

[SEAL]

_____
Jennifer Stalford, Mayor Pro Tempore

_____
Dottie Hersey, Council Member

_____
Ron Kirby, Council Member

ATTEST:

_____
Charlie Funderburk, City Manager

_____
Chris Landvik-Larsen, Council Member

Certificate of Adoption

I hereby certify that the foregoing is a true copy of the ordinance passed at the regular meeting of the City Council of the City of Tega Cay, South Carolina, held on the _____ day of _____, 201__.

Sylvia Szymanski

_____
Municipal Clerk

EXHIBIT A

THIS DRAWING AND/OR THE DESIGN SHOWN ARE THE PROPERTY OF ESP ASSOCIATES, P.A. THE REPRODUCTION, ALTERATION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

ESP ASSOCIATES, P.A.

NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
2. SUBJECT PROPERTY:
   OWNER OF RECORD: DRAKE GARDENDALE, LLC
   ZONED GARDENDALE PDD
   PORTION OF TAX PARCEL 6440101239, 6440101518, 6440101241
   DEED/PLAT REFERENCE: DEED BOOK 9426 PAGE 214, DEED BOOK 14551 PAGE 237, PLAT BOOK D251 AT PAGES 9 & 10, PLAT BOOK E288 PAGE 8, PLAT BOOK D252 PAGE 4
3. SITE DEVELOPMENT INFORMATION (ZONING GARDENDALE PDD–AREA DESIGNATION "E"):
   TOTAL LOTS IN POD E: 50
   MINIMUM LOT WIDTH 70'
   MINIMUM LOT AREA 8,000 SF (0.184 AC)
   FRONT YARD SETBACK: 20' (MINIMUM)
   REAR YARD SETBACK: 20'
   SIDE YARD SETBACK: 5' (4' MINIMUM, 10' AGGREGATE)*

   *5' SHOWN (UNLESS OTHERWISE NOTED) COMBINED SIDE YARDS OF INTERIOR LOTS SHALL TOTAL A MINIMUM OF 10 FEET, NO INDIVIDUAL SIDE YARD SHALL BE LESS THAN 4 FEET. A MAXIMUM OF 18" OVERHANG IS ALLOWED BEYOND THE SIDE YARD SETBACK.
4. SUBJECT TRACT IS GRAPHICALLY LOCATED IN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN 500 YEAR.) ACCORDING TO FEMA FIRM COMMUNITY PANEL NO. 45091C0194E AND 45091C0213E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. NO CONSTRUCTION ALLOWED WITHIN THE 100 YEAR FLOOD PLAIN.
5. DATE OF SURVEY DECEMBER 2015
6. NO CEMETERIES OR BURIAL GROUNDS WERE FOUND OR REPORTED TO THIS FIRM.
7. #5 REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
8. AREAS COMPUTED BY COORDINATE METHOD.
9. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
10. REQUIRED TREES ARE NOT TO BE IN THE PLANTING STRIP, BUT OUTSIDE THE STREET RIGHT–OF–WAY IN THE OWNER'S YARD.
11. UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE STREET RIGHT–OF–WAY (UNLESS NOTED PER ORDINANCE 50, SECTION 1202.1).
12. ROADS ARE PROPOSED FOR ACCEPTANCE INTO THE CITY OF TEGA CAY ROADWAY SYSTEM (ROADS WILL NOT BE CONSIDERED FOR ACCEPTANCE BY THE CITY UNTIL 75% BUILD OUT AND OCCUPATION).
13. THE MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND STORMWATER MANAGEMENT CONTROLS, OUTSIDE THE STREET RIGHT–OF–WAY, IS THE RESPONSIBILITY OF THE DEVELOPER OR HIS DESIGNEE. THE CITY OF TEGA CAY RESERVES THE RIGHT TO PERFORM WORK IN THESE AREAS SHOULD THE DEVELOPER OR HIS DESIGNEE NOT PROPERLY MAINTAIN THESE AREAS CAUSING POTENTIAL DANGER TO THE INTEGRITY OF THE ROADWAY. IN THIS EVENT, THE DEVELOPER OR HIS DISIGNEE WOULD BE BILLED FOR ANY COST INCURRED BY THE CITY.
14. INDIVIDUAL LOT IRRIGATION SYSTEMS WILL NOT BE INSTALLED WITHIN THE STREET RIGHT–OF–WAYS, UNLESS PROPERTY LINE COMES ALL THE WAY TO THE BACK OF CURB.
15. THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGNS, VEGETATION AND OTHER OBJECTS THAT MAY BLOCK DRIVER'S LINE OF SITE.
16. UNIFORM TRAFFIC CONTROL DEVICES (SUCH AS STOP SIGNS) ARE TO BE LOCATED WITHIN GRASS STRIP BETWEEN BACK OF CURB AND FACE OF SIDEWALK.
17. NO WATER METERS, BLOW OFF ASSEMBLY, BACKFLOW PREVENTERS, HYDRANTS, GATE VALVES OR SANITARY SEWER CLEANOUTS TO BE LOCATED WITHIN DRIVEWAYS OR SIDEWALK.
18. INFRASTRUCTURE DEEDS AND AS–BUILTS FOR WATER, SEWER AND STORM SYSTEMS MUST BE SUBMITTED AND APPROVED BY THE CITY BEFORE THE CITY WILL ISSUE A CERTIFICATE OF OCCUPANCY.
19. ON LOTS CONTAINING PLATTED PSDE OR OTHER UTILITY EASEMENTS NO PERMANENT STRUCTURES WILL BE PERMITTED WITHIN THE EASEMENT BOUNDARIES.
20. FINAL PLAT CONFORMS TO THE ACTUAL LOT DIMENSIONS AND SQUARE FOOTAGES PER THE APPROVED PRELIMINARY PLAT APPROVED AND SIGNED BY THE TEGA CAY PLANNING COMMISSION DATED SEPTEMBER 9, 2007.

AREA SUMMARY:

LOTS (13 SINGLE FAMILY)	153,013 SF	3.513 AC
TOTAL AREA IN R/W	20,085 SF	0.461 AC
ROAD LENGTH:		
ARNICA COURT	301 LF	
AREA ENCOMPASSED BY THIS PLAT	173,098 SF	3.974 AC

CERTIFICATE OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF TEGA CAY, SOUTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICES OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA.

CITY SEAL

_____ DATE

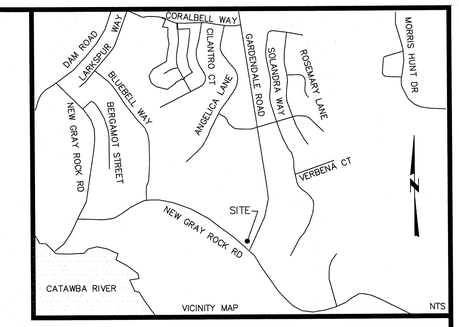
_____ CITY MANAGER
TEGA CAY, SOUTH CAROLINA

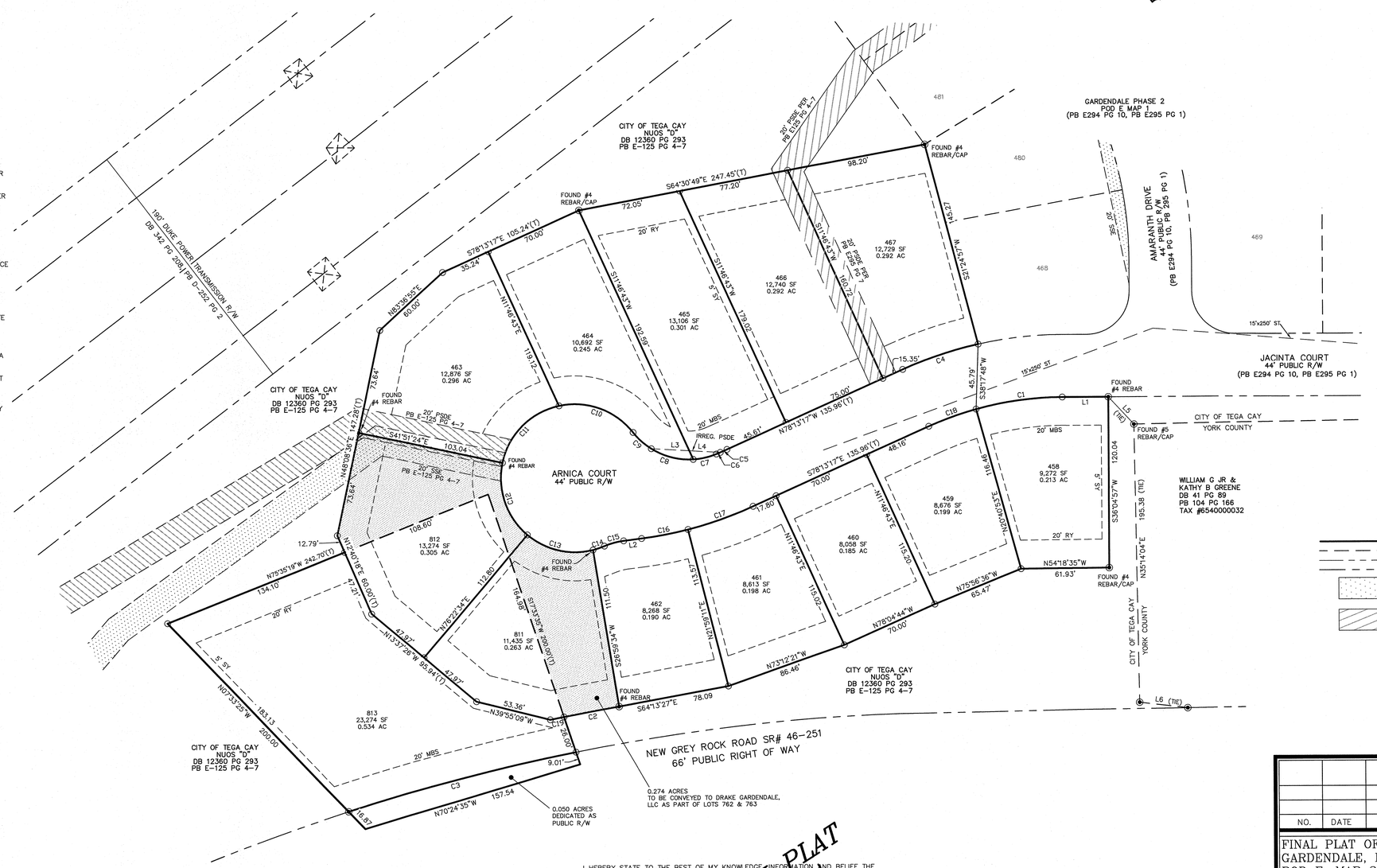
Parcel Line Table

Line #	Direction	Length
L1	S 53°55'03" E	32.31
L2	S 61°01'02" E	12.75
L3	S 50°31'57" E	26.70
L4	S 50°31'57" E	21.75
L5	N 6°35'46" W	26.39
L6	N 47°08'33" W	34.02

Curve Table

Curve #	Radius	Length	Bearing	Chord
C1	228.00	61.29	S 61°37'05" E	61.10
C2	1447.16	39.35	N 64°20'19" W	39.35
C3	1428.82	165.12	N 68°19'29" W	165.02
C4	272.00	56.13	N 72°18'35" W	56.03
C5	228.00	5.13	N 77°34'37" W	5.13
C6	228.00	2.95	N 76°33'45" W	2.95
C7	50.00	16.74	N 66°36'12" W	16.66
C8	50.00	30.87	N 39°19'42" W	30.38
C9	50.00	17.31	N 11°43'21" W	17.23
C10	52.00	58.21	N 33°52'18" W	55.22
C11	52.00	59.82	S 81°06'06" W	56.58
C12	52.00	56.06	S 17°15'35" W	53.38
C13	52.00	49.19	S 40°43'18" E	47.37
C14	52.00	8.44	S 72°28'04" E	8.43
C15	50.00	14.05	S 69°04'00" E	14.00
C16	272.00	33.21	S 64°30'55" E	33.19
C17	272.00	48.46	S 73°07'03" E	48.40
C18	228.00	35.43	S 73°46'12" E	35.39
C19	1447.16	9.82	N 65°18'43" W	9.82





LEGEND

MBS = MINIMUM BUILDING SETBACK
RY = REAR YARD
SY = SIDE YARD
(T) = TOTAL
ST = SIGHT TRIANGLE
NUOS = NATURAL UNDISTURBED OPEN SPACE
PB = PLAT BOOK
DB = DEED BOOK
PG = PAGE
PSDE = PUBLIC STORM DRAINAGE EASEMENT
○ = SET #5 REBAR UNLESS OTHERWISE NOTED
◉ = #4 REBAR FOUND UNLESS OTHERWISE NOTED
R/W = RIGHT OF WAY
NTS = NOT TO SCALE
SSE = SANITARY SEWER EASEMENT
= BOUNDARY AND LOT LINES
= ADJOINING OR FUTURE LOT LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SANITARY SEWER EASEMENT
= PUBLIC DRAINAGE EASEMENT

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:14,209 AND THE ANGULAR ERROR OF CLOSURE IS 2 SECONDS PER ANGLE AS SHOWN HEREON AND THE AREA IS SHOWN WAS DETERMINED BY COORDINATE METHOD OF AREA CALCULATION.

_____ DAVID A. WEIRICH, S.C.P.L.S L–20193

I HEREBY STATE 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 "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY SHOWN HEREON EXCEPT AS SHOWN. ALSO, I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD PANEL NO. 45091C0194E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND FOUND THAT THIS PORTION OF GARDENDALE POD E PLAT IS NOT FALL WITHIN THE 100 YEAR FLOOD BOUNDARY

"PRELIMINARY PLAT NOT FOR CONVEYANCES OR SALES"

SOUTH CAROLINA
ESP ASSOCIATES, P.A.
NO. C01144
CERTIFICATE OF AUTHORIZATION

_____ DAVID A. WEIRICH, S.C.P.L.S. P.L.S. 20193

BAR SCALE 1"=40'
0 20 40 80

NO.	DATE	REVISION	BY

FINAL PLAT OF
GARDENDALE, PHASE 2
POD E, MAP 2
LOCATED IN CITY OF TEGA CAY
YORK COUNTY
SOUTH CAROLINA

PROJECT NO WJ05.909.00
SCALE 1"=40'
DATE 12–14–15
DRAWN BY JLN
CHECKED BY SLH
DATE OF SURVEY: DECEMBER 2015
DRAWING NO WJ05 POD E MAP 2 .DWG

CLIENT / OWNER
DRAKE GARDENDALE, LLC
2501 B. PLANTATION CENTER DRIVE
MATTHEWS, NC 28105
(803) 389–5432

1 OF 2 SHT

ESP
ESP Associates. P.A.
P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 28241 Fort Mill, SC 29708
704–583–4949 (NC)
803–802–2440 (SC)
www.espassociates.com

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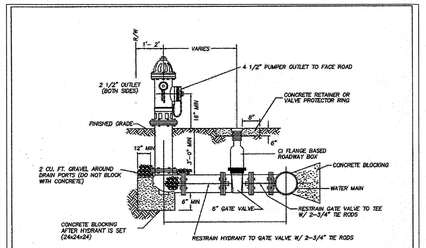


FIRE HYDRANT ASSEMBLY
NOT TO SCALE

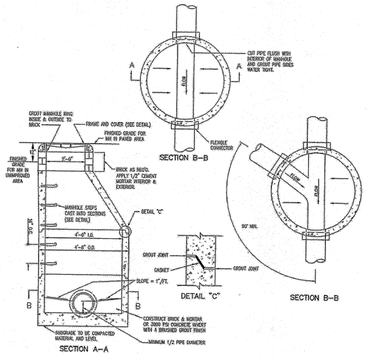
NOTE:

1. CONTRACTOR MAY SUBSTITUTE FITTINGS WITH A DI ROTATABLE MJ GLAND ON ONE END AND INTEGRALLY CAST MJ GLAND ON OTHER END SO AS TO ELIMINATE THE NEED FOR THE 3/4" TIE RODS.
2. ALL FIRE HYDRANTS AND ASSEMBLIES EXPOSED TO VIEW SHALL BE PAINTED WITH 2 OR MORE COATS OF SIZED HYDRANT ENAMEL PAINT.
3. FIRE HYDRANT OPERATING NUT AND ALL VALVES TO BE LEFT HAND OPEN

STANDARD DETAIL WATER FIRE HYRDANT

NOT TO SCALE

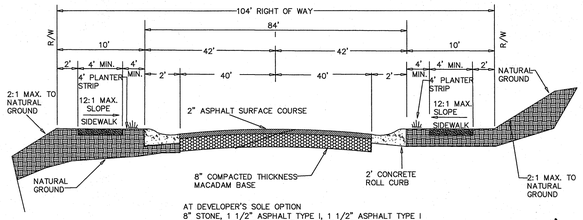
6 / C804



PRECAST CONCRETE MANHOLE

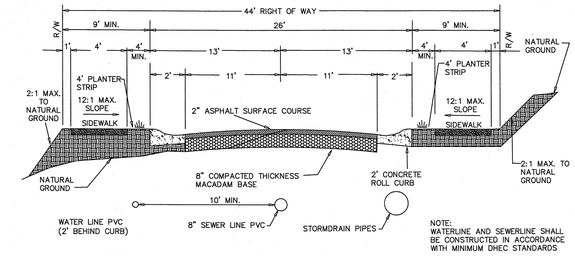
NOT TO SCALE

8 / C803



AT DEVELOPER'S SOLE OPTION
8" STONE, 1 1/2" ASPHALT TYPE I, 1 1/2" ASPHALT TYPE I
MAY SUBSTITUTE FOR PDD PLAN ROAD SECTION. TIMING OF
FINAL 1 1/2" OVERLAY IS AT DEVELOPER'S SOLE OPTION.

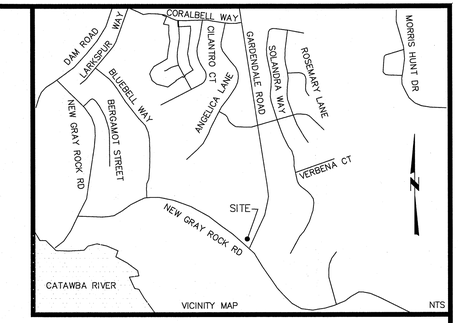
TYPICAL SUBDIVISION CUL-DE-SAC CROSS-SECTION

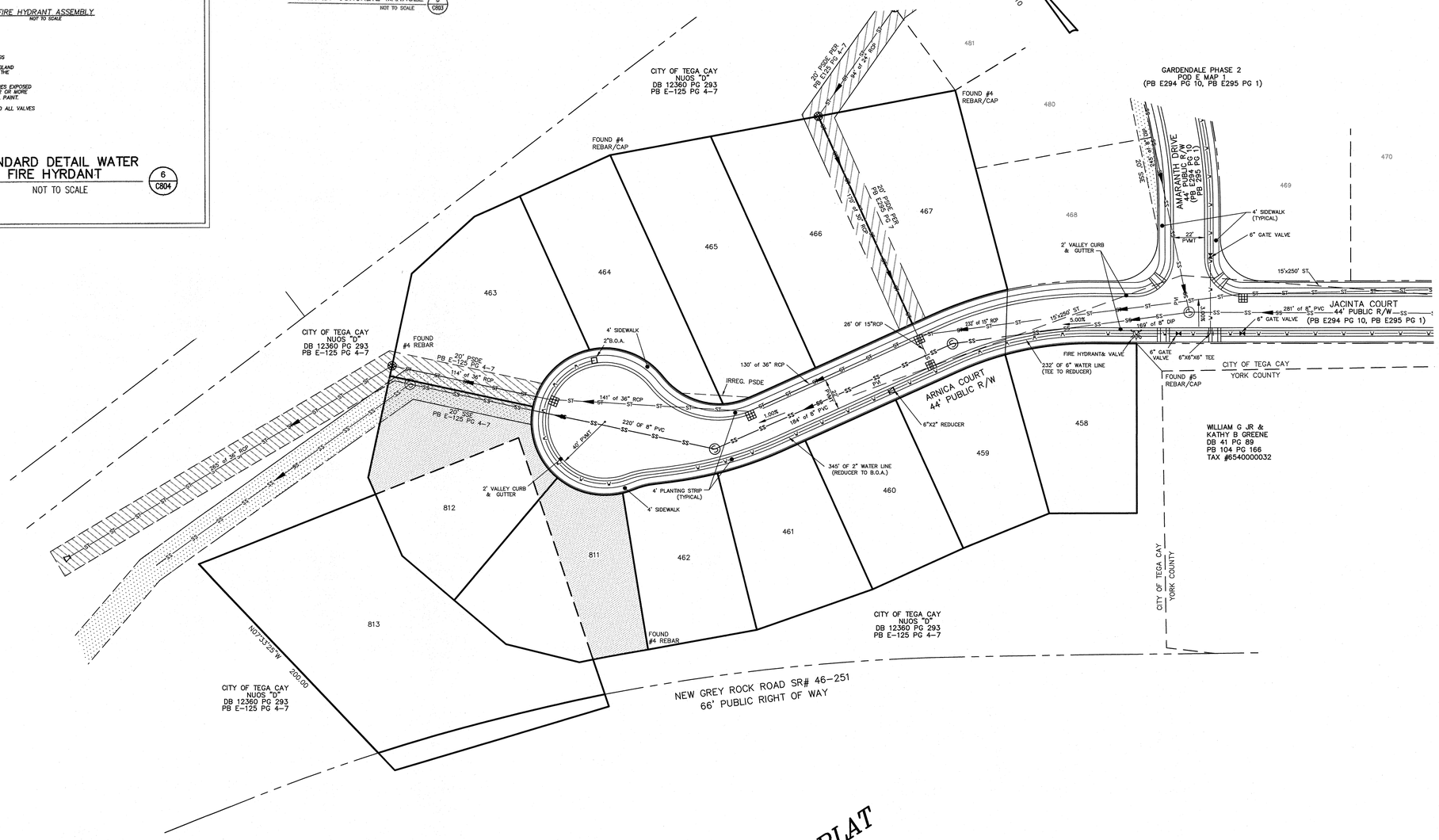


NOTE:
WATERLINE AND SEWERLINE SHALL BE CONSTRUCTED IN ACCORDANCE WITH MINIMUM DHEC STANDARDS

AT DEVELOPER'S SOLE OPTION
8" STONE, 1 1/2" ASPHALT TYPE I, 1 1/2" ASPHALT TYPE I
MAY SUBSTITUTE FOR PDD PLAN ROAD SECTION. TIMING OF
FINAL 1 1/2" OVERLAY IS AT DEVELOPER'S SOLE OPTION.

TYPICAL SUBDIVISION ROAD CROSS-SECTION





LEGEND

BOA = BLOW OFF ASSEMBLY
RCP = REINFORCED CONCRETE PIPE
DIP = DUCTILE IRON PIPE
PVMT = PAVEMENT
ST = SIGHT TRIANGLE
NUOS = NATURAL UNDISTURBED OPEN SPACE
PB = PLAT BOOK
DB = DEED BOOK
PG = PAGE
PSDE = PUBLIC STORM DRAINAGE EASEMENT
R/W = RIGHT OF WAY
= HANDICAP RAMP
= FIRE HYDRANT
= SANITARY SEWER MANHOLE
= CATCH INLET
= STORM MANHOLE
NTS = NOT TO SCALE
SSE = SANITARY SEWER EASEMENT
= BOUNDARY AND LOT LINES
= ADJOINING OR FUTURE LOT LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SANITARY SEWER LINE
= WATER LINE
= STORM DRAINAGE LINE
= BACK OF CURB
= SIDEWALK
= EDGE OF PAVEMENT
= SANITARY SEWER EASEMENT
= PUBLIC STORM DRAINAGE EASEMENT

CERTIFICATE OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF TEGA CAY, SOUTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICES OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA.

CITY SEAL

DATE

CITY MANAGER
TEGA CAY, SOUTH CAROLINA

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:14,209 AND THE ANGULAR ERROR OF CLOSURE IS 2 SECONDS PER ANGLE AS SHOWN HEREON AND THE AREA IS SHOWN WAS DETERMINED BY COORDINATE METHOD OF AREA CALCULATION.

DAVID A. WEIRICH, S.C.P.L.S L-20193

I HEREBY STATE 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 "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THOSE SHOWN. ALSO, I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD HAZARD PANEL NO. 45091C0211E, EFFECTIVE DATE DECEMBER 26, 2006 AND PANEL NO. 45091C0213E, EFFECTIVE DATE SEPTEMBER 30, 2008 AND FOUND THAT THIS PORTION OF GARDENDALE POD E IS NOT WITHIN THE 100 YEAR FLOOD BOUNDARY

DAVID A. WEIRICH, S.C.P.L.S. P.L.S. 20193

"PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCES OR SALES"

SOUTH CAROLINA
ESP ASSOCIATES, P.A.
NO. C01144
CERTIFICATE OF AUTHORIZATION

BAR SCALE 1"=40'
0 20 40 80

ESP Associates, P.A.
P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 28241 Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

NO.	DATE	REVISION	BY

FINAL PLAT OF
GARDENDALE, PHASE 2
POD E, MAP 2 (UTILITY & ROAD DATA)
LOCATED IN CITY OF TEGA CAY
YORK COUNTY
SOUTH CAROLINA

PROJECT NO WJ05.909.000
SCALE 1"=40'
DATE 12-14-15
DRAWN BY JLN
CHECKED BY SLH
DATE OF SURVEY: DECEMBER 2015
DRAWING NO WJ05 POD E MAP 2 .DWG

CLIENT / OWNER
DRAKE GARDENDALE, LLC
2501 B. PLANTATION CENTER DRIVE
MATTHEWS, NC 28105
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2 OF 2 SHT

Campco Engineering, Inc.
Consulting Engineers since 1974

CATAWBA PARK

SCOPE OF PROFESSIONAL SERVICES

OVERVIEW: The City of Tega Cay plans to implement construction of the new Catawba Park in accordance with the Concept Plan dated April 17, 2015. Phase 1 of the project will include developing designs and construction documents for the Baseball/Softball Complex on the 9.4 acre tract currently owned by the City. In addition, preliminary engineering design will be completed on the 39.0 acre Duke Energy tract to coordinate design elements for the overall project. The engineering services scope is further detailed as follows:

PHASE I – SUMMARY OF SERVICES

BASEBALL/SOFTBALL COMPLEX

- *Design Elements and Construction Plans*[1]
  - Site Layout/Staking
  - Mass Grading/Fine Grading/Earthwork
  - Sediment and Erosion Control
  - Storm Drainage System/Stormwater Management
  - Water Distribution Service
  - Sanitary Sewer Service
  - Lighting (Coordinate Design/Build)
  - Irrigation (Coordinate Design/Build)
  - Landscaping
  - ScoreKeeper Tower/Concession/Restrooms

- *Statement of Probable Construction Cost*
  - Preliminary Design Stage
  - Final Design Stage

- *Contract Documents Development*
  - Bid Documents/General Conditions
  - Summary of Estimated Quantities
  - Technical Specifications

- *Administer Bid Process*
  - Advertise for Bids
  - Conduct Pre-Bid Conference
  - Address Bidders Questions
  - Assist with Bid Opening
  - Evaluate Bids/Bid Tabulation
  - Issue Bid Certification
  - Assist with Contract Award
  - Prepare Construction Contracts for Execution

- *Construction Administration – Scope to be Determined (not included in Budget)*

[1] Geotechnical Investigation and Phase I Environmental Study has been previously completed by City of Tega Cay and will be provided for use in the design services.

DRAFT

Campco Engineering, Inc.
Consulting Engineers since 1974

DUKE ENERGY TRACT

- *Preliminary Design (30% Level) and Plans*
  - Site Layout Refinement
  - Mass Grading/Earthwork Study
  - Erosion Control Phasing Study
  - Storm Drainage System Layout
  - Stormwater Management Concepts
  - Water Distribution System Layout
  - Sanitary Sewer System Layout
  - Landscaping Concepts
  - Lighting Layout

- *Statement of Probable Construction Cost*

- *Summary Report*

EXHIBITS ATTACHED

- Property Ownership Map

- Catawba Park Concept Plan, dated April 17, 2015

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ESTIMATED PROJECT BUDGET

BASEBALL/SOFTBALL COMPLEX - DESIGN & CONSTRUCTION DOCUMENTS

ELEMENT	ESTIMATED CONSTRUCTION COST	DESIGN BUDGET
Sitework and Infrastructure	$2,250,000	$225,000
ScoreKeeper Tower (Allowance)	$750,000	$90,000
Boundary Survey	NA	$5,000
Supplemental Field Surveys	NA	$5,000
Traffic Impact Analysis (TIA)	NA	$15,000
Subtotal	*$3,000,000*	*$340,000*

DUKE ENERGY TRACT – PRELIMINARY DESIGN & PLANS

ELEMENT	ESTIMATED CONSTRUCTION COST	DESIGN BUDGET
Sitework and Infrastructure	$4,000,000	$120,000
Phase I Environmental Study	NA	$5,000
Subtotal	*$4,000,000*	*$125,000*
TOTAL	***$7,000,000***	***$465,000***

DRAFT