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. Joint Public Hearing With The Planning Commission

1.a. Rezoning Of TMS# 646-00-00-062 (Former Suite Property Currently Owned By City Adjacent To City Hall) From BD-1 In The County To GI In The City As A Part Of A 100 Percent Petition Annexation

Documents: 1A1 ANNEXATION PETITION _SIGNED_2216 GOLD HILL.PDF, 1A2 SURVEY FOR 2216 GOLD HILL.PDF, 1A3 ANNEXATION REPORT ON 2216 GOLD HILL ROAD.PDF, 1A4 STAFF REPORT_2216 GOLD HILL ROAD.PDF

1.b. Rezoning Of TMS# 644-00-00-030 (Dam Rd.) From RUD In The County To B-2 In The City As A Part Of A 100 Percent Petition Annexation

Documents: 1B1 MARLOW ANNEXATION PETITION_SIGNED.PDF, 1B3 SURVEY_MARLOW PROPERTY.PDF, 1B4 ANNEXATION REPORT ON 2264 DAM ROAD.PDF, 1B5 STAFF REPORT_MARLOW PROPERTY.PDF

1.c. Rezoning Of TMS#S 646-00-00-002, 646-00-00-004, 646-00-00-005, 646-00-00-006, 646-00-00-007, 646-00-00-013, 646-00-00-031, 644-01-01-029, And A Portion Of 646-00-00-018 From RUD In The County And B-2 In The City Of Tega Cay To PDD In The City (Windhaven)

Documents: 1C1 100 PERCENT PETITION FOR ANNEXATION_EXECUTED 1 6 2016.PDF, 1C4 ANNEXATION REPORT ON WINDHAVEN PDD.PDF, 1C5 STAFF REPORT_WINDHAVEN PDD.PDF

1.d. Rezoning Of TMS#S 646-00-00-016 From B-1 (Neighborhood Business) To GI (Government & Institutional)- City Hall, 643-07-01-014 From B-2 (General Business) To GI (Police Station), A Portion Of 643-07-01-001 From B-1 To GI (Glennon Center), 644-01-01-345 From B-2 To PARK (Memorial Gardens), 644-01-01-020 From B-2 And PARK To PARK (Trailhead Park), 644-02-01-001 From B-1 To PARK (Trailhead Park-Restroom Area Next To Shoreline Parking Lot), 644-02-01-002 From B-1 To PARK (Shoreline Pkwy Parking Lot For Trailhead Park), 644-01-01-120 From B-1 To PARK (Gravel Lot And Pier Area Adjacent To Beach & Swim Center)

Documents: 1D1 STAFF REPORT_PROACTIVE REZONINGS.PDF, 1D2 6460000016_CITY HALL.PDF, 1D3 6430701014_POLICE DEPT.PDF, 1D4 64307001001-GLENNONCTR-TENNIS-WATER TOWER-CLUBHOUSE-PAVILION_ZONING MAP.PDF, 1D5 6440101345_MEMORIAL GARDEN.PDF, 1D6 6440101020_TRAILHEAD PARK.PDF, 1D7 6440201001_SHORELINE PARKING LOT.PDF, 1D8 6440201002_SHORELINE PARKING LOT 2.PDF, 1D9 6440101120 GRAVEL LOT BSC.PDF

1.e. Rezoning Of TMS#S 644-02-01-014 From B-1 To GI (Gold Hill Elementary & Gold Hill Middle Schools), 644-01-01-250 From B-1 To GI (Tega Cay Elementary School)

Documents: 1E1 FMSD REZONING APP.PDF, 1E2 6440201014_GOLD HILL

ELEMENTARY_MIDDLE SCHOOL.PDF, 1E3 644010250_TC ELEMENTARY SCHOOL.PDF, 1E5 STAFF REPORT_PROACTIVE REZONINGS.PDF

2. Public Comments

3. Approval Of Minutes

3.a. Regular City Council Meeting, January 19, 2016

Documents: 3A DRAFT MINUTES 1.19.16.PDF

4. Special Presentations

4.a. SCDNR Deer Study

4.b. Mr. Putty's Fun Park

5. New Business

5.a. Award For Fire Department RFP

5.b. Planning Commission Recommendation Regarding Rezonings (Item 1)

5.c. Introduction And 1st Reading Of An Ordinance To Annex By 100 Percent Petition Tax Map Number 646-00-00-062 And To Rezone From BD-1 In The County To GI In The City

Documents: 5C1 ANNEXATION ORDINANCE -SUITE PROPERTY BY CITY HALL.PDF, 5C2 SURVEY FOR 2216 GOLD HILL.PDF

5.d. Introduction And 1st Reading Of An Ordinance To Annex By 100 Percent Petition Tax Map Number 644-00-00-030 And To Rezone From RUD In The County To B-2 In The City

Documents: 5D1 ANNEXATION ORDINANCE - MARLOW PROPERTY.PDF, 5D2 SURVEY_MARLOW PROPERTY.PDF

5.e. Introduction And 1st Reading Of An Ordinance To Annex By 100 Percent Petition Tax Map Numbers 646-00-00-002, 646-00-00-004, 646-00-00-005, 646-00-00-006, 646-00-00-007, 646-00-00-013, 646-00-00-031, 644-01-01-029, And A Portion Of 646-00-00-018 And To Rezone From RUD In The County To PDD In The City

Documents: 5E1 ANNEXATION ORDINANCE - WINDHAVEN.PDF

5.f. Introduction And 1st Reading Of An Ordinance To Rezone Tax Map Numbers 646-00-00-016 From B-1 To GI, 643-07-01-014 From B-2 To GI, A Portion Of 643-07-01-001 From B-1 To GI, 644-01-01-345 From B-2 To PARK, 644-01-01-020 From B-2 And PARK To PARK, 644-02-01-001 From B-1 To PARK, 644-02-01-002 From B-1 To PARK, 644-01-01-120 From B-1 To PARK

Documents: 5F1 REZONING ORDINANCE - CITY PROPERTIES.PDF

5.g. Introduction And 1st Reading Of An Ordinance To Rezone Tax Map Numbers 644-02-01-014 And 644-01-01-250 From B-1 To GI

Documents: 5G1 REZONING ORDINANCE - SCHOOL PROPERTIES.PDF

5.h. Street Acceptance For Entirety Of Celandine Way, Bergamot St., Rosebud Ct., Basil Ct., Violet Ct. And Verbena Ct.; For The Remaining Portions Of Angelica Lane, Annatto Way, Rosemary Lane And Gladiola Way; And Sections Of Cilantro Ct (As Shown In Phase 1, Pod C, Map 2) And Coralbell Lane (As Shown In Phase 1, Pod C, Map 1 & Map 2), And Hazel St. (As Shown In Phase 1, Pod C, Map 3)

Documents: 5H1 STREET ACCEPTANCE.PDF

5.i. Discussion Regarding Volunteer Opportunities/Committees

6. City Manager's Report

7. Public Comments

8. Council Comments

9. Executive Session

9.a. Discussion Incident To Contractual Matters Related To Food And Beverage Services

10. Adjournment

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE CITY OF TEGA CAY:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

All that certain piece of property containing approximately 1.47 acres more or less and shown on the attached survey. The property is bounded on the north by lands now or formerly of Mrs. Caroline Dulin Helms, on the east by Gold Hill Road, on the west by Duke Power- Tega Cay Retail Substation, and on the south by Tega Cay City Hall.

The property is designated as follows on the County tax maps: TMS # 646-00-00-062

A plat or map of the area should be attached.

It is requested that the property be zoned as follows: Government and Institutional (GI)

Signature as City Manager	Street Address, City	12/4/15 Date
Signature	Street Address, City	Date

For Municipal Use:

Petition received by Susan Britt, Date 12/4/15

Description and Ownership verified by Susan Britt, Date 12/4/15

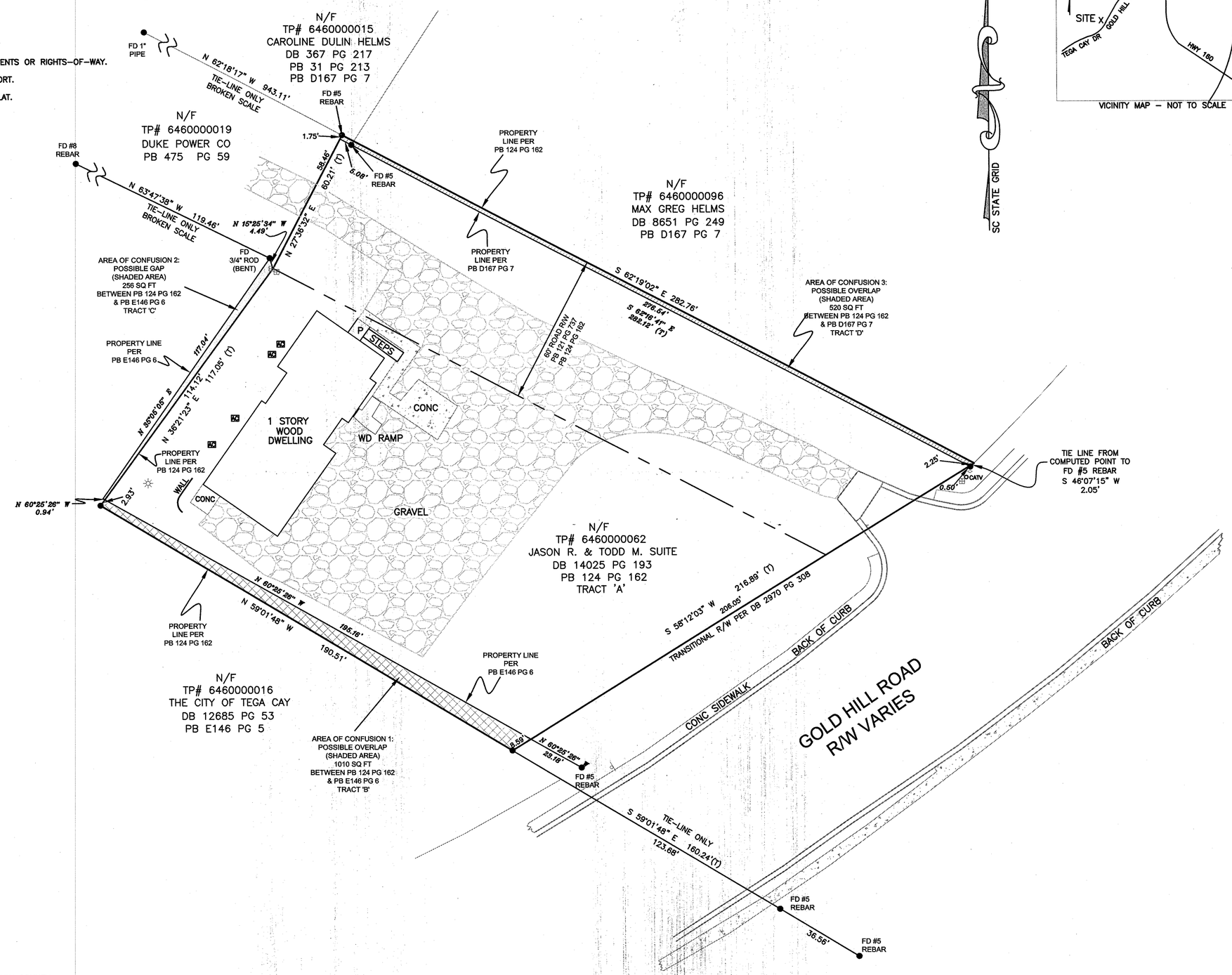
Recommendation Favorable

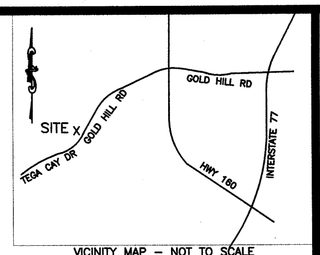
By: Susan Britt, Date 12/4/15

NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. BOUNDARY SURVEY COMPLETED SEPTEMBER 2, 2015.
3. AREAS COMPUTED BY COORDINATE METHOD.
4. TOTAL SITE AREA IS 0.9804 ACRES (42,707 SF).
5. ORIENTATION BASED ON SC STATE PLANE GRID.
6. THESE PROPERTIES MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHTS-OF-WAY.
7. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
8. NO NEW PROPERTY LINES WERE ESTABLISHED WITH THIS PLAT.

REFERENCE:
PARCEL # 6460000062 – DB 14025 PG 193 & PB 98 PG 422

LEGEND:
R/W – RIGHT-OF-WAY
PB PG – PLATBOOK – PAGE
DB PG – DEEDBOOK – PAGE
FD – FOUND
BOC – BACK OF CURB
P – PORCH
☼ – LIGHT POLE
TP# – TAX PARCEL NUMBER
CONC – CONCRETE
○ – IRON SET
● – FOUND IRON
△ – COMPUTED POINT
⊞ – TELEPHONE PEDESTAL
◺ – SIGN
⇦ – FIBER OPTIC MARKER
CATV – CABLE OR COMMUNICATIONS PEDESTAL
AC – AIR CONDITIONING UNIT





VICINITY MAP – NOT TO SCALE

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY, SOUTH CAROLINA, COMMUNITY PANEL NUMBER 45091C0211E WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, KENT C. HUDSON, PLS, CERTIFY TO THE FOLLOWING;
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND. NO NEW PROPERTY LINES WERE ESTABLISHED WITH THIS PLAT.

Certification:
I, hereby state to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the Standards Of Practice Manual for Land Surveying in South Carolina, and meets or exceeds the requirements for a class "A" survey as specified therein; also there are no visible encroachments, or projections other than shown.

Signed _____ 11-23-2015
Kent Cooper Hudson PLS#27451
PROUD MEMBER OF SCSPLS

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 27451 KENT C. HUDSON

SOUTH CAROLINA SUMMIT LAND SERVICES, PC No. C03780 CERTIFICATE OF AUTHORIZATION

GRAPHIC SCALE
30 0 30
1"=30'

SUMMIT LAND SERVICES
P.O. BOX 7442
CHARLOTTE, NC 28241
OFFICE: 704.626.2800
FAX: 704.626.2805
WWW.SUMMIT-COMPANIES.COM

REVISIONS:

DATE	DESCRIPTION AND REVISIONS
11/20/15	ADDED METES AND BOUNDS OR SUBDISTANCES ON GAPS AND OVERLAPS

CLIENT:
CITY OF TEGA CAY
P.O. BOX 3399
TEGA CAY, SOUTH CAROLINA 29708

PROJECT:
BOUNDARY SURVEY OF PARCEL 6460000062
0.9804 ACRES
CITY OF TEGA CAY
YORK COUNTY, SOUTH CAROLINA

SHEET:
2216 GOLD HILL RD.dwg

PROJ.DATE :	9-15-2015
SCALE :	1" = 30'
DRAWN BY :	RPF
CHECKED BY :	KCH

PROJECT NO : 3489-15

SHEET 1

Tega Cay Annexation Report on 2216 Gold Hill Road

(TMS#s 646-00-00-062)

The owner of tax parcel 644-00-0-030, the City of Tega Cay, did properly petition for incorporation of the above-referenced property into the municipal limits of Tega Cay via the 100% Free-Holder Method for annexation defined in Section 5-3-150 of the South Carolina Code of Laws. This report is compiled and presented to the City Council of the City of Tega Cay to assist in the analysis of this annexation request.

Property Description

The property under consideration for annexation consists of approximately 1.47 acres with 0.98 acres being occupied by a 1 story wood building and a gravel parking lot. The remainder of the acreage consists of a ROW easement and access drive to the Duke Power Tega Cay Substation. The property is located adjacent to the municipal boundary of the City of Tega Cay in the area to be generally described as that which lies to the North of Tega Cay City Hall, South of lands now or formerly of Mrs. Caroline Dulin Helms and East of Duke Power-Tega Cay Retail Substation and is further depicted on the Boundary Survey attached hereto.

Current County Zoning for Property: BD-1 (Business Development)

The purpose of this district is to provide certain areas within the county "small scale" commercial services and convenience uses. This district principally serves residential subdivisions and permits small scale professional offices as compatible supplements in these areas.

Zoning of Property Adjacent to Proposed Property

The property adjacent to this site on the South is zoned B-1 (Business District-Neighborhood) within the City of Tega Cay. The property adjacent to the West is zoned BD-1 (Business Development 1) in the County and contains the Duke Power Tega Cay Substation. The property generally to the North is also BD-1 in the County. The property immediately adjacent to the East is the location of the Tega Cay Memorial Gardens.

Future Development Projection

The proposed use for this property if annexed and rezoned would be as an annex to the adjacent City Hall and for future expansion of City services.

Annexation Evaluation Criteria

1. **Does the proposed annexation conform to the current Tega Cay Comprehensive Plan?**
   The 2015-2025 Comprehensive Plan Land Use Map calls for a Government and Institutional Center in the area where this property is located. The City has recently revised it Zoning Code to include a new Government and Institutional District (GI) in support of this goal.

   The purpose of the Government and Institutional District (GI) within the City is to provide a wide variety of professional and government offices and institutions proximate to residential and more intense business districts so as to satisfy the City's demand for services. The regulations for this district are designed to encourage the formation and

continuance of a quiet, compatible, and uncongested environment for government and institutional services intermingled with residential uses. This district is different from the other business districts within the City in that Retail Sales and Services are generally prohibited. Some limited retail uses may be allowed as a conditional or special exception use, subject to specific standards, and provided the primary purpose is to serve the office workers in the district. Multi-family and single-family residential uses, community facilities, and religious institutions are also allowed.

2. **Does the petition meet the statutory requirements for annexation for the applicable petition method (reference the *S C Code Title 5, Chapter 3*)**
   YES.

3. **Does the proposed annexation support efforts to ensure a highly rated local school system? What will be the impact to the capacity of the Fort Mill School District?**
   Since the annexation will be for GI uses and City services there will be no impact on school facilities.

4. **What is the impact to the Tega Cay Parks and Recreation 10 Year Master Plan? How does the proposed annexation meet the objectives of Chapter 5 of the plan? Will the proposed annexation trigger the need for additional capital improvements?**
   The proposed development of this parcel is intended to supplement space for City services and therefore will complement the Recreation Master Plan administratively.

5. **Will the proposed annexation provide pedestrian walkways and trails to provide connectivity throughout the developed areas? Will the walkways and trails provide connectivity to the following as applicable a) the local schools, b) the Nation Ford Greenway system and c) the Baxter Development?**
   The development of this parcel for City services will enhance connectivity to the adjacent City Hall and Tega Cay Elementary School.

6. **What are the results of a comparison between the costs and the benefits of the annexation in regard to city's annual operating and capital expenditures and revenues?**
   The proposed development will have a positive fiscal impact for the City due to the enhancement of City services. While the purchase of the current City Hall property in 2012 allowed for expansion at that time, the demand on City services has steadily increased due to recent residential growth. In addition, the location of this property will allow for consolidation of government services in a centralized node thus creating cost/benefit efficiency.

   Therefore it is staff's determination that the risks are negligible compared to the potential benefits to be derived from the proposed annexation.

7. **Are there any financial considerations by the City to be applied as part of the proposed annexation?**
   Not at this time.

8. **Will the proposed annexation continue to allow the Tega Cay Utilities Department (TCUD) to operate as a self-supporting business enterprise?**
   The site is currently served by York County utilities but is proposed to be served by Tega Cay Utility Department (TCUD) service lines for water and sewer facilities once

annexation is completed. Therefore, this annexation will allow for TCUD to continue to be self-supporting.

9. **What is the impact of the proposed annexation on existing water supply system facilities and services?**
   As stated earlier, connection to the TCUD system will be completed after annexation of the property. The availability and capacity of City lines within the nearby vicinity of the site are more than adequate for the development of the site as proposed.

10. **What is the impact of the proposed annexation on existing sewer system facilities and services?**
    Same as above.

11. **What is the impact of the proposed annexation on existing solid waste disposal?**
    There would be no immediate impact until the parcel is developed. The current proposed use will be as an annex to City Hall to provide for additional parking. Future plans are yet to be determined.

12. **What is the impact of the proposed annexation on existing police protection services and facilities? Is there a need for a crime statistics analysis?**
    There should be no new added expenses or necessary studies since the subject property is within the current Police and Fire service area based on jurisdictional agreements with York County.

13. **What is the impact of the proposed annexation on existing fire protection services and facilities?**
    Same as above.

14. **What is the impact of the proposed annexation on road infrastructure and utilities? Is there a need for a traffic study?**
    The annexation of the subject property will have limited effect on Tega Cay Drive due to its intended use for City services. The City intends to construct an internal drive to connect this property with the adjacent City Hall parking lot. This will allow for ingress/egress to the site at the signalized intersection of Shoreline Parkway and Tega Cay Drive.

15. **Are there special circumstances involved such as failing septic systems, underground storage tanks, contaminated wells, the delineation of wetlands, previous uses of the land, etc. Is there a need for a ASTM Phase I environmental study (ASTM E1527-00)?**
    NO.

16. **Will the proposed annexation adopt policies that protect the water quality of Lake Wylie?**
    This question is not applicable to this annexation proposal.

17. **Does the proposed annexation provide provisions for the preservation and/or restoration of natural, cultural or historic areas and/or structures?**
    This question is not applicable to this annexation proposal.

18. **What is the impact from not annexing the property into the city? If applicable, when the proposed development occurs outside of the city, what will be the resultant impact to the city?**
    Should the City not pursue annexation there could be substantial negative impact to the City's future growth. As stated earlier, the demand on City services has steadily increased due to recent residential growth. The location of this property will allow for consolidation of government services in a centralized node and is critical to the City's ability to meet the needs of its citizens.

19. **Is the location of the proposed annexation strategic?**
    As stated earlier, annexation of this property is critical to the future growth plans of the City. Therefore it is strategic in that the City needs to expand its provision of services in a centralized location. In addition, expansion of utilities to this location will allow for future growth through potential annexations along Gold Hill Road.

20. **Are there any other extenuating circumstances or factors which enhance or diminish the proposed annexation?**
    No.

REZONING CASE 2016-01

TO:	**PLANNING COMMISSION**
FROM:	**PLANNING AND DEVELOPMENT**
DATE:	**WEDNESDAY, FEBRUARY 10, 2016**
APPLICANT:	**CITY OF TEGA CAY**
REQUEST:	**TMS # 646-00-00-062- REQUEST TO REZONE APPROXIMATELY 1.47 ACRES FROM BD-1 IN THE COUNTY TO GI IN THE CITY**

Staff Summary:

The City purchased this property in late 2015 as an annex to the adjacent City Hall and for future expansion of City services. The property is bounded on the north by lands now or formerly of Mrs. Caroline Dulin Helms, on the east by Gold Hill Road, on the west by Duke Power-Tega Cay Retail Substation, and on the south by Tega Cay City Hall.

The City is proposing to rezone this parcel to Government and Institutional in compliance with the 2015-2025 Comprehensive Plan. The 2015-2025 Comprehensive Plan Land Use Map calls for a Government and Institutional Center in the area where this property is located.

This property is currently zoned in the County as BD-1 (Business Development) in the county. The purpose of this district is to provide certain areas within the county “small scale” commercial services and convenience uses. This district principally serves residential subdivisions and permits small scale professional offices as compatible supplements in these areas.

The purpose of the Government and Institutional District (GI) within the City is to provide a wide variety of professional and government offices and institutions proximate to residential and more intense business districts so as to satisfy the City’s demand for services. The regulations for this district are designed to encourage the formation and continuance of a quiet, compatible, and uncongested environment for government and institutional services intermingled with residential uses. This district is different from the other business districts within the City in that Retail Sales and Services are generally prohibited. Some limited retail uses may be allowed as a conditional or special exception use, subject to specific standards, and provided the primary purpose is to serve the office workers in the district. Multi-family and single-family residential uses, community facilities, and religious institutions are also allowed.

Staff believes that the Annexation and Rezoning is appropriate because 1) it is compatible with the 2015-2025 Comprehensive Plan; 2) the site is located in a transitioning area from traditional single family residential uses to more public and commercial uses.

Potential Benefits:

1. The proposed rezoning and annexation will assist the city in meeting goals outlined in the 2015-2025 Comprehensive Plan.

Potential Concerns: There are no potential concerns.

Staff Recommendation: **APPROVAL** based on the information prepared by staff outlined in this Planning Commission Report.

Ordinance 77, Section 19.504 PLANNING COMMISSION REPORT

1. Is there a need for the proposed amendment?

Based on the staff analysis and findings for the planning commission report, the staff has recognized a positive benefit for the rezoning of the site and annexation by meeting a major goal of the of the 2015-2025 Comprehensive Plan.

2. What is the impact of the proposed zoning amendment on the site and surrounding properties?

The site is located adjacent to the current City Hall and across the street from the Memorial Gardens. Also located nearby are Trailhead Park and the Tega Cay Elementary School. This is evidence that the area has already began to transition into public and civic uses. Therefore the impact on surrounding residential properties would be minimal and would actually complement the current property owners.

3. *What is the relationship of this request to the official land use development plan?*

The Future Land Use Map of the 2015-2025 Comprehensive Plan calls for Governmental and Institutional Uses in this area. Annexation of this particular property will assist the City in accomplishing the City's goals outlined in the Plan. Therefore, this request **IS CONSISTENT** with the Comprehensive Plan.

4. Is there vacant land currently classified for similar development in the vicinity; and/or are there any special circumstances that may make a substantial part of such vacant land unavailable for development?

Currently, **THERE IS NO** vacant land zoned for GI uses within the vicinity of the subject site. However, it is the City's intent to proactively rezone current City-owned sites in the area for similar uses in 2016.

5. Are the uses permitted by the proposed change appropriate in the area concerned?

The uses permitted under the proposed annexation and rezoning **IS APPROPRIATE** for the area due to its location in an area transitioning from traditional residential uses to more public, civic, and commercial uses as outlined in the Comprehensive Plan.

6. Are the existing public school facilities adequate and available or can they be provided to serve the needs of the development likely to take place as a result of such change?

N/A. Since the annexation will be for GI uses and City Services there will be no impact on school facilities.

7. Are the existing road systems adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change? This may include (but is not limited to) such indicators as: traffic counts, road design and capacity, site plan design, trips generated by the proposed land use, etc.:

The annexation of the subject property will have limited effect on Tega Cay Drive due to its intended use for City services. The City intends to construct an internal drive to connect this property with the adjacent City Hall parking lot. This will allow for ingress/egress to the site at the signalized intersection of Shoreline Parkway and Tega Cay Drive. Therefore the existing roads **ARE ADEQUATE.**

8. Are the existing public facilities adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change? This may include (but is not limited to) such indicators as: availability of public water and sewer, whether the proposed change is in accordance with any existing or proposed plans for providing public water and sewer, and does the any existing storm drainage system have capacity to accommodate the proposed use:

The site is currently served by York County utilities but is proposed to be served by Tega Cay Utility Department (TCUD) service lines for water and sewer facilities once annexation is completed. Therefore, existing public facilities **ARE ADEQUATE.**

9. What soils exist on the site, and are any of them considered Hydric (wetlands) or Prime?

The soils present on site are Cecil Clay Loam with red or brown, firm clay subsoil and **IS considered a PRIME soil**. No **Hydric** soils have been identified onsite.

10. Have floodplains been identified on the site?

There **NO FLOODPLAINS** identified onsite.

11. Have any historical sites/ endangered species/ abandoned cemeteries located on the site or in the general vicinity been identified?

THERE ARE NO apparent historical sites, endangered species or abandoned cemeteries onsite.

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE CITY OF TEGA CAY:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

All that certain piece of property containing approximately 4.24 acres more or less and shown on the attached survey. The property is bounded on the north by lands now or formerly owned by Springland Inc., on the west by Dam Road, on the east by Gold Hill Elementary & Middle Schools, and on the south by lands now or formerly owned by Darryl G. McDaniel

The property is designated as follows on the County tax maps: TMS # 6440000030 and zoned as RUD

A plat or map of the area should be attached.

It is requested that the property be zoned as follows: B-2

Signature	Street Address, City	Date
Joyce Marlow	2264 Dam Rd, Fort Mill SC	1/19/16

==========

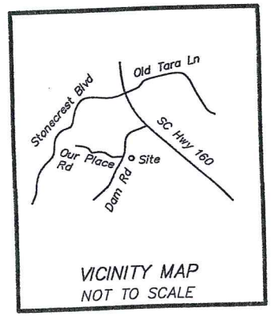
For Municipal Use:

Petition received by _____, Date _____

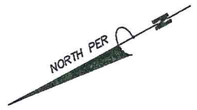
Description and Ownership verified by _____, Date _____

Recommendation _____

By: _____, Date _____

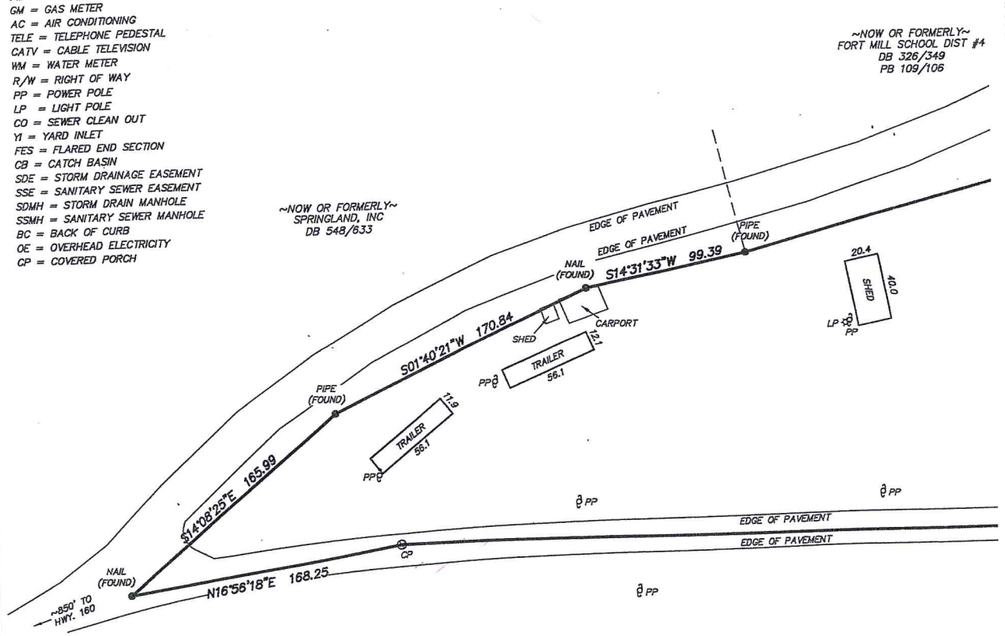


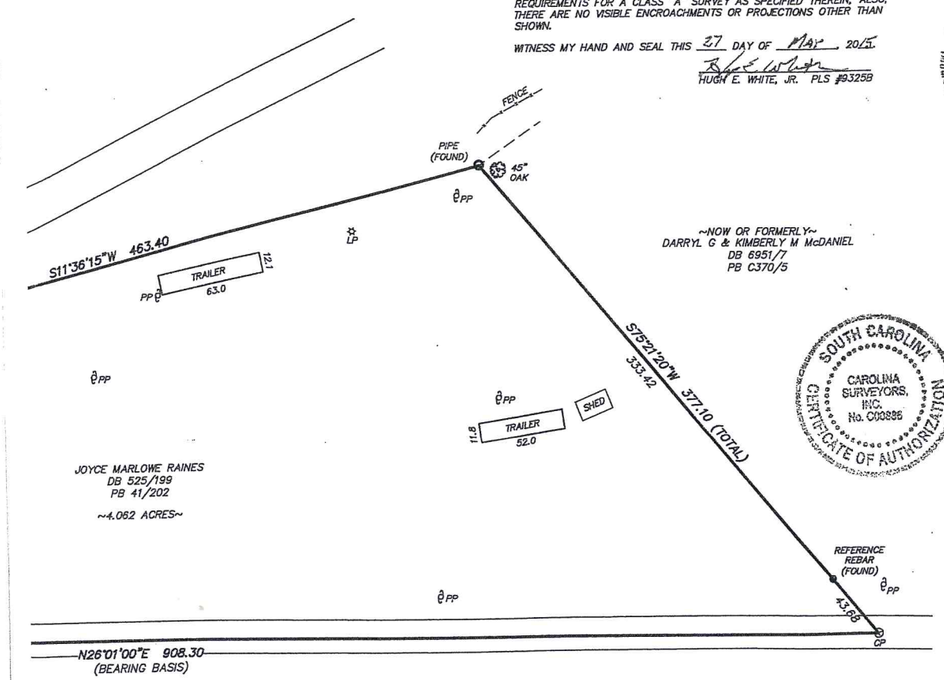
VICINITY MAP
NOT TO SCALE



LEGEND:

EIP = EXISTING IRON PIN
OIP = OLD IRON PIPE
SIP = SET IRON PIN
PWR = POWER PAD
PM = POWER METER
GM = GAS METER
AC = AIR CONDITIONING
TELE = TELEPHONE PEDESTAL
CATV = CABLE TELEVISION
WM = WATER METER
R/W = RIGHT OF WAY
PP = POWER POLE
LP = LIGHT POLE
CO = SEWER CLEAN OUT
YI = YARD INLET
FES = FLARED END SECTION
CB = CATCH BASIN
SDE = STORM DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
SDMH = STORM DRAIN MANHOLE
SSMH = SANITARY SEWER MANHOLE
BC = BACK OF CURB
OE = OVERHEAD ELECTRICITY
CP = COVERED PORCH





DAM ROAD
RIGHT OF WAY UNKNOWN

I HEREBY CERTIFY 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; ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

WITNESS MY HAND AND SEAL THIS 27 DAY OF MAY 2015.

HUGH E. WHITE, JR. PLS #9325B

DATE	REVISIONS:	SCALE: 1" = 60'
		2015\BAT\DAM ROAD
		2015\D\DAM ROAD
		DRAWN BY: NB
		CHECKED BY: HW
		FIELD WORK: JH/EW
		MAY 27, 2015

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR 9325B HUGH E. WHITE, JR.

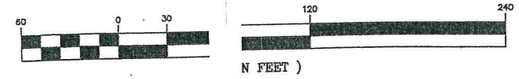
CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 0267
HUGH E. WHITE, Jr., NCRLS & SCRLS 889-7801
CERTIFICATE OF AUTHORIZATION NCLS-1242 SCL886

SOUTH CAROLINA CAROLINA SURVEYORS, INC. No. C00886 CERTIFICATE OF AUTHORIZATION

NOTES:

1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. PROPERTY ZONED RUD (SETBACKS ARE SUBJECT TO AN INTERPRETATION FROM THE ZONING BOARD)
3. TAX PARCEL NUMBER 6440000030.
4. DEED REFERENCE: DB 525 PG 199.
5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
6. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 45091C0211E, WITH A DATE OF IDENTIFICATION OF 09/26/2008.
7. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
8. AREA COMPUTED BY COORDINATED METHOD.
10. UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
11. (FEMA NOTE) ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS.
12. NO NEW LOTS OR PROPERTY LINES ESTABLISHED.

GRAPHIC SCALE



(IN FEET)
1 = 60 ft.

SIP SET IRON PIN
EIP EXISTING IRON PIN
CP CALCULATED POINT
GV GAS VALVE
WV WATER VALVE
MB MAIL BOX
WM WATER METER
FH FIRE HYDRANT
SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAIN MANHOLE
LOCATED TREE/SHRUB
LP LIGHT POLE
TP TELECOMMUNICATION BOX
TP TELECOMMUNICATIONS PEDESTAL
PP POWER POLE
BFP BACK FLOW PREVENTOR
GW GUY WIRE
CB CATCH BASIN
DI DROP INLET
CHAIN LINK FENCE
OVERHEAD ELECTRIC

A BOUNDARY SURVEY SHOWING
#2264 DAM ROAD
(NEAR THE INTERSECTION OF SC HWY 160)
SURVEYED FOR: JOYCE MARLOWE RAINES
AREA: 4.062 ACRES
FORT MILL TOWNSHIP, YORK COUNTY, SOUTH CAROLINA

Tega Cay Annexation Report on 2264 Dam Road

(TMS#s 644-00-00-030)

The owner of tax parcel 644-00-00-030, the City of Tega Cay, did properly petition for incorporation of the above-referenced property into the municipal limits of Tega Cay via the 100% Free-Holder Method for annexation defined in Section 5-3-150 of the South Carolina Code of Laws. This report is compiled and presented to the City Council of the City of Tega Cay to assist in the analysis of this annexation request.

Property Description

The property under consideration for annexation consists of approximately 4.24 acres as depicted on the Boundary Survey attached hereto. The property is bounded on the north by lands now or formerly owned by Springland Inc., on the west by Dam Road, on the east by Gold Hill Elementary & Middle Schools, and on the south by lands now or formerly owned by Darryl G. McDaniel.

Current County Zoning for Property: RUD (Rural Residential)

The purpose of this district is to protect and preserve areas of the county, which are presently rural in character and use. RUD is a zoning classification which permits a development density of 1 residential unit per lot no matter how large the lot is. General commercial uses are prohibited in this classification.

Zoning of Property Adjacent to Proposed Property

The properties adjacent to this site on the North and Northwest are zoned B-2 (General Business District) and PDD (Planned Development District) within the City of Tega Cay. The property to the East is currently zoned B-2 (General Business District) within the City but is undergoing a re-zoning to GI (Government and Institutional). The properties adjacent to the North and South are zoned RUD (Rural Residential) in the County.

Future Development Projection

The requested zoning designation of B-2 would permit a variety of retail, commercial, and professional uses. The use proposed in the zoning petition for this property is as an operations facility which is a by-right commercial use in the B-2 zoning classification.

Annexation Evaluation Criteria

1. **Does the proposed annexation conform to the current Tega Cay Comprehensive Plan?**
   The 2015-2025 Comprehensive Plan Land Use Map identifies the subject property as being located in a mixed-use area which calls for diversity of commercial services and professional uses that integrate flexible design standards compatible with the principles

outlined in the Plan. The intended use as an operations facility is highly compatible with the intent of the Plan.

2. **Does the petition meet the statutory requirements for annexation for the applicable petition method (reference the *S C Code Title 5, Chapter 3*)**
   YES.

3. **Does the proposed annexation support efforts to ensure a highly rated local school system? What will be the impact to the capacity of the Fort Mill School District?**
   Since the annexation will be for commercial uses there will be no impact on school facilities.

4. **What is the impact to the Tega Cay Parks and Recreation 10 Year Master Plan? How does the proposed annexation meet the objectives of Chapter 5 of the plan? Will the proposed annexation trigger the need for additional capital improvements?**
   The proposed development of this parcel is intended to be commercial and therefore is not applicable to the Recreation Master Plan.

5. **Will the proposed annexation provide pedestrian walkways and trails to provide connectivity throughout the developed areas? Will the walkways and trails provide connectivity to the following as applicable a) the local schools, b) the Nation Ford Greenway system and c) the Baxter Development?**
   The development of this parcel for an operations center is not conducive to pedestrian access and therefore only internal connections will be provided.

6. **What are the results of a comparison between the costs and the benefits of the annexation in regard to city's annual operating and capital expenditures and revenues?**
   The proposed zoning for the property if annexed will have a positive fiscal impact for the City due to the additional tax base as a commercial entity. In addition to the tax rate, there will a positive impact due to the revenue derived from the issuance of City business licenses. Also, since the property is currently rural and residential in nature there are no public utilities onsite. Commercial uses will require a tap on the TCUD lines along Dam Road. Additional revenue will be generated by the tap and usage fees. There will be limited impact on Police and Fire services but it is staff's determination that the risks are negligible compared to the potential benefits to be derived from the proposed annexation.

7. **Are there any financial considerations by the City to be applied as part of the proposed annexation?**
   Not at this time.

8. **Will the proposed annexation continue to allow the Tega Cay Utilities Department (TCUD) to operate as a self-supporting business enterprise?**
   The site is currently served by well and septic but is proposed to be served by Tega Cay Utility Department (TCUD) service lines for water and sewer facilities once annexation is

completed. Therefore, this annexation will allow for TCUD to continue to be self-supporting.

9. **What is the impact of the proposed annexation on existing water supply system facilities and services?**
   As stated earlier, connection to the TCUD system will be completed after annexation of the property. The availability and capacity of City lines within the nearby vicinity of the site are more than adequate for the development of the site as proposed.

10. **What is the impact of the proposed annexation on existing sewer system facilities and services?**
    Same as above.

11. **What is the impact of the proposed annexation on existing solid waste disposal?**
    Since the proposed zoning is commercial there will be no impact.

12. **What is the impact of the proposed annexation on existing police protection services and facilities? Is there a need for a crime statistics analysis?**
    There should be no immediate added expenses or necessary studies since the subject property is within the current Police and Fire service area based on jurisdictional agreements with York County.

13. **What is the impact of the proposed annexation on existing fire protection services and facilities?**
    Same as above.

14. **What is the impact of the proposed annexation on road infrastructure and utilities? Is there a need for a traffic study?**
    The annexation of the subject property will have limited effect on Dam Road due to its intended use as an operations facility. However, included in the Site Plan requirements is the completion of a Traffic Impact Analysis based on the proposed use. Based upon the findings in this study there may be mitigation required due to any identified impacts on the transportation system. These may include such items as a dedicated turning lane or improvements to the signalized intersection at Dam Road and Hwy 160. However, the impacts and subsequent mitigation requirements are **UNKNOWN** at this time.

15. **Are there special circumstances involved such as failing septic systems, underground storage tanks, contaminated wells, the delineation of wetlands, previous uses of the land, etc. Is there a need for a ASTM Phase I environmental study (ASTM E1527-00)?**
    NO.

16. **Will the proposed annexation adopt policies that protect the water quality of Lake Wylie?**
    This question is not applicable to this annexation proposal.

17. **Does the proposed annexation provide provisions for the preservation and/or restoration of natural, cultural or historic areas and/or structures?**
    This question is not applicable to this annexation proposal.

18. **What is the impact from not annexing the property into the city? If applicable, when the proposed development occurs outside of the city, what will be the resultant impact to the city?**
    Should the City not pursue annexation there are already substantial negative impacts due to the current rural residential uses on the property. The location of this property is along a corridor that is considered to be the City's gateway to several high-end residential and commercial developments. Currently the property contains several mobile homes which are not conducive to the gateway atmosphere. Annexation of this site with a commercial zoning designation will greatly assist in the enhancement and implementation of the gateway concept.

19. **Is the location of the proposed annexation strategic?**
    Annexation of this property is critical to the future growth plans of the City. Therefore it is strategic in that the City needs to expand its provision of services in this growing and highly desirable location. In addition, expansion of utilities to this location will allow for future growth through potential annexations along Dam Road.

20. **Are there any other extenuating circumstances or factors which enhance or diminish the proposed annexation?**
    No.

REZONING CASE 2016-02

TO:	**PLANNING COMMISSION**
FROM:	**PLANNING AND DEVELOPMENT**
DATE:	**WEDNESDAY, FEBRUARY 10, 2016**
APPLICANT:	**JOYCE MARLOW**
REQUEST:	**TMS # 644-00-00-030- REQUEST TO REZONE APPROXIMATELY 4.24 ACRES FROM RUD IN THE COUNTY TO B-2 IN THE CITY**

Staff Summary:

The subject property is being proposed for annexation and rezoning as an operations facility which is a by-right use in the B-2 district. This zoning district is a general business district which would permit a variety of commercial, retail, office, and professional uses.

The property is bounded on the north by lands now or formerly owned by Springland Inc., on the east by Gold Hill Elementary and Middle Schools, on the west by Dam Road, and on the south by lands now or formerly owned by Darryl G. McDaniel.

The site is currently zoned RUD (rural residential) in the County. RUD is a zoning classification which permits a development density of 1 residential unit per lot no matter how large the lot is. General commercial uses are prohibited in this classification. It is intended to protect and preserve areas of the county, which are presently rural in character and use. The requested rezoning designation is B-2 (General Business District). The purpose of the B-2 district is to create and protect business centers for the retailing of merchandise and for the carrying on of professional and business services and is generally located adjacent to major thoroughfares.

The subject property is located in an identified mixed-use area in the 2015-2025 Comprehensive Plan which calls for a diversity of commercial services and professional uses that integrate flexible design standards compatible with the principles outlined in the Plan. Staff believes that the Annexation and Rezoning is appropriate because 1) it is compatible with the 2015-2025 Comprehensive Plan; 2) the site is located in a transitioning area from traditional single family residential uses to commercial uses.

Potential Benefits:

1. The proposed rezoning and annexation will assist the city in meeting goals outlined in the 2015-2025 Comprehensive Plan.

Potential Concerns: There are no potential concerns.

Staff Recommendation: **APPROVAL** based on the information prepared by staff outlined in this Planning Commission Report.

Ordinance 77, Section 19.504 PLANNING COMMISSION REPORT

1. Is there a need for the proposed amendment?

Based on the staff analysis and findings for the planning commission report, the staff has recognized a positive benefit for the rezoning of the site and annexation by meeting a major goal of the of the 2015-2025 Comprehensive Plan.

2. What is the impact of the proposed zoning amendment on the site and surrounding properties?

The site is located in an area of the Dam Road corridor that is transitioning from rural residential uses in a suburban pattern to more commercial uses in an urban setting. Located nearby are the major commercial developments in the Stonecrest Planned Development District including Walmart. Also located nearby is the Auto Impound Facility that is currently being utilized by the Tega Cay Police Department. The intended use as an operations facility by is highly compatible with these uses. In addition the property also abuts the Gold Hill Middle and Elementary Schools and the proposed use and subsequent high development standards will serve to buffer the school from the more retail uses in Stonecrest. Therefore the impact on surrounding properties would be minimal and would actually complement the current property owners.

3. *What is the relationship of this request to the official land use development plan?*

The Future Land Use Map of the 2015-2025 Comprehensive Plan calls for mixed uses in this area. Annexation of this particular property will assist the City in accomplishing the City's goals outlined in the Plan. Therefore, this request **IS CONSISTENT** with the Comprehensive Plan.

4. Is there vacant land currently classified for similar development in the vicinity; and/or are there any special circumstances that may make a substantial part of such vacant land unavailable for development?

Currently, **THERE IS** vacant land zoned for similar uses within the vicinity of the subject site. However, these properties are mainly in the Stonecrest Planned Development District. **THERE ARE NO** vacant lands in the vicinity available for commercial uses in the county's jurisdiction.

5. Are the uses permitted by the proposed change appropriate in the area concerned?

The uses permitted under the proposed annexation and rezoning **IS APPROPRIATE** for the area due to its location in an area transitioning from traditional residential uses to more commercial and mixed uses as outlined in the Comprehensive Plan.

6. Are the existing public school facilities adequate and available or can they be provided to serve the needs of the development likely to take place as a result of such change?

N/A. Since the annexation will be for business uses there will be no impact on school facilities.

7. Are the existing road systems adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change?

This may include (but is not limited to) such indicators as: traffic counts, road design and capacity, site plan design, trips generated by the proposed land use, etc.:

The annexation of the subject property will have limited effect on Dam Road due to its intended use as an operations facility. However, included in the Site Plan requirements is the completion of a Traffic Impact Analysis based on the proposed use. Based upon the findings in this study there may be mitigation required due to any identified impacts on the transportation system. These may include such items as a dedicated turning lane or improvements to the signalized intersection at Dam Road and Hwy 160. However, the impacts and subsequent mitigation requirements are **UNKNOWN** at this time.

8. Are the existing public facilities adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change? This may include (but is not limited to) such indicators as: availability of public water and sewer, whether the proposed change is in accordance with any existing or proposed plans for providing public water and sewer, and does the any existing storm drainage system have capacity to accommodate the proposed use:

The site is currently served by well and septic but is proposed to be served by Tega Cay Utility Department (TCUD) service lines for water and sewer facilities once annexation is completed. Therefore, existing public facilities **ARE ADEQUATE.**

9. What soils exist on the site, and are any of them considered Hydric (wetlands) or Prime?

The soils present on site are Cecil Clay Loam with red or brown, firm clay subsoil and **IS considered a PRIME soil**. No **Hydric** soils have been identified onsite.

10. Have floodplains been identified on the site?

There **NO FLOODPLAINS** identified onsite.

11. Have any historical sites/ endangered species/ abandoned cemeteries located on the site or in the general vicinity been identified?

THERE ARE NO apparent historical sites, endangered species or abandoned cemeteries onsite.

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE CITY OF TEGA CAY:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

See Attached Rezoning Plan

The property is designated as follows on the County tax maps:

See Attached Rezoning Plan and Joinder Agreements – PIN #'s 6460000002, 6460000004, 6460000005, 6460000006, 6460000007, 6460000013, 6460000018, 6440101029 and 6460000031

A plat or map of the area should be attached.

See Attached Rezoning Plan

It is requested that the property be zoned as follows: PDD

SEE ATTACHED JOINDER AGREEMENTS

DEVELOPMENT SOLUTIONS GROUP, 11121 Carmel Rd., Ste 360, Charlotte NC 28226

Signature | Street Address, City | Date

Signature | Street Address, City | Date

For Municipal Use:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation _____

By: _____, Date _____

Tega Cay Annexation Report on Windhaven PDD
(TMS#s 646-0-00-002, 646-00-00-004, 646-00-00-006, 646-00-00-007, 646-00-00-013, 646-00-00-031, 644-01-01-029 and a portion of 646-00-00-00-018)

Development Solutions Group, LLC, the developer and agent of the owner of tax parcels listed above, did properly petition the City of Tega Cay for incorporation of the above-referenced property into the municipal limits of Tega Cay via the 100% Free-Holder Method for annexation defined in Section 5-3-150 of the South Carolina Code of Laws. This report is compiled and presented to the City Council of the City of Tega Cay to assist in the analysis of this annexation request.

Property Description

The property under consideration for annexation consists of approximately 122.2 acres and is located adjacent to the municipal boundary of the City of Tega Cay in the area to be generally described as that which lies to the North and Northwest of Gold Hill Road at the intersection gold Hill and Deer Creek Drive and is further depicted on the Master Plan attached hereto.

Current County Zoning for Property: RUD (Rural Residential)

The purpose of this district is to protect and preserve areas of the county, which are presently rural in character and use. RUD is a zoning classification which permits a development density of 1 residential unit per lot no matter how large the lot is. General commercial uses are prohibited in this classification.

Zoning of Property Adjacent to Proposed Property

The property adjacent to this site on the North is also zoned RUD in the County. The property to the Northwest is zoned RC-II (Residential Conservation) in the County. The property to the South is within the City's jurisdiction and is zoned B-2. However, it is currently in the process of being rezoned as GI (Government and Institutional) due to its use as an elementary school. Located to the East of this site is Palmetto Plantation West subdivision in the County. The property West of the site is zoned B-2 in the City and is a former cellulose landfill.

Future Development Projection

The proposed use for this property if annexed and rezoned would be a mix of uses including residential, commercial, recreational, government and institutional, as well as the potential location of a new middle school. Total residential units permitted would not exceed 680. These are broken down into a maximum of 180 SF detached dwelling units, a maximum of 125 SF attached (townhomes), 125 patio homes, and 250 condominium units. Commercial and Mixed Use would not exceed 150,000 square feet and Government and Institutional would not exceed 500,000 square feet. In addition, the development contains a substantial recreational component. The location of this proposed development was identified in the City's Growth Management Strategic Plan as an important target for annexation. This was due to the potential for a greater

level and intensity of residential development that could be permitted under the County's Comprehensive Plan. Should the City not pursue annexation there could be substantial negative impact to the City's future growth. Therefore, staff believes that the proposed densities meet the intent of the City's future land use needs in regards to overall development.

<u>Annexation Evaluation Criteria</u>

1. **Does the proposed annexation conform to the current Tega Cay Comprehensive Plan?**
   The subject property is located in area identified in the 2015-2025 Comprehensive Plan and Future Land Use Map as containing a mix of residential, government and institutional, and a diversity of commercial services and professional uses that integrate flexible design standards compatible with the principles outlined in the Plan. It is also generally in the location that has been identified as a future growth area in the Plan. The City's Growth Management Strategy calls for expansion of the City's boundaries through strategic annexation that provides benefit whether by increasing commercial tax base, gaining access to infrastructure or some other community goal. Annexation of this particular property will assist the City in accomplishing the City's goals by serving as a tool to ward off political encroachment by other entities, providing assurance that the City has the determination for appropriate land uses, and assisting the City in maintaining a high Municipal Bond Rating (A City's ability to annex land from its surrounding county is a primary determinant of its fiscal health).

2. **Does the petition meet the statutory requirements for annexation for the applicable petition method (reference the *S C Code Title 5, Chapter 3*)**
   YES.

3. **Does the proposed annexation support efforts to ensure a highly rated local school system? What will be the impact to the capacity of the Fort Mill School District?**
   Since the annexation and rezoning plan contains a mix of uses including residential, commercial, and institutional, as well as the potential location of a new middle school, any adverse impacts due to purely residential growth would be mitigated. In addition, the residential component of the development will be required to pay the FMSD Impact Fee of $2500 per residential unit. This money is intended for use as capital investment in new facilities.

4. **What is the impact to the Tega Cay Parks and Recreation 10 Year Master Plan? How does the proposed annexation meet the objectives of Chapter 5 of the plan? Will the proposed annexation trigger the need for additional capital improvements?**
   The proposed development includes a substantial acreage which is to be donated to the City to provide for recreational opportunities to be utilized by all citizens. In addition amenities such as a clubhouse, pool and tot lot that are included and designed for neighborhood use. There should be no negative impacts in regards to required investment in additional capital improvements to meet the recreational needs of the additional residents. There could be some impacts in regards to future development of the proposed park.

5. **Will the proposed annexation provide pedestrian walkways and trails to provide connectivity throughout the developed areas? Will the walkways and trails provide connectivity to the following as applicable a) the local schools, b) the Nation Ford Greenway system and c) the Baxter Development?**
   As indicated in the PDD Development Standards annexation and development of this site provide pedestrian amenities including sidewalks and interconnected trails designed for future access to a City-wide trail system.

6. **What are the results of a comparison between the costs and the benefits of the annexation in regard to city's annual operating and capital expenditures and revenues?**
   The proposed development will have a positive fiscal impact for the City due to the additional tax base. In addition to the diversity of tax rates, there will a positive impact due to the revenue derived from the issuance of City business licenses for the commercial and mixed use elements. Also, since the property is currently rural and residential in nature there are no public utilities onsite. Development of this site will require a tap on the TCUD system. Additional revenue will be generated by the number of taps and usage fees. Extending the City's infrastructure further along property adjoining Dam Road will assist the City in appropriate expansion and upgrade of utilities.

   There will also be future needs in regards to adequate provision of necessary City services once the development is built-out such as additional personnel and equipment. However, since the development will occur in phases and will not come completely online for several years, there should be sufficient time to adequately budget for the expenditures and to balance this with appropriated income. Detailed net cost/benefit projections demonstrate sufficient positive revenue in excess of expenditures.

   Therefore it is staff's determination that the risks are negligible compared to the potential benefits to be derived from the proposed annexation.

7. **Are there any financial considerations by the City to be applied as part of the proposed annexation?**
   Not at this time.

8. **Will the proposed annexation continue to allow the Tega Cay Utilities Department (TCUD) to operate as a self-supporting business enterprise?**
   As outlined earlier, connection to the TCUD system will allow the expansion of services further along Gold Hill road. Depending upon future end users, there could be a significant positive financial input.

9. **What is the impact of the proposed annexation on existing water supply system facilities and services?**
   As stated earlier, connection to the TCUD system will allow the expansion of services further along Gold Hill Road. The availability and capacity of City lines adjacent to the site are more than adequate for the proposed development.

10. **What is the impact of the proposed annexation on existing sewer system facilities and services?**
    Same as above.

11. **What is the impact of the proposed annexation on existing solid waste disposal?**
    There would be no immediate impact until the development has reached the dwelling unit sale stage. The applicant proposes to develop the property in phases, thus minimizing the impacts as each dwelling unit is sold.

12. **What is the impact of the proposed annexation on existing police protection services and facilities? Is there a need for a crime statistics analysis?**
    There should be no new immediately added expenses or necessary studies since the subject property is within the current Police and Fire service area based on jurisdictional agreements with York County. However, the final build-out of the development will create future needs for both police and fire. Since the development will occur in phases, the City will have more than adequate time to prepare and budget for additional personnel and equipment and to balance these expenditures with the increase in positive net revenues generated by the development.

13. **What is the impact of the proposed annexation on existing fire protection services and facilities?**
    Same as above.

14. **What is the impact of the proposed annexation on road infrastructure and utilities? Is there a need for a traffic study?**
    The annexation of the subject property will have some effect on Gold Hill Road due to the variety and mix of uses. However, included in the Preliminary Plat requirements is the completion of a Traffic Impact Analysis based on the proposed uses. Included in the findings of this study there will most likely be mitigation required due to any identified impacts on the transportation system. These may include such items as a dedicated turning lane, right-in/right-out only lanes or improvements to the planned signalized intersection at Deer Creek and Gold Hill Road. However, the impacts and subsequent mitigation requirements are **UNKNOWN** at this time.

15. **Are there special circumstances involved such as failing septic systems, underground storage tanks, contaminated wells, the delineation of wetlands, previous uses of the land, etc. Is there a need for a ASTM Phase I environmental study (ASTM E1527-00)?**
    NO.

16. **Will the proposed annexation adopt policies that protect the water quality of Lake Wylie?**
    This question is not applicable to this annexation proposal.

17. **Does the proposed annexation provide provisions for the preservation and/or restoration of natural, cultural or historic areas and/or structures?**
    The proposed development contains significant preservation of open space at approximately 20 percent. In addition, there is a substantial recreational element of approximately 20 acres.

18. **What is the impact from not annexing the property into the city? If applicable, when the proposed development occurs outside of the city, what will be the resultant impact to the city?**
    Should the City not pursue annexation there could be substantial negative impact to the City's future growth. Annexations are critical to the City of Tega Cay in planning for our future. It is important for us to respond to pressures of growth by ensuring urban development is comprehensively planned, serviced, and appropriately located. Strategic annexation assures that the City has some determination in where and what land uses are appropriate (if not, then private developers will determine urban growth. This would limit the City's ability to control appropriate land uses, densities, preservation of natural lands and transportation impacts and mitigation. In order for the City to provide services as efficiently as possible the City has identified logical areas for future growth, development and provision of services, including the Gold Hill Road corridor and this site in particular. The most effective way for the City to manage growth is to annex the area into the City.

19. **Is the location of the proposed annexation strategic?**
    As stated earlier, strategic annexation assures that the City has some determination in where and what land uses are appropriate (if not, then private developers will determine urban growth). The City has developed a Growth Management Strategy which includes prioritized properties targeted for annexation. This site is ranked high on that property list. Therefore, annexation of this property is essential to the City's Growth Management Strategy and long-term development policy.

20. **Are there any other extenuating circumstances or factors which enhance or diminish the proposed annexation?**
    See the above.

REZONING CASE 2016-04

TO:	**PLANNING COMMISSION**
FROM:	**PLANNING AND DEVELOPMENT**
DATE:	**WEDNESDAY, FEBRUARY 10, 2016**
APPLICANT:	**DEVELOPMENT SOLUTIONS GROUP, LLC**
REQUEST:	**TMS # 646-00-00-002, 646-00-00-004, 646-00-00-005, 646-00-00-006, 646-00-00-007, 646-00-00-013, 646-00-00-031, 644-01-01-029, and a portion of 646-00-00-018- REQUEST TO REZONE APPROXIMATELY 122.2 ACRES FROM RUD IN THE COUNTY AND B-2 IN THE CITY TO PDD IN THE CITY**

Staff Summary:

The applicant is proposing to annex and rezone approximately 122.2 acres along Gold Hill Road as a Planned Development District (PDD). Uses proposed within the PDD are a mix of residential types and densities, commercial and mixed uses, and a government and institutional district as a potential site for a new middle school.

The purpose of the Planned Development District is to promote the efficient use of land, allow flexible application of development controls, allow various densities and land uses, provide enhanced recreational opportunities, protect surrounding property and protect the natural features of the site. The land uses and standards outlined in the PDD Master Plan and development documents serve to accomplish this objective through the range and varying intensity of the different uses. In addition, the provision of a substantial recreational component will greatly improve and benefit the health and activity of citizens city-wide.

The location of this proposed development was identified in the City's Growth Management Strategic Plan as an important target for annexation. This was due to the potential for a greater level and intensity of residential development that could be permitted under the County's Comprehensive Plan. Should the City not pursue annexation there could be substantial negative impact to the City's future growth. Strategic annexation assures that the City has some determination in where and what land uses are appropriate (if not, then private developers will determine urban growth). This would limit the City's ability to control appropriate land uses, densities, preservation of natural lands and transportation impacts and mitigation.

The subject property is located in area identified in the 2015-2025 Comprehensive Plan and Future Land Use Map as containing a mix of residential, government and institutional, and a diversity of commercial services and professional uses that integrate flexible design standards compatible with the principles outlined in the Plan. It is also generally in the location that has been identified as a future growth area in the Plan. Staff believes that the Annexation and Rezoning is appropriate because 1) it is compatible with the 2015-2025 Comprehensive Plan; 2) the site is located in an area identified for annexation.

Potential Benefits:

1. The proposed rezoning and annexation will assist the city in meeting goals outlined in the 2015-2025 Comprehensive Plan.

Potential Concerns: There are potential concerns regarding additional traffic impacts. However a Traffic Impact Analysis containing impacts and mitigation solutions will be completed prior to preliminary plat.

Staff Recommendation: **APPROVAL** based on the information prepared by staff outlined in this Planning Commission Report.

Ordinance 77, Section 19.504 PLANNING COMMISSION REPORT

1. Is there a need for the proposed amendment?

Based on the staff analysis and findings for the planning commission report, the staff has recognized a positive benefit for the rezoning of the site and annexation by meeting a major goal of the of the 2015-2025 Comprehensive Plan.

2. What is the impact of the proposed zoning amendment on the site and surrounding properties?

The site is located in an area of the Gold Hill Road corridor that is transitioning from rural residential uses in a suburban pattern to more compact mixed uses in an urban setting. The potential intensity of residential development should the property remain in the unincorporated area could be detrimental to adjacent properties. The addition of a potential new middle school and recreational opportunities along with commercial uses should complement the current property owners. Therefore the impact on surrounding properties would be minimal.

3. ***What is the relationship of this request to the official land use development plan?***

The Future Land Use Map of the 2015-2025 Comprehensive Plan calls for mixed uses in this area. Annexation of this particular property will assist the City in accomplishing the City's goals outlined in the Plan. Therefore, this request **IS CONSISTENT** with the Comprehensive Plan.

4. Is there vacant land currently classified for similar development in the vicinity; and/or are there any special circumstances that may make a substantial part of such vacant land unavailable for development?

Currently, **THERE IS NO** vacant land zoned for similar uses within the vicinity of the subject site.

5. Are the uses permitted by the proposed change appropriate in the area concerned?

The uses permitted under the proposed annexation and rezoning **IS APPROPRIATE** for the area due to its location in an area transitioning from traditional residential uses to more commercial and mixed uses as outlined in the Comprehensive Plan.

6. Are the existing public school facilities adequate and available or can they be provided to serve the needs of the development likely to take place as a result of such change?

UNKNOWN. Since the annexation and rezoning plan contains a mix of uses including residential, commercial, and institutional, as well as the potential location of a new middle school, any adverse impacts due to purely residential growth would be mitigated. In addition, the residential component of the development will be required to pay the FMSD Impact Fee of $2500 per residential unit. This money is intended for use as capital investment in new facilities.

7. Are the existing road systems adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change? This may include (but is not limited to) such indicators as: traffic counts, road design and capacity, site plan design, trips generated by the proposed land use, etc.:

The annexation of the subject property will have some effect on Gold Hill Road due to the variety and mix of uses. However, included in the Preliminary Plat requirements is the completion of a Traffic Impact Analysis based on the proposed uses. Included in the findings of this study there will most likely be mitigation required due to any identified impacts on the transportation system. These may include such items as a dedicated turning lane, right-in/right-out only lanes or improvements to the planned signalized intersection at Deer Creek and Gold Hill Road. However, the impacts and subsequent mitigation requirements are **UNKNOWN** at this time.

8. Are the existing public facilities adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change? This may include (but is not limited to) such indicators as: availability of public water and sewer, whether the proposed change is in accordance with any existing or proposed plans for providing public water and sewer, and does the any existing storm drainage system have capacity to accommodate the proposed use:

The site is currently served by well and septic but is proposed to be served by Tega Cay Utility Department (TCUD) service lines for water and sewer facilities once annexation is completed. Therefore, existing public facilities **ARE ADEQUATE.**

9. What soils exist on the site, and are any of them considered Hydric (wetlands) or Prime?

The soils present on site are Cecil Clay Loam with red or brown, firm clay subsoil and **IS considered a PRIME soil**. No **Hydric** soils have been identified onsite.

10. Have floodplains been identified on the site?

There **NO FLOODPLAINS** identified onsite.

11. Have any historical sites/ endangered species/ abandoned cemeteries located on the site or in the general vicinity been identified?

THERE ARE NO apparent historical sites, endangered species or abandoned cemeteries onsite.

REZONING CASE 2016-03

TO: **PLANNING COMMISSION**

FROM: **PLANNING AND DEVELOPMENT**

DATE: **WEDNESDAY, FEBRUARY 10, 2016**

APPLICANT: **CITY OF TEGA CAY & FORT MILL SCHOOL DISTRICT**

REQUEST: **REQUEST TO REZONE THE FOLLOWING FOR CONSISTENCY WITH THE 2015-2025 COMPREHENSIVE PLAN:**

- **6460000016 from B-1 (Neighborhood Business) to GI (Government & Institutional)**
- **6430701014 from B-2 (General Business) to GI (Government & Institutional)**
- **A Portion of 6430701001 from B-1 (Neighborhood Business) to GI (Government & Institutional)**
- **6440201014 from B-1 (Neighborhood Business) to GI (Government & Institutional)**
- **6440101250 from B-1 (Neighborhood Business) to GI (Government & Institutional)**
- **6440101345 from B-2 (General Business) to PARK**
- **6440101020 from B-2 (General Business) and PARK to PARK**
- **6440201001 from B-1 (Neighborhood Business) to PARK**
- **6440201002 from B-1 (Neighborhood Business) to PARK**
- **6440101120 from B-1 (Neighborhood Business) to PARK**

Staff Summary:

The properties listed above are being proposed for rezoning as an effort to comply with the actual land uses and for consistency with the 2015-2025 Comprehensive Plan. The majority of the properties are publicly owned by the City. The remaining two properties are owned by the Fort Mill School district.

The 2015-2025 Comprehensive Plan included a Future Land Use Map which identified the land uses for which these properties are proposed to be zoned. The Plan also called for creation of a Government and Institutional District which was adopted in the Zoning Code revisions last October. The public and civic uses of such institutions as schools and government facilities mandate the rezoning of these properties to the new district.

Staff believes that these Rezonings are appropriate because 1) it is compatible with the 2015-2025 Comprehensive Plan;

Potential Benefits:

1. The proposed rezonings will assist the city in meeting goals outlined in the 2015-2025 Comprehensive Plan.

Potential Concerns: There are no potential concerns.

Staff Recommendation: **APPROVAL** based on the information prepared by staff outlined in this Planning Commission Report.

Ordinance 77, Section 19.504 PLANNING COMMISSION REPORT

1. Is there a need for the proposed amendment?

Based on the staff analysis and findings for the planning commission report, the staff has recognized a positive benefit for the rezonings by meeting a major goal of the 2015-2025 Comprehensive Plan.

2. What is the impact of the proposed zoning amendment on the site and surrounding properties?

Since the actual land uses will not change there will be no impact.

3. *What is the relationship of this request to the official land use development plan?*

The Future Land Use Map of the 2015-2025 Comprehensive Plan calls for land uses in the proposed rezonings. Therefore, this request **IS CONSISTENT** with the Comprehensive Plan.

4. Is there vacant land currently classified for similar development in the vicinity; and/or are there any special circumstances that may make a substantial part of such vacant land unavailable for development?

N/A

5. Are the uses permitted by the proposed change appropriate in the area concerned?

The uses permitted under the proposed rezonings **ARE APPROPRIATE**.

6. Are the existing public school facilities adequate and available or can they be provided to serve the needs of the development likely to take place as a result of such change?

N/A.

7. Are the existing road systems adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change? This may include (but is not limited to) such indicators as: traffic counts, road design and capacity, site plan design, trips generated by the proposed land use, etc.:

N/A.

8. Are the existing public facilities adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change? This may include (but is not limited to) such indicators as: availability of public water and sewer, whether the proposed change is in accordance with any existing or proposed plans for providing public water and sewer, and does the any existing storm drainage system have capacity to accommodate the proposed use:

All sites are served by Tega Cay Utility Department (TCUD) service lines for water and sewer facilities. Therefore, existing public facilities **ARE ADEQUATE.**

9. What soils exist on the site, and are any of them considered Hydric (wetlands) or Prime?

N/A

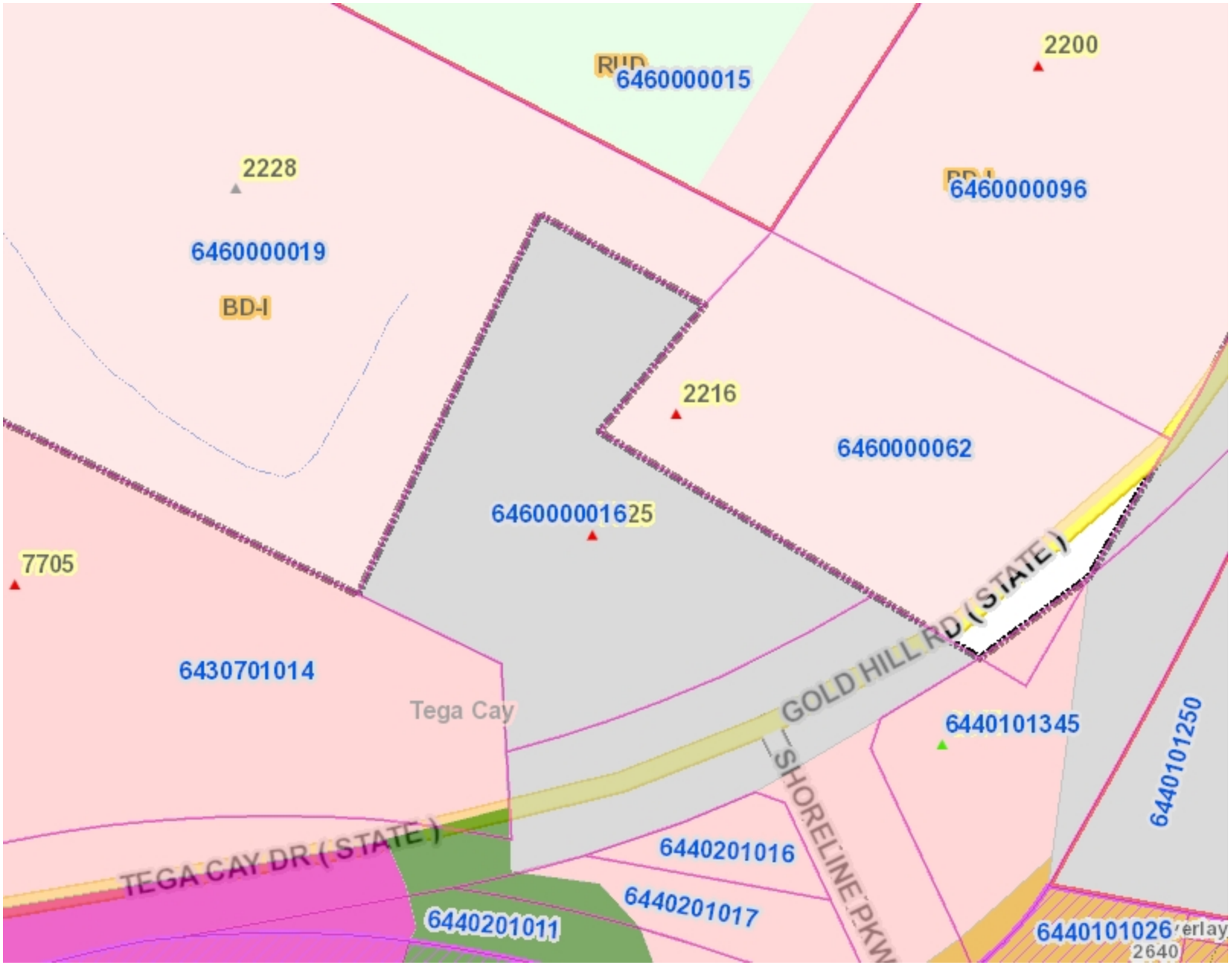
10. Have floodplains been identified on the site?

N/A

11. Have any historical sites/ endangered species/ abandoned cemeteries located on the site or in the general vicinity been identified?

THERE ARE NO apparent historical sites, endangered species or abandoned cemeteries.

City Hall



Legend

Zoning (Tega Cay) Overlay
- Lakeshore PUD
- Marina Overlay

Zoning (Tega Cay)
- B-1
- B-2
- R-3
- R-6
- R-8
- R-10
- R-13
- R-15
- PDD
- Park
- Golf Course

Zoning
- AGC
- AGC-I
- BD-I
- BD-II
- BD-III
- ID
- LI
- PD
- RC-I
- RC-II
- RD-I

1: 1,200

0.0 0 0.02 0.0 Miles

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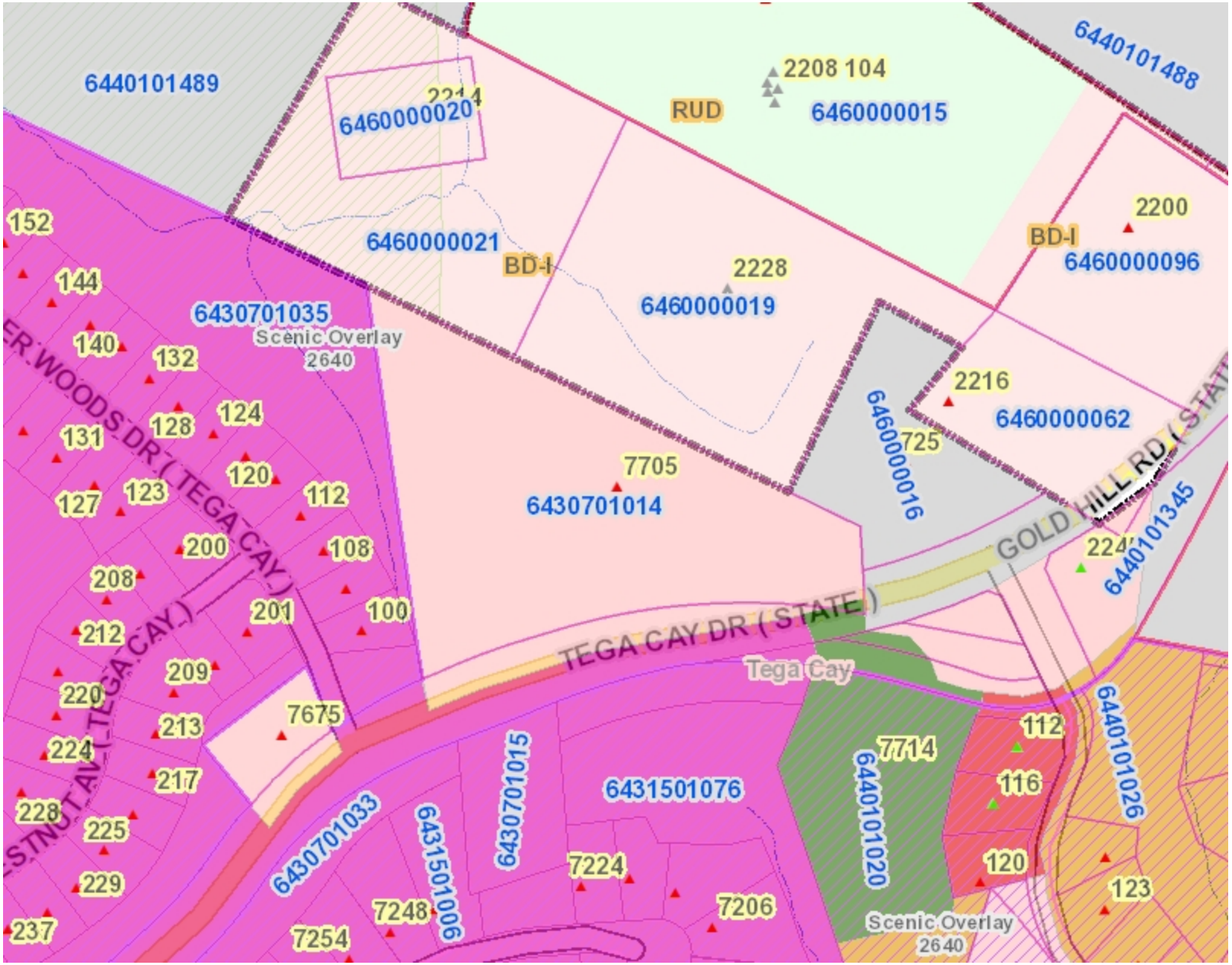
Notes

Zoning Map

Police Department



Legend

Zoning (Tega Cay) Overlay

- Lakeshore PUD
- Marina Overlay

Zoning (Tega Cay)

- B-1
- B-2
- R-3
- R-6
- R-8
- R-10
- R-13
- R-15
- PDD
- Park
- Golf Course

Zoning

- AGC
- AGC-I
- BD-I
- BD-II
- BD-III
- ID
- LI
- PD
- RC-I
- RC-II
- RD-I

1: 2,399

0.1 0 0.04 0.1 Miles

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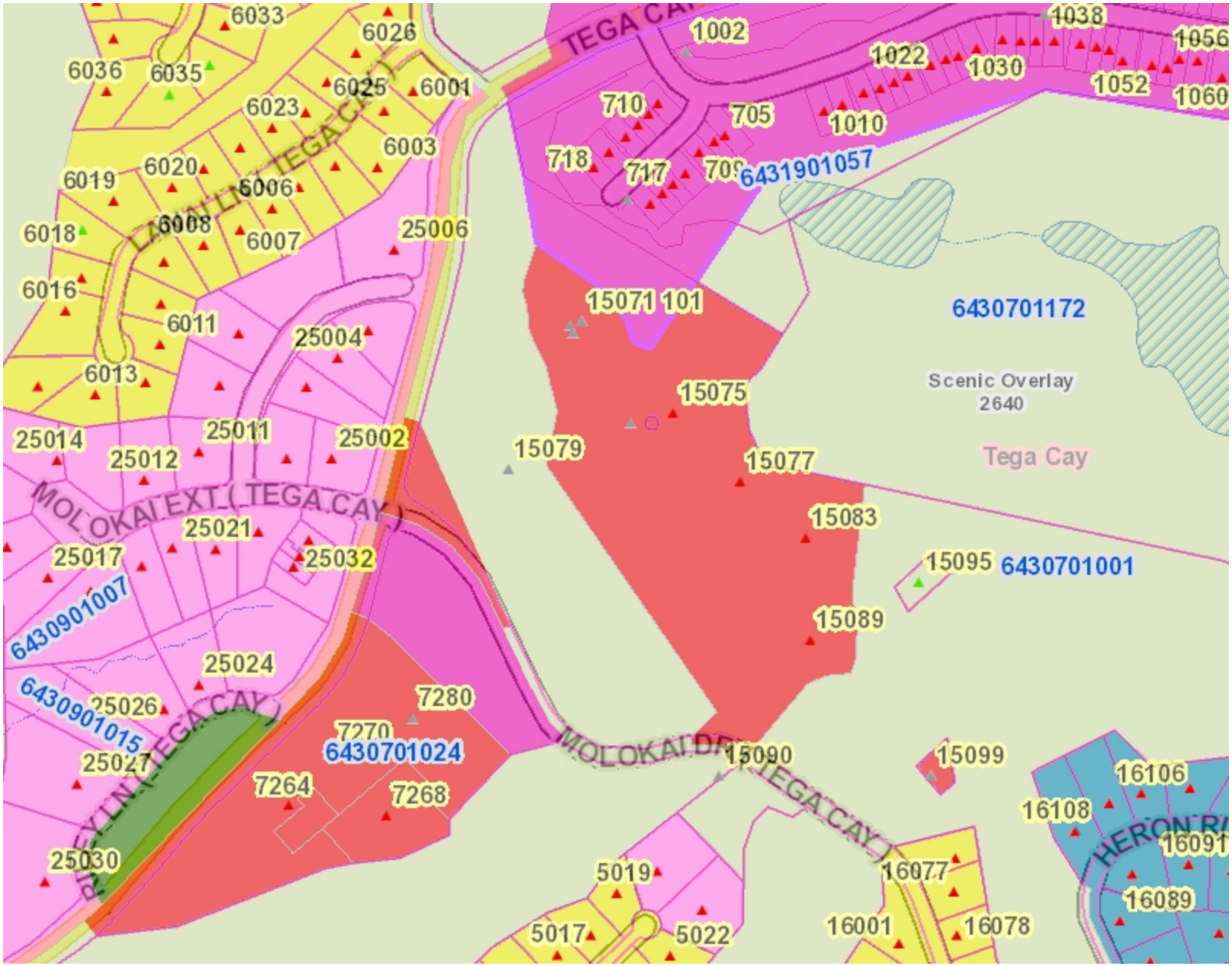
Notes

Zoning Map

GlennonCtr/Tennisfacility/Water Tower/Clubhouse/Pavilion



Legend

Zoning (Tega Cay) Overlay
- Lakeshore PUD
- Marina Overlay

Zoning (Tega Cay)
- B-1
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Zoning
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- AGC-I
- BD-I
- BD-II
- BD-III
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- RC-I
- RC-II
- RD-I

1: 3,599

0.1 0 0.06 0.1 Miles

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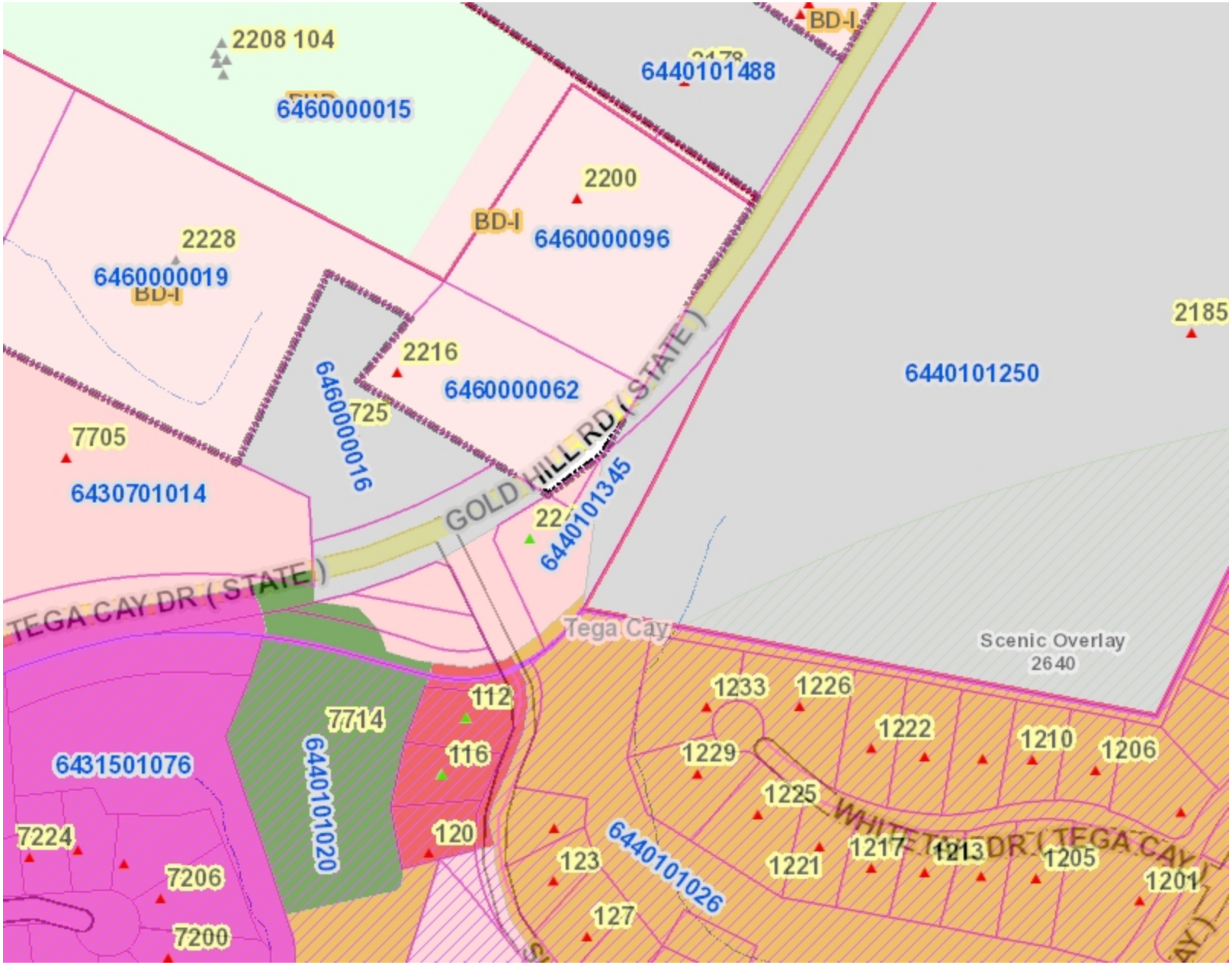
Notes

Zoning map

6440101345 - Memorial Garden



Legend

Zoning (Tega Cay) Overlay
- Lakeshore PUD
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Zoning (Tega Cay)
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1: 2,399

0.1 0 0.04 0.1 Miles

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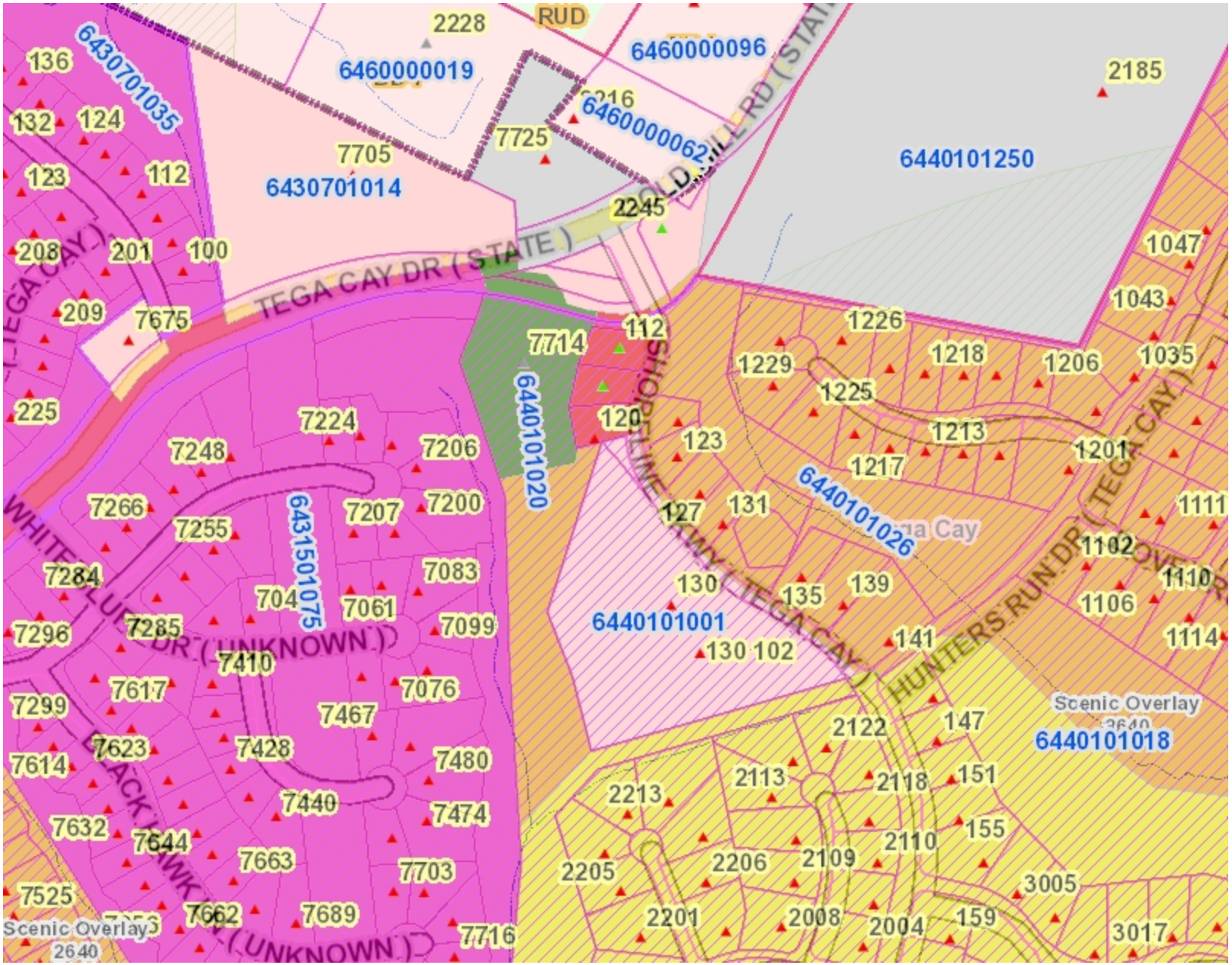
Notes

Zoning Map

6440101020-TrailHead Park



Legend

Zoning (Tega Cay) Overlay
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- RC-II
- RD-I

1: 3,599

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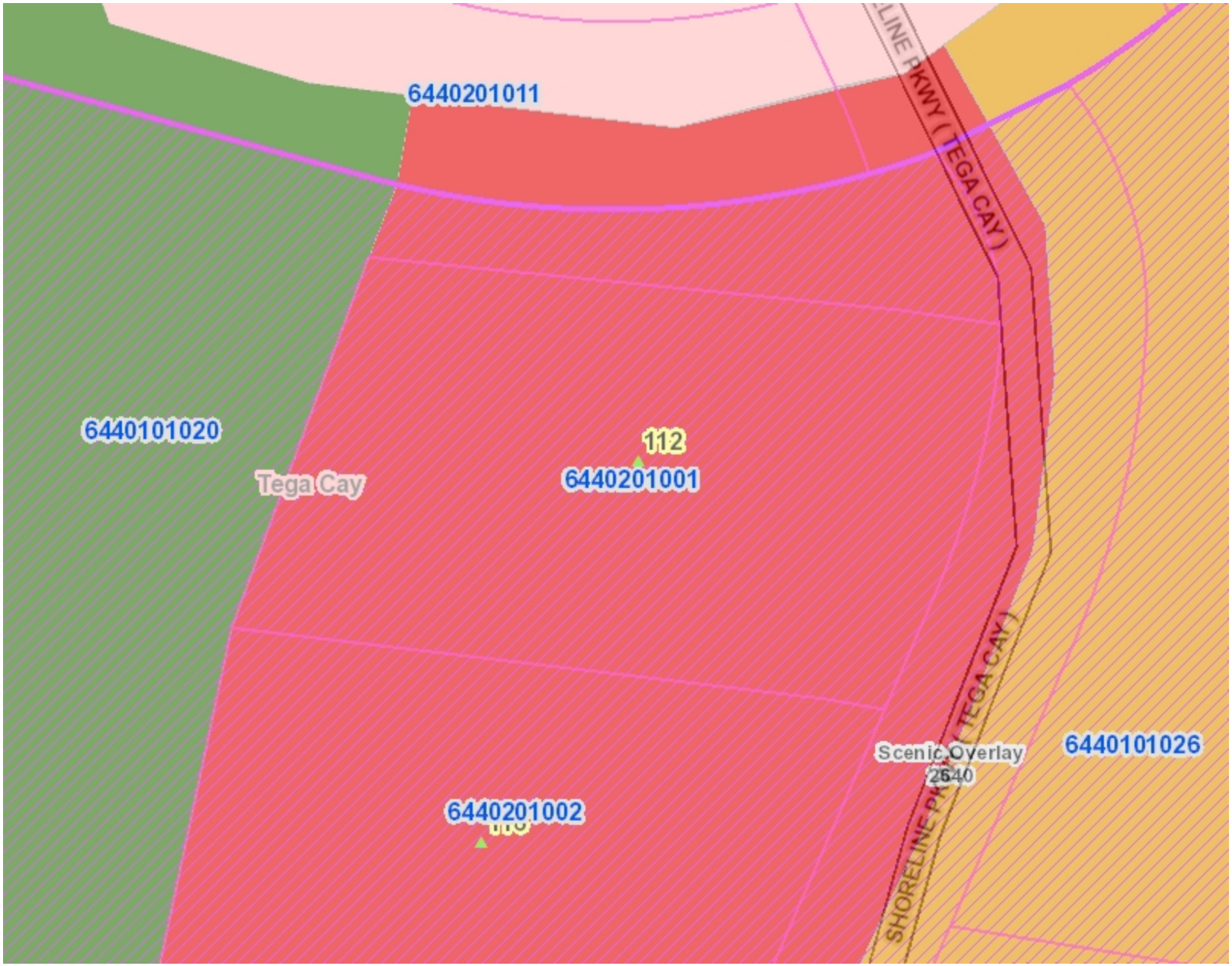
Notes

Zoning Map

6440202001



Legend

Zoning (Tega Cay) Overlay
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Zoning (Tega Cay)
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1: 359

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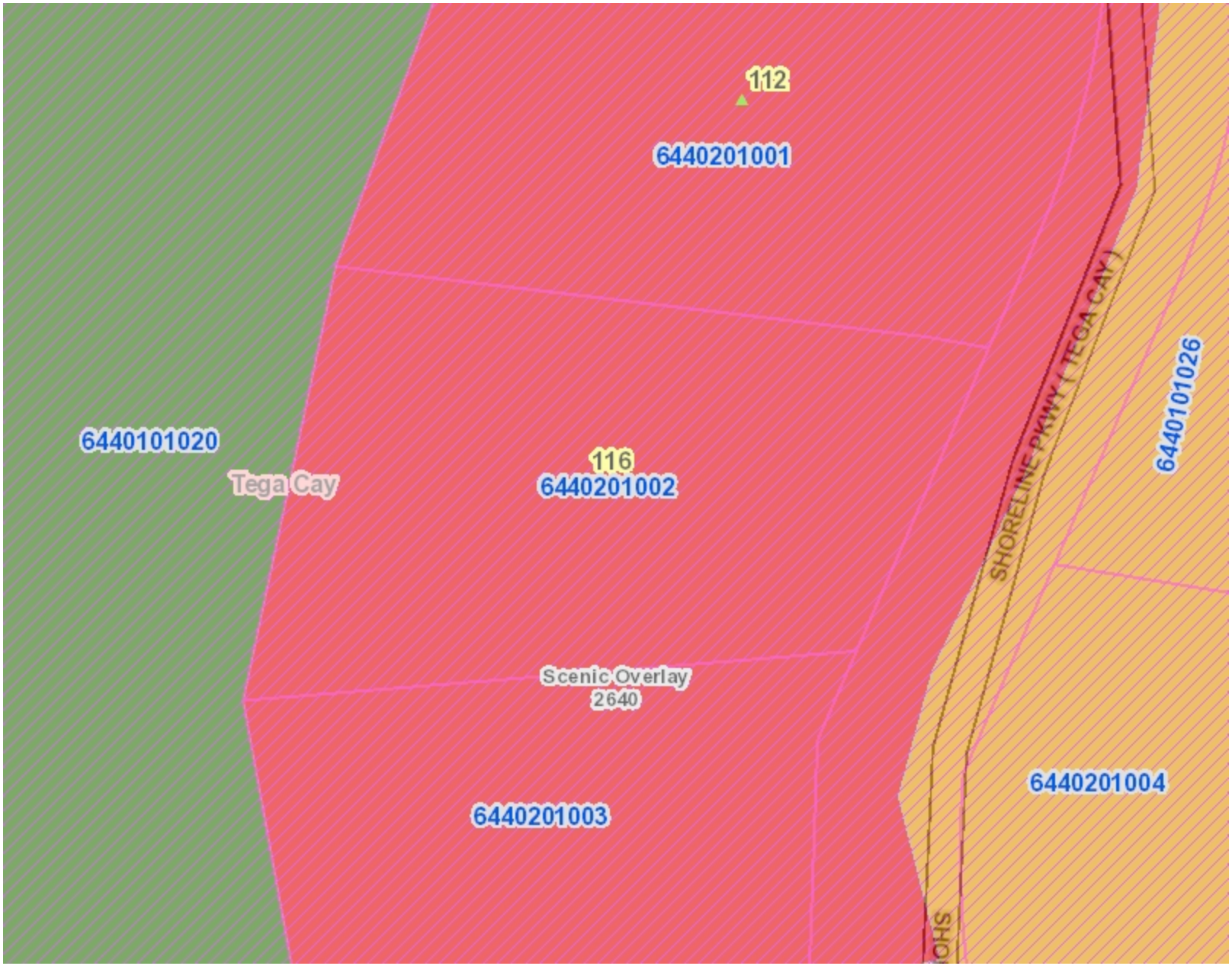
Notes

Zoning Map

6440201002



Legend

Zoning (Tega Cay) Overlay

- Lakeshore PUD
- Marina Overlay

Zoning (Tega Cay)

- B-1
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1: 359

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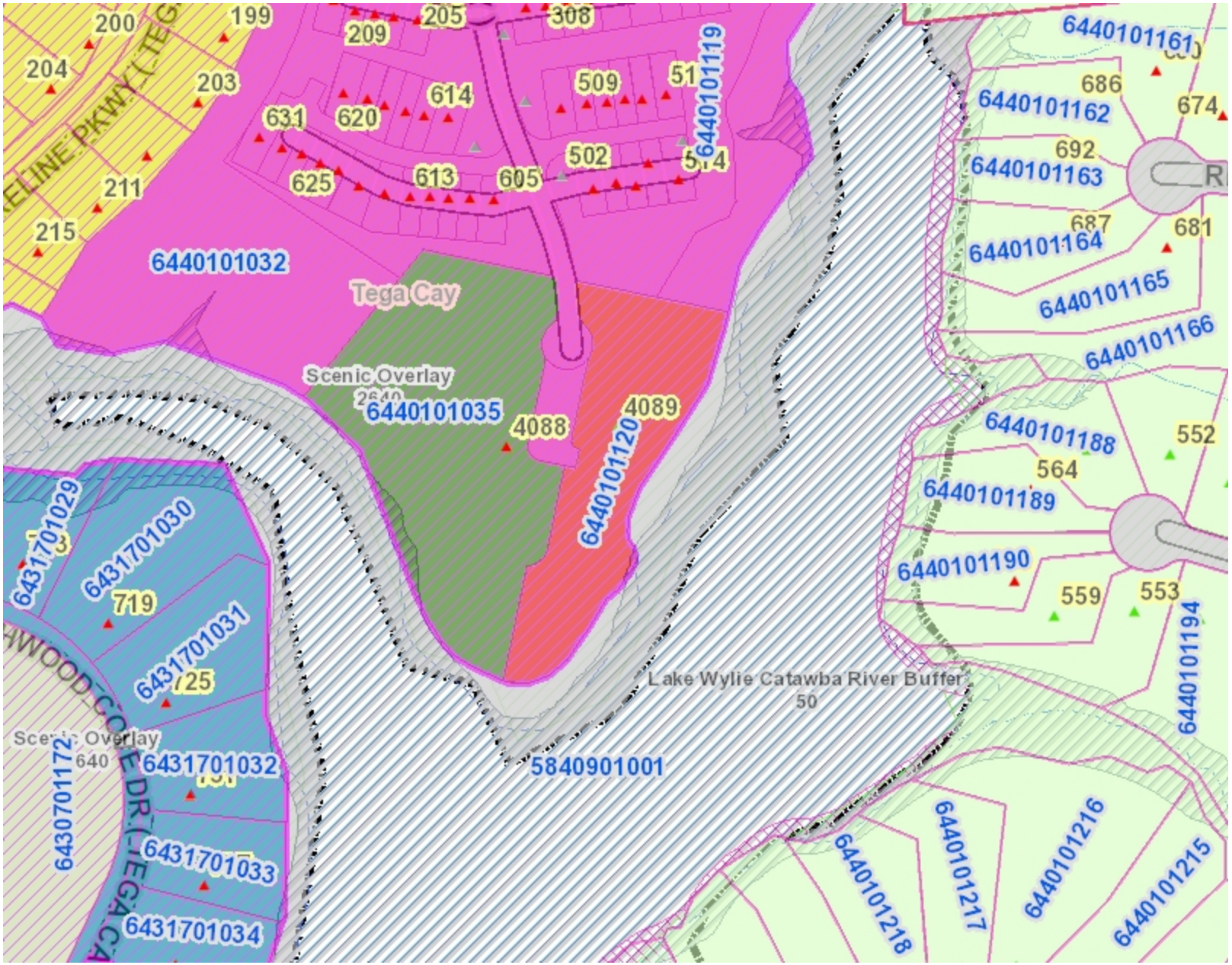
Zoning Map

4089 Beach Club Lane- previous proposed marina site



Legend

Zoning (Tega Cay) Overlay
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Zoning (Tega Cay)
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- RD-I

1: 2,399

0.1 0 0.04 0.1 Miles

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Notes

Zoning Map

Rezoning Case #_____

Tega Cay

"The Good Life"

REZONING APPLICATION INSTRUCTIONS

If assistance is needed in filling out this application, contact the Planning and Development Manager at 803.548.3513.

Planning Commission meetings are held the second (2nd) Monday of the month at 7:00 p.m. in the Lower Level of The Glennon Center located at 15077 Molokai Drive (*this is not a public hearing).*

Public hearings are held by the City Council and the Planning Commission in joint session on the first (1st) Monday of the month prior to the Planning Commission meeting at which the application will be considered.

The attached application must be filled out completely and all fees paid in full.

Application Fee: $350

A plat (survey) and deed must be submitted before a request can be accepted.

*****REZONINGS TO PD MUST HAVE CONCEPT/SKETCH APPROVAL BEFORE SUBMITTING APPLICATION. *****

Please print with ink or use a typewriter to fill out forms.

Rezoning Case #_____

TEGA CAY REZONING APPLICATION

GENERAL INFORMATION

APPLICANT'S NAME: Fort Mill School District

ADDRESS: 2233 Deerfield Drive Fort Mill SC 29715
NUMBER STREET CITY STATE ZIP CODE

PHONE: 803-548-2527
WORK HOME MOBILE

EMAIL: SchmolzeT@fort-mill.k12.sc.us

PROPERTY OWNER'S NAME: Fort Mill School District

ADDRESS: Same as above
NUMBER STREET CITY STATE ZIP CODE

PHONE:
WORK HOME MOBILE

EMAIL:

PROPERTY INFORMATION

PROPERTY ADDRESS: 2185 Gold Hill Road & 2275 Dam Road

PROPERTY TAX MAP #: 6440101250 & 644020~~1~~014 PLAT: PLEASE ATTACH TO APPLICATION

LOT AREA: ACRES: _____ DEED: PLEASE ATTACH TO APPLICATION

ZONING: CURRENT: B-1 PROPOSED: GI

COMPREHENSIVE PLAN LAND USE DESIGNATION: GI

CURRENT USE OF PROPERTY: School

ELECTRIC: _____ WATER: TCUD SEWER: TCUD

Rezoning Case #_____

RELEVANT FACTORS PERTAINING TO THE REZONING

A Zoning Map Amendment may be initiated by the Tega Cay City Council, Planning Commission, Zoning Administrator, or any corporation, individual, or agency. (Ordinance 77, Article XV Section 19-501). The Planning Commission makes recommendations that are evaluated along with the request by County Council based on the following questions (Ordinance 77, Article XV Section 19-504). Please complete the questions with the facts you intend to present in order to justify this rezoning.

1. I (we) are making application for rezoning in order to (please select):

__x__ implement the Comprehensive Land Use Plan

_____ correct an original mistake or manifest error in the regulations or map

_____ recognize substantial changes or changing conditions in a particular location

Please justify your rezoning and the need for the proposed amendment:

N/A

2. Please explain how this request is consistent with the Comprehensive Land Use Plan:

N/A

3. What will be the impact of this amendment on surrounding properties:

N/A

4. Additional documents relevant to this petition are submitted as follows:

Rezoning Case #_____

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 City 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, of the subject site(s). I understand that falsifying any information herein may result in rejection or denial of this request.

APPLICANT _____ DATE 1-26-16

I (we) certify that I (we) are the owners of the property involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning application.

PROPERTY OWNER (S) _____ DATE 1-26-16

I certify that any relevant restrictive covenants will be adhered to concerning this rezoning request. To assist verification, I have attached the relevant restrictive covenant information.

APPLICANT _____ DATE 1-26-16

ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION IF OWNER'S SIGNATURE CANNOT BE OBTAINED.

OFFICE USE ONLY

AMOUNT PAID: _____ CHECK #: _____ CASH AMOUNT: _____

DATE RECEIVED: _____ RECEIPT #: _____

PLANNING COMMISSION MEETING DATE: _____

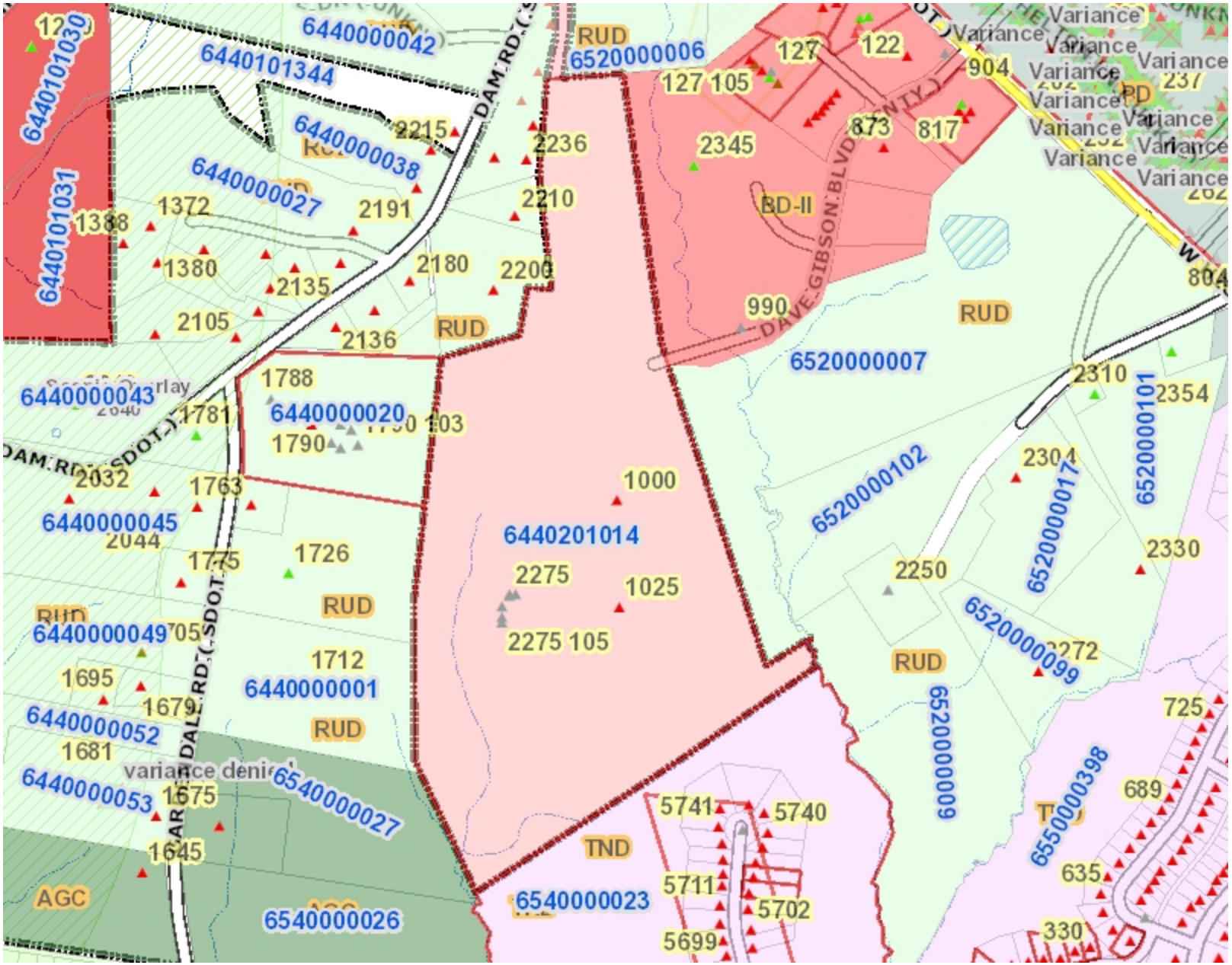
PUBLIC HEARING CITY COUNCIL/PLANNING COMMISSION DATE: _____

ACCEPTED BY: _____

ZONING OFFICIAL DATE

REZONING CASE NUMBER ASSIGNED: _____

6440201014-Gold Hill Elementary & Middle Schools



Legend

Zoning (Tega Cay) Overlay
- Lakeshore PUD
- Marina Overlay

Zoning (Tega Cay)
- B-1
- B-2
- R-3
- R-6
- R-8
- R-10
- R-13
- R-15
- PDD
- Park
- Golf Course

Zoning
- AGC
- AGC-I
- BD-I
- BD-II
- BD-III
- ID
- LI
- PD
- RC-I
- RC-II
- RD-I

1: 7,199

0.2 0 0.11 0.2 Miles

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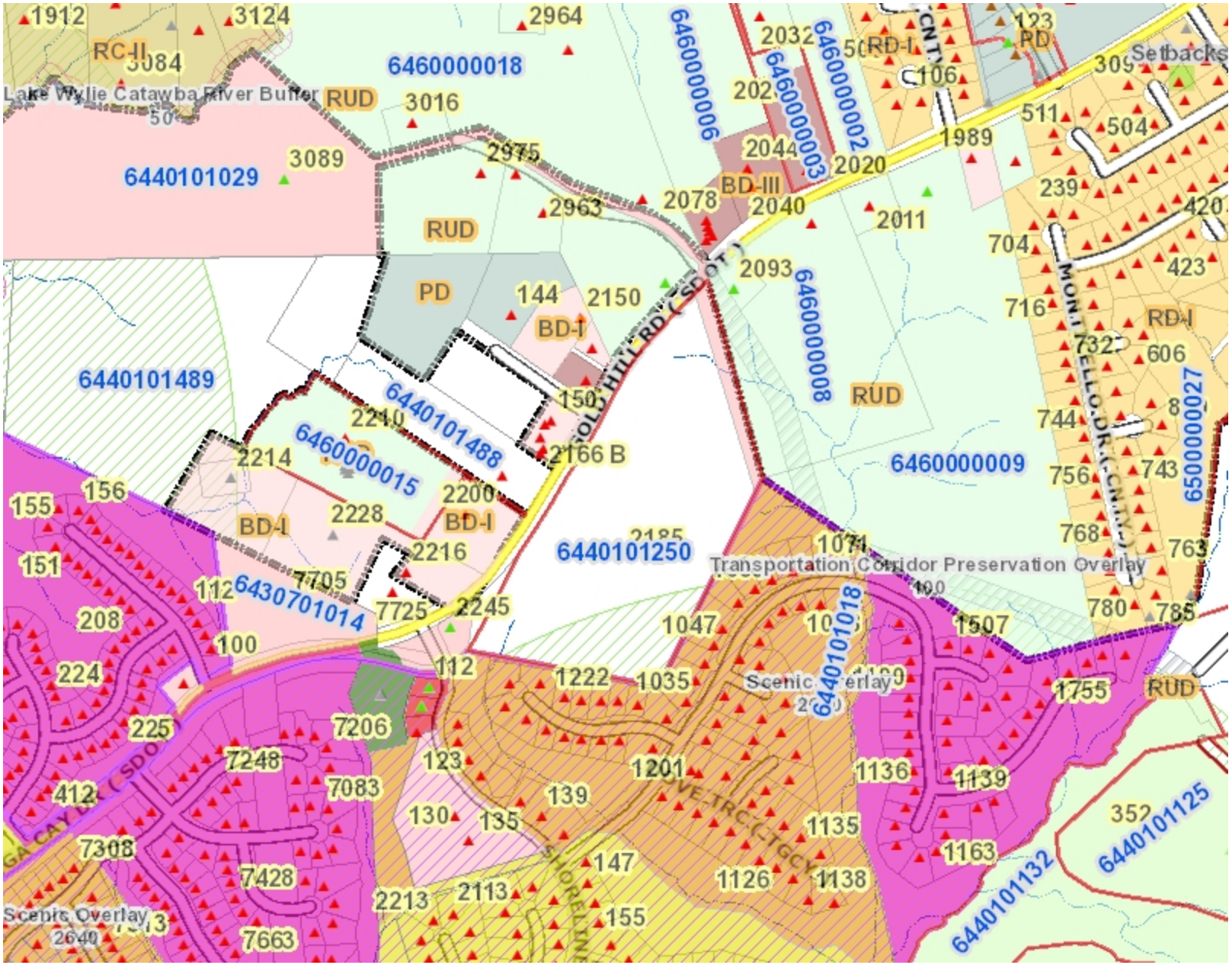
Notes

Zoning Map

TC Elementary School



Legend

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- Lakeshore PUD
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- Park
- Golf Course

Zoning
- AGC
- AGC-I
- BD-I
- BD-II
- BD-III
- ID
- LI
- PD
- RC-I
- RC-II
- RD-I

1: 7,199

0.2 0 0.11 0.2 Miles

NAD_1983_StatePlane_South_Carolina_FIPS_3900_Feet

© GIS@YorkCountyGov.com

Printed: 1/14/2016

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Zoning Map

REZONING CASE 2016-03

TO: **PLANNING COMMISSION**

FROM: **PLANNING AND DEVELOPMENT**

DATE: **WEDNESDAY, FEBRUARY 10, 2016**

APPLICANT: **CITY OF TEGA CAY & FORT MILL SCHOOL DISTRICT**

REQUEST: **REQUEST TO REZONE THE FOLLOWING FOR CONSISTENCY WITH THE 2015-2025 COMPREHENSIVE PLAN:**

- **6460000016 from B-1 (Neighborhood Business) to GI (Government & Institutional)**
- **6430701014 from B-2 (General Business) to GI (Government & Institutional)**
- **A Portion of 6430701001 from B-1 (Neighborhood Business) to GI (Government & Institutional)**
- **6440201014 from B-1 (Neighborhood Business) to GI (Government & Institutional)**
- **6440101250 from B-1 (Neighborhood Business) to GI (Government & Institutional)**
- **6440101345 from B-2 (General Business) to PARK**
- **6440101020 from B-2 (General Business) and PARK to PARK**
- **6440201001 from B-1 (Neighborhood Business) to PARK**
- **6440201002 from B-1 (Neighborhood Business) to PARK**
- **6440101120 from B-1 (Neighborhood Business) to PARK**

Staff Summary:

The properties listed above are being proposed for rezoning as an effort to comply with the actual land uses and for consistency with the 2015-2025 Comprehensive Plan. The majority of the properties are publicly owned by the City. The remaining two properties are owned by the Fort Mill School district.

The 2015-2025 Comprehensive Plan included a Future Land Use Map which identified the land uses for which these properties are proposed to be zoned. The Plan also called for creation of a Government and Institutional District which was adopted in the Zoning Code revisions last October. The public and civic uses of such institutions as schools and government facilities mandate the rezoning of these properties to the new district.

Staff believes that these Rezonings are appropriate because 1) it is compatible with the 2015-2025 Comprehensive Plan;

Potential Benefits:

1. The proposed rezonings will assist the city in meeting goals outlined in the 2015-2025 Comprehensive Plan.

Potential Concerns: There are no potential concerns.

Staff Recommendation: **APPROVAL** based on the information prepared by staff outlined in this Planning Commission Report.

Ordinance 77, Section 19.504 PLANNING COMMISSION REPORT

1. Is there a need for the proposed amendment?

Based on the staff analysis and findings for the planning commission report, the staff has recognized a positive benefit for the rezonings by meeting a major goal of the 2015-2025 Comprehensive Plan.

2. What is the impact of the proposed zoning amendment on the site and surrounding properties?

Since the actual land uses will not change there will be no impact.

3. *What is the relationship of this request to the official land use development plan?*

The Future Land Use Map of the 2015-2025 Comprehensive Plan calls for land uses in the proposed rezonings. Therefore, this request **IS CONSISTENT** with the Comprehensive Plan.

4. Is there vacant land currently classified for similar development in the vicinity; and/or are there any special circumstances that may make a substantial part of such vacant land unavailable for development?

N/A

5. Are the uses permitted by the proposed change appropriate in the area concerned?

The uses permitted under the proposed rezonings **ARE APPROPRIATE**.

6. Are the existing public school facilities adequate and available or can they be provided to serve the needs of the development likely to take place as a result of such change?

N/A.

7. Are the existing road systems adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change? This may include (but is not limited to) such indicators as: traffic counts, road design and capacity, site plan design, trips generated by the proposed land use, etc.:

N/A.

8. Are the existing public facilities adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change? This may include (but is not limited to) such indicators as: availability of public water and sewer, whether the proposed change is in accordance with any existing or proposed plans for providing public water and sewer, and does the any existing storm drainage system have capacity to accommodate the proposed use:

All sites are served by Tega Cay Utility Department (TCUD) service lines for water and sewer facilities. Therefore, existing public facilities **ARE ADEQUATE.**

9. What soils exist on the site, and are any of them considered Hydric (wetlands) or Prime?

N/A

10. Have floodplains been identified on the site?

N/A

11. Have any historical sites/ endangered species/ abandoned cemeteries located on the site or in the general vicinity been identified?

THERE ARE NO apparent historical sites, endangered species or abandoned cemeteries.

City of
TEGA CAY, SOUTH CAROLINA

Regular City Council Meeting Minutes
Philip T. Glennon Center – Council Chambers
15077 Molokai Drive, Tega Cay, SC
Tuesday, January 19, 2015
6:00 p.m.

Councilmembers Present: *Mayor George Sheppard, Mayor Pro Tempore David O'Neal, Councilmembers Dottie Hersey, Ryan Richard and Jennifer Stalford. A quorum was present.*
Staff Present: *Charlie Funderburk, City Manager; Katie Poulsen, Assistant City 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 6:00 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. John Sherwood of 10035 Tepa Place, commented on RFP processes and asked for more public notifications, links within text notifications for agendas/minutes, etc., a public forum for more discussion and if questions raised during Public Comments could be answered within final transcripts.

2. Vincent DesRosiers of 7124 Topsail Circle asked for a moratorium on growth.

MOTION
Mayor Pro Tem O'Neal motioned to table Items a and c to the February 1 Council Special Council meeting on Item 5, seconded by Councilmember Hersey and passed unanimously.

ITEM 2 APPROVAL OF MINUTES
Mayor Sheppard noted a change to the December 21, 2015 Minutes where Council entered into short breaks. "There were no votes taken" should be deleted because it was not an executive session. No changes to the January 4, 2016 minutes.
MOTION
Councilmember Hersey motioned to approve the minutes of December 21, 2015 with the changes outlined by Mayor Sheppard and to approve the minutes of January 4, 2016, seconded by Councilmember Stalford and approved unanimously.

ITEM 3 SPECIAL PRESENTATION
A. Mayor Sheppard presented Women's Club president, Michelle McGuire, a Proclamation Recognizing the Women's Club.
B. Mayor Sheppard administered Oaths of Office to Amy McKinney on Board of Zoning Appeals and Donald Olson on the Storm Water Committee.

ITEM 4 UNFINISHED BUSINESS
A. 2nd Reading of an Ordinance to Convey ±0.274 acres of real property to Drake/Gardendale, LLC
MOTION
Mayor Pro Tem Stalford motioned to approve the Ordinance as stated, seconded by Councilmember Richard and passed unanimously.

ITEM 5 NEW BUSINESS

A. Discussion Regarding Golf Cart Regulations

TABLED

B. Construction Plans for Catawba Park

City Manager Funderburk presented scope of work plans by Campco Engineering for Catawba Park. The Duke Energy tract adjacent to the City's has 30% design totaling $125,000. The City-owned acreage comes to $340,000 in the design budget for a total of $465,000. There was discussion on parcels and funding. Mayor Pro Tem Stalford asked for the budget numbers for engineering services and City Manager Funderburk indicated it would be provided in the total scope.

MOTION

Mayor Pro Tem O'Neal motioned to authorize the City Manager to engage Campco Engineering to proceed forward with construction documents under the scope presented in the amount not to exceed $465,000, seconded by Councilmember Hersey and approved unanimously.

C. Discussion regarding growth on the Highway 160 and Gold Hill Road Corridors

TABLED

D. Committee Liaison Assignments – Community Relations, Planning Commission, and Storm Water Committee

Mayor Sheppard assigned Councilmember Richard to the Community Relations Committee, Mayor Pro Tem O'Neal was assigned to the Planning Commission, and Councilmember Hersey was assigned to the Storm Water Committee.

E. Intergovernmental Liaison

Mayor Sheppard conversed with School Board Chairman Patrick White and Fort Mill Mayor Guynn Savage. Each want to have a liaison from each Council to interact with the other and each other's councils and to also convey that information with the school board. He appointed Councilmember Stalford to be the intergovernmental liaison with the Town of Fort Mill, Fort Mill School Board and the City of Tega Cay.

ITEM 6 CITY MANAGER'S REPORT

City Manager Funderburk announced the February 1 workshop at 6pm in the lower level conference room at City Hall. Hometown Legislative Action Day in Columbia is February 3. February 23 is York County Day. The City received two proposals for the RFP for the fire station. Once the City receives costs, that group will present design, pricing and potential funding for Council's consideration, possibly at the March regular meeting. The City sent a PSA today about coyotes. The Police Department will remain vigilant and is meeting with private contractors referred by SCDNR to discuss the situation. Residents should call 911 if they see coyotes. Code Red Sign up for notifications are on the front page of the website. Councilmember Hersey asked for Council to be updated on TCUD status of work efforts, repairs, spillage, etc. Preliminary work will be started next week in the Molokai area and will be updated on the City's utility page.

Flags on Tega Cay Drive mark the edge of SCDOT right of way. Staff has reached out to SCDOT daily about potholes on Tega Cay Drive. At the Eastwood project across from Tega Cay Elementary School, their contractor began stump removals which was not allowed due to wetlands and streambed. The Army Corps of Engineers began mitigation requirements. Those have been completed. The City has issued a limited grading permit that allows the demolition of the home, installation of silt fence, but they can only work up to the first impacted area until Army Corps signs off and releases the entire project. There will be no signal light, but there will be a light at Hubert Graham Way. The maximum number of homes could be 130. SCDOT determines signalization, the

City does not. The deer population study should also be presented at the February 16 meeting by SCDNR.

ITEM 7 PUBLIC COMMENTS
There were none.

ITEM 8 COUNCIL COMMENTS
Councilmember Hersey had no comments.

Councilmember Richard commented on growth opportunities and limitations and said he was looking forward to the February 1 workshop and getting information to residents. His focus is to get information out to know what direction Council is going in.

Councilmember Stalford referred to Mr. Sherwood's comments and Ordinance 77 for signage. She wants it reviewed, simplified and based on the Comprehensive Plan that the community was heavily involved in. That will be included in the workshop. Although there are no comments, the public can hear the roundtable discussion at the Workshop. The Beatification Committee had 619.5 hours volunteering last year. The members have decreased but many hours are put in and especially at the Living Memorial Gardens. The City is grateful and they are always looking for more volunteers. She is proud of the Women's Club and gave thanks on behalf of the Beautification Committee for their donation of the Free Little Library. Previously, there was to be a sidewalk connecting Tega Cay Drive along the corner of Tega Cay Drive and Shoreline Parkway where the fountain is located, there is no sidewalk. I would like a presentation at the next workshop on what the City Manager has found, what it would look like, and its cost for consideration.

Mayor Pro Tem O'Neal offered his best wishes to Ralph Smith. On behalf of the Veterans Association, he presented a $100 check toward the Police Chief's participation in the Polar Plunge to raise money for the Special Olympics.

Mayor Sheppard asked if the fountain could be turned on. City Manager remarked the current temperatures had been too low.

City Manager Funderburk indicated that the City Attorney is unable to attend the February 1 workshop, he asked Council to consider amending the Executive Session items to include receiving legal advice on tabled issued 5a and 5c.

MOTION
Councilmember Stalford motioned to amend the agenda Item 9-Executive Session to add Item 9B-To take legal advice from the City Attorney on Golf Cart Regulations and Growth on the Highway 160 and Gold Hill Road Corridors, seconded by Councilmember Stalford. After some discussion, the motioned passed unanimously.

ITEM 9 Executive Session

A. Discussion incident to Contractual Matters regarding Clubhouse Food & Beverage
B. To receive legal advice on Golf Cart Regulations and Growth on Highway 160 and Gold Hill Road Corridors

MOTION
Councilmember Hersey motioned to go into Executive Session for the purpose of having a discussion incident to Contractual Matters regarding Clubhouse Food & Beverage and to receive legal advice on Golf Cart Regulations and regarding Growth on Highway 160 and Gold Hill Road Corridors, seconded by Councilmember Stalford and passed unanimously.

Council entered into Executive Session at 6:53 p.m. and exited at 8:36 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 Richard motioned to adjourn the meeting, seconded by Councilmember Hersey and approved unanimously.

The meeting was adjourned at 8:36 p.m.

Respectfully Submitted,

[SEAL]

_____

Sylvia Szymanski, Municipal Clerk

APPROVED:

_____

George Sheppard, Mayor

APPROVAL DATE: February 16, 2016

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

TO ANNEX BY 100 PERCENT PETITION METHOD, AND INCORPORATE WITHIN THE CORPORATE LIMITS OF THE CITY OF TEGA CAY, THAT AREA OWNED BY THE CITY OF TEGA CAY, APPROXIMATELY ± 1.47 ACRES, TAX MAP NUMBER 646-00-00-062, ADJACENT TO THE BOUNDARY LINE OF THE CITY, AS DESCRIBED ON THE PLAT ATTACHED HERETO AND INCORPORATED BY REFERENCE AND TO REZONE FROM YORK COUNTY BD-1 TO CITY OF TEGA CAY GI

WHEREAS, the owner of the real estate designated as York County TMS #'s 646-00-00-062, located at 2216 Gold Hill Road and containing ± 1.47 acres, as described on the attached plat, has petitioned the City Council of the City of Tega Cay to annex to the City of Tega Cay.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Members of City Council of the City of Tega Cay duly assembled:

SECTION I. That the described land on the attached plat and all adjacent rights-of-way, contiguous to the boundary of the City of Tega Cay is hereby annexed to, taken into and made a part of the City of Tega Cay.

SECTION II. That the property above described and hereby annexed shall be Government & Institutional under the Zoning Ordinance of the City of Tega Cay.

FIRST READING: _____
SECOND READING: _____

Enacted this __ day of _____, 2016, by a majority vote of the duly elected City Council of the City of Tega Cay, South Carolina.

SIGNED: **CITY OF TEGA CAY**

_____
George C. Sheppard, Mayor

[SEAL]

_____
David L. O'Neal, Mayor Pro Tempore

_____
Dottie Hersey, Council Member

_____
Ryan Richard, Council Member

_____
Jennifer Stalford, Council Member

ATTEST:

_____
Charlie Funderburk, City Manager

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 _____, 2016.

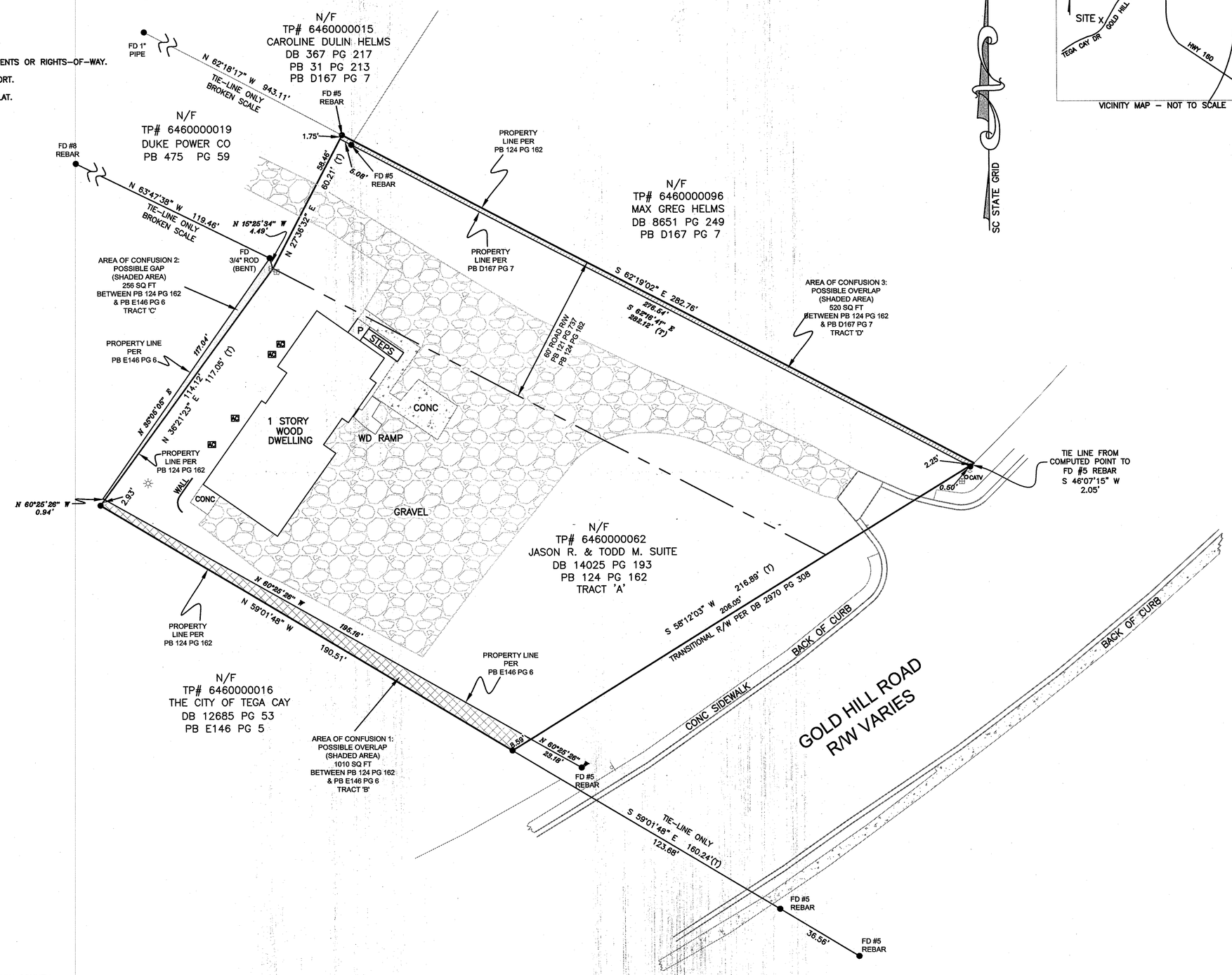
Sylvia Szymanski

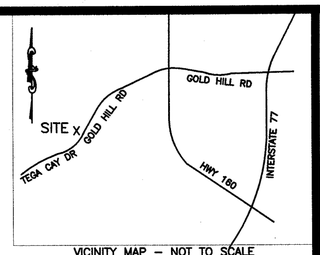
_____
Municipal Clerk

NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. BOUNDARY SURVEY COMPLETED SEPTEMBER 2, 2015.
3. AREAS COMPUTED BY COORDINATE METHOD.
4. TOTAL SITE AREA IS 0.9804 ACRES (42,707 SF).
5. ORIENTATION BASED ON SC STATE PLANE GRID.
6. THESE PROPERTIES MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHTS-OF-WAY.
7. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
8. NO NEW PROPERTY LINES WERE ESTABLISHED WITH THIS PLAT.

REFERENCE:
PARCEL # 6460000062 – DB 14025 PG 193 & PB 98 PG 422

LEGEND:
R/W – RIGHT-OF-WAY
PB PG – PLATBOOK – PAGE
DB PG – DEEDBOOK – PAGE
FD – FOUND
BOC – BACK OF CURB
P – PORCH
☼ – LIGHT POLE
TP# – TAX PARCEL NUMBER
CONC – CONCRETE
○ – IRON SET
● – FOUND IRON
△ – COMPUTED POINT
⊞ – TELEPHONE PEDESTAL
◺ – SIGN
⇦ – FIBER OPTIC MARKER
CATV – CABLE OR COMMUNICATIONS PEDESTAL
AC – AIR CONDITIONING UNIT





VICINITY MAP – NOT TO SCALE

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY, SOUTH CAROLINA, COMMUNITY PANEL NUMBER 45091C0211E WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, KENT C. HUDSON, PLS, CERTIFY TO THE FOLLOWING;
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND. NO NEW PROPERTY LINES WERE ESTABLISHED WITH THIS PLAT.

Certification:
I, hereby state to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the Standards Of Practice Manual for Land Surveying in South Carolina, and meets or exceeds the requirements for a class "A" survey as specified therein; also there are no visible encroachments, or projections other than shown.

Signed _____ 11-23-2015
Kent Cooper Hudson PLS#27451
PROUD MEMBER OF SCSPLS

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 27451 KENT C. HUDSON

SOUTH CAROLINA SUMMIT LAND SERVICES, PC No. C03780 CERTIFICATE OF AUTHORIZATION

GRAPHIC SCALE
30 0 30
1"=30'

SUMMIT LAND SERVICES
P.O. BOX 7442
CHARLOTTE, NC 28241
OFFICE: 704.626.2800
FAX: 704.626.2805
WWW.SUMMIT-COMPANIES.COM

REVISIONS:

DATE	DESCRIPTION AND REVISIONS
11/20/15	ADDED METES AND BOUNDS OR SUBDISTANCES ON GAPS AND OVERLAPS

CLIENT:
CITY OF TEGA CAY
P.O. BOX 3399
TEGA CAY, SOUTH CAROLINA 29708

PROJECT:
BOUNDARY SURVEY OF PARCEL 6460000062
0.9804 ACRES
CITY OF TEGA CAY
YORK COUNTY, SOUTH CAROLINA

SHEET:
2216 GOLD HILL RD.dwg

PROJ.DATE :	9-15-2015
SCALE :	1" = 30'
DRAWN BY :	RPF
CHECKED BY :	KCH

PROJECT NO : 3489-15

SHEET 1

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

TO ANNEX BY 100 PERCENT PETITION METHOD, AND INCORPORATE WITHIN THE CORPORATE LIMITS OF THE CITY OF TEGA CAY, THAT AREA OWNED BY JOYCE MARLOW, APPROXIMATELY ± 4.24 ACRES, TAX MAP NUMBER 644-00-00-030, ADJACENT TO THE BOUNDARY LINE OF THE CITY, AS DESCRIBED ON THE PLAT ATTACHED HERETO AND INCORPORATED BY REFERENCE AND TO REZONE FROM YORK COUNTY RUD TO CITY OF TEGA CAY B-2

WHEREAS, the owner of the real estate designated as York County TMS #'s 644-00-00-030, located at 2264 Dam Road and containing ± 4.24 acres, as described on the attached plat, has petitioned the City Council of the City of Tega Cay to annex to the City of Tega Cay.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Members of City Council of the City of Tega Cay duly assembled:

SECTION I. That the described land on the attached plat and all adjacent rights-of-way, contiguous to the boundary of the City of Tega Cay is hereby annexed to, taken into and made a part of the City of Tega Cay.

SECTION II. That the property above described and hereby annexed shall be B-2 under the Zoning Ordinance of the City of Tega Cay.

FIRST READING: _____
SECOND READING: _____

Enacted this __ day of _____, 2016, by a majority vote of the duly elected City Council of the City of Tega Cay, South Carolina.

SIGNED: **CITY OF TEGA CAY**

_____
George C. Sheppard, Mayor

[SEAL]

_____
David L. O'Neal, Mayor Pro Tempore

_____
Dottie Hersey, Council Member

_____
Ryan Richard, Council Member

_____
Jennifer Stalford, Council Member

ATTEST:

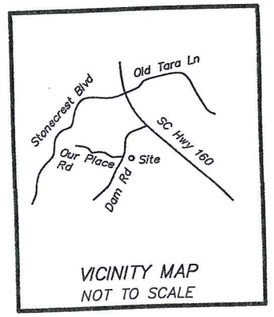
_____
Charlie Funderburk, City Manager

Certificate of Adoption

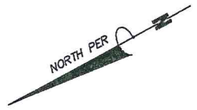
I hereby certify that the foregoing is a true copy of the ordinance passed at the regular meeting of the City Council of the City of Tega Cay, South Carolina, held on the ____ day of _____, 2016.

Sylvia Szymanski

_____
Municipal Clerk

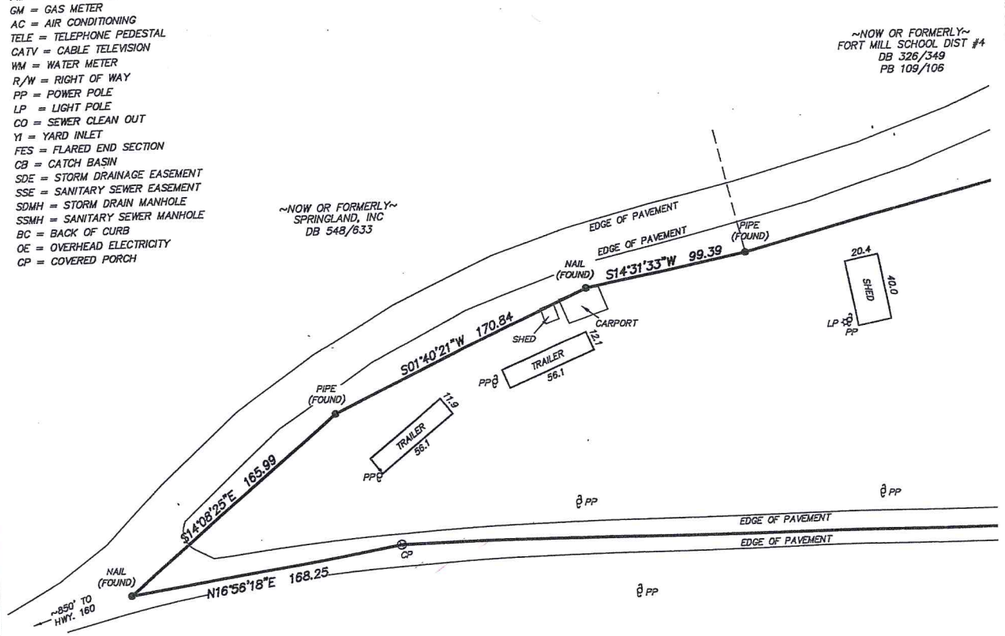


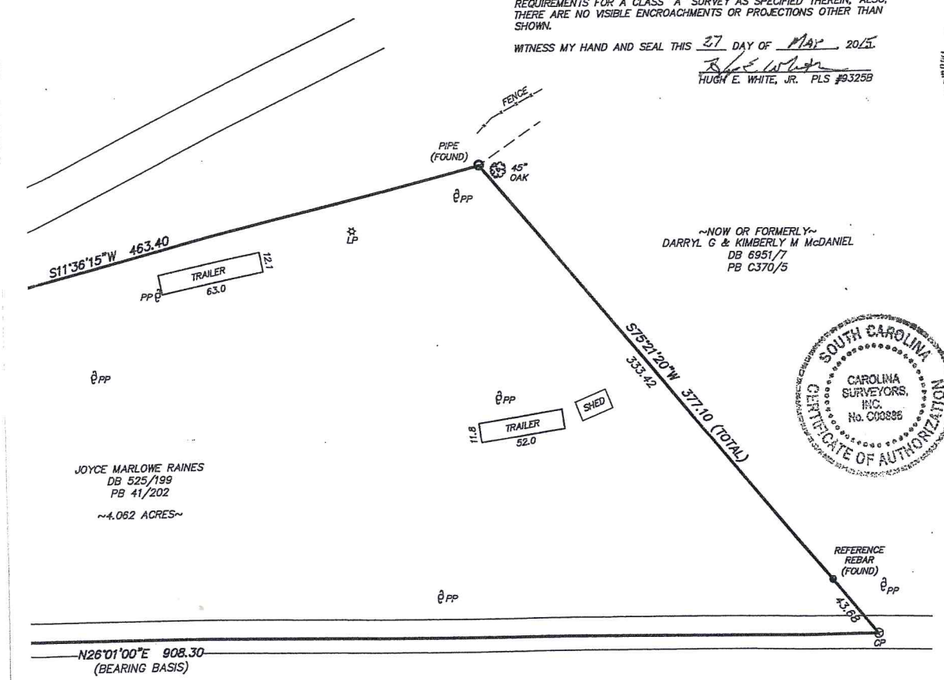
VICINITY MAP
NOT TO SCALE



LEGEND:

EIP = EXISTING IRON PIN
OIP = OLD IRON PIPE
SIP = SET IRON PIN
PWR = POWER PAD
PM = POWER METER
GM = GAS METER
AC = AIR CONDITIONING
TELE = TELEPHONE PEDESTAL
CATV = CABLE TELEVISION
WM = WATER METER
R/W = RIGHT OF WAY
PP = POWER POLE
LP = LIGHT POLE
CO = SEWER CLEAN OUT
YI = YARD INLET
FES = FLARED END SECTION
CB = CATCH BASIN
SDE = STORM DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
SDMH = STORM DRAIN MANHOLE
SSMH = SANITARY SEWER MANHOLE
BC = BACK OF CURB
OE = OVERHEAD ELECTRICITY
CP = COVERED PORCH





DAM ROAD
RIGHT OF WAY UNKNOWN

I HEREBY CERTIFY 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; ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

WITNESS MY HAND AND SEAL THIS 27 DAY OF MAY 2015.

HUGH E. WHITE, JR. PLS #9325B

DATE	REVISIONS:	SCALE: 1" = 60'
		2015\BAT\DAM ROAD
		2015\D\DAM ROAD
		DRAWN BY: NB
		CHECKED BY: HW
		FIELD WORK: JH/EW
		MAY 27, 2015

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR 9325B HUGH E. WHITE, JR.

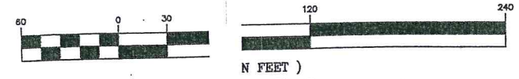
CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 0267
HUGH E. WHITE, Jr., NCRLS & SCRLS 889-7801
CERTIFICATE OF AUTHORIZATION NCLS-1242 SCL886

SOUTH CAROLINA CAROLINA SURVEYORS, INC. No. C00886 CERTIFICATE OF AUTHORIZATION

NOTES:

1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. PROPERTY ZONED RUD (SETBACKS ARE SUBJECT TO AN INTERPRETATION FROM THE ZONING BOARD)
3. TAX PARCEL NUMBER 6440000030.
4. DEED REFERENCE: DB 525 PG 199.
5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
6. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 45091C0211E, WITH A DATE OF IDENTIFICATION OF 09/26/2008.
7. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
8. AREA COMPUTED BY COORDINATED METHOD.
10. UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
11. (FEMA NOTE) ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS.
12. NO NEW LOTS OR PROPERTY LINES ESTABLISHED.

GRAPHIC SCALE



(IN FEET)
1 = 60 ft.

SIP SET IRON PIN
EIP EXISTING IRON PIN
CP CALCULATED POINT
GV GAS VALVE
WV WATER VALVE
MB MAIL BOX
WM WATER METER
FH FIRE HYDRANT
SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAIN MANHOLE
LOCATED TREE/SHRUB
LP LIGHT POLE
TP TELECOMMUNICATION BOX
TP TELECOMMUNICATIONS PEDESTAL
PP POWER POLE
BFP BACK FLOW PREVENTOR
GW GUY WIRE
CB CATCH BASIN
DI DROP INLET
CHAIN LINK FENCE
OVERHEAD ELECTRIC

A BOUNDARY SURVEY SHOWING
#2264 DAM ROAD
(NEAR THE INTERSECTION OF SC HWY 160)
SURVEYED FOR: JOYCE MARLOWE RAINES
AREA: 4.062 ACRES
FORT MILL TOWNSHIP, YORK COUNTY, SOUTH CAROLINA

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

TO ANNEX BY 100 PERCENT PETITION METHOD, AND INCORPORATE WITHIN THE CORPORATE LIMITS OF THE CITY OF TEGA CAY, APPROXIMATELY ± 122.2 ACRES, TAX MAP NUMBERS 646-00-00-002, 646-00-00-004, 646-00-00-005, 646-00-00-006, 646-00-00-007, 646-00-00-013, 646-00-00-031, 644-01-01-029, AND A PORTION OF 646-00-00-018, ADJACENT TO THE BOUNDARY LINE OF THE CITY, AS DESCRIBED ON THE SITE PLAN ATTACHED HERETO AND INCORPORATED BY REFERENCE AND TO REZONE FROM YORK COUNTY B-2 TO CITY OF TEGA CAY PDD

WHEREAS, the owners of the real estate designated as York County Tax Map Numbers 646-00-00-002, 646-00-00-004, 646-00-00-005, 646-00-00-006, 646-00-00-007, 646-00-00-013, 646-00-00-031, 644-01-01-029, and a portion of 646-00-00-018, located on Gold Hill Road and containing ± 122.2 acres, as described on the attached site plan, has petitioned the City Council of the City of Tega Cay to annex to the City of Tega Cay.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Members of City Council of the City of Tega Cay duly assembled:

SECTION I. That the described land on the attached plats and all adjacent rights-of-way, contiguous to the boundary of the City of Tega Cay is hereby annexed to, taken into and made a part of the City of Tega Cay.

SECTION II. That the property above described and hereby annexed shall be Planned Development District (PDD) under the Zoning Ordinance of the City of Tega Cay.

FIRST READING: _____
SECOND READING: _____

Enacted this __ day of _____, 2016, by a majority vote of the duly elected City Council of the City of Tega Cay, South Carolina.

SIGNED: **CITY OF TEGA CAY**

_____
George C. Sheppard, Mayor

[SEAL]

_____
David L. O'Neal, Mayor Pro Tempore

_____
Dottie Hersey, Council Member

_____
Ryan Richard, Council Member

_____
Jennifer Stalford, Council Member

ATTEST:

_____
Charlie Funderburk, City Manager

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 _____, 2016.

Sylvia Szymanski

_____
Municipal Clerk

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

TO REZONE TAX MAP NUMBERS 646-00-00-016, 643-07-01-014, A PORTION OF 643-07-01-001, 644-01-01-345, 644-01-01-020, 644-02-01-001, 644-02-01-002 AND 644-01-01-120 OWNED BY THE CITY OF TEGA CAY

WHEREAS, the City of Tega Cay desires to rezone Tax Map Numbers 646-00-00-016, 643-07-01-014, a Portion of 643-07-01-001, 644-01-01-345, 644-01-01-020, 644-02-01-001, 644-02-01-002, and 644-01-01-120 owned by the City of Tega Cay; and

WHEREAS, these properties were acquired by the City at a time when only limited classifications existed in its Land Use and Zoning Ordinances; and

WHEREAS, with the adoption of the 2015-2025 Comprehensive Plan, the need for additional zoning classifications were identified; and

WHEREAS, in October 2015, City Council did amend the City's Zoning Ordinance to create additional zoning districts to further encapsulate those parcels within, and adjacent to, the City limits; and

WHEREAS, it is in the best interest of the City to rezone these parcels to be consistent with the standards and character of the approved Land Use and Zoning Ordinances and the 2015-2025 Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Tega Cay duly assembled:

SECTION 1. Tax Map Number 646-00-00-016 be rezoned from B-1 (Neighborhood Business) to GI (Government & Institutional)

SECTION 2. Tax Map Number 643-07-01-014 be rezoned from B-2 (General Business) to GI

SECTION 3. Tax Map Number a portion of 643-07-01-001 be rezoned from B-1 to GI

SECTION 4. Tax Map Number 644-01-01-345 from B-2 to PARK

SECTION 5. Tax Map Number 644-01-01-020 from B-2 and PARK to PARK

SECTION 6. Tax Map Number 644-02-01-001 from B-1 to PARK

SECTION 7. Tax Map Number 644-02-01-002 from B-1 to PARK

SECTION 8. Tax Map Number 644-01-01-120 from B-1 to PARK

FIRST READING: _____
SECOND READING: _____
PUBLIC HEARING: _____

Enacted this __ day of _____, 2016, by a majority vote of the duly elected City Council of the City of Tega Cay, South Carolina.

SIGNED: **CITY OF TEGA CAY**

_____
George C. Sheppard, Mayor

[SEAL]

_____
David L. O'Neal, Mayor Pro Tempore

_____
Dottie Hersey, Council Member

_____
Ryan Richard, Council Member

_____
Jennifer Stalford, Council Member

ATTEST:

_____
Charlie Funderburk, City Manager

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 _____, 2016.

Sylvia Szymanski

_____
Municipal Clerk

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

TO REZONE TAX MAP NUMBERS 644-02-01-014 AND 644-01-01-250 OWNED BY THE FORT MILL SCHOOL DISTRICT

WHEREAS, the City of Tega Cay desires to rezone Tax Map Numbers 644-02-01-014 and 644-01-01-250 owned by the Fort Mill School District; and

WHEREAS, these properties were zoned by the City at a time when only limited classifications existed in its Land Use and Zoning Ordinances; and

WHEREAS, with the adoption of the 2015-2025 Comprehensive Plan, the need for additional zoning classifications were identified; and

WHEREAS, in October 2015, City Council did amend the City's Zoning Ordinance to create additional zoning districts to further encapsulate those parcels within, and adjacent to, the City limits; and

WHEREAS, it is in the best interest of the City and property owner to rezone these parcels to be consistent with the standards and character of the approved Land Use and Zoning Ordinances and the 2015-2025 Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Tega Cay duly assembled:

SECTION 1. Tax Map Number 644-02-01-014 be rezoned from B-1 (Neighborhood Business) to GI (Government & Institutional)

SECTION 2. Tax Map Number 644-01-01-250 be rezoned from B-1 (Neighborhood Business) to GI (Government & Institutional)

FIRST READING: _____
SECOND READING: _____
PUBLIC HEARING: _____

Enacted this __ day of _____, 2016, by a majority vote of the duly elected City Council of the City of Tega Cay, South Carolina.

[Signature Page to Follow]

SIGNED: **CITY OF TEGA CAY**

_____
George C. Sheppard, Mayor

[SEAL]

_____
David L. O'Neal, Mayor Pro Tempore

_____
Dottie Hersey, Council Member

_____
Ryan Richard, Council Member

_____
Jennifer Stalford, Council Member

ATTEST:

_____
Charlie Funderburk, City Manager

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 _____, 2016.

Sylvia Szymanski

_____
Municipal Clerk

DRAKE
CAPITAL

To: Charlie Funderburk, City Manager, City of Tega Cay, SC
Susan Britt, AICP, Planning and Community Development Manager, City of Tega Cay

From: Duane R Brown, Project Manager, Drake Gardendale, LLC

Date: February 4, 2016

RE: Request for certain street acceptance within the Gardendale/Lake Ridge Subdivision

As per the City of Tega Cay Subdivision Land Development Code, Drake Gardendale LLC hereby requests that the following streets depicted per the attached record maps be considered for acceptance into the City's inventory:

- Entirety of Celandine Way as shown by record maps Phase 1, Pod A, Map 1 and Phase 1, Pod A, Map 4. (Please note: the portions of Larkspur and Bluebell shown on Pod A Map 4 are not part of this request) Completed home sites exceed the 75% completed minimum requirement.
- Entirety of Bergamot Street and Rosebud Court as shown by record maps Phase 1, Pod A, Map 1 and Map 2. Completed home sites exceed the 75% completed minimum requirement.
- Sections of Angelica Lane and Coralbell Way as shown by record map Phase 1, Pod C, Map 1. Completed home sites exceed the 75% completed minimum requirement.

- Section of Hazel Street and entirety of Basil Court as shown by record map Phase 1, Pod C, Map 3. Completed home sites exceed the 75% completed minimum requirement.
- Section of Angelica Lane and entirety of Violet Court as shown by record map Phase 1, Pod D, Map 2. Home sites are at 100% completion.
- Remaining sections of Annatto Way and Rosemary Lane as shown by record maps Phase 2, Pod F Map 5 and Map 6. Home sites are at 100% completion.
- Verbena Court in its entirety and remaining portion of Gladiola Way as shown by record map Phase 2, Pod G. Home sites are at 100% completion.

Copies of the associated record maps are attached for your reference and use.

VICINITY MAP
1" = 1 MILE

KEY MAP
1" = 1 MILE

ROAD LENGTHS

CELANDINE WAY:	447 LF
BERGAMOT STREET:	668 LF
ROAD TOTALS:	1,115 LF

AREA SUMMARY

TOTAL AREA:	388,611 SF	8.875 AC
AREA IN LOTS:	220,152 SF	4.991 AC
AREA IN COS:	121,431 SF	2.788 AC
AREA IN ROAD RIGHT-OF-WAY:	47,761 SF	1.096 AC

AREA DEDICATED IN FEE SIMPLE ABSOLUTE TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION NOT INCLUDED IN THE ABOVE AREAS.

REFERENCES

1. DEEDS AND PLATS SHOWN HEREON.

2. PLAT ENTITLED "SUBDIVISION PLAT FOR DRAKE GARDENDALE, LLC", BY INSITE ENGINEERING & SURVEYING, DATED 03/11/08, AND RECORDED IN THE OFFICE OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA IN PLAT BOOK 0251 AT PAGES 9 & 10.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	DIRECTION	CHORD
C1	30.00'	87°26'25"	45.61'	S 89°23'25" E	41.34'
C2	228.00'	8°33'20"	40.78'	N 42°41'37" E	40.67'
C3	30.00'	80°13'06"	42.00'	S 01°36'35" E	38.65'
C4	647.00'	11°03'31"	124.69'	S 35°11'53" E	124.49'
C5	1122.00'	20°37'08"	403.77'	S 26°22'02" E	401.64'
C6	30.00'	92°38'26"	48.56'	S 46°39'33" E	43.51'
C7	1078.00'	21°38'21"	407.45'	N 19°50'57" W	405.03'
C8	30.00'	83°25'37"	48.97'	N 89°26'08" W	44.78'
C20	332.00'	4°12'22"	22.78'	S 44°52'06" W	22.78'
C21	30.00'	90°03'42"	47.16'	S 01°31'27" W	42.45'
C22	647.00'	2°32'30"	28.70'	N 40°26'53" W	28.70'
C23	647.00'	4°52'41"	55.68'	N 36°44'18" W	55.07'
C24	647.00'	3°37'20"	40.90'	N 32°28'18" W	40.90'
C25	1122.00'	2°48'30"	55.00'	N 27°53'48" W	54.99'
C26	1122.00'	2°48'30"	55.00'	N 25°05'18" W	54.99'
C27	1122.00'	2°48'31"	55.00'	N 22°16'47" W	54.99'
C28	1122.00'	2°48'31"	55.00'	N 19°28'16" W	55.00'
C29	1122.00'	2°48'31"	55.00'	N 16°39'45" W	55.00'
C30	1122.00'	2°48'41"	55.00'	N 13°51'09" W	55.00'
C53	1078.00'	3°12'50"	60.47'	S 10°55'09" E	60.46'
C54	1078.00'	3°12'50"	60.46'	S 14°07'59" E	60.46'
C55	1078.00'	3°12'53"	60.48'	S 17°20'51" E	60.47'
C56	1078.00'	3°12'53"	60.48'	S 20°33'43" E	60.47'
C57	1078.00'	3°12'50"	60.46'	S 23°46'35" E	60.47'
C58	1078.00'	3°12'50"	60.46'	S 26°59'27" E	60.47'
C59	1078.00'	2°04'44"	39.11'	S 29°38'31" E	39.11'
C60	603.00'	3°46'26"	39.71'	S 30°33'50" E	39.71'
C61	603.00'	5°45'20"	60.57'	S 37°19'42" E	60.55'
C63	278.00'	1°37'46"	7.58'	S 46°06'23" W	7.58'
C62	603.00'	1°30'46"	15.92'	S 46°57'46" E	15.92'
C64	278.00'	8°46'34"	33.17'	S 41°54'43" W	33.17'
C65	1122.00'	1°22'34"	26.85'	N 20°59'20" W	26.85'
C66	1122.00'	2°37'16"	46.78'	N 11°15'09" W	46.77'
C67	1078.00'	0°17'25"	5.45'	S 06°05'56" E	5.45'
C70	603.00'	11°02'31"	116.21'	N 36°11'53" W	116.03'

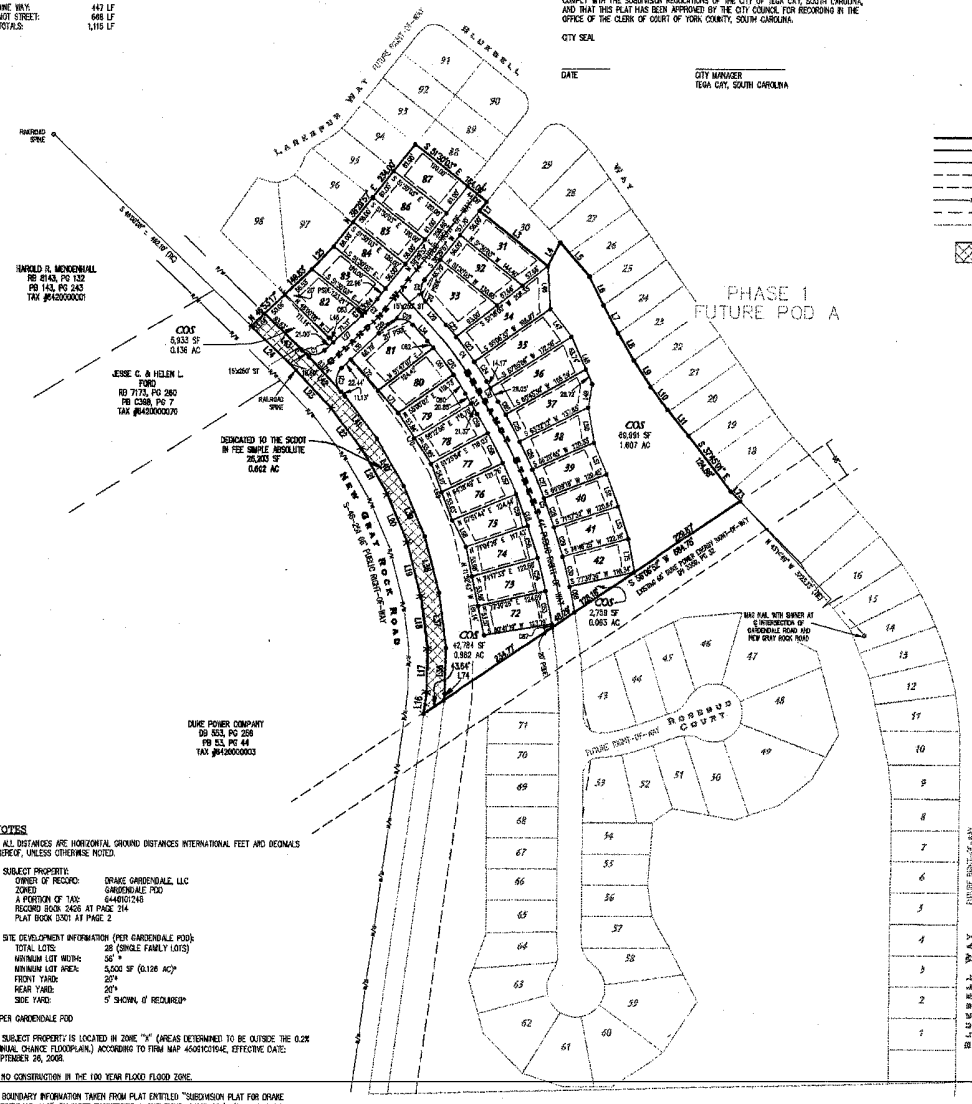
CERTIFICATE OF APPROVAL FOR RECORDING:

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

CITY SEAL

DATE

CITY MANAGER
TEGA CAY, SOUTH CAROLINA



LEGEND

- ● CAPPED #5 REBAR, SET, UNLESS OTHERWISE NOTED
- ⊗ MAG NAIL, SET, UNLESS OTHERWISE NOTED
- ○ EXISTING MONUMENT, AS DESCRIBED
- PSDE PUBLIC STORM DRAINAGE EASEMENT
- ST SIGHT TRIANGLE
- SAPUE SANITARY & PUBLIC USE EASEMENT
- LUB LAND USE BUFFER
- BOUNDARY LINES
- LOT LINES
- TIE LINES
- EASEMENT LINES (AS NOTED ON SHEET 2)
- YARD LINES
- EXISTING RIGHT-OF-WAY
- DEED BOUNDARY LINES
- FUTURE LOT LINES
- AREA DEDICATED TO THE SCDOT IN FEE SIMPLE ABSOLUTE

BASIS OF BEARING:
SC GRID NAD 83 (2001)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 38°29'57" W	20.09'
L3	S 51°00'03" E	158.16'
L4	N 27°37'08" E	47.84'
L5	S 41°04'37" E	81.14'
L6	S 25°50'27" E	58.81'
L7	S 28°23'27" E	56.44'
L8	S 30°01'10" E	54.28'
L9	S 32°41'29" E	56.07'
L10	S 37°41'08" E	51.87'
L11	S 38°38'36" E	60.17'
L16	N 06°58'51" E	38.80'
L17	N 51°19'51" E	77.40'
L18	N 02°24'09" W	55.20'
L19	N 14°30'09" W	99.00'
L20	N 22°49'09" W	93.60'
L21	N 30°11'09" W	92.10'
L22	N 37°08'09" W	52.20'
L23	N 43°12'24" W	92.28'
L24	N 45°07'08" W	113.09'
L25	N 43°47'23" E	56.24'
L27	N 46°53'17" E	92.30'
L28	S 41°43'08" E	56.21'
L32	S 30°40'37" E	42.22'
L33	N 30°49'37" W	42.22'
L34	N 41°43'08" W	39.31'
L35	S 46°53'17" W	91.53'
L36	N 01°18'51" E	81.55'
L37	N 02°24'09" W	69.77'
L38	N 14°30'09" W	103.45'
L39	N 22°49'09" W	98.12'
L40	N 30°11'09" W	86.16'
L41	N 37°08'09" W	95.54'
L42	N 43°12'24" W	94.86'
L43	N 45°07'08" W	112.43'
L45	N 43°10'24" W	11.00'
L46	S 03°48'28" E	78.19'
L47	S 37°15'38" E	63.36'
L48	S 22°45'37" E	92.46'
L49	S 08°16'17" W	42.36'
L50	S 69°18'37" E	63.71'
L51	S 22°37'10" E	60.69'
L52	S 19°36'37" E	60.81'
L53	S 18°06'27" E	60.37'
L68	N 28°00'19" W	84.15'
L69	N 20°56'02" W	107.73'
L70	N 32°49'23" W	107.26'
L71	N 42°24'12" W	53.97'
L72	N 41°37'01" W	74.46'
L73	S 44°35'48" E	24.15'
L74	N 06°58'51" E	11.86'
L75	S 10°14'13" E	60.91'

AREA TABLE		
LOT	SQUARE FEET	ACRES
31	8,472 SF	0.194 AC
32	7,701 SF	0.177 AC
33	9,591 SF	0.220 AC
34	11,181 SF	0.256 AC
35	10,030 SF	0.230 AC
36	9,981 SF	0.229 AC
37	9,204 SF	0.211 AC
38	7,485 SF	0.172 AC
39	6,982 SF	0.160 AC
40	8,071 SF	0.185 AC
41	7,024 SF	0.161 AC
42	6,981 SF	0.160 AC
72	7,089 SF	0.163 AC
73	7,082 SF	0.162 AC
74	6,958 SF	0.159 AC
75	6,918 SF	0.159 AC
76	7,033 SF	0.161 AC
77	6,809 SF	0.156 AC
78	6,721 SF	0.154 AC
79	6,857 SF	0.157 AC
80	7,021 SF	0.161 AC
81	9,749 SF	0.224 AC
82	8,841 SF	0.203 AC
83	6,844 SF	0.157 AC
84	6,720 SF	0.154 AC
85	6,720 SF	0.154 AC
86	7,329 SF	0.168 AC
87	7,329 SF	0.168 AC

NOTES

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES INTERNATIONAL FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

2. SUBJECT PROPERTY:
   OWNER OF RECORD: DRAKE GARDENDALE, LLC
   ZONED: GARDENDALE POD
   A PORTION OF TAX: 6440101246
   RECORD BOOK 3405 AT PAGE 314
   PLAT BOOK 0301 AT PAGE 2

3. SITE DEVELOPMENT INFORMATION (PER GARDENDALE POD):
   TOTAL LOTS: 28 (SINGLE FAMILY LOTS)
   MINIMUM LOT WIDTH: 56' *
   MINIMUM LOT AREA: 5,500 SF (0.126 AC)*
   FRONT YARD: 20'*
   REAR YARD: 20'*
   SIDE YARD: 5' SHOWN, 0' REQUIRED*

   * PER GARDENDALE POD

4. SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) ACCORDING TO FIRM MAP 45091C0154E, EFFECTIVE DATE: SEPTEMBER 26, 2008.

   – NO CONSTRUCTION IN THE 100 YEAR FLOOD FLOOD ZONE.

5. BOUNDARY INFORMATION TAKEN FROM PLAT ENTITLED "SUBDIVISION PLAT FOR DRAKE GARDENDALE, LLC", BY INSITE ENGINEERING & SURVEYING, DATED 03/11/08, AND RECORDED IN THE OFFICE OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA IN PLAT BOOK 0251 AT PAGES 9 & 10.

6. EXISTING, UNDERGROUND OR OTHERWISE, UTILITIES WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY AND IS SUBJECT TO RECORDED OR UNRECORDED EASEMENTS AND RESTRICTIONS.

8. PUBLIC STORM DRAINAGE EASEMENTS, SIGHT TRIANGLES, SANITARY SEWER EASEMENTS, AND PERCENT GRADES ARE LABELED AND DIMENSIONED ON SHEET 2 OF 3.

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS GREATER THAN 1:10,000 AND THE ANGULAR ERROR CLOSURE IS LESS THAN 20 SECONDS PER ANGLE AS SHOWN HEREON AND THE AREA IS SHOWN WAS DETERMINED BY COORDINATE COMPUTATION METHOD OF AREA COMPUTATION.

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 OF A CLASS A SURVEY AS SPECIFIED THEREIN.

PRELIMINARY PLAT
NOT FOR RECORDATION CONVEYANCES OR SALES

GREGORY BRENT PHILLIPS, SC PLS 22756
THE SCHNEIDER CORPORATION
8001 ARROWRIDGE BOULEVARD
CHARLOTTE, NORTH CAROLINA 28273-5604
TELEPHONE: 704-697-5900

REVISIONS:

SOUTH CAROLINA
SCHNEIDER ENGINEERING CORPORATION
INC. 3131
CERTIFICATE OF AUTHORIZATION

DATE: 25 NOV 2008
THIS DRAWING AND THE IDEAS, DESIGNS AND CONCEPTS CONTAINED HEREIN ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF THE SCHNEIDER CORPORATION. NO PART OF THIS DRAWING MAY BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF THE SCHNEIDER CORPORATION.
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Schneider

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Telephone: 704.697.5900
Fax: 704.697.5890
www.schneidercorp.com

Architecture
Civil Engineering
Environmental Engineering
Geotechnical Services
GIS + LIS
Home Builder Services
Interior Design
Land Surveying
Landscape Architecture
Transportation Engineering

SHEET TITLE:
FINAL PLAT OF GARDENDALE
PHASE 1, POD A, MAP 1
CITY OF TEGA CAY, YORK COUNTY, SOUTH CAROLINA

CLIENT:
DRAKE CAPITAL, LLC
2501 B PLANTATION CENTER DRIVE, MATTHEWS, NORTH CAROLINA 28105

FIELD SURVEY DATE: DEC 2008	PROJECT NO.: 5670.004
DRAWN BY: GBP	CHECKED BY: GBP

OWNER:
DRAKE GARDENDALE, LLC

DRAWING FILE:
U:\Sch\5670\04\dwg\Record Plats\
5670004_PP-Pod A.1.dwg

SCALE: 1"=100'
100' 50' 100'

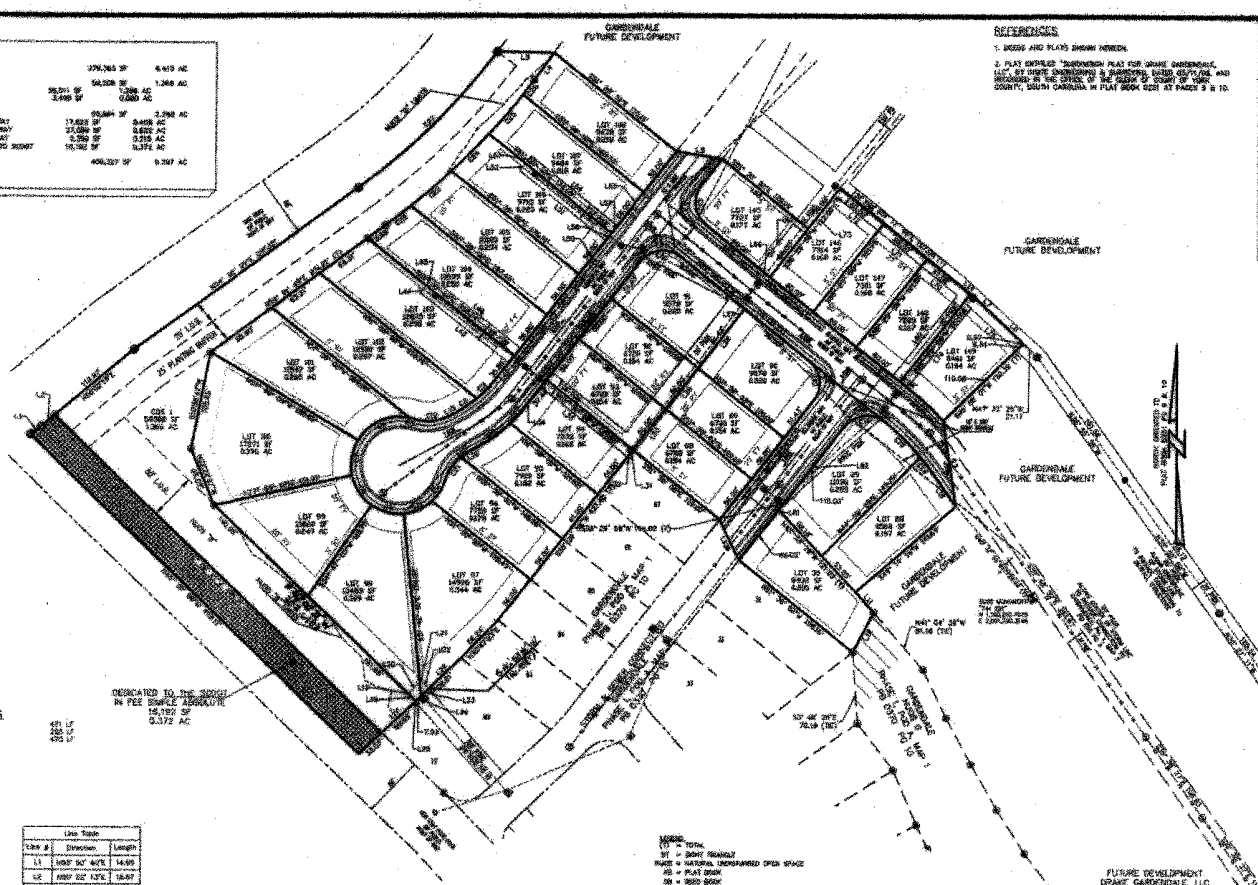
SHEET NO.
1
SHEET 1 OF 3

AREA SUMMARY

LOTS (35 SINGLE FAMILY)	376,365 SF	8.639 AC
TOTAL OPEN	54,508 SF	1.252 AC
AREA IN LOTS =	50,211 SF	1.153 AC
AREA IN OSR =	4,298 SF	0.099 AC
TOTAL AREA IN R/W	99,844 SF	2.292 AC
R/W AREA (BIDDENHEAD WAY)	17,888 SF	0.408 AC
R/W AREA (ARMSTRUM WAY)	27,084 SF	0.622 AC
R/W AREA (DELAGRIE WAY)	5,750 SF	0.132 AC
R/W AREA DEDICATED TO SCDOT	14,182 SF	0.325 AC
AREA ENCUMBERED BY THIS PLAT	486,227 SF	11.162 AC

REFERENCES

1. DEEDS AND PLATS SHOWN HEREON.
2. PLAT ENTITLED "SUBDIVISION PLAT FOR DRAKE GARDENDALE, LLC", BY JOHNS ENGINEERING & SURVEYING, DATED 05/07/04, AND RECORDED IN THE OFFICE OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA IN PLAT BOOK 8231 AT PAGES 9 & 10.



VICINITY MAP
1" = 1 MILE

KEY MAP
1" = 1 MILE

AREA SUMMARY

TOTAL AREA:	726,118 SF	16.668 AC
AREA IN LOTS:	270,358 SF	6.205 AC
TOTAL AREA IN COS:	406,767 SF	9.338 AC
AREA IN NUOS C:	339,045 SF	7.781 AC
AREA IN NUOS D:	345,000 SF	7.918 AC
AREA IN COS C:	13,602 SF	0.312 AC
AREA IN COS D:	10,139 SF	0.233 AC
	53,004 SF	1.217 AC

AREA IN ROAD RIGHT-OF-WAY

AREA DEDICATED IN FEE SIMPLE ADEQUATE TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION NOT INCLUDED IN THE ABOVE AREAS.

ROAD LENGTHS

BONSMART STREET:	661 LF
MOSEBUD COURT:	265 LF
ROAD TOTALS:	926 LF

ROAD LENGTHS TO TO CENTER OF CUL-DE-SACS

REFERENCES

1. DEEDS AND PLATS SHOWN HEREON.

2. PLAT ENTITLED "SUBDIVISION PLAT FOR DRAKE GARDENDALE, LLC", BY MOSE ENGINEERING & SURVEYING, DATED 03/01/06, AND RECORDED IN THE OFFICE OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA IN PLAT BOOK 0251 AT PAGES 9 & 10.

3. PLAT ENTITLED "FINAL PLAT OF GARDENDALE PHASE 1, POD A, MAP 1", BY THE SCHNEIDER CORPORATION, DATED 15 DEC 2006, AND RECORDED IN THE OFFICE OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA IN PLAT BOOK 0270 AT PAGE 10 AND PLAT BOOK 0271 AT PAGES 1 AND 2.

AREA TABLE		
LOT	SQUARE FEET	ACRES
43	9,001 SF	0.206 AC
44	9,394 SF	0.216 AC
45	9,491 SF	0.218 AC
46	10,527 SF	0.242 AC
47	15,604 SF	0.358 AC
48	12,246 SF	0.281 AC
49	14,524 SF	0.334 AC
50	9,919 SF	0.228 AC
51	9,675 SF	0.222 AC
52	8,289 SF	0.190 AC
53	9,604 SF	0.220 AC
54	9,505 SF	0.218 AC
55	9,695 SF	0.224 AC
56	9,831 SF	0.227 AC
57	9,627 SF	0.221 AC
58	8,724 SF	0.200 AC
59	14,602 SF	0.335 AC
60	11,998 SF	0.275 AC
61	10,616 SF	0.243 AC
62	11,158 SF	0.256 AC
63	9,646 SF	0.221 AC
64	9,204 SF	0.211 AC
65	7,964 SF	0.183 AC
66	7,158 SF	0.164 AC
67	7,227 SF	0.166 AC
68	7,625 SF	0.175 AC
69	7,267 SF	0.166 AC
70	7,280 SF	0.167 AC
71	7,165 SF	0.164 AC

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 31°03'07" E	50.00'
L2	S 30°56'53" W	11.38'
L3	S 42°07'47" E	49.55'
L4	S 08°28'07" E	89.07'
L5	S 00°00'00" W	50.00'
L6	S 08°28'07" E	33.32'
L7	S 08°28'07" E	46.37'
L8	S 08°28'07" E	73.07'
L9	N 77°00'07" E	60.00'
L10	S 77°00'07" W	60.00'
L11	N 07°15'08" E	33.00'
L12	S 31°02'08" W	53.38'
L13	S 31°02'08" W	74.32'
L14	S 77°00'07" W	84.27'
L15	S 08°28'07" E	50.00'
L16	S 08°28'07" E	34.63'
L17	S 37°02'08" E	50.45'
L18	S 08°28'07" W	32.27'
L19	S 08°28'07" W	12.46'
L20	N 77°00'07" E	50.00'
L21	N 08°28'07" E	50.00'
L22	N 08°28'07" E	50.00'
L23	N 01°31'08" E	34.00'
L24	N 08°28'07" E	34.00'
L25	N 08°28'07" E	34.00'
L26	N 08°28'07" E	8.57'
L27	S 01°31'08" W	134.37'

CURVE TABLE							
CURVE	DIRECTION	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD
C1	RIGHT	1120.00'	9°37'14"	188.08'	S 83°17'30" E	188.77'
C2	LEFT	30.00'	90°00'00"	47.12'	S 46°28'53" E	42.43'
C3	LEFT	175.00'	16°36'13"	49.11'	N 70°03'13" E	48.95'
C4	LEFT	30.00'	90°00'00"	47.12'	N 43°31'07" E	42.43'
C5	RIGHT	50.00'	238°13'14"	208.02'	S 13°06'06" E	73.46'
C6	LEFT	30.00'	62°06'27"	32.52'	N 62°27'27" W	30.95'
C7	RIGHT	200.00'	18°06'40"	63.22'	S 80°00'27" W	62.97'
C8	LEFT	30.00'	87°53'19"	46.01'	S 43°33'06" W	41.62'
C9	LEFT	475.00'	4°38'24"	38.45'	S 35°34'19" W	38.44'
C10	LEFT	30.00'	90°00'00"	47.12'	S 30°31'53" E	42.43'
C11	RIGHT	30.00'	269°53'46"	141.33'	S 89°28'06" W	73.46'
C12	LEFT	30.00'	61°23'32"	32.14'	N 31°10'06" E	30.62'
C13	RIGHT	507.00'	5°50'06"	53.45'	N 61°34'39" W	53.42'
C14	LEFT	1020.00'	9°37'14"	171.28'	N 83°17'30" W	170.97'
C15	LEFT	175.00'	14°28'13"	45.01'	S 79°15'12" W	44.88'
C16	LEFT	30.00'	90°00'00"	47.12'	N 30°31'53" W	42.43'
C17	LEFT	1120.00'	4°06'00"	79.98'	S 02°03'06" W	79.96'
C18	LEFT	50.00'	230°07'12"	201.07'	S 30°30'24" W	76.00'
C19	RIGHT	30.00'	90°00'00"	47.12'	N 59°28'07" W	42.43'
C20	LEFT	50.00'	90°00'00"	78.54'	S 30°31'53" E	70.71'
C21	LEFT	50.00'	93°52'01"	84.92'	S 46°30'24" E	75.78'
C22	LEFT	50.00'	43°38'00"	38.08'	S 00°53'06" W	37.16'
C23	LEFT	30.00'	45°00'00"	23.56'	N 45°00'00" E	23.00'
C24	LEFT	50.00'	45°00'00"	39.27'	S 45°00'00" E	38.25'
C25	RIGHT	50.00'	37°00'00"	32.29'	S 37°00'00" E	31.72'
C26	RIGHT	50.00'	111°00'00"	96.85'	N 77°00'00" E	82.52'
C27	LEFT	222.00'	52°00'00"	201.37'	N 74°00'00" E	194.47'
C28	LEFT	227.00'	10°30'07"	41.64'	N 62°45'06" E	41.58'
C29	RIGHT	50.00'	21°30'07"	18.77'	N 62°45'06" E	18.67'
C30	RIGHT	50.00'	41°30'00"	36.21'	N 20°15'06" E	35.42'
C31	LEFT	50.00'	41°30'00"	36.21'	N 20°15'06" E	35.42'
C32	LEFT	50.00'	41°30'00"	36.21'	N 20°15'06" E	35.42'
C33	LEFT	50.00'	41°30'00"	36.21'	N 20°15'06" E	35.42'
C34	LEFT	50.00'	90°00'00"	78.54'	S 30°31'53" E	70.71'
C35	LEFT	50.00'	90°00'00"	78.54'	S 59°28'07" W	70.71'
C36	LEFT	50.00'	90°00'00"	78.54'	S 30°31'53" E	70.71'
C37	RIGHT	50.00'	270°00'00"	235.62'	S 59°28'07" W	212.13'
C38	LEFT	50.00'	90°00'00"	78.54'	S 30°31'53" E	70.71'
C39	RIGHT	50.00'	90°00'00"	78.54'	S 59°28'07" W	70.71'
C40	LEFT	50.00'	90°00'00"	78.54'	S 30°31'53" E	70.71'
C41	RIGHT	50.00'	90°00'00"	78.54'	S 59°28'07" W	70.71'
C42	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C43	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C44	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C45	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C46	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C47	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C48	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C49	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C50	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C51	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C52	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C53	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C54	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C55	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C56	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C57	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C58	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C59	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C60	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C61	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C62	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C63	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C64	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C65	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C66	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C67	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C68	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C69	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C70	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C71	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C72	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C73	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C74	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C75	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C76	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C77	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C78	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C79	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C80	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C81	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C82	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C83	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C84	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C85	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C86	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C87	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C88	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C89	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C90	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C91	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C92	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C93	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C94	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C95	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C96	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C97	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C98	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C99	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C100	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C101	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C102	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C103	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C104	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C105	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C106	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C107	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C108	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C109	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C110	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C111	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C112	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C113	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C114	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C115	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C116	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C117	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C118	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C119	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C120	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C121	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C122	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C123	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C124	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C125	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C126	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C127	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C128	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C129	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C130	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C131	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C132	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C133	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C134	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C135	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C136	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C137	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C138	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C139	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C140	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C141	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C142	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C143	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C144	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C145	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C146	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C147	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C148	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C149	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C150	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C151	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C152	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C153	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C154	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C155	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C156	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C157	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C158	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C159	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C160	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C161	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C162	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C163	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C164	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C165	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C166	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C167	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C168	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C169	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C170	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C171	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C172	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C173	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C174	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C175	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C176	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C177	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C178	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C179	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C180	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C181	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C182	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C183	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C184	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C185	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C186	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C187	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C188	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C189	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C190	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C191	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C192	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C193	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C194	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C195	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C196	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C197	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C198	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C199	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C200	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C201	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C202	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C203	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C204	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C205	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C206	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C207	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C208	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C209	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C210	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C211	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C212	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C213	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C214	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C215	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C216	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C217	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C218	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C219	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C220	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C221	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C222	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C223	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C224	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C225	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C226	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C227	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C228	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C229	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C230	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C231	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C232	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C233	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C234	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C235	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C236	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C237	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C238	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C239	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'
C240	LEFT	1120.00'	10°15'07"	200.37'	S 17°36'40" W	200.09'
C241	LEFT	1120.00'	10°15'07"	200.37'	S 07°21'33" W	200.09'
C242	RIGHT	1020.00'	10°15'07"	182.47'	S 07°21'33" W	182.23'
C243	RIGHT	1020.00'	10°15'07"	182.47'	S 17°36'40" W	182.23'

OPEN SPACE LINE TABLE		
LINE	BEARING	DISTANCE
L200	N 08°28'07" E	88.32'
L201	S 00°00'00" E	50.00'
L202	N 08°28'07" E	34.00'
L203	N 08°28'07" E	30.32'
L204	S 00°00'00" E	50.00'
L205	S 00°00'00" E	50.00'
L206	S 01°31'08" E	17.00'
L207	S 00°00'00" E	50.00'
L208	S 00°00'00" E	50.00'
L209	N 00°00'00" E	50.00'
L210	N 00°00'00" E	50.00'
L211	N 00°00'00" E	50.00'
L212	N 00°00'00" E	50.00'
L213	N 00°00'00" E	50.00'
L214	N 00°00'00" E	50.00'
L215	N 00°00'00" E	50.00'
L216	N 00°00'00" E	50.00'
L217	N 00°00'00" E	50.00'
L218	N 00°00'00" E	50.00'
L219	N 00°00'00" E	50.00'
L220	N 00°00'00" E	50.00'
L221	N 00°00'00" E	50.00'
L222	N 00°00'00" E	50.00'
L223	N 00°00'00" E	50.00'
L224	N 00°00'00" E	50.00'
L225	N 00°00'00" E	50.00'
L226	N 00°00'00" E	50.00'
L227	N 00°00'00" E	50.00'
L228	N 00°00'00" E	50.00'
L229	N 00°00'00" E	50.00'
L230	N 00°00'00" E	50.00'
L231	N 00°00'00" E	50.00'
L232	N 00°00'00" E	50.00'
L233	N 00°00'00" E	50.00'
L234	N 00°00'00" E	50.00'
L235	N 00°00'00" E	50.00'
L236	N 00°00'00" E	50.00'
L237	N 00°00'00" E	50.00'
L238	N 00°00'00" E	50.00'
L239	N 00°00'00" E	50.00'
L240	N 00°00'00" E	50.00'
L241	N 00°00'00" E	50.00'
L242	N 00°00'00" E	50.00'
L243	N 00°00'00" E	50.00'
L244	N 00°00'00" E	50.00'
L245	N 00°00'00" E	50.00'
L246	N 00°00'00" E	50.00'
L247	N 00°00'00" E	50.00'
L248	N 00°00'00" E	50.00'
L249	N 00°00'00" E	50.00'
L250	N 00°00'00" E	50.00'
L251	N 00°00'00" E	50.00'
L252	N 00°00'00" E	50.00'
L253	N 00°00'00" E	50.00'
L254	N 00°00'00" E	50.00'
L255	N 00°00'00" E	50.00'
L256	N 00°00'00" E	50.00'
L257	N 00°00'00" E	50.00'
L258	N 00°00'00" E	50.00'
L259	N 00°00'00" E	50.00'
L260	N 00°00'00" E	50.00'
L261	N 00°00'00" E	50.00'
L262	N 00°00'00" E	50.00'
L263	N 00°00'00" E	50.00'
L264	N 00°00'00" E	50.00'
L265	N 00°00'00" E	50.00'
L266	N 00°00'00" E	50.00'
L267	N 00°00'00" E	50.00'
L268	N 00°00'00" E	50.00'
L269	N 00°00'00" E	50.00'
L270	N 00°00'00" E	50.00'
L271	N 00°00'00" E	50.00'
L272	N 00°00'00" E	50.00'
L273	N 00°00'00" E	50.00'
L274	N 00°00'00" E	50.00'
L275	N 00°00'00" E	50.00'
L276	N 00°00'00" E	50.00'
L277	N 00°00'00" E	50.00'
L278	N 00°00'00" E	50.00'
L279	N 00°00'00" E	50.00'
L280	N 00°00'00" E	50.00'
L281	N 00°00'00" E	50.00'
L282	N 00°00'00" E	50.00'
L283	N 00°00'00" E	50.00'
L284	N 00°00'00" E	50.00'
L285	N 00°00'00" E	50.00'
L286	N 00°00'00" E	50.00'
L287	N 00°00'00" E	50.00'
L

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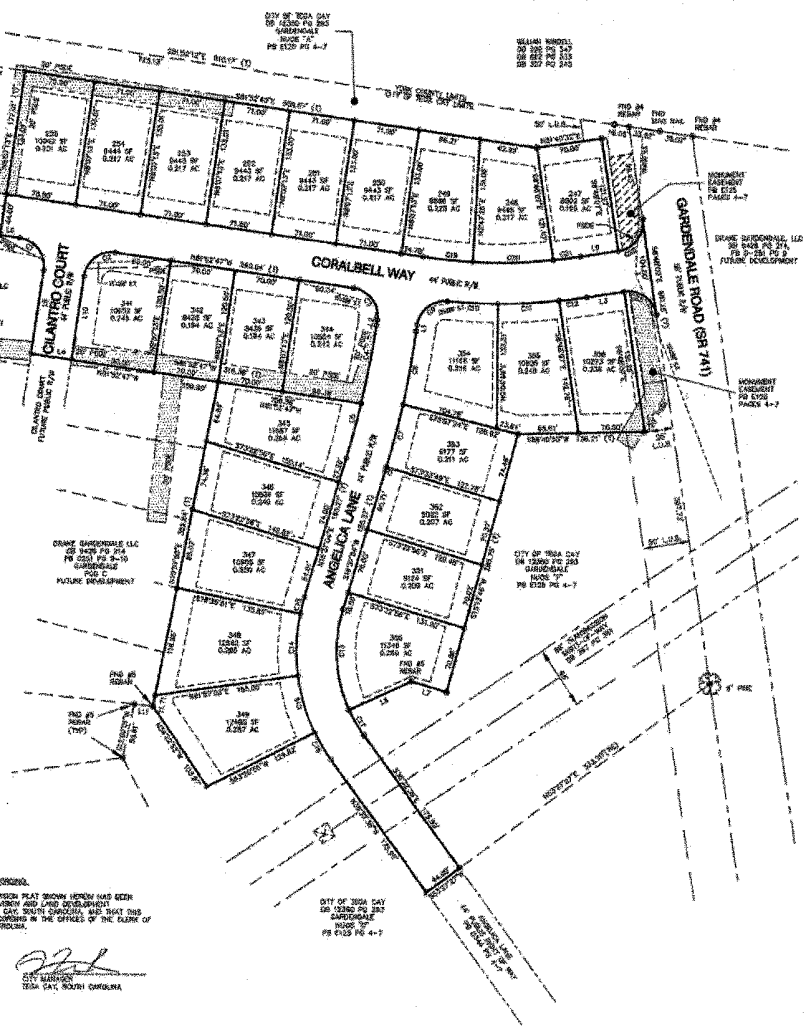
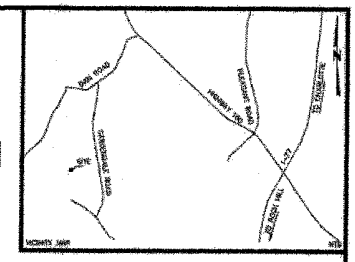
ESP ASSOCIATES, P.A.

REFERENCES

1. DEEDS AND PLATS SHOWN HEREON.
2. PLAT ENTITLED "SUBDIVISION PLAT FOR DRAKE GARDENDALE, LLC", BY WHITE ENGINEERING & SURVEYING, DATED 03/01/06, AND RECORDED IN THE OFFICE OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA IN PLAT BOOK 0291 AT PAGES 9 & 10.
3. NOMS RECORDED IN PLAT BOOK 0125 PAGES 4-7.

AREA SUMMARY:		
LOTS (35 SINGLE FAMILY)	229,663 SF	5.796 AC
TOTAL COS	0 SF	0 AC
TOTAL AREA IN R/W	63,493 SF	1.458 AC
R/W AREA ANGELICA LANE	29,194 SF	0.670 AC
R/W AREA CORALBELL WAY	31,238 SF	0.718 AC
R/W AREA CILANTRO COURT	3,061 SF	0.070 AC
ROAD LENGTHS:		
ANGELICA LANE	673 LF	
CORALBELL WAY	700 LF	
CILANTRO COURT	75 LF	
AREA ENCUMBERED BY THIS PLAT	313,867 SF	7.205 AC





Parcel Line Table		
Line #	Direction	Length
L1	S 8°07'12" W	6.89
L2	N 8°07'12" E	6.89
L3	S 81°16'03" W	40.42
L4	N 81°16'03" W	44.00
L5	N 8°07'14" E	60.00
L6	N 81°16'47" W	31.86
L7	N 73°23'06" W	38.50
L8	S 68°25'33" W	73.76
L9	N 81°16'03" W	40.42
L10	S 8°07'13" W	60.00
L11	N 84°18'01" W	25.09

Curve Table				
Curve #	Radius	Length	Bearing	Chord
C1	30.00	47.12	S 36°52'47" W	42.43
C2	30.00	47.12	S 53°07'13" E	42.43
C3	30.00	47.12	S 36°52'47" W	42.43
C4	977.97	54.83	N 10°38'57" E	54.83
C5	977.97	60.61	N 14°56'53" E	60.60
C6	1022.00	3.33	N 15°31'31" E	3.33
C7	1020.00	69.16	N 14°28'00" E	69.15
C8	1020.00	79.19	N 10°02'25" E	79.16
C9	30.00	45.59	S 51°35'11" W	41.29
C10	972.00	54.37	S 07°25'00" E	54.36
C11	972.00	64.83	S 07°09'07" E	64.81
C12	632.00	29.90	N 80°33'41" E	29.90
C13	153.00	110.63	S 41°07'13" E	107.95
C14	197.00	64.83	S 13°28'28" E	64.51
C15	197.00	15.16	S 17°09'06" W	15.15
C16	197.00	63.99	S 17°23'01" E	63.68
C17	153.00	34.74	S 30°38'00" E	34.66
C18	197.00	34.01	S 31°32'18" E	33.97
C19	578.00	93.77	S 84°32'40" E	93.76
C20	578.00	97.35	N 88°27'41" E	97.29
C21	578.00	59.60	N 82°39'56" E	59.58
C22	30.00	47.71	N 36°44'33" E	42.84
C23	30.00	47.71	N 53°27'27" W	42.84

NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
2. SUBJECT PROPERTY:
   OWNER OF RECORD: DRAKE GARDENDALE, LLC
   ZONED: GARDENDALE POD
   PORTION OF TAX PARCEL: 646101139
   DEED/PLAT REFERENCE: DEED: BOOK 9426 AT PAGE 214 PLAT BOOK 0291 AT PAGES 9 & 10.
3. SITE DEVELOPMENT INFORMATION (GRAND GARDENDALE POD-AREA DESIGNATION "C"):
   TOTAL LOTS IN POD C: 113
   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 10" 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. 4500100207K AND 4500100203K, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. NO CONSTRUCTION ALLOWED WITHIN THE 100 YEAR FLOOD PLAIN.
5. DATE OF SURVEY APRIL 2013
6. NO CEMETERIES OR BURIAL GROUNDS WERE FOUND OR REPORTED TO SHR 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 FOR ORDINANCE DIV. SECTION 1202(4)).
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 THE SHALL 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 PERSONAL 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.
14. MONUMENTS, LOT DEMARCATION 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 NOISE, VEGETATION AND OTHER OBJECTS THAT MAY BLOCK DRIVER'S LINE OF SITE.
16. ENTRANCE MONUMENT TO BE DESIGNED AND CONSTRUCTED SO AS NOT TO IMPAIR EXISTING STORM PIPE IN ANY WAY.
17. UNIFORM TRAFFIC CONTROL DEVICES (SUCH AS STOP SIGNS) ARE TO BE LOCATED WITHIN GRASS STRIP BETWEEN BACK OF CURB AND FACE OF SIDEWALK.

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
(T) = TOTAL
S1 = SQUIT DRAINOLE
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
LUB = LAND USE BUFFER
OSS = COMMON OPEN SPACE
R/W = RIGHT OF WAY
= HANDICAP RAMP
= FIRE HYDRANT
= SANITARY SEWER MANHOLE
= CATCH INLET
= DROP INLET
= STORM MANHOLE
RTS = RIGHT OF WAY
SFF = RAINFLOW PREVENTER
= FLARED END SECTION
SSE = SANITARY SEWER EASEMENT
= BOUNDARY AND LOT LINES
= CENTERLINE
= SETBACK LINE
= ADJOINING OR FUTURE LOT LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SEWER LINE
= WATER LINE
= STORM LINE
= BACK OF CURB
= SIDEWALK
= EDGE OF PAVEMENT

RECORDATION
Filed for Record in YORK COUNTY, SC
DAVID HOUSTON CLERK OF COURTS
05-01-2013 AT 10:11:00 AM
LAND PLAT 50.00
Book E196 Page 5

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 IS SHOWN. THERE ARE NO VISIBLE ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ALSO, I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD PANEL NO. 4500100207K, EFFECTIVE DATE SEPTEMBER 26, 2008 & PANEL NO. 4500100203K, EFFECTIVE DATE SEPTEMBER 26, 2008, AND FOUND THAT THE PORTION OF THE SUBJECT TRACT DOES NOT FALL WITHIN A 100 YEAR FLOOD BOUNDARY.

4/26/13
DAVID A. HERRON, SCPLS L-30193
1 of 2

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:14,300 AND THE ANGULAR ERROR OF CLOSURE IS 2 SECONDS PER PAGE AS SHOWN HEREON AND THE AREA IS SHOWN WAS DETERMINED BY COORDINATE METHOD OF AREA CALCULATION.

4/26/13
DAVID A. HERRON, SCPLS L-30193

SOUTH CAROLINA
ESP ASSOCIATES, P.A.
NO. C0744
CERTIFICATE OF AUTHORIZATION

RECEIVED APR 26 2013

BAR SCALE 1"=60'
0 15 30 60 120

NO.	DATE	REVISION	BY

FINAL PLAT OF
GARDENDALE, PHASE 1
POD C, MAP 1
LOCATED IN CITY OF TEGA CAY
YORK COUNTY
SOUTH CAROLINA

CLIENT / OWNER
DRAKE GARDENDALE, LLC
2501 S. PLANTATION CENTER DRIVE
MATTHEWS, NC 28105
704-821-8440

PROJECT NO. 2012-0-0-0-0-0
DATE 4/26/13
DRAWN BY
CHECKED BY
DATE OF SURVEY APR 2013
DRAWING NO. POD C MAP 1 OF 2
1 of 2 SHT

ESP
ESP Associates, P.A.
P.O. Box 7030 Charlotte, NC 28241
3475 Lakemont Blvd. Fort Mill, SC 29708
704-583-4948 (P)
803-802-9440 (P)
www.espassociates.com

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ESP ASSOCIATES, P.A.

REFERENCES:

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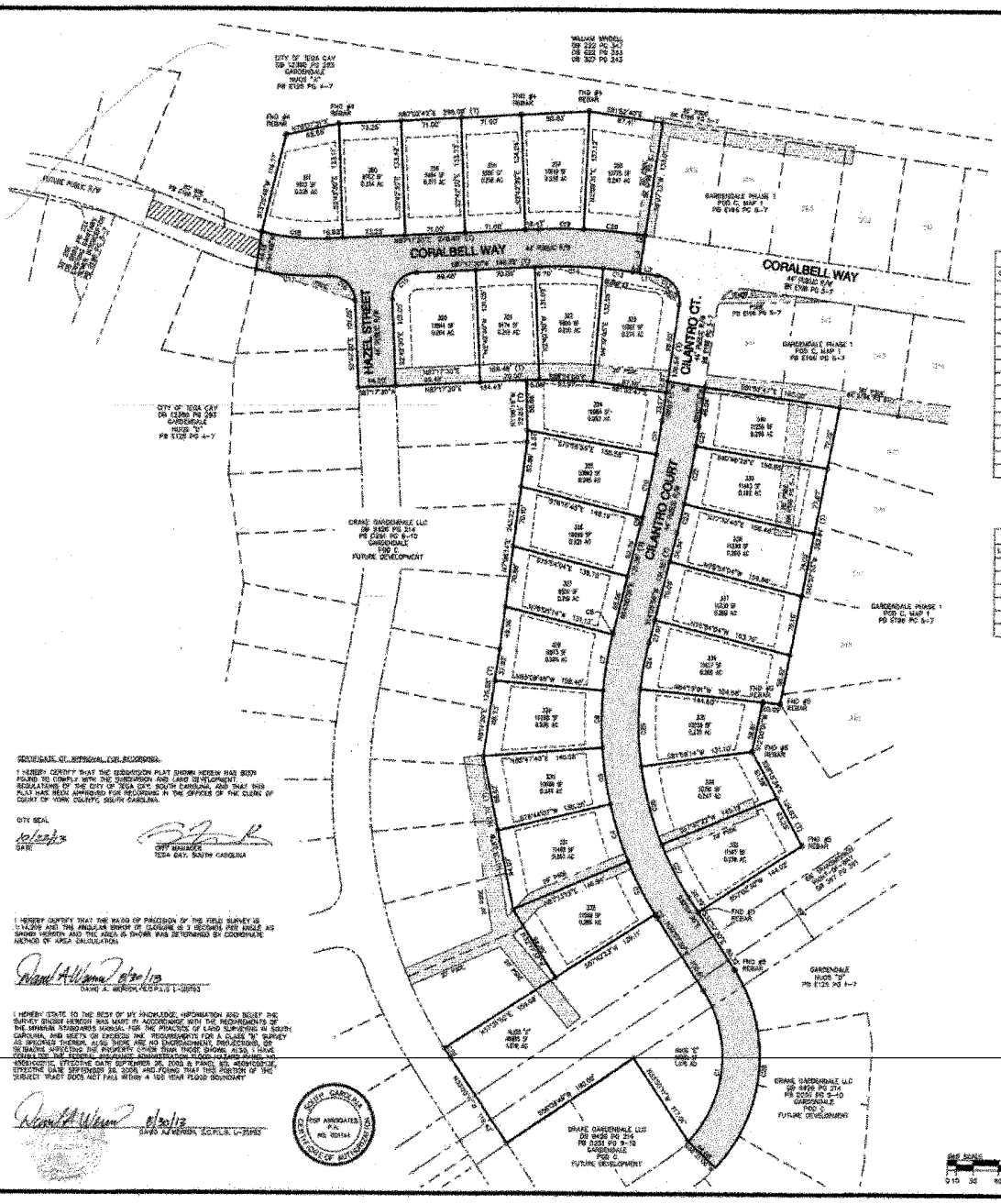
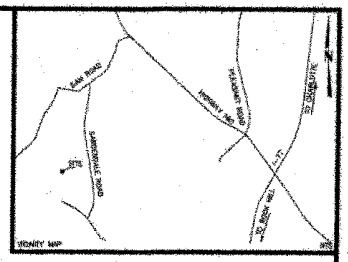
3. MUDS RECORDED IN PLAT BOOK E199 PAGES 4-7.

AREA SUMMARY:

LOTS (27 SINGLE FAMILY)	257,358 SF	5.909 AC
TOTAL REUSE C (TO BE DEDICATED TO CITY OF TEGA CAY)	46,945 SF	1.078 AC
TOTAL AREA IN PLAT	97,907 SF	2.247 AC
R/W AREA HAZEL STREET	6,130 SF	0.140 AC
R/W AREA CORALBELL WAY	19,933 SF	0.458 AC
R/W AREA CILANTRO COURT	41,902 SF	0.961 AC
ROAD LENGTHS:		
HAZEL STREET	765 LF	
CORALBELL WAY	453 LF	
CILANTRO COURT	953 LF	
AREA ENCUMBERED BY THIS PLAT	405,917 SF	9.316 AC





Curve Table				
Curve #	Radius	Length	Bearing	Chord
C1	143.00	180.76	N 07°05'42" E	170.04
C2	423.00	4.00	S 38°37'33" E	4.00
C3	423.00	70.00	S 27°57'09" E	70.00
C4	423.00	70.07	S 18°00'17" E	69.99
C5	423.00	68.73	S 8°44'07" E	68.65
C6	423.00	68.74	S 0°16'26" W	68.65
C7	423.00	68.72	S 9°23'39" W	68.64
C8	423.00	1.37	S 14°00'23" W	1.37
C9	1177.68	7.73	N 13°24'39" E	7.77
C10	1177.68	78.40	N 17°33'10" E	78.47
C11	1177.68	38.79	N 20°02'09" E	38.70
C12	30.00	47.12	N 32°57'47" W	42.43
C13	330.00	33.00	S 23°55'56" W	33.00
C14	378.00	74.24	N 20°01'44" W	74.15
C15	30.00	47.12	S 57°17'37" W	42.43

Curve Table				
Curve #	Radius	Length	Bearing	Chord
C16	30.00	46.99	N 42°34'46" W	42.32
C17	330.00	85.00	S 34°25'33" E	84.83
C18	378.00	78.38	S 34°37'51" E	78.17
C19	330.00	32.64	S 29°43'31" W	32.63
C20	330.00	64.73	N 34°31'28" W	64.09
C21	1232.00	33.57	N 24°07'23" E	33.57
C22	1232.00	65.86	N 17°39'25" E	65.85
C23	1232.00	35.08	N 13°16'35" E	35.08
C24	378.00	58.52	S 25°23'27" W	58.47
C25	378.00	90.36	S 13°56'54" E	90.14
C26	378.00	94.77	S 15°11'42" E	94.53
C27	378.00	99.21	S 27°40'04" E	98.91
C28	167.00	249.48	N 57°42'42" E	226.39
C29	378.00	13.60	S 33°09'18" E	13.60

Parcel Line Table		
Line #	Direction	Length
L1	S 81°32'47" E	26.33
L2	N 81°32'47" W	21.46
L3	N 81°32'47" W	8.86
L4	S 81°13' W	44.00
L5	S 81°32'47" E	5.38
L6	N 81°32'47" W	34.00

LEGEND:

FND = FOUND
(T) = TOTAL
ST = SIGHT TRIANGLE
NUOS = NATURAL UNDISTURBED OPEN SPACE
PB = PLAT BOOK
DB = DEED BOOK
PG = PAGE
PDE = PUBLIC STORM DRAINAGE EASEMENT
⊙ = SET #5 REBAR UNLESS OTHERWISE NOTED
● = #5 REBAR FOUND UNLESS OTHERWISE NOTED
LUS = LAND USE BUFFER
OOS = COMMON GREEN SPACE
R/W = RIGHT OF WAY
♿ = HANDICAP RAMP
= FIRE HYDRANT
Ⓢ = SANITARY SEWER MANHOLE
= CATCH INLET
= DROP INLET
= STORM MANHOLE
WTS = WYE TO SCALE
BFP = BACKFLOW PREVENTER
= FLARED END SECTION
SSE = SANITARY SEWER EASEMENT
BOUNDARY AND LOT LINES
CENTERLINE
SETBACK LINE
ALIGNING ON FUTURE LOT LINE
EASEMENT LINE
RIGHT OF WAY LINE
BUILDING LINE
WATER LINE
STORM LINE
EDGE OF CURB
SIDEWALK
EDGE OF PAVEMENT

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: 5140170136
   DEED/PLAT REFERENCE: DEED BOOK 9406 AT PAGE 314 PLAT BOOK E231 AT PAGES 9 & 10
3. SITE DEVELOPMENT INFORMATION (GOVERNED GARDENDALE PDD--AREA DESIGNATION "C")

TOTAL LOTS IN POD C:	110
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:	8' (4' MINIMUM, 16' AGGREGATE)*

*8' SHOWN UNLESS OTHERWISE NOTED COMBINED SIDE YARDS OF INTERIOR LOTS SHALL TOTAL A MINIMUM OF 16 FEET. NO INDIVIDUAL SIDE YARD SHALL BE LESS THAN 4 FEET. A MAXIMUM OF 12" 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) SEE FIRM'S ACCORDING TO FEMA FIRM COMMUNITY PANEL NO. 4800410215J, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. NO CONSTRUCTION ALLOWED WITHIN THE 100 YEAR FLOOD PLAIN.
5. DATE OF SURVEY AUGUST 2013.
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. DESIGNED TREED AREA, 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 69, SECTION 1202.F).
12. ROADS ARE PROPOSED FOR ACCEPTANCE INTO THE CITY OF TEGA CAY ROADWAY SYSTEM (WORKS WILL NOT BE CONSIDERED FOR ACCEPTANCE BY THE CITY UNTIL THIS 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 DAMAGE TO THE INTEGRITY OF THE ROADWAY. IN THIS EVENT, THE DEVELOPER OR HIS DESIGNEE WOULD BE BILLED FOR ANY COST INCURRED BY THE CITY.
14. INDIVIDUAL LOT IRRIGATION SYSTEMS WILL NOT BE INSTALLED WITHIN THE STREET RIGHT-OF-WAY, UNLESS PROPERTY LINE COMES ALL THE WAY TO THE BACK OF CURB.
15. THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR MEETING 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 STREET RIGHT BETWEEN BACK OF CURB AND FACE OF SIDEWALK.

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

10/24/13
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 3 SECONDS PER ANGLE AS SHOWN HEREON AND THE AREA IS SHOWN WAS DETERMINED BY COORDINATE METHOD OF AREA CALCULATION.

8/20/13
DAVID A. WERNER, SC.P.L.S. L-29793

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 "A" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO ENCROACHMENT, PROJECTIONS, OR OVERLAPS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO, I HAVE DETERMINED THE FEDERAL FLOOD HAZARD INFORMATION AS SHOWN HEREON VIA HYDROLOGIC STUDIES DATED SEPTEMBER 26, 2006 & FIRM, STL HYDROLOGIC, EFFECTIVE DATE SEPTEMBER 29, 2006, AND FOUND THAT THIS PORTION OF THE SUBJECT TRACT DOES NOT FALL WITHIN A 100 YEAR FLOOD SECTION.

8/20/13
DAVID A. WERNER, SC.P.L.S. L-29793

SOUTH CAROLINA
ESP ASSOCIATES P.A.
NO. C01154
CERTIFICATE OF AUTHORIZATION

ESP
ESP Associates, P.A.
P.O. Box 7030 Charlotte, NC 28241
3475 Lakemont Blvd. Fort Mill, SC 29708
704-561-1040 (NC)
803-548-1040 (SC)
www.espassociates.com

NO.	DATE	REVISION	BY

FINAL PLAT OF
GARDENDALE, PHASE 1
POD C, MAP 2
LOCATED IN CITY OF TEGA CAY
YORK COUNTY
SOUTH CAROLINA

CLIENT / OWNER
DRAKE GARDENDALE, LLC
2201 B PLANTATION CENTER DRIVE
MATTHEWS, NC 28105

POD C MAP 2
SW 2.0MB

E222 2

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ESP ASSOCIATES, P.A.

AREA SUMMARY		
LOTS (39 SINGLE FAMILY)	344,947 SF	7.918 AC
TOTAL AREA IN R/W	58,339 SF	1.339 AC
R/W AREA HAZEL STREET	34,914 SF	0.801 AC
R/W AREA CORALBELL WAY	5,456 SF	0.130 AC
R/W AREA BASIL COURT	17,969 SF	0.408 AC
BASIL COURTS		
HAZEL STREET	878 LF	
CORALBELL WAY	29 LF	
BASIL COURT	898 LF	
AREA WITHIN ABOVE BY THIS PLAT	403,677 SF	9.271 AC

NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
2. SUBJECT PROPERTY:
   OWNER OF RECORD: DRAKE GARDENDALE, LLC
   ZONED: GARDENDALE POD
   PORTION OF TAX PARCEL: 6420020136
   DEED/PLAT REFERENCE: DEED BOOK 3905 AT PAGE 314 PLAT BOOK 0297 AT PAGES 9 & 10.
3. SITE DEVELOPMENT INFORMATION (GOVERNS GARDENDALE POD-AREA DESIGNATION "C"):
   TOTAL LOTS IN POD C: 159
   MINIMUM LOT WIDTH: 70'
   MINIMUM LOT AREA: 8,000 SF (0.184 AC)
   FRONT YARD SETBACK: 25' (OVERHANG)
   REAR YARD SETBACK: 20'
   SIDE YARD SETBACK: 5' (4' MINIMUM, 10' AGGREGATE)*

   *IS 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 "C" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN 500 YEARS) ACCORDING TO FEMA FIRM COMMUNITY PANEL NO. 450103C0215E AND 450103C0220E, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2006. NO CONSTRUCTION ALLOWED WITHIN THE 100 YEAR FLOOD PLAIN.
5. DATE OF SURVEY MARCH 2014
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 801, 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 THEY BUILD OUT AND OCCUPIED).
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 ON 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.
14. INDIVIDUAL LOT IRRIGATION SYSTEMS WILL NOT BE INSTALLED WITHIN THE STREET RIGHT-OF-WAY, 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 (SIGNS AND STOP BARS) ARE TO BE LOCATED WITHIN GRASS STRIP BETWEEN BACK OF CURB AND BACK OF SIDEWALK.
17. FIRE WATER METERS, BLOW OFF ASSEMBLIES, BACKFLOW PREVENTERS, HYDRANTS, GATE VALVES OF SANITARY SEWER CLEANOUTS TO BE LOCATED WITHIN DRIVEWAYS OR SIDEWALKS.
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. A PORTION OF CORALBELL WAY EXTENDS INTO POD "D".

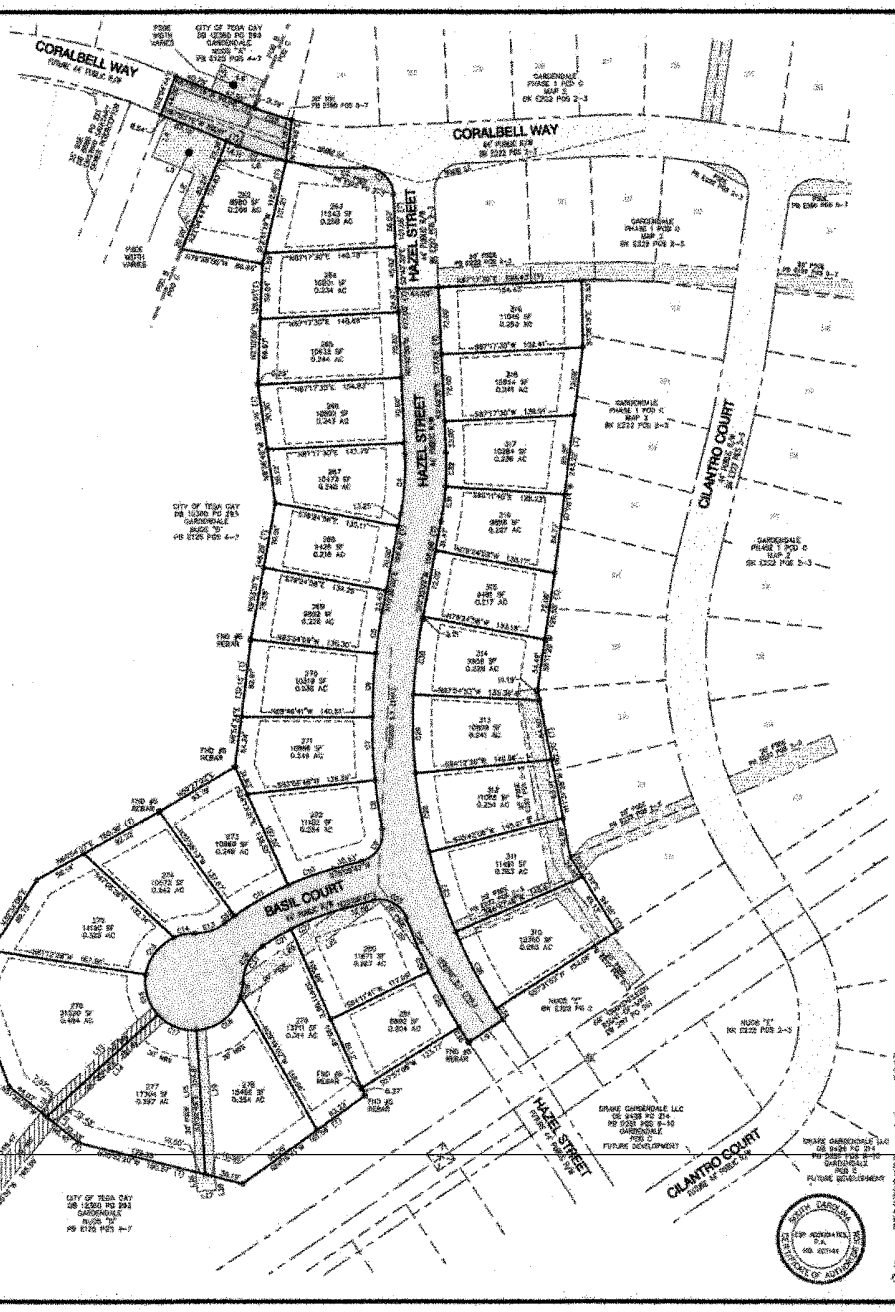
CERTIFICATE OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE GARDENDALE 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 OFFICE OF THE CLERK OF COUNTY OF YORK, SOUTH CAROLINA.

CITY SEAL

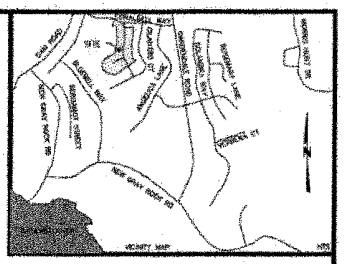
4/28/14
DATE

CITY MANAGER
TEGA CAY, SOUTH CAROLINA



Curve Table				
Curve #	Radius	Length	Bearing	Chord
C1	330.00	92.77	S 78°36'56" E	92.71
C2	332.00	85.09	S 84°52'55" E	84.85
C3	30.00	46.96	N 47°34'46" W	42.33
C4	376.50	64.19	N 35°46'16" E	64.10
C5	620.00	45.84	S 8°30'27" W	45.87
C6	692.00	67.77	S 8°38'35" W	67.73
C7	692.00	67.77	S 2°50'57" E	67.73
C8	692.00	82.86	S 8°35'28" E	82.84
C9	30.00	46.96	N 39°25'02" E	42.64
C10	332.00	92.26	S 70°28'08" W	95.70
C11	332.00	85.13	S 68°56'08" W	85.67
C12	332.00	13.21	S 80°54'16" W	13.21
C13	30.00	34.22	N 71°30'30" E	33.67
C14	92.00	22.80	S 78°05'58" W	22.64
C15	60.00	51.75	S 37°08'08" W	49.84
C16	92.00	46.30	S 18°46'34" E	44.97
C17	92.00	49.26	S 67°30'05" E	44.86
C18	60.00	63.05	N 50°03'07" E	59.96
C19	30.00	13.95	N 0°17'46" E	13.91
C20	60.00	46.76	S 26°40'02" W	45.59
C21	376.00	39.41	S 18°48'02" W	39.39
C22	276.00	61.88	S 48°41'06" W	61.76
C23	30.00	44.46	N 82°52'27" W	40.46
C24	620.00	62.54	S 23°52'30" E	62.51
C25	620.00	61.77	S 26°52'30" E	61.72
C26	576.00	53.47	S 27°50'15" E	53.37
C27	576.00	68.84	S 18°47'57" E	68.74
C28	576.00	69.83	S 10°38'35" E	69.75
C29	576.00	64.49	S 1°36'36" E	64.43
C30	576.00	60.69	S 4°26'06" W	60.62
C31	576.00	38.15	N 7°11'36" E	38.08
C32	576.00	38.45	N 6°38'52" E	38.38
C33	576.00	41.98	S 10°14'47" E	41.94
C34	576.00	13.95	S 13°08'12" E	13.95
C35	622.00	16.42	S 32°37'32" E	16.42
C36	622.00	19.67	S 34°07'06" E	19.67

Typical Lot Table		
Line #	Direction	Length
L1	N 38°37'37" W	24.08
L2	N 28°54'44" E	44.48
L3	N 67°55'16" W	48.43
L4	N 22°04'44" E	45.00
L5	S 22°04'44" W	30.00
L6	S 67°55'16" E	47.64
L7	S 22°04'44" W	30.05
L8	N 89°55'37" W	71.85
L9	N 0°04'46" E	44.00
L10	N 89°55'37" W	28.03
L11	S 28°35'51" W	16.49
L12	S 28°35'51" W	16.81
L13	S 47°51'18" W	146.13
L14	S 47°51'18" W	144.64
L15	S 3°32'48" E	152.58
L16	S 3°32'48" E	120.66
L17	S 86°27'17" W	20.93
L18	S 3°32'48" E	14.31
L19	S 3°32'48" E	150.97
L20	N 54°47'57" E	132.84
L21	N 54°47'57" E	137.05
L22	N 37°30'55" W	31.48



LEGEND

- (FND) = FOUND
- (T) = TOTAL
- SQ. = SQUARE FOOTAGE
- NUDS = NATURAL UNDISTURBED OPEN SPACE
- PB = PLAT BOOK
- DB = DEED BOOK
- PG = PAGE
- PDDE = PUBLIC DRAINAGE EASEMENT
- ⊙ = SET 1/2" REBAR UNLESS OTHERWISE NOTED
- ⊙ = 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- LBB = LAND USE BUFFER
- CDS = COMMON OPEN SPACE
- R/W = RIGHT OF WAY
- ♿ = HANDICAP RAMP
- = FIRE HYDRANT
- Ⓢ = SANITARY SEWER MANHOLE
- ⊕ = CATCH INLET
- ⊕ = DROP INLET
- ● = STORM MANHOLE
- NTS = NOT TO SCALE
- BFP = BACKFLOW PREVENTER
- = FLARED END SECTION
- SSE = SANITARY SEWER EASEMENT
- = BOUNDARY AND LOT LINES
- = CENTERLINE
- = SETBACK LINE
- = ADJOINING OR FUTURE ESP LINE
- = EASEMENT LINE
- = RIGHT OF WAY LINE
- = SEWER LINE
- = WATER LINE
- = STORM LINE
- = BACK OF CURB
- = SIDEWALK
- = ZONE OF PAVEMENT

MAP SCALE 1"=200'
0 10 50 80 120

I HEREBY CERTIFY THAT THE BASIS OF PRECISION OF THE FIELD SURVEY IS 1:14,289 AND THE ANGULAR ERROR OF TRAVERSE IS 2 SECONDS PER ANGLE AS SHOWN HEREON AND THE AREA IS SHOWN WAS DETERMINED BY COORDINATE METHOD OF AREA CALCULATION.

4/28/14
DAVID A. WEBBER, S.C.R.L.S. L-2848

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 "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR RECESSES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO, I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD FAND, NO ADMINISTRATIVE EFFECTIVE DATE SEPTEMBER 28, 2006 & FIND, NO ADMINISTRATIVE EFFECTIVE DATE SEPTEMBER 28, 2006, AND FOUND THAT THE SUBJECT TRACT AS SHOWN HEREON DOES NOT FALL WITHIN A 100 YEAR FLOOD PLAIN ELEVATION.

4/28/14
1 of 2 DAVID A. WEBBER, S.C.R.L.S. L-2848

SOUTH CAROLINA
ESP ASSOCIATES P.A.
COA: C05-0246
CERTIFICATE OF AUTHORITY

NO.	DATE	REVISION	BY

FINAL PLAT OF
GARDENDALE, PHASE 1
POD C, MAP 3
LOCATED IN CITY OF TEGA CAY
YORK COUNTY
SOUTH CAROLINA

CLIENT / OWNER
DRAKE GARDENDALE, LLC
2201 S. PLANTATION CENTER DRIVE
MATTHEWS, NC 28105
(704) 365-5722

POD C MAP 3
SH 1 OF 2

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

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	58.28	1022.00	3°16'05"	S28°31'04"W	58.29
C2	47.13	30.00	90°00'00"	N65°53'02"E	42.43
C3	58.46	272.00	12°18'53"	N79°16'23"W	58.35
C4	87.57	272.00	18°26'44"	S89°22'48"W	87.19
C5	54.57	272.00	11°29'39"	S74°52'36"W	54.47
C6	39.26	50.00	45°00'00"	S89°49'14"E	38.25
C7	40.69	52.00	44°50'12"	N68°41'16"W	39.66
C8	57.49	52.00	63°17'35"	S37°14'50"W	54.57
C9	57.98	52.00	63°52'48"	S24°20'22"E	55.02
C10	57.98	52.00	63°52'48"	N89°46'24"E	55.02
C11	31.13	52.00	34°17'48"	N40°48'48"E	30.66
C12	39.36	30.00	45°06'05"	S46°04'49"W	38.35
C13	118.43	229.00	29°14'52"	S82°45'15"W	117.27
C14	55.74	229.00	14°00'23"	N76°57'08"W	55.60
C15	47.13	30.00	90°00'00"	N24°06'58"W	42.43
C16	62.56	229.00	15°43'31"	N88°44'49"E	62.38
C17	76.88	278.00	15°49'45"	N48°34'06"E	76.64
C18	46.75	50.00	53°34'38"	N63°11'59"E	45.07
C19	89.05	52.00	98°00'39"	N66°00'33"W	78.67
C20	57.98	52.00	63°49'27"	S46°04'06"W	54.98
C21	57.98	52.00	63°51'08"	S17°46'20"E	55.00
C22	57.98	52.00	63°53'17"	S81°38'42"E	55.03
C23	41.59	50.00	47°37'48"	N43°31'46"E	40.44
C24	34.23	50.00	39°13'49"	S40°18'31"W	33.57
C25	10.78	382.00	1°60'28"	N58°12'01"E	10.77
C26	98.80	382.00	15°49'04"	N49°37'45"E	98.52
C27	46.75	51.95	51°33'05"	S18°39'57"E	45.19
C28	46.19	51.95	50°56'12"	S69°53'48"E	44.68
C29	46.01	51.95	50°44'13"	N59°16'08"E	44.52
C30	48.51	49.95	56°09'13"	S62°08'43"W	46.98
C31	3.52	30.00	16°32'08"	N84°36'44"W	3.51
C32	16.39	229.00	4°07'06"	S38°40'47"W	16.38

LINE TABLE

LINE	BEARING	LENGTH
L1	S20°53'02"W	89.32
L2	N65°06'59"W	58.71
L3	S68°37'48"W	36.65
L4	S68°37'48"W	23.72
L5	N68°37'48"E	43.56
L6	N68°37'48"E	16.81
L7	S69°56'58"E	56.71
L8	S20°53'02"W	40.72
L9	N12°01'06"W	40.31

REFERENCES

1. DEEDS AND PLATS SHOWN HEREON.

2. PLAT ENTITLED "SUBDIVISION PLAT FOR DRAKE GARDENDALE, LLC", BY INSITE ENGINEERING & SURVEYING, DATED 03/11/08, AND RECORDED IN THE OFFICE OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA IN PLAT BOOK D251 AT PAGES 9 & 10.

AREA SUMMARY:

RIGHT OF WAY & COMMON OPEN SPACE RECORDED IN PLAT BOOK D394 PAGES 5-7

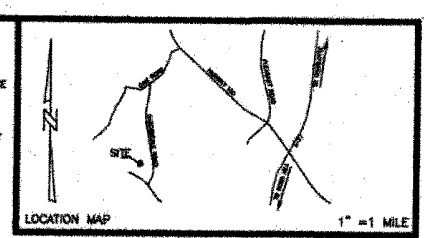
LOTS (28 SINGLE FAMILY)	438,428 SF	10.019 AC
AREA ENCOMPASSED BY THIS PLAT	436,428 SF	10.019 AC

ROAD LENGTHS (PREVIOUSLY RECORDED)

ORCHID WAY	780 LF
AMARANTH DRIVE	1,430 LF
MANDRAKE COURT	813 LF
ALDER COURT	283 LF
ANGELICA LANE	2,153 LF
VIOLET COURT	427 LF
ROAD TOTALS	5,886 LF

SEE PLAT BOOK D344 PG 4 – 7 FOR DETAILS OF ROADWAYS

LEGEND
(T) = TOTAL
SF = SIGHT TRIANGLE
NUOS = NATURAL UNDISTURBED OPEN SPACE
PB = PLAT BOOK
DB = DEED BOOK
PG = PAGE
PSDE = PUBLIC STORM DRAINAGE EASEMENT
⊙ = FOUND IRON AS NOTED
● = #4 REBAR FOUND
LUB = LAND USE BUFFER
= RIGHT OF WAY
= CENTERLINE
= BOUNDARY NOT SURVEYED
= ZONING ORDINANCE LINE



NOTES
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.

2. SUBJECT PROPERTY:
OWNER OF RECORD: DRAKE GARDENDALE, LLC
ZONED: GARDENDALE PDD (D1, D2, D3) △1
A PORTION OF TAX: 6440101138
A PORTION OF TAX: 6440101138
ALL OF: 6540000021
ALL OF: 6440101245
ALL OF: 6440101243
ALL OF: 6440101247
ALL OF: 6440101246

RECORD BOOK 9425 AT PAGE 214
RECORD BOOK 9845 AT PAGE 69
PLAT BOOK 8390 AT PAGES
PLAT BOOK D251 AT PAGES 9 & 10

3. SITE DEVELOPMENT INFORMATION:

TOTAL LOTS:	28 (SINGLE FAMILY LOTS)
MINIMUM LOT WIDTH D1	65'
MINIMUM LOT WIDTH D2	55'
MINIMUM LOT WIDTH D3	95'
MINIMUM LOT AREA D1	8,000 SF (0.184 AC)
MINIMUM LOT AREA D2	6,600 SF (0.152 AC)
MINIMUM LOT AREA D3	10,000 SF (0.230 AC)
FRONT YARD SETBACK:	20' (MINIMUM)
REAR YARD SETBACK:	20'
SIDE YARD SETBACK:	5' (4' MINIMUM, 10' AGGREGATE)** △1

PDD "D", 83 LOTS PREVIOUSLY RECORDED, 111 TOTAL LOTS TO DATE.

** 5' SHOWN (UNLESS OTHERWISE NOTED). COMBINED SIDE YARDS OF INTERIOR LOTS SHALL TOTAL 10 FEET PROVIDED THAT NO INDIVIDUAL SIDE YARD SHALL BE LESS THAN 4 FEET. A MAXIMUM 18" VERTICAL △1 OVERHANG IS ALLOWED BEYOND THE SIDE SETBACK LINE.

4. SUBJECT PROPERTY IS LOCATED IN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) ACCORDING TO FIRM MAP 45091 C021 3E EFFECTIVE DATE SEPTEMBER 26, 2008.

-- NO CONSTRUCTION IN THE 100 YEAR FLOOD FLOOD ZONE.

5. SEE PLAT BOOK D 344 PG 4–7 FOR DETAILS OF SIGHT TRIANGLES, PERMANENT STORM DRAINAGE EASEMENTS (UNLESS NOTED OTHERWISE)

6. APPROVAL OF THIS PLAT RESCINDS (SINGLE FAMILY LOTS ONLY) PREVIOUS APPROVALS BY PLANNING COMMISSION FOR MAPS:
PHASE 1 POD D, RECORDED IN THE OFFICE OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA IN PLAT BOOK D 344 AT PAGES 4–7 AND PLAT BOOK E 4 AT PAGE 1.

7. ALL ROADWAYS SHOWN RECORDED ON PREVIOUS RECORD PLAT D 344 PG 4–7.

8. THE SOLE PURPOSE OF THIS PLAT IS TO REVISE THE INDIVIDUAL PROPERTY LINES FOR LOTS 387–391 △1 AND 418–432. NO COMMON OPEN SPACE OR ROAD RIGHT OF WAYS WERE EFFECTED IN ANY MANNER. THIS PLAT SUPERSEDES THAT PORTION OF PB D 344 PG 4–7 AND PB E 4 AT PAGE 1.

9. SURVEY COMPLETED FEBRUARY, 2010

10. NO CEMETERIES OR BURIAL GROUNDS WERE FOUND OR REPORTED TO THIS FIRM.

11. #5 REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

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

ESP ASSOCIATES, P.A.

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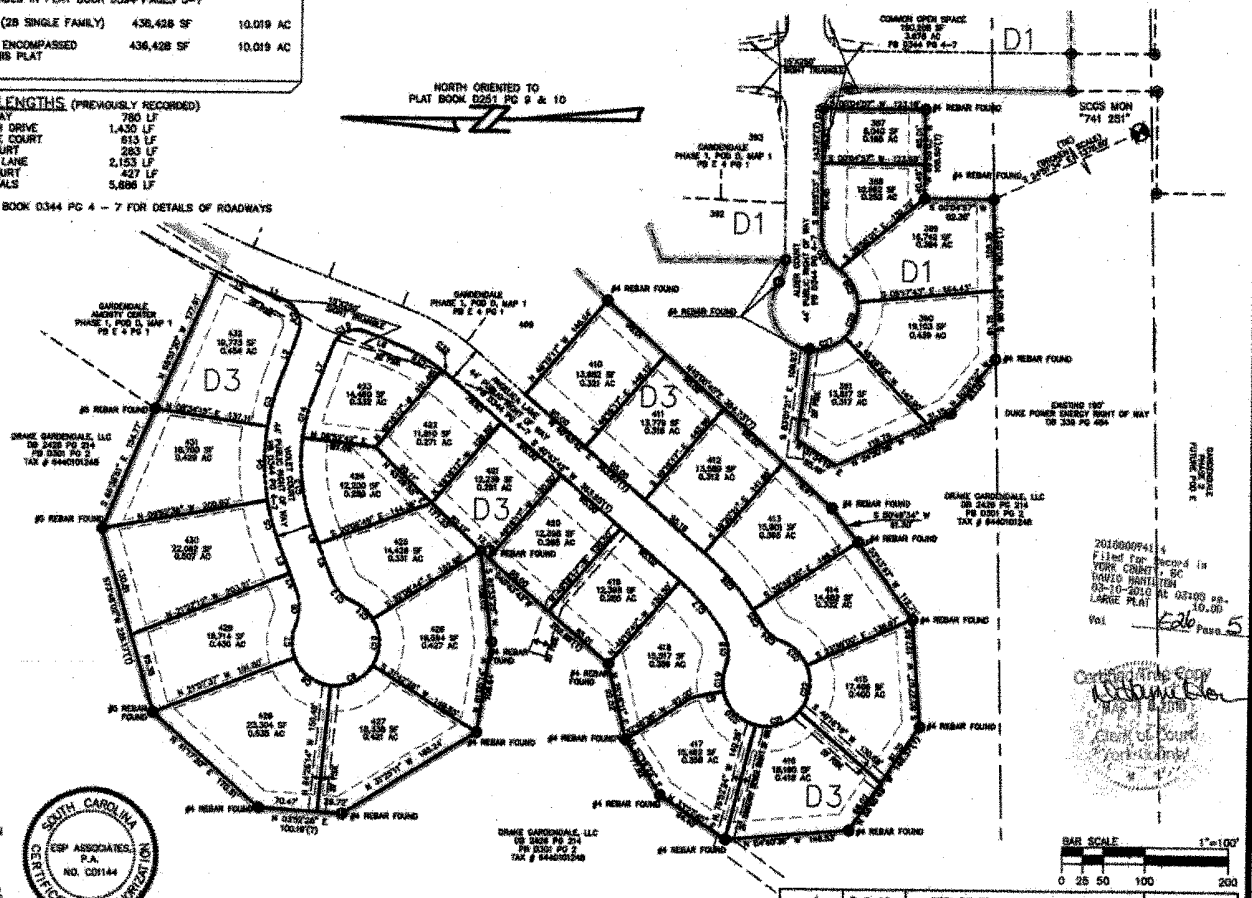
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

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 "S" SURVEY IS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENT, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO, I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45091 C021 3E EFFECTIVE DATE SEPTEMBER 26, 2008 AND FOUND THAT A PORTION OF THE SUBJECT TRACT FALLS WITHIN A 100 YEAR FLOOD BOUNDARY

David A. Merrick 3/2/10
DAVID A. MERRICK, S.C.P.L.S.
L-20193

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



2010000741
Filed for Record in YORK COUNTY, SC
DAVID HAMILTON
03-10-2010 At 03:09 pm.
LARGE PLAT 10.00
Vol 2210 Page 5

Original Plat Copy
Clerk of Court
York County

CERTIFICATE OF APPROVAL FOR RECORDING:

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

CITY SEAL

10-March-2010
DATE

CITY MANAGER
TEGA CAY, SOUTH CAROLINA

NO.	DATE	REVISION	BY
1.	3-2-10	CITY OF TEGA CAY COMMENTS	LKJ / DAW

RECOMBINATION PLAT OF
GARDENDALE
PHASE 1, POD D, MAP 2
LOCATED IN CITY OF TEGA CAY
YORK COUNTY
SOUTH CAROLINA

DRAKE GARDENDALE, LLC
2501 S. PLANTATION CENTER DRIVE
MATTHEWS, NC 28105

PROJECT NO. W05.801
SCALE 1"=100'
DATE 1-18-10
DRAWN BY LKJ
CHECKED BY DAW
DRAWING NO. POD D 1-14-10.DWG
SHEET 1 OF 2

LEGEND
(T) = TOTAL
ST = SHORT TRIANGLE
NONE = NATURAL UNDISTURBED OPEN SPACE
PB = PLAT BOOK
BB = DEED BOOK
PG = PAGE
PDE = PUBLIC STORM DRAINAGE EASEMENT
○ = SET 5/8 REBAR UNLESS OTHERWISE NOTED
● = #4 REBAR FOUND UNLESS OTHERWISE NOTED
LSB = LAND USE BUFFER
= RIGHT OF WAY
= CENTERLINE
= BOUNDARY AND LOT LINES
= EASEMENT LINE
= SETBACK LINE
= ADJOINING PROPERTY LINE
= STORM LINE
= SANITARY SEWER LINE
= WATER LINE
COS = COMMON OPEN SPACE
= COMMON OPEN SPACE (DISTURBED)
= ROAD
= POOL
= HANDICAP RAMP
= FIRE HYDRANT
= SANITARY SEWER MANHOLE
= GRATE INLET
= CURB INLET
= STORM MANHOLE
= S.C.U. (SLOPE DRY ASSEMBLY)
BFP = BACKFLOW PREVENTER
HP = HIGH POINT

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ESP ASSOCIATES, P.A.

CERTIFICATE OF APPROVAL FOR RECORDING:

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

CITY SEAL

7/22/13
DATE

CITY MANAGER
TEGA CAY, SOUTH CAROLINA

AREA SUMMARY:

LOTS (39 SINGLE FAMILY)	358,258 SF	8.226 AC
TOTAL COS	0 SF	0 AC
TOTAL AREA IN R/W	51,653 SF	1.421 AC
R/W AREA AWNATTO WAY	53,988 SF	1.239 AC
AREA ENCUMBERED BY THIS PLAT	412,147 SF	9.576 AC

ROAD LENGTHS (PREVIOUSLY RECORDED)

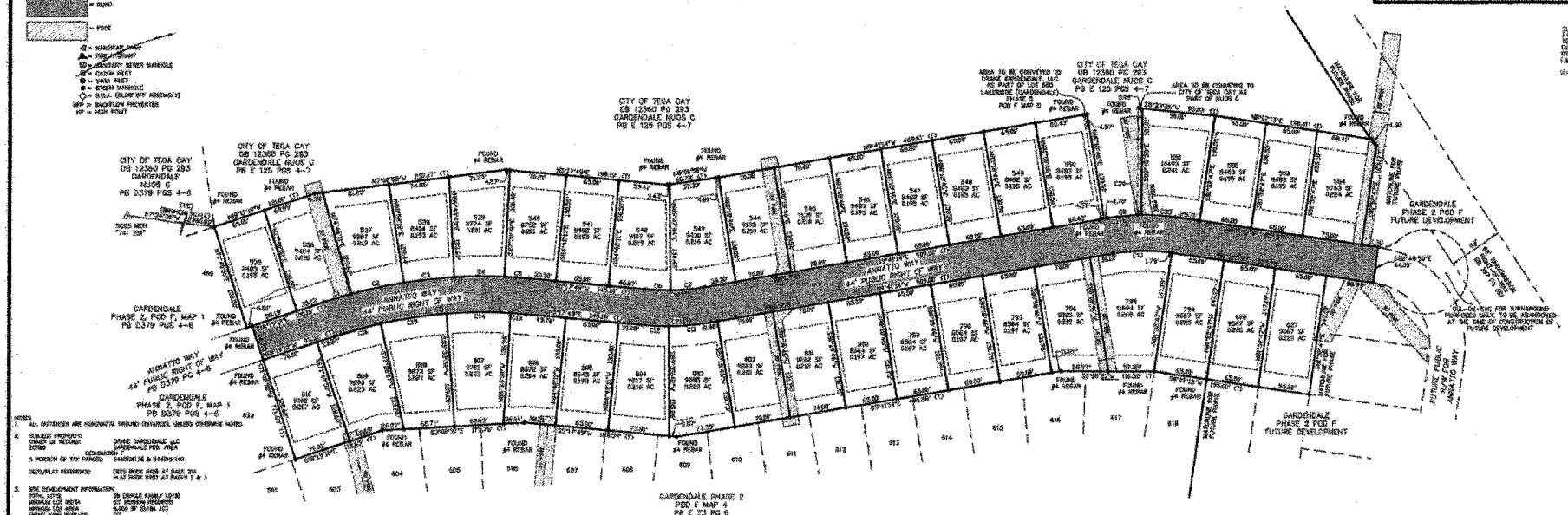
AWNATTO WAY	1,469 LF

REFERENCES:

1. NOTES AND PLATS SHOWN HEREON.
2. PLAT ENTITLED "SUBDIVISION PLAT FOR DRAKE GARDENDALE, LLC, BY WHITE ENGINEERING & SURVEYING, DATED 06/21/06, AND RECORDED IN THE OFFICE OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA IN PLAT BOOK E20 AT PAGES 8 & 10.

NORTH GRIDDED TO PLAT BOOK E20 PG 8 & 10

VICINITY MAP — NO SCALE



NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
2. SUBJECT PROPERTY:
OWNER OF RECORD: DRAKE GARDENDALE, LLC
ZONED: GARDENDALE PUD, PHASE
DESIGNATION: F
A PORTION OF TAX PARCEL: 5460012136 & 5460012140
DATA/PLAT REFERENCE: DEED BOOK 0108 AT PAGE 209
PLAT BOOK E020 AT PAGES 8 & 10
3. SITE DEVELOPMENT INFORMATION:
TOTAL LOTS: 39 (SINGLE FAMILY LOTS)
MINIMUM LOT WIDTH: 60' MINIMUM REQUIRED
MINIMUM LOT AREA: 6,000 SF (0.138 AC)
FRONT YARD SETBACK: 20'
REAR YARD SETBACK: 20'
SIDE YARD SETBACK: 5' (5' SINGLE, 10' AGGREGATE)* (SEE AS MASTER PLAN)
* 5' SHOWN UNLESS OTHERWISE NOTED, CORNER SIDE YARDS OF SEGMOR LOTS SHALL HAVE A MINIMUM OF 10 FEET. NO ACCESSORY SIDE YARD SHALL BE LESS THAN 4 FEET. A MAXIMUM OF 10' OVERHANG IS ALLOWED WITHIN THE SIDE YARD SETBACK.
4. SUBJECT PROPERTY IS (GRAPHICALLY LOCATED IN ZONE 'X' (AREAS DESIGNATED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN SEE NOTE) DESIGNATED TO FEMA/FIRM COMMUNITY PANEL NO. 4500420015 AND 4500420020, WITH EFFECTIVE DATES OF SEPTEMBER 06, 2006. NO CONSTRUCTION IS ALLOWED WITHIN THE 100 YEAR FLOOD PLAIN.
5. DATE OF SURVEY: JUNE 2012
6. NO EASEMENTS OR OTHER ENCUMBRANCES WERE REPORTED TO THIS FIRM.
7. .25 REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
8. SCHEDULED TREES ARE NOT TO BE PLANTED IN THE PLANTING STRIP, BUT OUTSIDE THE STREET RIGHT-OF-WAY AS THE OWNERS YARD.
9. AREAS COMPUTED BY COORDINATE METHOD.
10. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
11. UTILITIES ARE TO BE LOCATED EXCLUSIVELY WITHIN STREET RIGHT-OF-WAY (UNLESS NOTED PER ORDINANCE SEE SECTION 1202.1)
12. ROADS ARE PROPOSED FOR ACCEPTANCE INTO THE CITY OF TEGA CAY ROADWAY SYSTEM (DRAINS WILL NOT BE CONSIDERED FOR ACCEPTANCE BY THE CITY UNTIL THE SURVEY OUT AND CERTIFICATION).
13. THE MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION MANAGEMENT CONTROLS, DURING THE STREET RIGHT-OF-WAY, IS THE RESPONSIBILITY OF THE DEVELOPER OR THE OWNERS. THE CITY OF TEGA CAY RESERVES THE RIGHT TO REMOVE SEDIMENT IN THOSE AREAS SHOULD THE DEVELOPER OR THE OWNERS NOT PROPERLY MAINTAIN THESE AREAS CAUSING POTENTIAL DAMAGE TO THE INTEGRITY OF THE ROADWAY. IN THIS EVENT, THE DEVELOPER OR THE OWNERS SHALL 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 OF THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL RIGHT-OF-WAYS, EASEMENTS CLEAR OF ALL ROCK, VEGETATION AND OTHER OBJECTS THAT MAY BLOCK DRIVER'S LINE OF SIGHT.
16. UNIFORM TRAFFIC CONTROL DEVICES (SIGNS) AS STOP SIGNS ARE TO BE LOCATED WITHIN DRAINS STOP BETWEEN EDGE OF CURB AND FACE OF SIDEWALK.
17. NO WATER METERS OR SANITARY SEWER CLEANOUTS TO BE LOCATED WITHIN DRIVEWAYS OR SIDEWALKS.

ESP
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Curve Table				
Curve #	Radius	Length	Bearing	Chord
C1	550.00	33.03	S 32°49'57" E	33.03
C2	550.00	67.23	S 37°07'44" E	67.20
C3	550.00	66.36	S 41°06'27" E	66.31
C4	550.00	62.31	S 47°23'05" E	62.28
C5	550.00	38.46	S 53°37'34" W	38.42
C6	275.00	23.98	N 51°12'54" E	23.97
C7	275.00	49.72	N 57°17'05" W	49.68
C8	275.00	37.18	S 57°46'38" E	37.09
C9	325.00	75.84	S 67°47'06" E	75.70
C10	325.00	52.17	N 57°02'46" W	52.11
C11	325.00	38.64	N 47°09'45" E	38.63
C12	275.00	19.72	S 41°52'18" W	19.71
C13	275.00	79.69	S 49°29'27" E	79.43
C14	275.00	104.39	S 40°38'46" E	103.77
C15	275.00	41.73	S 61°06'28" E	41.69
C16	275.00	59.68	S 73°06'53" E	59.56
C17	275.00	254.39	S 40°38'46" E	245.37
C18	275.00	72.78	N 21°21'42" W	72.58
C19	275.00	84.34	S 47°47'06" E	84.05
C20	275.00	5.91	S 13°07'22" E	5.91
C21	325.00	94.21	N 21°21'42" W	93.97
C22	275.00	238.24	S 47°38'46" E	230.56
C23	275.00	46.62	S 37°39'37" W	46.57

Crossover Line Table		
Line #	Direction	Length
L36	S 38°09'49" E	9.46
L37	N 2°49'53" E	61.36

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:10,000 AND THE ANGLE OF ERROR OF 15 SECONDS PER ANGLE AS DETERMINED BY ANGULAR MEASUREMENT, WAS ACHIEVED BY ADDITIONAL METHODS OF AREA CALCULATION.

DAVID A. HERMAN, S.C.P.L.S. L-20293

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 FOR PROPERTY SURVEYS AND MAPS OF THE STATE OF SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE WILL BE NO ENCROACHMENTS, PROJECTIONS OR OVERHANGS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO, I HAVE CHECKED NO THE FEDERAL INSURANCE ADMINISTRATION FLOOD ELEVATION MAPS, BY ADMINISTRATOR, EFFECTIVE DATE SEPTEMBER 06, 2006, AND TO THE BEST OF MY KNOWLEDGE, EFFECTIVE DATE NOVEMBER 2006, AND FOUND THE PROPERTY OF THE SUBJECT SURVEY DOES NOT FALL WITHIN A 100 YEAR FLOOD ELEVATION.

7/22/13
DAVID A. HERMAN, S.C.P.L.S. L-20293

SOUTH CAROLINA
ESP ASSOCIATES, P.A.
NO. C00944
CERTIFICATE OF AUTHORIZATION

BAR SCALE 1"=40'
0 10 20 40 120

NO.	DATE	REVISION	BY

FINAL PLAT OF LAKERIDGE (GARDENDALE), PHASE 2
POD F, MAP 5
LOCATED IN CITY OF TEGA CAY
YORK COUNTY
SOUTH CAROLINA

PROJECT NO. 12-0000
DATE 06/21/13
DRAWN BY DAH
CHECKED BY DAH
SCALE 1"=40'
SURVEY NO. 12-0000
FILE NO. 12-0000
SHEET 1 OF 3

CLIENT/OWNER
DRAKE GARDENDALE, LLC
2801 G PLANTATION CENTER DRIVE
MATTHEWS, NC 28105
(803) 366-5432

POD F MAP 5.DWG

LEGEND
(T) = TOTAL
ST = SHORT TRIANGLE
NAOS = 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
= RIGHT OF WAY
= CENTERLINE
= ADJACENT AND LOT LINES
= EASEMENT LINE
= RETENTION LINE
= ADJACENT PROPERTY LINE
= STORM LINE
= SANITARY SEWER LINE
= WATER LINE
COS = COMMON OPEN SPACE
= POND
= PARK
= HANDICAP RAMP
= FIRE HYDRANT
= SANITARY SEWER MANHOLE
= CATCH INLET
= YARD INLET
= STORM MANHOLE
= R.B.A. (BELOW GRT ASSEMBLY)
BFP = BACKFLOW PREVENTER
HP = HOSE POINT

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ESP ASSOCIATES, P.A.

CERTIFICATE OF APPROVAL FOR RECORDING

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

CITY SEAL

DATE

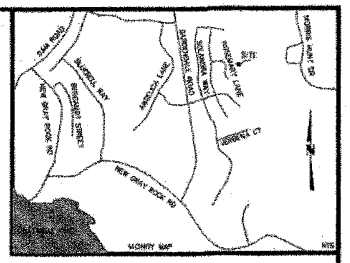
CITY MANAGER
TEGA CAY, SOUTH CAROLINA

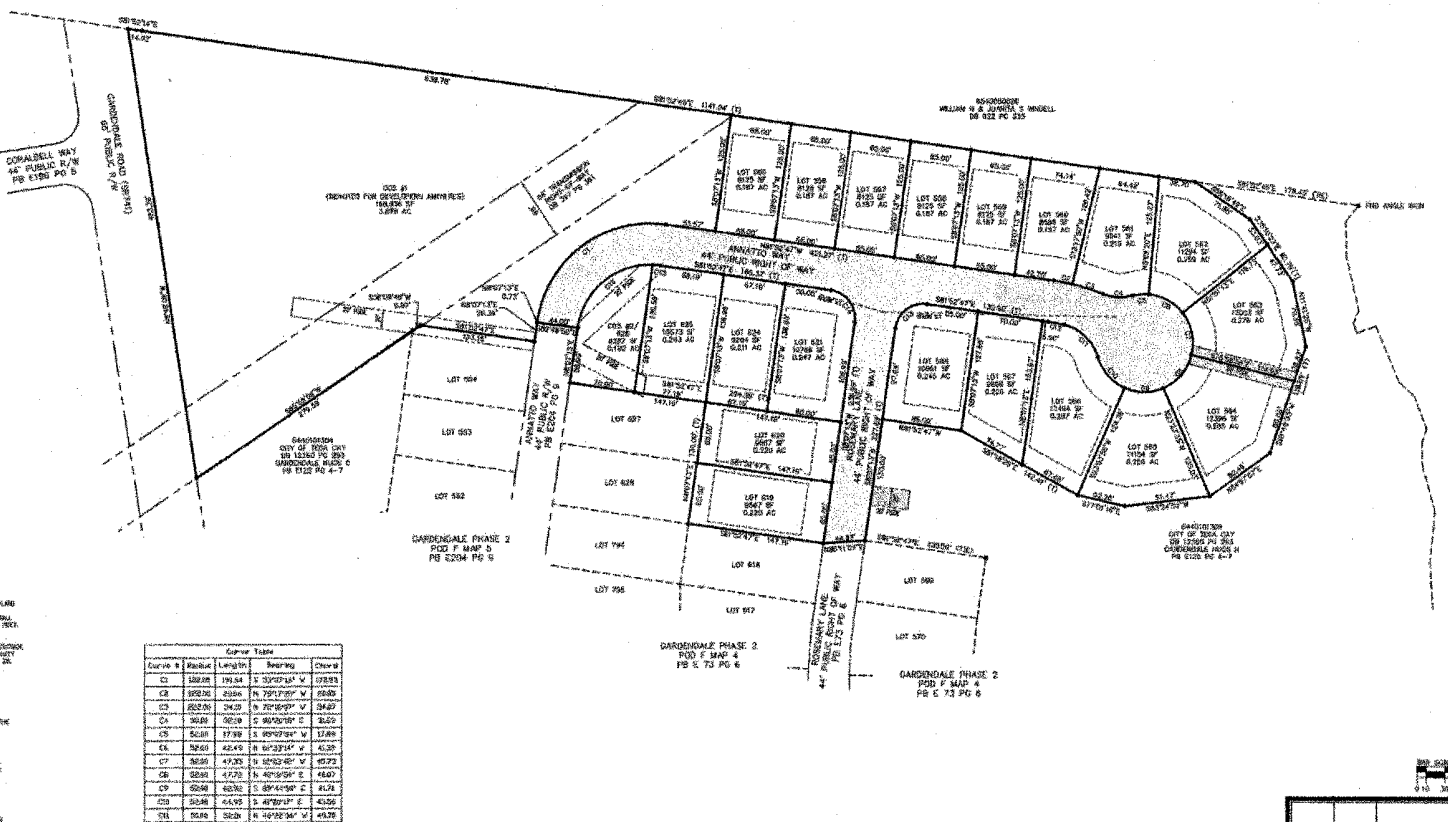
AREA SUMMARY

LOTS (19 SINGLE FAMILY)	188,269 SF	4.322 AC
TOTAL COS	177,373 SF	4.072 AC
COS #1	148,536 SF	3.409 AC
COS #2	28,837 SF	0.662 AC
TOTAL AREA IN R/W	48,244 SF	1.110 AC
R/W AREA ANNATTO WAY	38,015 SF	0.873 AC
R/W AREA ROSEMARY LANE	11,229 SF	0.274 AC
AREA ENCUMBERED (EX. 2100 SF)	414,230 SF	9.510 AC

ROAD LENGTHS

ANNATTO WAY	889 LF
ROSEMARY LANE	263 LF
TOTAL	1152 LF





NORTH ORIENTED TO PLAT BOOK E393 PG 5

NOTES:
1. ALL BEARINGS ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. SUBJECT PROPERTY:
OWNER OF RECORD: DRAKE GARDENDALE, LLC
ZONED: GARDENDALE PUD, AREA OBSERVATION 7
A PORTION OF TAX PARCEL: 0140000138
DEED/PLAT REFERENCE: DEED BOOK 0000 AT PAGE 214
PLAT BOOK E393 AT PAGES 2 & 3
PLAT BOOK E393 PAGE 4-7
3. SITE DEVELOPMENT INFORMATION:
TOTAL LOTS: 19 (SINGLE FAMILY LOTS)
MINIMUM LOT WIDTH: 50' MINIMUM REQUIRED
MINIMUM LOT AREA: 8,000 SF (0.184 AC)
FRONT YARD SETBACK: 20'
REAR YARD SETBACK: 20'
SIDE YARD SETBACK: 7' (6' MINIMUM, 13' AGGREGATE)* (SAME AS MASTER PLAN)
* 6' SIDEYARD SETBACK (OTHERWISE NOTED) COMBINED SIDE YARDS OF INTERIOR LOTS SHALL TOTAL A MINIMUM OF 13 FEET. NO INDIVIDUAL SIDE YARD SHALL BE LESS THAN 4 FEET. A MINIMUM OF 6' OVERHANG IS ALLOWED BEYOND THE SIDE YARD SETBACK.
4. SUBJECT PROPERTY IS GRAPHically LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) SEE FEMA'S ESTIMATE TO FEMA/FIRM COMMUNITY PANEL NO. 4500190015E AND INFORMATION, WITH EFFECTIVE DATES OF SEPTEMBER 26, 2008. NO CONSTRUCTION ALLOWED WITHIN THE 100 YEAR FLOOD PLAIN.
5. DATE OF SURVEY: MARCH 2014.
6. NO CEMETERIES OR BURIAL GROUNDS WERE REPORTED TO THE FIRM.
7. #5 REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
8. HARDWOOD TREES ARE NOT TO BE PLANTED IN THE PLANTING STRIP, BUT OUTSIDE THE STREET RIGHT-OF-WAY IN THE OWNERS YARD.
9. AREAS COMPUTED BY COORDINATE METHOD.
10. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
11. UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE STREET RIGHT-OF-WAY (UNLESS NOTED OTHERWISE) SEE ORDINANCE SS, SECTION 1000.6.
12. ROADS ARE PROPOSED FOR ACCEPTANCE INTO THE CITY OF TEGA CAY PAVEMENT SYSTEM (ROADS WILL NOT BE CONSIDERED FOR ACCEPTANCE BY THE CITY UNTIL TEN SOLD LOT AND OCCUPATIONS).
13. THE MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION MANAGEMENT CONTROLS, OUTSIDE THE STREET RIGHT-OF-WAY, IS THE RESPONSIBILITY OF THE HOMEOWNER OR HIS DESIGNEE. THE CITY OF TEGA CAY RESERVES THE RIGHT TO REMOVE WORK IN PUBLIC AREAS WHERE THE HOMEOWNER OR HIS DESIGNEE HAS PHYSically MODIFIED THESE AREAS CAUSING POTENTIAL DANGER TO THE INTEGRITY OF THE ROADWAY. IN THIS EVENT, THE HOMEOWNER OR HIS DESIGNEE WOULD BE BILLED FOR ANY COST INCURRED BY THE CITY.
14. RESIDENTIAL LOT DRAINAGE SYSTEMS WILL NOT BE INSTALLED WITHIN THE STREET RIGHT-OF-WAY. DRAINAGE PROBLEMS OF LOT OWNERS WILL BE THE SOLE RESPONSIBILITY OF THE OWNER.
15. THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR REPAIRING ALL SIDEWALK DRAINAGE EASEMENTS (DEAD OF ALL TREES, VEGETATION AND OTHER OBJECTS THAT MAY BLOCK OWNER'S LINE OF SITE.
16. UNITED TRADING SOUTHEAST CORNER CURVE AT EAST ROAD ARE TO BE LOCATED WITHIN GRADE SEPARATE BETWEEN BACK OF CURB AND EAST TO ROADWAY.
17. ALL WATER METERS OR SANITARY SEWER CLEANOUTS TO BE LOCATED WITHIN DRIVEWAYS OR SIDEWALKS.

Curve Table				
Curve #	Radius	Length	Bearing	Chord
C1	180.00	199.84	S 32°07'18" W	189.93
C2	180.00	23.06	N 79°17'07" W	23.02
C3	180.00	24.23	S 70°16'07" W	24.21
C4	30.00	50.19	S 90°00'00" E	44.59
C5	50.00	17.99	S 89°07'07" W	17.89
C6	180.00	42.49	N 64°33'14" W	42.39
C7	180.00	47.35	N 52°52'45" W	47.23
C8	180.00	47.70	N 40°19'56" E	46.07
C9	180.00	62.92	S 69°44'56" E	61.74
C10	180.00	44.95	S 49°00'17" E	43.56
C11	50.00	50.01	N 40°02'34" W	49.78
C12	179.00	17.75	N 79°21'43" W	17.72
C13	30.00	47.12	S 90°00'00" W	42.43
C14	30.00	47.12	N 36°52'55" W	42.43
C15	77.95	9.61	N 84°49'55" W	9.61
C16	77.95	54.23	S 36°19'55" W	53.15

I HEREBY CERTIFY THAT THE BASIS OF PRECISION OF THE FIELD SURVEY IS 1:14,000 AND THE ANGULAR ERROR OF CLOSURE IS 2 SECONDS PER ANGLE AS SHOWN HEREON AND THE AREA IS SHOWN AND DETERMINED BY COORDINATE METHOD OF AREA CALCULATION.

DAVID A. WIMBER, S.C.P.L.S. (-20198)

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 "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR RECESSES AFFECTING THE PROPERTY OTHER THAN SHOWN HEREON. I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP, HOWEVER, EFFECTIVE DATE SEPTEMBER 26, 2008, THE LOCATION OF THE NEAREST FRAME DOES NOT FALL WITHIN A 100 YEAR FLOOD ZONE.

DAVID A. WIMBER, S.C.P.L.S. (-20198)

PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCES, OR SALES

SOUTH CAROLINA
ESP ASSOCIATES P.A.
NO. 2281114
CERTIFICATE OF AUTHORIZATION

MAP SCALE 1"=60'
0 10 30 60 120

NO	DATE	REVISION	BY

FINAL PLAT OF LAKERIDGE (GARDENDALE), PHASE 2
POD F, MAP 6
LOCATED IN CITY OF TEGA CAY
YORK COUNTY
SOUTH CAROLINA

DRAWN BY: WATSON/DOBBS
DATE: 01/22/14
SCALE: 1"=60'
FIELD BOOK: 1
PAGE: 1
DATE OF SURVEY: MARCH 2014
DRAWING NO: POD F MAP 6.DWG

CLIENT/OWNER
DRAKE GARDENDALE, LLC
2501 S. PLANTATION CENTER DRIVE
MATTHEWS, NC 28105
(803) 399-5402

ESP Associates, P.A.
P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 28241 Fort Mill, SC 29708
704-583-4949 (NC)
803-802-9440 (SC)
www.espassociates.com

1 OF 5 SHT

VICINITY MAP
1" = 1 MILE

KEY MAP
1" = 1 MILE

AREA SUMMARY

TOTAL AREA:	2,340,938 SF	53.738 AC
AREA IN LOTS:	960,226 SF	22.039 AC
AREA IN COS:	1,023,384 SF	23.494 AC
AREA IN ROAD RIGHT-OF-WAY:	357,327 SF	8.205 AC

AREA DEDICATED IN FEE SIMPLE ABSOLUTE TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION NOT INCLUDED IN THE ABOVE AREAS.

ROAD LENGTHS

GLADIOLA WAY	375 LF
ANNATTO WAY	42 LF
SOLANDRA WAY (POD F):	740 LF
SOLANDRA WAY (POD G):	1,929 LF
VERBENA COURT:	739 LF
NIGELLA COURT:	239 LF
GLORIOSA COURT:	176 LF
AMARYLLIS COURT:	318 LF
ROAD TOTALS:	4,549 LF

ROAD LENGTHS TO THE CENTER OF GIL-DE-SAC

DEDICATED TO THE SCDOT IN FEE SIMPLE ABSOLUTE
14,324 SF
0.575 AC

ROAD LENGTHS TO THE CENTER OF GIL-DE-SAC

NOTES

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN INTERNATIONAL FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

2. SUBJECT PROPERTY:
   OWNER OF RECORD: DRAKE GARDENDALE, LLC
   ZONED: GARDENDALE POD
   A PORTION OF TAX: 0440101139

   RECORD BOOK 0400 AT PAGE 314
   PLAT BOOK 0250 AT PAGES 2 & 3

3. SITE DEVELOPMENT INFORMATION:
   TOTAL LOTS: 54 (SINGLE FAMILY LOTS)
   MINIMUM LOT WIDTH: 65' (THIS MAP) 65' MINIMUM REQUIRED*
   MINIMUM LOT AREA: 12,000 SF (0.276 AC) (THIS MAP)
   8,000 SF (0.184 AC) MINIMUM REQUIRED*
   FRONT YARD: 20' (THIS MAP) 20' MINIMUM REQUIRED*
   REAR YARD: 30'
   SIDE YARD: 5' (4' MINIMUM, 10' AGGREGATE)**

* PER GARDENDALE POD
** 5' SHOWN. COMBINED SIDE YARDS OF INTERIOR LOTS SHALL TOTAL 10 FEET PROVIDED THAT NO INDIVIDUAL SIDE YARD SHALL BE LESS THAN 4 FEET. A MINIMUM 18" VERTICAL OVERHANG IS ALLOWED BEYOND THE SIDE SETBACK LINE.

4. SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) AND ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) ACCORDING TO FIRM MAP 45091C0215E EFFECTIVE DATE SEPTEMBER 28, 2006.

- THE FIRST ABOVE MENTIONED ZONE "X" IS NOT SHADED, IT COVERS MOST OF SITE
- THE SECOND ABOVE MENTIONED ZONE "X" IS SHADED AS PER THE LEGEND
- THE ABOVE MENTIONED ZONE "AE" IS SHADED AS PER THE LEGEND

- THE FLOOD LINES SHOWN HEREON WAS SCALED FROM FIRM MAP AND IS APPROXIMATE IN LOCATION. THE LOCATION OF THE FLOOD LINE SHOULD BE VERIFIED BEFORE ANY CONSTRUCTION.

- NO CONSTRUCTION IN ANY OF THE SHADED FLOOD ZONES AS SHOWN HEREON.

5. BOUNDARY INFORMATION TAKEN FROM PLAT ENTITLED "SUBDIVISION PLAT FOR DRAKE GARDENDALE, LLC", BY INSITE ENGINEERING & SURVEYING, DATED 03/11/08, AND RECORDED IN THE OFFICE OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA IN PLAT BOOK 0250 AT PAGES 8 & 10.

6. EXISTING, UNDERGROUND OR OTHERWISE, UTILITIES WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY AND IS SUBJECT TO RECORDED OR UNRECORDED EASEMENTS AND RESTRICTIONS.

8. PUBLIC STORM DRAINAGE EASEMENTS, SIGHT TRIANGLES, SANITARY SEWER EASEMENTS, AND PROVIDED GRADES ARE LABELED AND DIMENSIONED ON SHEET 2 OF 2.

REFERENCES

1. DEEDS AND PLATS SHOWN HEREON.

2. PLAT ENTITLED "SUBDIVISION PLAT FOR DRAKE GARDENDALE, LLC", BY INSITE ENGINEERING & SURVEYING, DATED 03/11/08, AND RECORDED IN THE OFFICE OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA IN PLAT BOOK 0250 AT PAGES 1 & 10.

CERTIFICATE OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF FORT MILL, SOUTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA.

CITY SEAL

1-27-11
DATE

CITY MANAGER
FORT MILL, SOUTH CAROLINA

BASIS OF BEARING:
SC GRID NAD 83 (2001)

LEGEND

- CAPPED #5 REBAR, SET, UNLESS OTHERWISE NOTED
- EXISTING MONUMENT (AS DESCRIBED)
- BOUNDARY LINES
- LOT LINES
- TIE LINES
- EASEMENT LINES (AS NOTED ON SHEET 2)
- YARD LINES
- EXISTING RIGHT-OF-WAY
- BOSS BOUNDARY LINES
- ZONE X BOUNDARY
- ZONE AE BOUNDARY
- FLOODWAY BOUNDARY
- FUTURE LOT LINES
- ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED
- ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD
- FLOODWAY AREAS IN ZONE "AE"
  THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS GREATER THAN 1:10,000 AND THE ANGULAR ERROR CLOSURE IS LESS THAN 20 SECONDS PER ANGLE AS SHOWN HEREON AND THE AREA IS SHOWN WAS DETERMINED BY COORDINATE COMPUTATION METHOD OF AREA COMPUTATION.

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 OF A CLASS A SURVEY AS SPECIFIED THEREIN.

GREGORY THOMAS WHITLEY, PE PLS, 22766
THE SCHNEIDER CORPORATION
8001 ARROWRIDGE BOULEVARD
CHARLOTTE, NORTH CAROLINA 28273-5904
TELEPHONE: 704-987-5900

THIS PLAT PREPARED IN THE OFFICE OF THE CLERK OF COURT
01-27-2011 AT 10:18 AM
CHARGE: $0.00
Vol. 677 Page 9

SOUTH CAROLINA
GREGORY THOMAS WHITLEY
THE SCHNEIDER CORPORATION
NO. 3044
STATE OF SOUTH CAROLINA
DATE: 11 MAY 2009
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Architecture
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Interior Design
Land Surveying
Landscape Architecture
Transportation Engineering

FINAL PLAT OF GARDENDALE
PHASE 2, POD G

CITY OF FORT MILL, YORK COUNTY, SOUTH CAROLINA

DRAKE CAPITAL, LLC

SEC. 18, PLANTATION CENTER DRIVE, MATTHEWS, NORTH CAROLINA 28105

FIELD SURVEY DATE: SEP 2008	PROJECT NO: 5670.004
DRAWN BY: GBP	CHECKED BY: GBP
PROJECT: DRAKE GARDENDALE, LLC	
DRAWING: 08-Plat-G.dwg	

SCALE: 1"=200'

SHEET 1 OF 4

1