

# City of Tega Cay, South Carolina

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## **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.**

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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 1<sup>st</sup> 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 1<sup>st</sup> 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.**

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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,

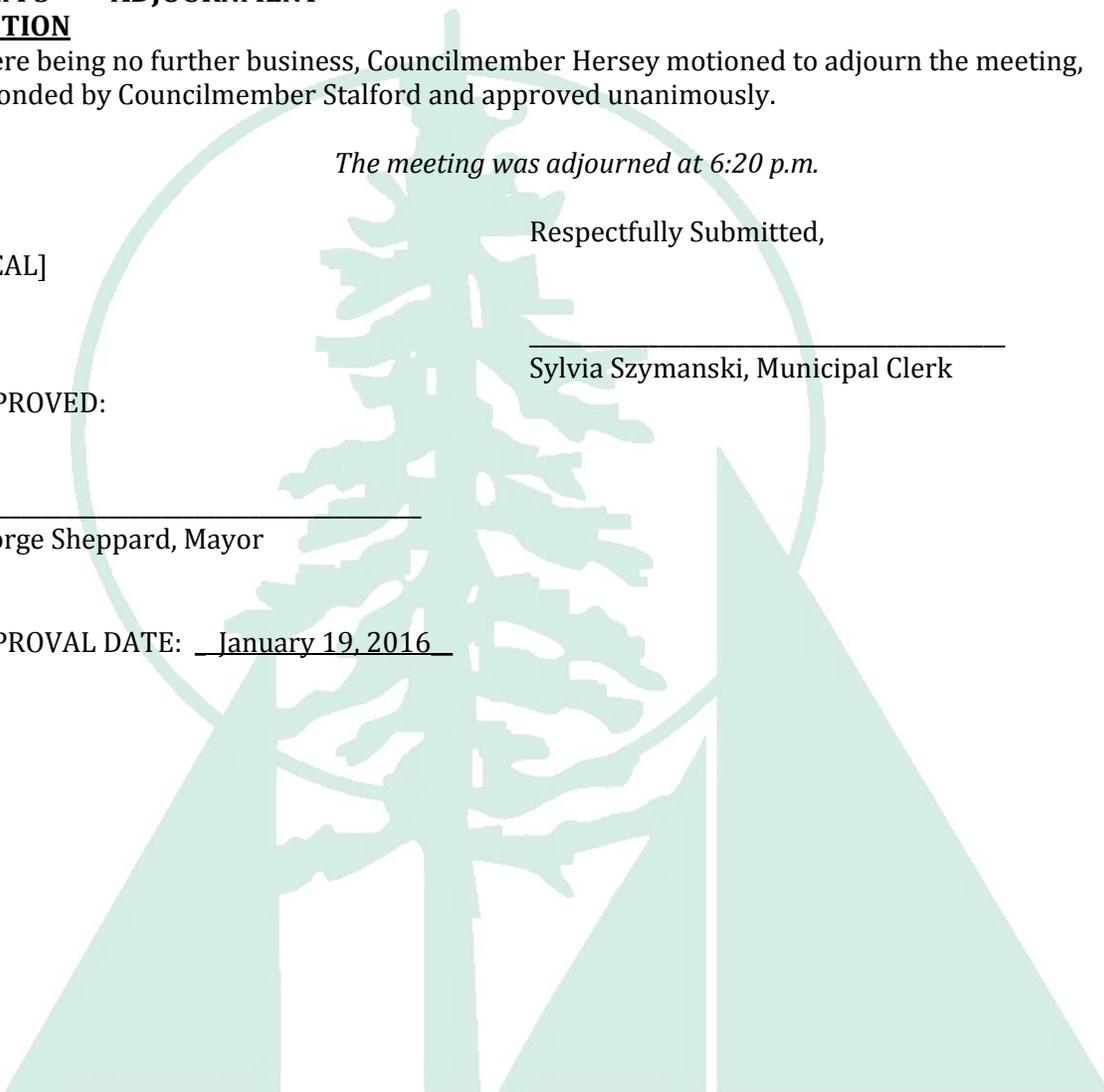
[SEAL]

\_\_\_\_\_  
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 19<sup>th</sup> day of January, 2016.

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

STATE OF SOUTH CAROLINA        )  
   )  
 COUNTY OF YORK                    )  
   )  
 CITY OF TEGA CAY                 )  
   )

ORDINANCE \_\_\_\_\_

**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**

[SEAL]

\_\_\_\_\_  
George C. Sheppard, Mayor

\_\_\_\_\_  
Jennifer Stalford, Mayor Pro Tempore

\_\_\_\_\_  
Dottie Hersey, Council Member

**ATTEST:**

\_\_\_\_\_  
Ron Kirby, Council Member

\_\_\_\_\_  
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:

- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
- 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
- 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.
- 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.
- DATE OF SURVEY DECEMBER 2015
- NO CEMETERIES OR BURIAL GROUNDS WERE FOUND OR REPORTED TO THIS FIRM.
- #5 REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- AREAS COMPUTED BY COORDINATE METHOD.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
- REQUIRED TREES ARE NOT TO BE IN THE PLANTING STRIP, BUT OUTSIDE THE STREET RIGHT-OF-WAY IN THE OWNER'S YARD.
- UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE STREET RIGHT-OF-WAY (UNLESS NOTED PER ORDINANCE 50, SECTION 1202.1).
- 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).
- 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 DESIGNEE WOULD BE BILLED FOR ANY COST INCURRED BY THE CITY.
- 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.
- 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 SIGHT.
- UNIFORM TRAFFIC CONTROL DEVICES (SUCH AS STOP SIGNS) ARE TO BE LOCATED WITHIN GRASS STRIP BETWEEN BACK OF CURB AND FACE OF SIDEWALK.
- NO WATER METERS, BLOW OFF ASSEMBLY, BACKFLOW PREVENTERS, HYDRANTS, GATE VALVES OR SANITARY SEWER CLEANOUTS TO BE LOCATED WITHIN DRIVEWAYS OR SIDEWALK.
- 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.
- ON LOTS CONTAINING PLATTED PSDE OR OTHER UTILITY EASEMENTS NO PERMANENT STRUCTURES WILL BE PERMITTED WITHIN THE EASEMENT BOUNDARIES.
- 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.

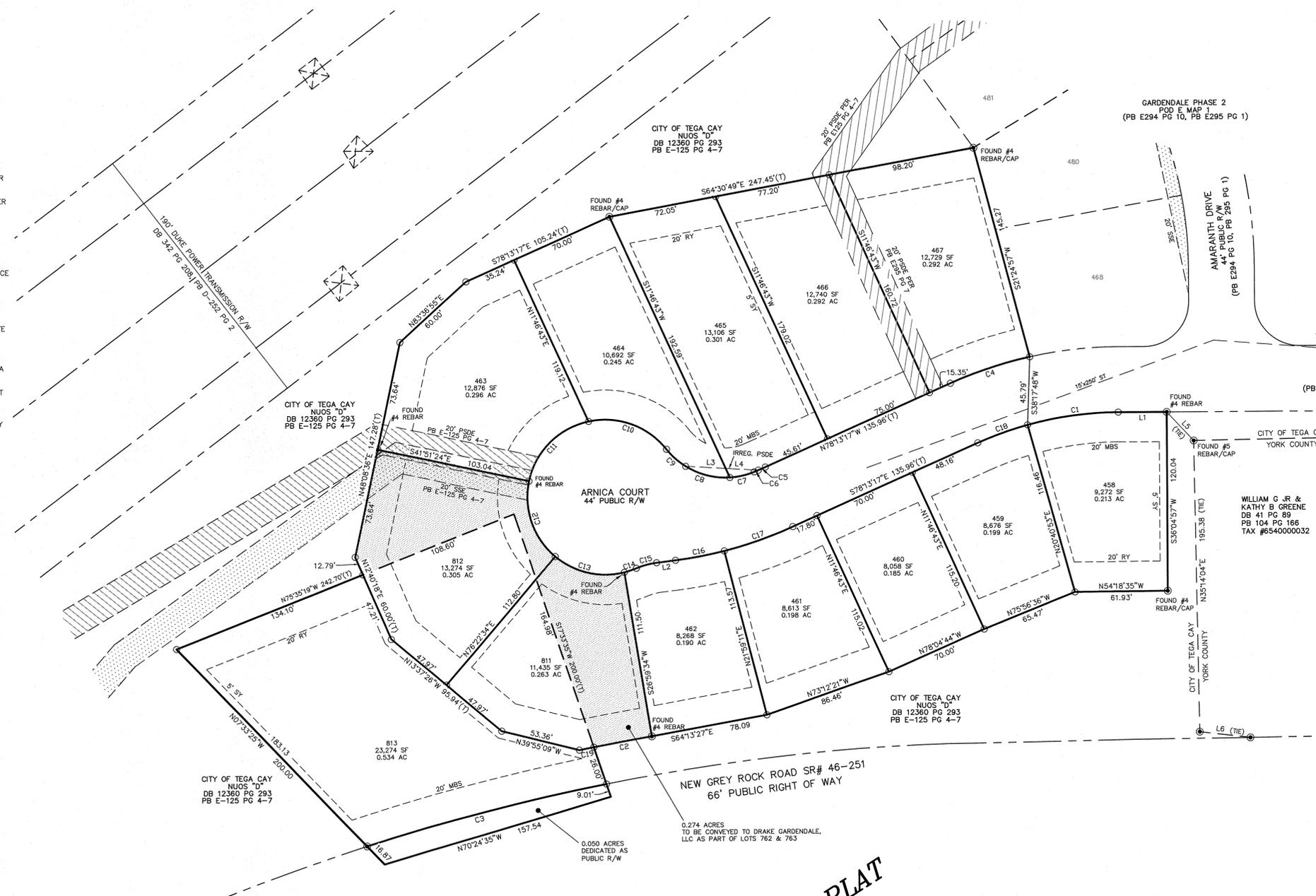
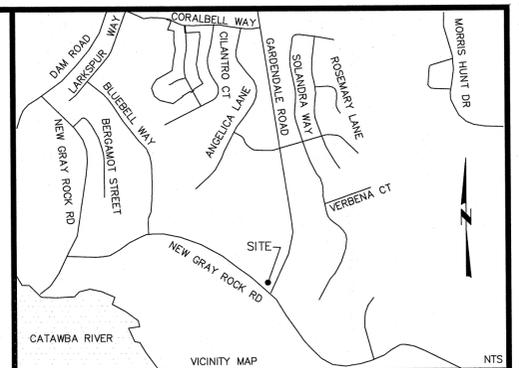
AREA SUMMARY:			
LOTS (13 SINGLE FAMILY)	153,013 SF	3.513 AC	
TOTAL AREA IN R/W	20,085 SF	0.461 AC	
ROAD LENGTH:			
ARNICA COURT	301 LF		
AREA ENCOMPASSED BY THIS PLAT	173,098 SF	3.974 AC	

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	1447.18	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 84°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	1447.18	9.82	N 65°18'43" W	9.82	

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



- 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
  - [Pattern] = SANITARY SEWER EASEMENT
  - [Pattern] = PUBLIC DRAINAGE EASEMENT

**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

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 AS DETERMINED BY COORDINATE METHOD OF AREA CALCULATION.

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 SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE PRE-REQUISITE FOR A "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO KNOWN ADVERSE AFFECTING OR SETBACKS AFFECTING THE PROPERTY DESCRIBED HEREON. ALSO, I HAVE CONSULTED THE FEDERAL INSURANCE AND SAFETY AGENCY HAZARD PANEL NO. 45091C0194E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND PANEL NO. 45091C0213E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND FOUND THAT THIS PORTION OF GARDENDALE POD E MAP 1 IS WITHIN THE 100 YEAR FLOOD BOUNDARY.



NO.	DATE	REVISION	BY

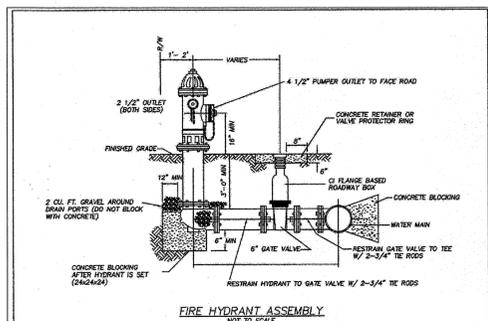
PROJECT NO. WJ05.909.00  
 SCALE 1"=40'  
 DATE 12-14-15  
 DRAWN BY JLN  
 CHECKED BY SLH  
 DATE OF SURVEY: DECEMBER 2015  
 DRAWING NO. WJ05 POD E MAP 2 .DWG

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

1 of 2 .SHT

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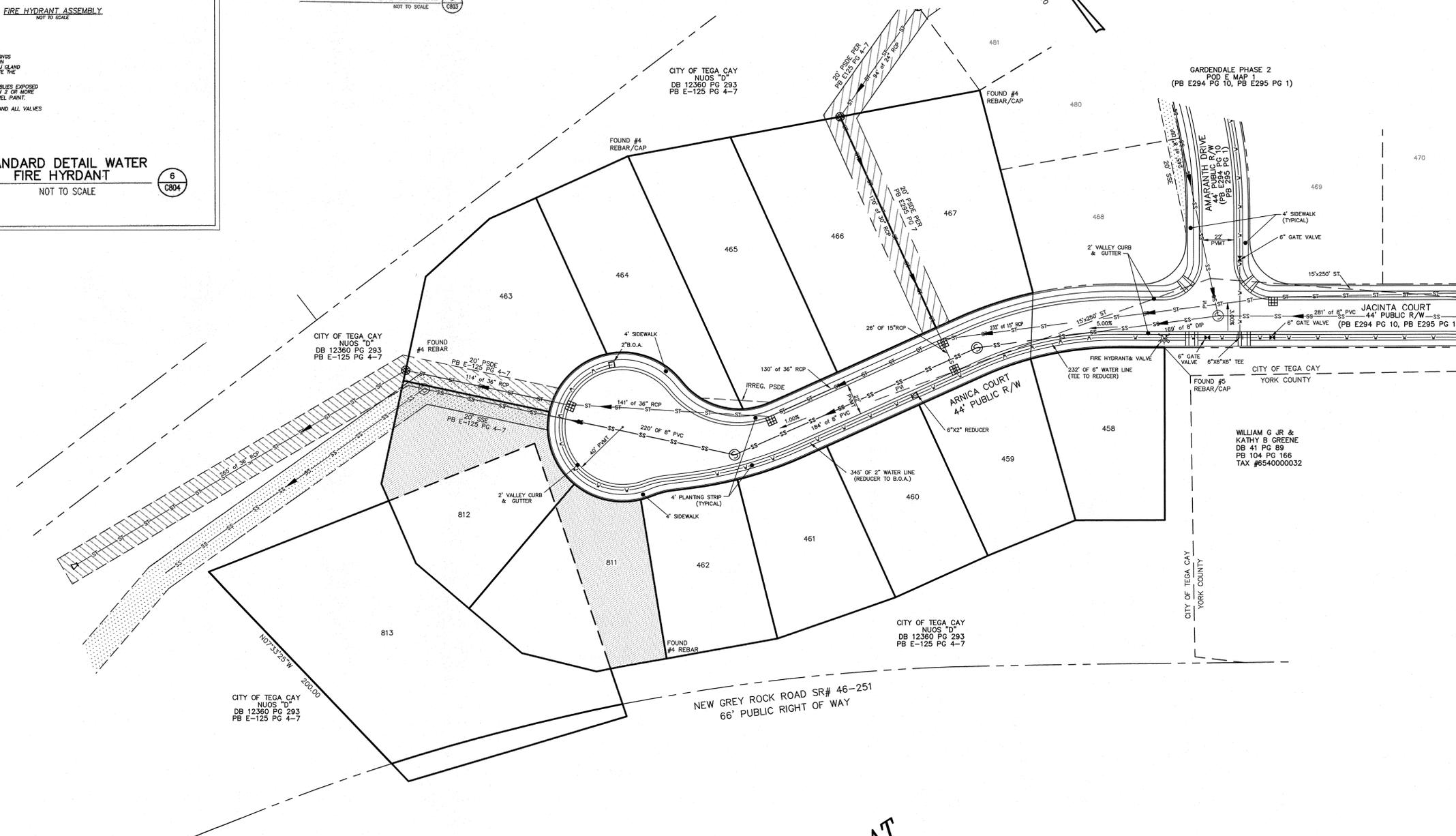
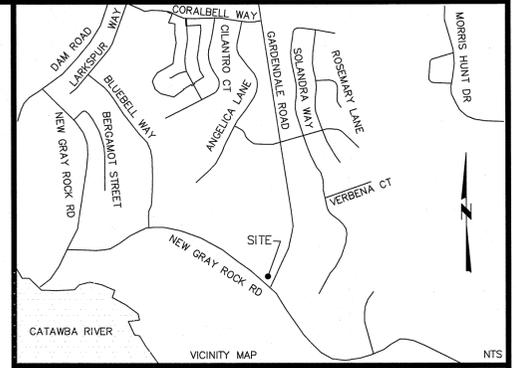
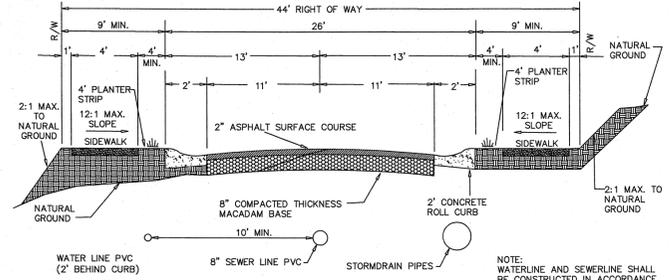
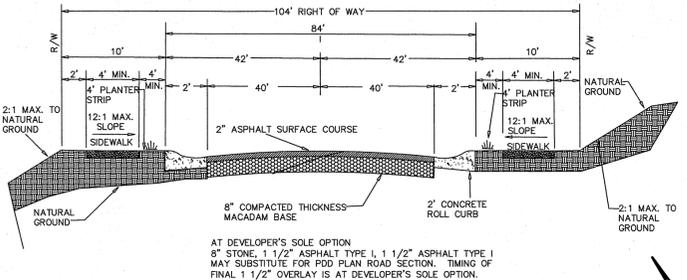
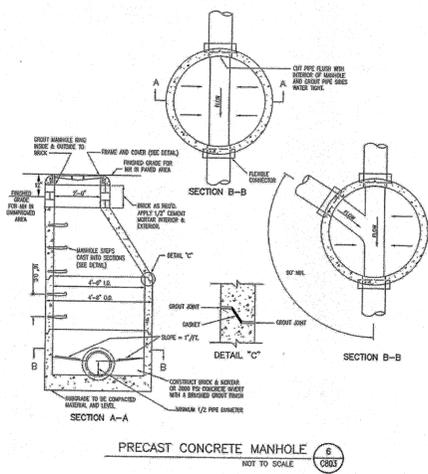
ESP ASSOCIATES, P.A.



- NOTE:
- CONTRACTOR MAY SUBSTITUTE FITTINGS WITH A 90° ROTATION IN PLACE OF ONE END AND INTERNALLY CAST ALL CLAND OR OTHER FITTINGS TO ELIMINATE THE NEED FOR THE 90° FITTINGS.
  - ALL FIRE HYDRANTS AND ASSEMBLIES EXPOSED TO VIEW SHALL BE PAINTED WITH 2 OR MORE COATS OF RED HYDRANT GANGL PAINT.
  - FIRE HYDRANT OPERATING NUT AND ALL VALVES TO BE LEFT HAND OPEN.

**STANDARD DETAIL WATER FIRE HYDRANT**  
NOT TO SCALE

6  
C804



- LEGEND**
- BOA = BLOW OFF ASSEMBLY
  - RCP = REINFORCED CONCRETE PIPE
  - DIP = DUCTILE IRON PIPE
  - PWMT = 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 Symbol = HANDICAP RAMP
  - Fire Hydrant Symbol = FIRE HYDRANT
  - Sanitary Sewer Manhole Symbol = SANITARY SEWER MANHOLE
  - Catch Inlet Symbol = CATCH INLET
  - Storm Manhole Symbol = STORM MANHOLE
  - NTS = NOT TO SCALE
  - SSE = SANITARY SEWER EASEMENT
  - Boundary and Lot Lines Symbol = BOUNDARY AND LOT LINES
  - Adjoining or Future Lot Lines Symbol = ADJOINING OR FUTURE LOT LINES
  - Easement Line Symbol = EASEMENT LINE
  - Right of Way Line Symbol = RIGHT OF WAY LINE
  - Sanitary Sewer Line Symbol = SANITARY SEWER LINE
  - Water Line Symbol = WATER LINE
  - Storm Drainage Line Symbol = STORM DRAINAGE LINE
  - Back of Curb Symbol = BACK OF CURB
  - Sidewalk Symbol = SIDEWALK
  - Edge of Pavement Symbol = EDGE OF PAVEMENT
  - Sanitary Sewer Easement Symbol = SANITARY SEWER EASEMENT
  - Public Storm Drainage Easement Symbol = 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

**"PRELIMINARY PLAT NOT FOR CONVEYANCE"**

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 SURVEYING AND MAPPING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO UNDISCOVERED OBSTRUCTIONS, OR SETBACKS AFFECTING THE PROJECT. I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD HAZARD PANEL NO. 45091C0211E, EFFECTIVE DATE SEPTEMBER 28, 2008, AND FOUND THAT THIS PORTION OF GARDENDALE PHASE 2 IS WITHIN THE 100 YEAR FLOOD BOUNDARY.

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

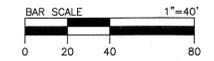
**ESP**  
ESP Associates, P.A.  
P.O. Box 7030 3475 Lakemont Blvd.  
Charlotte, NC 28241 Fort Mill, SC 29708  
704-583-4949 (NC)  
803-502-2440 (SC)  
www.espassociates.com

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

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

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  
2 OF 2 SHEETS





**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*<sup>1</sup>
  - 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)*

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<sup>1</sup> 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.



## **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



**ESTIMATED PROJECT BUDGET**

**BASEBALL/SOFTBALL COMPLEX - DESIGN & CONSTRUCTION DOCUMENTS**

<u>ELEMENT</u>	<u>ESTIMATED CONSTRUCTION COST</u>	<u>DESIGN BUDGET</u>
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
<i>Subtotal</i>	<i>\$3,000,000</i>	<i>\$340,000</i>

**DUKE ENERGY TRACT – PRELIMINARY DESIGN & PLANS**

<u>ELEMENT</u>	<u>ESTIMATED CONSTRUCTION COST</u>	<u>DESIGN BUDGET</u>
Sitework and Infrastructure	\$4,000,000	\$120,000
Phase I Environmental Study	NA	\$5,000
<i>Subtotal</i>	<i>\$4,000,000</i>	<i>\$125,000</i>
<b>TOTAL</b>	<b>\$7,000,000</b>	<b>\$465,000</b>