



**TOWN OF FORT MILL
PLANNING COMMISSION MEETING
January 14, 2014
112 Confederate Street
6:30 PM**

SPECIAL CALLED MEETING

CALL TO ORDER

APPROVAL OF MINUTES

1. Special Called Meeting: December 10, 2013 *[Pages 3–7]*

OLD BUSINESS

1. **Preliminary Plat Review: Massey Phase III** *[Page 8]*

Request from IOTA Doby Bridge LLC to review and approve a preliminary plat for Massey Phase III

NEW BUSINESS

1. **Commercial Appearance Review: The Shoppes at Clebourne** *[Pages 9–12]*

Request from Ferrara-Buist to grant commercial appearance review approval for the proposed Shoppes at Clebourne located at 106 Clebourne Street

2. **Preliminary Plat Review: Springview Meadows** *[Pages 13–24]*

Request from the Pulte Group to review and approve a preliminary plat for the Springview Meadows subdivision

ITEMS FOR INFORMATION / DISCUSSION

1. **Preliminary Plat Revisions: Massey Phases II and IV**

2. Joint Meeting with Town Council

ADJOURN

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION SPECIAL CALLED MEETING
December 10, 2013
112 Confederate Street
6:30 PM**

Present: Chairman James Traynor, John Garver, Tony White, Ben Hudgins, Scott Couchenour, Tony White, Planning Director Joe Cronin

Absent: Chris Wolfe, Tom Petty

Guests: James Martin (Crescent Communities), Matt Levesque (ESP Associates)

Chairman Traynor called the meeting to order at 7:00 pm.

Planning Director Cronin stated that Mr. Wolfe was unable to attend due to a scheduling conflict, Mr. Petty was also not in attendance due to a conflict of interest on New Business Items #1 and #2.

Mr. Couchenour made a motion to approve the minutes from the November 26, 2013 meeting, with one typo correction and revisions to the section dealing with the Fort Mill Southern Bypass Corridor Overlay District. Mr. Hudgins seconded the motion. The minutes were approved, as amended, by a vote of 5-0.

NEW BUSINESS

1. **Annexation Request: Crescent Communities LLC:** Planning Director Cronin provided a brief summary of the annexation request. James Martin of Crescent Communities and Matt Levesque of ESP Associates provided a powerpoint presentation outlining the proposed 650-unit development located between Sutton Road and the Catawba River. Planning Director Cronin stated that the proposed zoning was consistent with the 2013 Comprehensive Plan, and staff therefore recommended in favor of approval, contingent upon the adoption of a MXU Concept Plan and Development Conditions. Mr. White made a motion to recommend in favor of the annexation with a Mixed Use (MXU) zoning designation. Mr. Couchenour seconded the motion. The motion was approved by a vote of 5-0.
2. **MXU Concept Plan and Development Conditions: Crescent Communities LLC:** This item was discussed in conjunction with the Crescent annexation request (New Business Item #1). Chairman Traynor opened the floor for questions and comments regarding the proposed concept plan and development conditions. A discussion took place regarding the proposed trail along the river, including parking lots for trail access, the timeframe for trail construction, and maintenance responsibility for the trail. Planning Director stated that some changes will need to be made to the utility section, and recommended that the road

access section should specify that only one major access point may be made from Suttonview Road. Planning Director Cronin also recommended that the development conditions should require sidewalk connections between new residential development and the proposed school on neighboring property. Mr. Couchenour made a motion to recommend in favor of the MXU Concept Plan and Development Conditions, with the revisions referenced above. Mr. Garver seconded the motion. The motion was approved by a vote of 5-0.

Mr. White left the meeting at 8:12 pm.

Chairman Traynor stated that he had a conflict of interest on New Business Item #3 and would need to recuse himself. Chairman Traynor asked if the agenda could be re-ordered to review the Items for Information/Discussion prior to New Business Item #3. There was no objection, and the agenda was re-ordered.

ITEMS FOR INFORMATION / DISCUSSION

1. **Joint Meeting with Town Council**: Planning Director Cronin stated that town council was supportive of having a joint meeting with the Planning Commission and requested that staff coordinate a date. Staff will provide additional information to commission members at a later date.
2. **Highway Commercial/Mixed Use Height Ordinance Amendment**: Planning Director stated that council approved the first reading version of the building height amendment ordinance. As a result, the town will no longer have a maximum building height for any HC or MXU zoned parcel located wholly or in part within 1,500 linear feet of the I-77 right-of-way.
3. **Fort Mill Southern Bypass Overlay District Ordinance**: Planning Director Cronin stated that council deferred action on first reading of the overlay district ordinance. First reading and the public hearing have been scheduled for January 13, 2014.

Mr. Traynor left the meeting at 8:18 pm. The Vice Chair, Mr. Wolfe, was also absent, so Mr. Garver assumed the role of Acting Chair.

Mr. White returned to the meeting at 8:18 pm.

NEW BUSINESS (CONTINUED)

3. **Subdivision Request: Kingsley #6 LLC**: Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and approve the subdivision of York County Tax Map # 020-09-01-008. Planning Director Cronin stated that the proposed subdivision met the minimum zoning requirements of the HC district. Mr. Hudgins made a motion to approve the subdivision request, with a second by Mr. Couchenour. The motion was approved by a vote of 4-0.

There being no further business, the meeting was adjourned at 8:20 pm.

Respectfully submitted,

Joe Cronin
Planning Director

RECUSAL STATEMENT

Member Name: JAMES TRAYNOR

Meeting Date: DEC 10, 2013

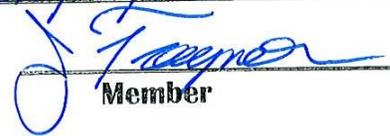
Agenda Item: Section NEW BUSINESS Number: #3

Topic: KINGSLEY PARK SUBDIVISION OF 8 AC LOT INTO 2 LOTS

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

- Professionally employed by or under contract with principal
- Owns or has vested interest in principal or property
- Other: PROPERTY OWNED BY PARENT COMPANY OF MY EMPLOYER

Date: 12/6/13 
Member

Approved by Parliamentarian: _____

RECUSAL STATEMENT

Member Name: Tom Petty

Meeting Date: DECEMBER 10, 2013

Agenda Item: Section New Business Number: 1, 2, 3

Topic: CRESCENT COMMUNITIES, LLC ANNEXATION

REQUEST (ITEM 1), MXV CONCEPT PLAN (ITEM 2) AND
SUBDIVISION REQUEST (ITEM 3)

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

Professionally employed by or under contract with principal

Owens or has vested interest in principal or property

Other: _____

Date: 12/6/13 Tom Petty
Member

Approved by Parliamentarian: _____

**Planning Commission Meeting
January 14, 2014
Old Business Item #1**

Preliminary Plat: Massey Phase III

Request from IOTA Doby Bridge LLC to review and approve a preliminary plat for Massey Phase III

Background / Discussion

IOTA Doby Bridge LLC, the owner and developer of the Massey subdivision, has submitted a revised preliminary plat for review and approval by the Planning Commission.

Phase III of the Massey subdivision is designed to include 114 single-family lots on 103.4 +/- acres, for a total density of approximately 1.10 dwelling units per acre.

The total number of single-family residential units allowed, per the Massey PND, is 1,100. The total number illustrated on the Massey Concept Plan is 1,008. To date, preliminary plats have been approved for Phases 1 (2006), 2 (2013) and 4 (2013). Phase 1, which is the only phase under active development, contains a total of 345 lots. Phase 2 includes 161 lots, while Phase 4 includes 305 lots, as well as the site of Fort Mill School District's Elementary School #9. The 114 lots in Phase 3 will bring the total number of approved lots to 925.

Phase	Prelim. Plat Status	Lots	Acres	DUA	Recorded
Phase 1	Approved	345	161	2.14	345
Phase 2	Approved w/ Amendments	161	71.0	2.27	0
Phase 3	Pending	114	103.4	1.10	0
Phase 4	Approved w/ amendments	305	113	2.70	0 (School Only)
TOTAL		925	448.4	2.06	345

The preliminary plat for Phase 3 was previously reviewed on September 22, 2013. At the time, the commission expressed concern about the buffer areas being located on private residential lots. The applicant has since amended the drawing to place the buffers within common open space areas. A pedestrian pathway has also been included on Doby's Bridge Road.

Recommendation

Additional information (including maps) will be provided to the Planning Commission during the meeting on January 14th. The applicant appears to have addressed the concerns expressed by the Planning Commission back in September. Staff therefore recommends in favor of approval.

Joe Cronin
Planning Director
January 10, 2014

**Planning Commission Meeting
January 14, 2014
New Business Item #1**

Commercial Appearance Review: The Shoppes at Clebourne

Request from Ferrara-Buist to grant commercial appearance review approval for the proposed Shoppes at Clebourne located at 106 Clebourne Street

Background / Discussion

The Planning Commission is asked to consider a request from Ferrara-Buist to grant commercial development appearance review approval for a proposed multi-tenant retail building – the Shoppes at Clebourne – located at 106 Clebourne Street. This property is located at the intersection of Clebourne and Springs Streets. The property will be accessed from an existing, though widened, curb cut located the Clebourne Street side, as well as a new curb cut on the Springs Street side. The applicant is working with SCDOT on access points, and a SCDOT waiver may be required on the Springs Street side if the property. A map and site plan are attached for reference.

The property is zoned Local Commercial (LC), and is properly zoned for a commercial building. The York County Tax Map number for this parcel is 020-04-01-001

The proposed building elevations, site plans and landscaping plans are attached for review. A full set of building designs will be available during the Planning Commission meeting. The exterior of the building will primarily feature brick and glass, as well as decorative elements such as projected soldier courses, awnings, recessed herring bone brick panels, and variation in roofline elevations.

The landscape plan includes a mixture of shade trees as well as hollies for parking lot screening. The applicant is proposing to utilize decorative brick columns as part of the landscaping, similar to those approved in the Hardees parking lot expansion project.

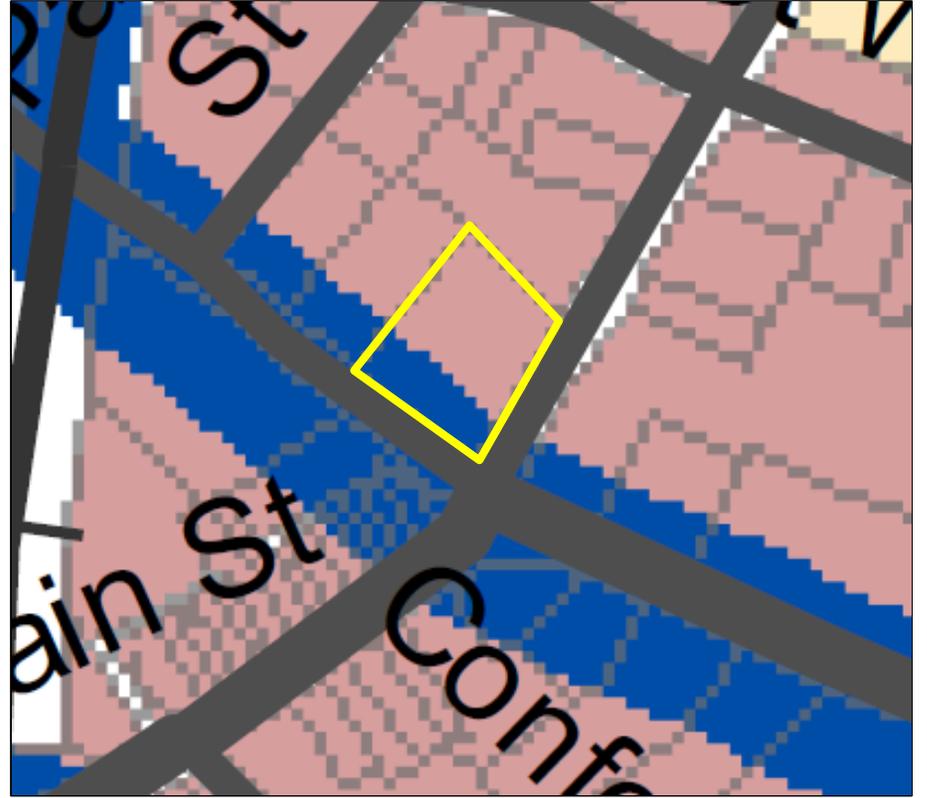
Photos of nearby buildings are attached for reference.

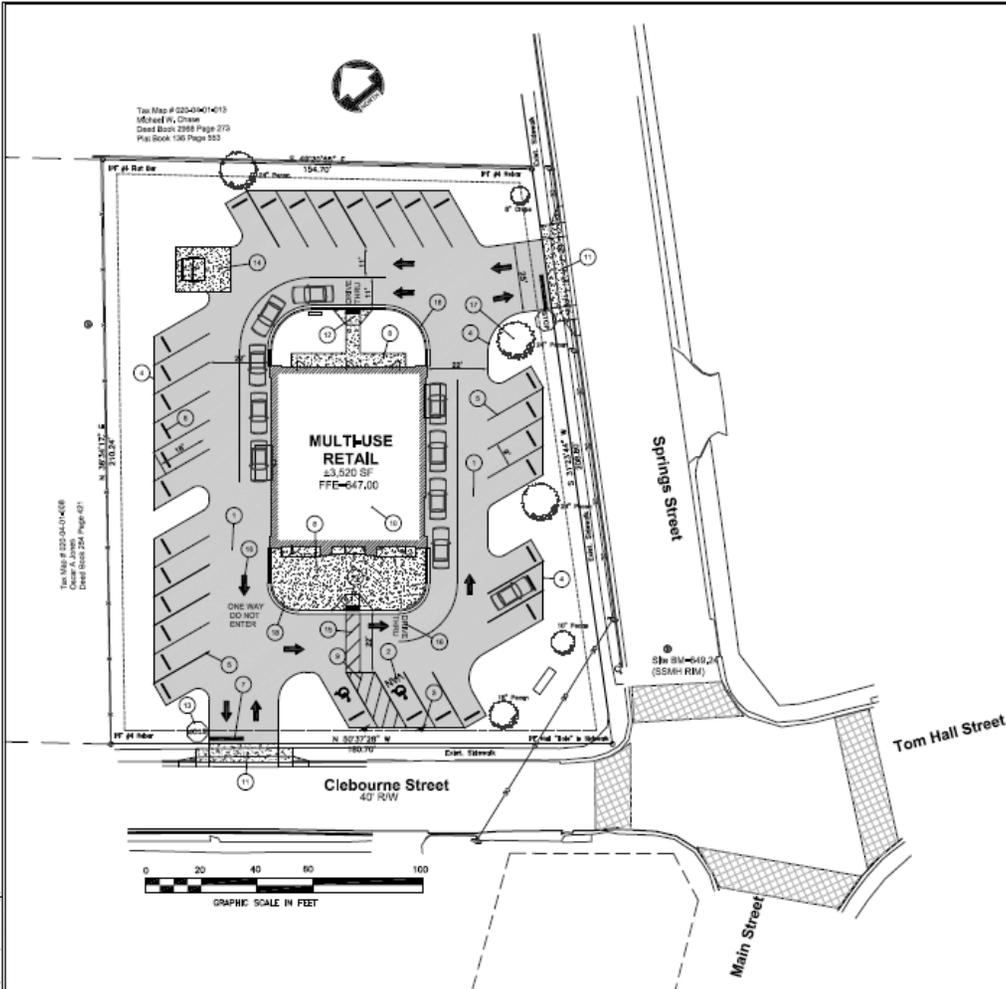
Recommendation

Staff has reviewed the site plan and found no major deficiencies. The plan appears to feature high quality building materials and architectural features that will be consistent with neighboring structures. The engineering department is in the process of reviewing the land disturbance permit, and any issues identified to date have been minor in nature and will require minor revisions. Staff recommends in favor of approval.

Copies of the development plans and materials will be available during the meeting for review.

Joe Cronin
Planning Director
January 10, 2014



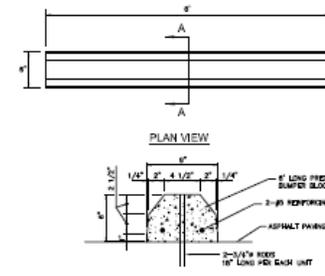


PARKING LOT STRIPING NOTES

1. ALL PARKING LOT STRIPING SHALL BE PERFORMED BY THE CONTRACTOR USING YELLOW TRAFFIC MARKING PAINT UNLESS NOTED OTHERWISE BELOW. PAINT SHALL BE PAINT-TO-TOO (CONTAINING NO SOLIDS, HEAVY YELLOW OR AS NO SOLIDS). PAINT AND SHALL BE APPLIED IN TWO COATS AND IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. PAVES TO BE PAINTED YELLOW INCLUDING STRIPED YELLOW PARKING SPACES, PARKING STALLS AND/OR MEDIAN. ALL SPACING PROTECTIVE GUARD POSTS BEYOND (3) FIVE FEET OF THE CURBLINE.
3. PAVES TO BE PAINTED WHITE INCLUDING STRIPED YELLOW PARKING SPACES, PARKING STALLS AND/OR MEDIAN. ALL SPACING PROTECTIVE GUARD POSTS BEYOND (3) FIVE FEET OF THE CURBLINE.
4. PAVES TO BE PAINTED WHITE INCLUDING STRIPED YELLOW PARKING SPACES, PARKING STALLS AND/OR MEDIAN. ALL SPACING PROTECTIVE GUARD POSTS BEYOND (3) FIVE FEET OF THE CURBLINE.

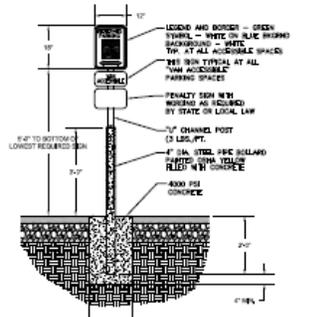
PARKING LOT SIGNAGE NOTES

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL "HANDICAPPED PARKING" SIGNS WITH ELEVATING HANDICAPPED SYMBOL AT ALL HANDICAPPED PARKING SPACES. SIGNS SHALL BE 3" X 3" SIGN ALUMINUM WITH BRASS CORNER. THESE SIGNS SHALL HAVE WHITE LETTERING ON BLUE BACKGROUND. SIGN INSTALLATION AS SHOWN ON THE PLAN SHEET. SIGNS SHALL CONFORM TO FEDERAL HIGHWAY ADMINISTRATION AND/OR SOOBY SPECIFICATIONS.
2. THE CONTRACTOR SHALL DESIGN AND INSTALL STOP SIGNS IN THE LOCATIONS INDICATED. THESE SIGNS SHALL BE 30" HIGH WITH RED ILLUMINATED BACKGROUND AND WHITE REFLECTORIZED LETTERS AND BORDER CONFORMING TO SOOBY SPECIFICATIONS.



PRECAST CONCRETE WHEEL STOP

NTS
SIGNS MAY BE ORDERED FROM:
CONCRETE SIGNS
400 PINE AVE.
MORNING STAR, TN
931-555-2717



ACCESSIBLE PARKING SIGN DETAIL

NTS
ONE POST AT EACH HANDICAP SPACE.
WHERE HANDICAP SPACES FACE EACH OTHER IN WALKWAY,
THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES.



STANDARD DUTY ASPHALT PAVING DETAIL

NTS
VERIFY WITH GEOTECHNICAL ENGINEER AND SEE SECTION REPORT

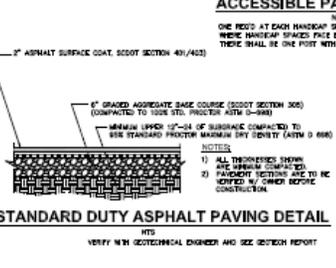
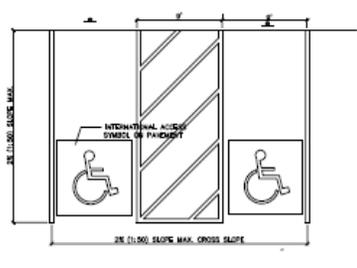
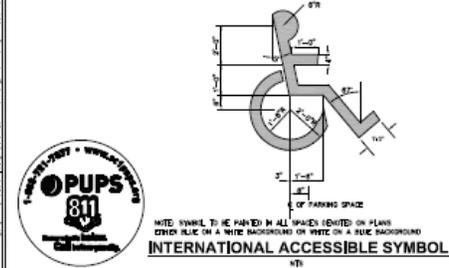


VICINITY MAP

NOTE: ALL MATERIALS, CONSTRUCTION, AND PLANS ARE TO COMPLY WITH CURRENT TOWN OF FORT MILL STANDARDS SPECIFICATIONS AND DETAILS.
CONTACT PALMETTO UTILITY PROTECTION SERVICE (PUPS) @ 811 OR 888-721-7877 A MINIMUM OF 72 HOURS BEFORE DIGGING.

CODED SITE NOTES

1. NEW ASPHALT PAVEMENT (SEE DETAIL)
2. PAINTED ACCESSIBLE SYMBOL (SEE DETAIL) (TYPICAL @ ALL ACCESSIBLE PARKING SPACES) (DRIVE-IN SPACE IDENTIFIED AS VAN ACCESSIBLE AS SHOWN)
3. ACCESSIBLE SIGNAGE MOUNT ON POLES (SEE DETAILS) (TYPICAL @ ALL ACCESSIBLE PARKING SPACES)
4. EDGE OF NEW ASPHALT PAVING (TYP)
5. 4" WIDE PAINTED YELLOW PARKING LOT STRIPING (TYP)
6. CONCRETE WHEELSTOP (SEE DETAIL)
7. NEW 18" WIDE PAINTED WHITE STOP BAR
8. 4" THICK CONC. SIDEWALK
9. 4" WIDE PAINTED BLUE ACCESSIBLE STRIPING @ 40' ± O.C. (SEE STRIPING NOTES)
10. NEW BLDG (DESIGN BY OTHERS)
11. INSTALL DROP CURB DRIVEWAY FOR DETAILS FULL DEPTH CONCRETE TO EXTEND TO R/W ALL WORK IN SCOOT R/W TO CONFORM TO APPROVED ENCROACHMENT PERMIT
12. INSTALL ADA ACCESSIBLE RAMP AS NOTED
13. INSTALL STOP SIGN AS NOTED
14. INSTALL NEW CONC. DIMENSIONED PAD AND ENCLOSURE COORDINATE WITH TOWN FOR ENCLOSURE MATERIAL REQUIREMENTS
15. 4" WIDE PAINTED YELLOW PEDESTRIAN CROSSING STRIPING @ 40' ± O.C. (5' WIDE PATH) (SEE STRIPING NOTES)
16. PAINTED WHITE DIRECTIONAL ARROWS AND INFO (SEE STRIPING NOTES)
17. EXISTING TREES TO REMAIN AS SHOWN PROTECT DURING CONST. WITH ORANGE BARRIERS FENCING
18. NEW 18" CURB AND GUTTER (SEE DETAILS)



NOTE: SYMBOL TO BE PAINTED IN ALL SPACES IDENTIFIED ON PLANS
EITHER BLUE ON A WHITE BACKGROUND OR WHITE ON A BLUE BACKGROUND
INTERNATIONAL ACCESSIBLE SYMBOL
NTS

Sweat Engineering & Consulting LLC
- Civil Engineering
- CAD Consulting & Programming
- Surveying
106 CLEBOURNE STREET
FORT MILL, SC 29708
803-555-2717

Professional Engineer Seal for James A. Sweet, No. 20978, State of South Carolina.

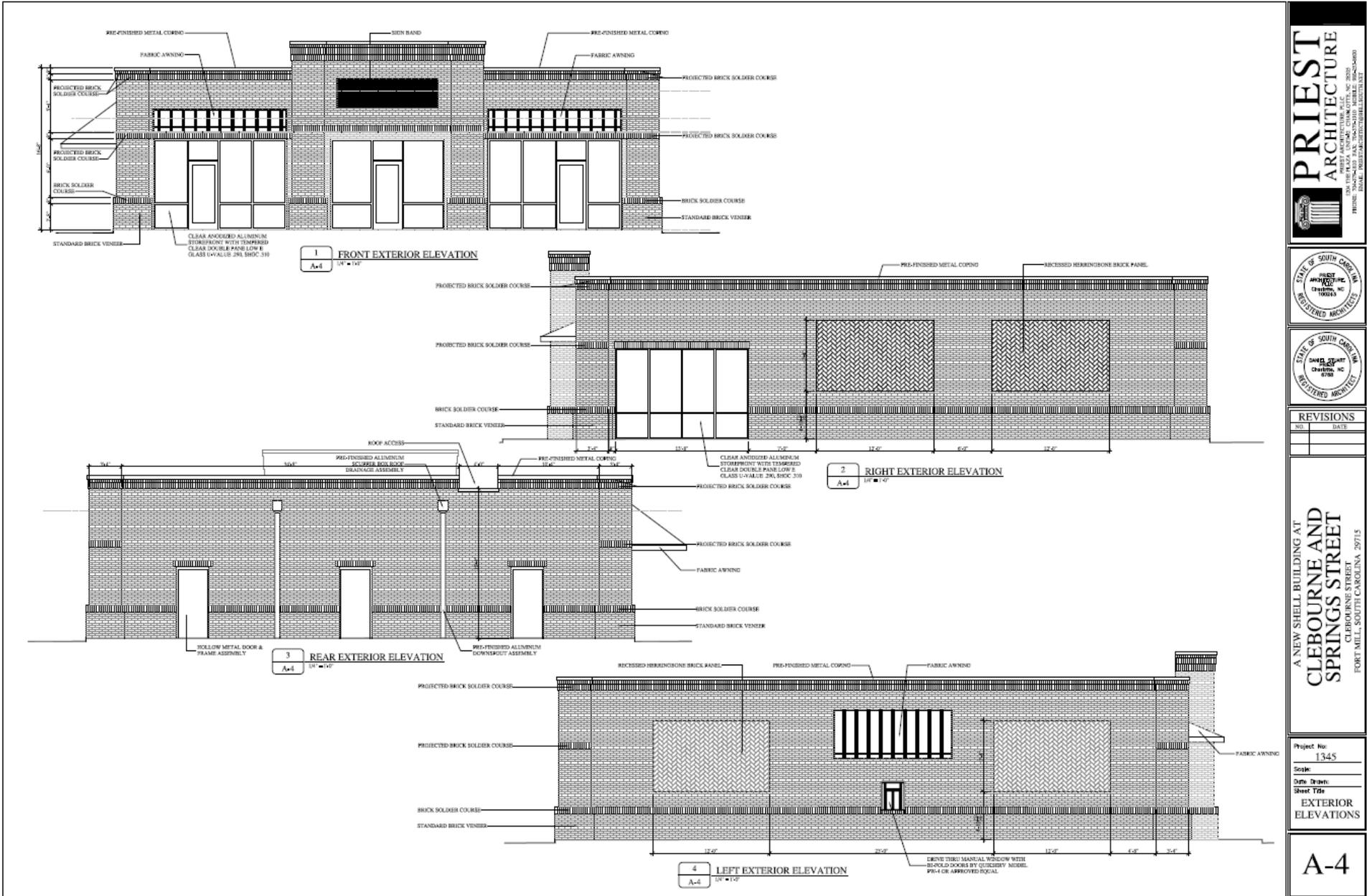
NO.	DATE	REVISIONS / DESCRIPTION

KINGSFREET PROPERTY INVESTMENTS LLC
1301 GARDENWAY PLACE
FORT MILL, SC 29708
803-555-2717

SHOPPES AT CLEBOURNE
106 CLEBOURNE STREET
LOCATED IN THE TOWN OF FORT MILL
YORK COUNTY, SOUTH CAROLINA

SITE PLAN

PROJECT NO: 230-04-01-001
SHEET NO: 1370
DATE: 2/28/2013



**Planning Commission Meeting
January 14, 2014
New Business Item #2**

Preliminary Plat Review: Springview Meadows

Request from the Pulte Group to review and approve a preliminary plat for the Springview Meadows subdivision

The applicant, the Pulte Group, has submitted a preliminary plat for a new subdivision to be called Springview Meadows. The proposed subdivision will contain 87 single-family units on approximately 45 acres (1.93 units/acre).

The property is located off of US Highway 21 Bypass, north of Springfield Parkway. An annexation ordinance for this property was approved by town council on October 28, 2013; however, council is expected to rescind and re-adopt a revised version of the annexation ordinance on January 13, 2013. Upon adoption of the ordinance, the property will be annexed into the town limits with a zoning designation of R-5 Residential.

Below is a summary of lot dimensions and other requirements for the R-5 district, as well as the lot standards proposed by the applicant in the attached preliminary plat:

	<u>R-5 Requirements</u>	<u>Provided by Applicant</u>
Min Lot Size:	5,000 SF	7,800
Min Lot Width:	50 FT	60 FT
Min Front Yard:	10 FT	25 FT
Min. Side Yard:	5 FT	5 FT
Min. Rear Yard:	15 FT	20 FT
Open Space:	20%	51.69% (23.23 Acres) / 21.85% Tree Save
Buffer:	35'	35'
Sidewalks:	Both Sides	Both Sides

The preliminary plat is substantially similar to the sketch plan for this project, which was approved by the Planning Commission on November 6, 2013.

Recommendation

The preliminary plat meets or exceeds the requirements of the R-5 zoning district, and is consistent with the sketch plan previously approved by the Planning Commission.

Proposed road names have been approved by York County and have been reserved for this development.

The land disturbance permit has been reviewed and approved by the town's engineering department, and submitted to SCDHEC for processing and final approval.

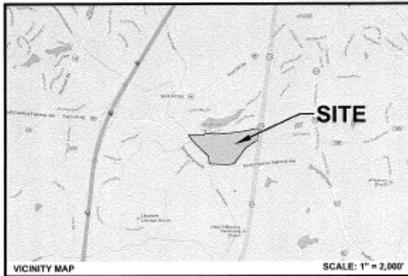
The Engineering Department has received and recommended approval of a proposed flood map revision at the rear of the property. Per the engineering department, no building permits may be issued within floodplain areas until a Conditional Letter of Map Revision (CLOMR) has been issued by FEMA.

In regards to outstanding items at the time of sketch plan approval, The applicant has provided documentation from AT&T that they are in the process of relocating a fiber optic line that runs across the property, and the access easement across the York Electric property is or will soon be in place. Water and sewer utilities will be provided and approved by York County. Road and cul-de-sac designs and alignments are consistent with the town's requirements.

This project does not meet the threshold to require a traffic impact analysis, and SCDOT is satisfied with existing access to and from the property. A center turn lane was previously constructed on US 21 Bypass to serve this property, as well as the neighboring Springfield Town Center.

Staff recommends in favor of approval. Large copies of the plat will be available during the meeting on Tuesday.

Joe Cronin
Planning Director
January 10, 2014



BOUNDARY LINE TABLE		BOUNDARY LINE TABLE		BOUNDARY LINE TABLE	
LINE	LENGTH BEARING	LINE	LENGTH BEARING	LINE	LENGTH BEARING
L1	108.00 S00° 07' 43.17"W	L12	43.38 S00° 12' 15.47"E	L23	208.83 S20° 18' 21.90"W
L2	184.74 N00° 04' 42.71"E	L13	118.98 S00° 09' 29.27"E	L24	288.88 S40° 18' 48.90"W
L3	103.80 N00° 07' 28.87"E	L14	58.78 N00° 07' 25.27"E	L25	202.10 S40° 07' 32.90"W
L4	406.00 N00° 07' 28.87"E	L15	281.98 S00° 30' 18.27"E	L26	281.38 S00° 30' 32.90"W
L5	124.22 S00° 12' 48.87"E	L16	281.26 S00° 30' 45.31"E	L27	642.68 N00° 47' 42.20"W
L6	78.17 N00° 07' 44.78"E	L17	116.74 S00° 42' 15.48"E	L28	283.52 S00° 57' 28.87"W
L7	128.24 N00° 07' 27.82"E	L18	373.24 S00° 37' 35.27"E	L29	222.89 S00° 18' 44.47"W
L8	184.74 N00° 04' 42.71"E	L19	84.08 S00° 18' 48.90"W	L30	111.88 S00° 18' 48.90"W
L9	18.27 N00° 42' 38.87"E	L20	179.45 S00° 21' 12.57"E	L31	74.93 S00° 14' 48.90"W
L10	103.80 N00° 07' 28.87"E	L21	284.89 S00° 30' 31.89"E		
L11	283.25 S00° 07' 18.87"E	L22	18.08 S00° 27' 33.67"E		

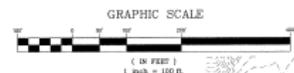
DEVELOPMENT DATA FOR SPRINGVIEW MEADOWS

PROPERTY OWNER:
ADDRESS:
K & J ASSOCIATES, LP
P.O. BOX 838
LANCASTER, SC 29721

DEVELOPER:
ADDRESS:
PULTE HOME CORP.
1121 GARNER CORPORS BLVD, SUITE 400
CHARLOTTE, NC 28226
(704) 943-8822
(704) 943-7000
BRETT HANFERT

PHONE:
FAX:
CONTACT:

SEWER PROVIDER: FORT MILL - DISTRICT 4
SCHOOL DISTRICT: FLINT HILL
FIRE DISTRICT: YORK ELECTRIC COMPANY
ELECTRIC: COMMERCIAL COMMUNICATIONS
TELEPHONE: COMMERCIAL COMMUNICATIONS
CABLE TV / INTERNET: COMMERCIAL COMMUNICATIONS
NATURAL GAS: YORK COUNTY NATURAL GAS AUTHORITY
WATER & SEWER: YORK COUNTY



DEVELOPMENT DATA FOR SPRINGVIEW MEADOWS

TAX PARCEL: 71908011
DEED BOOK & PAGE: 06 816, PG 181
JURISDICTION: TOWN OF FORT MILL, SC
ZONING: R-9
SITE AREA: 43.70 ACRES (TOTAL)
AREA IN EXISTING ROW: 0.76 ACRES
PROJECT AREA: 42.94 ACRES

SITE AREA: 44.94 AC
NUMBER OF LOTS: 57 LOTS
PROPOSED AREA IN LOTS: 17.49 AC (38.92%)
PROPOSED AREA IN ROW: 4.22 AC (9.38%)
PROPOSED AREA IN G.O.S.: 23.23 AC (51.69%)

MINIMUM LOT SIZE REQUIRED: 8,800 SF
MINIMUM LOT SIZE PROVIDED: 7,800 SF (0.18 AC)
AVERAGE LOT SIZE PROVIDED: 8,772 SF (0.20 AC)
MINIMUM LOT FRONTAGE REQUIRED: 30 FEET
MINIMUM LOT FRONTAGE PROVIDED: 80 FEET

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

PROPOSED NUMBER OF LOTS: 57

SETBACKS:
- FRONT YARD SETBACK: 35'
- SIDE YARD SETBACK: 5'
- SIDE YARD SETBACK AT CORNER: 10'
- REAR YARD SETBACK: 35'

TREE SAVE:
MINIMUM TREE SAVE REQUIRED: 44.94 AC @ 20% = 8.99 AC
TREE SAVE PROVIDED: 8.82 AC (19.62%)

STREET DATA FOR SPRINGVIEW MEADOWS

CRESCENT WOOD DRIVE: 1,768 LF
ANGEL OAK DRIVE: 1,208 LF
PALM DRIVE: 497 LF

THE TOWN OF FORT MILL SHALL HAVE FINAL OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE PROPOSED LOCAL RESIDENTIAL STREETS WITHIN THE DEVELOPMENT.

PROP. 20 MPH SPEED LIMIT FOR RESIDENTIAL STREETS

LEGEND

PROP. CONCRETE SIDEWALK	
PROP. STORM DRAINAGE EASEMENT (DED)	
PROP. SANITARY SEWER EASEMENT	
PROP. PERMETER BUFFER	
PROP. RIGHT TRAILWAYS	
PROP. UTILITY EASEMENT	
PROP. 10' / 10' COMMON EASEMENT	
PROP. BMP EASEMENT	
PROP. TREE SAVE AREA	
EXIST. FEMA 100 YEAR FLOODPLAIN	
PROP. 100 YEAR FLOODPLAIN	
EXIST. FEMA FLOODWAY	
EXIST. WETLANDS	
PROP. WETLANDS BUFFER	

ESP ENGINEERING & PLANNING, P.A.
P.O. BOX 1000
CHARLOTTE, NC 28211
FOR MORE INFORMATION
CALL 704.366.7522
WWW.ESPENGINEERING.COM

ESP

STATE OF SOUTH CAROLINA
DEPARTMENT OF TRANSPORTATION
COUNTY OF YORK
PROJECT NO. 2281

BY: _____
DATE: _____
REVISIONS FOR TOWN OF FORT MILL COMMENTS

PRELIMINARY PLAT - OVERALL
SPRINGVIEW MEADOWS
TOWN OF FORT MILL, SC
PULTE HOME CORP.

PROJECT INFORMATION
PROJECT MANAGER: MHN
DESIGNED BY: JCL
DRAWN BY: JCL
PROJECT NUMBER: 2281-03
ORIGINAL DATE: 11/11/15
SHEET: **SHEET 1**

From: Helms, Dawn [mailto:dawn.helms@yorkcountygov.com]
Sent: Tuesday, October 15, 2013 3:44 PM
To: Matt Reiking
Subject: RE: New Subdivision - Springview Meadows (Revised)

Matt,

Sorry for the delay, trying to catch up. The use of Springview Meadows is fine as well as all proposed road names.

I will put on hold for you.

Thanks,

Dawn

On Oct 15, 2013, at 12:32 PM, "Matt Reiking"
<mreiking@espassociates.com<<mailto:mreiking@espassociates.com>>> wrote:

Dawn:

Have you had a chance to review the revised subdivision name and road names below? Can you place Crescent Moon Drive on hold for the proposed development?

Revised Subdivision Name: Springview Meadows

Road Names:
Palm Drive
Angel Oak Drive

Please let us know if you have any questions.

Thanks for your help.

Matt

Matthew R. Reiking, PE

ESP Associates, P.A.
P.O. Box 7030
Charlotte, NC 28241
www.espassociates.com<<http://www.espassociates.com>/>

mreiking@espassociates.com<<mailto:mreiking@espassociates.com>>
(803)-835-0879 direct
(803) 802-2515 fax
(704) 654-5336 cell

From: Matt Reiking
Sent: Friday, October 11, 2013 10:55 AM
To: 'Helms, Dawn'
Subject: RE: New Subdivision - Springview Meadows (Revised)

Dawn:

Here is the new proposed subdivision name and associated road names for your review:

Subdivision Name: Springview Meadows

Road Names:
Palm Drive
Angel Oak Drive

Thanks for your help with this project.
Matt

Matthew R. Reiking, PE

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 Filed for Record in
 YORK COUNTY, SC
 DAVID HAMILTON, CLERK OF COURTS
 08-05-2013 At 02:16 pm.
 EASEMENT 12.00
 State Tax .00
 County Tax .00
 DR Vol 13612 Page 311 - 316

(Space Above for Recorder's Use)

STATE OF SOUTH CAROLINA)
) GRANT OF EASEMENT
 COUNTY OF YORK)

This GRANT OF EASEMENT (this "Grant of Easement") is made as of August 2, 2013, by and between K & J Associates LLC, a North Carolina limited liability company ("K&J"), and YORK ELECTRIC CO-OPERATIVE, INC. ("York Electric").

PRELIMINARY STATEMENTS

(a) York Electric previously granted to K & J Associates, Limited Partnership, now known as K & J Associates, LLC, an easement by instrument entitled "Grant of Easement", dated March 18, 2008, and recorded May 18, 2008, in the Office of the Clerk of Court for York County, South Carolina in Record Book 10043, page 48, which by its own term has terminated and is no longer in effect.

(b) York Electric is desirous of granting to K & J another easement.

(c) K&J is the fee owner of certain real property located in or near the Town of Fort Mill, York County, South Carolina as more particularly described in deed from Lenwood E. Ham and Annie L. Ham dated June 8, 2006 and recorded in the Office of the Clerk of Court for York County, South Carolina in Record Book 8105, page 101. (the "K&J Property").

(d) The York Electric is the fee owner of certain real property located adjacent to the K&J Property on the west side of U.S. Highway 21 Bypass in or near the Town on Fort Mill, York County, South Carolina. (the "York Electric Property").

(e) K&J anticipates that the K&J Property will be developed at some point in the future and K&J desire to acquire from Grantor certain easements across the York Electric Property as set forth in this Grant of Easement, and York Electric is willing to grant such easement.

(f) The purpose of this Grant of Easement is to establish easements over the York Electric Property to provide (i) property available for construction and maintenance of a

right-of-way/roadway to provide access between the K&J Property and the public roadway known as "U.S. Highway 21 Bypass", and (ii) property available for the installation, operation and maintenance of certain ancillary uses, including without limitation, utility facilities, entranceway, monuments, signage, lighting and landscaping.

(g) The term "Owner" shall mean the fee owner(s) of any of the K&J Property, or any portion of or interest in the K&J Property, and each of their heirs, successors and assigns, and any person or entity who shall, from time to time, be entitled to the use and occupancy of all or any part of the K&J Property under any lease, sublease, license or concession agreement, or other instrument or arrangement under which such rights of use and occupancy are acquired.

(h) The term "Permittees" shall mean the members, officers, directors, employees, agents, contractors, tenants, licensees, patrons, guests and invitees of an Owner when such persons are transacting business on or visiting such Owner's property.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Forty Two Thousand and No/100 (\$42,000.00) Dollars to York Electric paid by K&J, the receipt whereof is hereby acknowledged, York Electric has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said K&J, its successors and assigns, subject to the terms and conditions set forth hereinafter:

1. Easement. York Electric, by these presents, grants, bargains, sells and releases unto K&J, its successors and assigns, and all current and successive Owners, and Permittees of the K&J Property for the benefit of the K&J Property, a perpetual, non-exclusive easement and right of way (the "Easement"), over, under, and across the York Electric Property which is the area crosshatched (the "Easement Area") on the attached Exhibit "A" which is incorporated herein by reference, for the purposes of pedestrian and vehicular travel to and from the K&J Property and U.S. Highway 21 Bypass, and ancillary uses, including without limitation (a) locating, installing, constructing, maintaining, repairing, operating and using, as applicable, roadway, overhead and underground utility facilities, including without limitation, electrical, telephone, cable, gas, water and sewer, (b) vehicular and pedestrian ingress, egress, passage and traffic to and from the K&J Property and U.S. Highway 21 Bypass, (c) construction, installation, maintenance, repair, expansion, removal and replacement of an entranceway, signage, monuments, landscaping, lighting, and utility facilities, and (d) doing such other things as are authorized or required to be done over the Easement Area or any portion thereof pursuant to the other provisions of this Grant of Easement.
2. Benefit of Easements: Appurtenant Easement. The Easement established herein is for the benefit of the K&J Property and each of the Owners and Permittees of the K&J Property. Nothing contained herein shall prevent York Electric to use the Easement provided its use does not interfere with the rights being granted hereunder. The Easement granted herein is an appurtenant easement. For the purpose of the Easement, the K&J Property shall be the dominant tenement and the York Electric Property shall be the servient tenement.

3. Use of Adjacent Property. K&J shall have the right to enter and use a strip of land twenty (20) feet in width located on each side of, and immediately adjacent to, the Easement Area to the extent necessary for construction and installation of the improvements in conjunction with the uses allowed hereunder (collectively the "Improvements") provided, however, following use, such entity constructing the Improvements shall restore such strip of land to its condition prior to construction.
4. Dedication. K&J may, in its sole discretion, dedicate all or any part of the Easement or Improvements to the public, or one or more appropriate governmental entity or agency having jurisdiction over such improvements, and all or any part of the Improvements transfer to public or private utility companies, and homeowner's associations.
5. Payment of Consideration. K&J shall pay to York Electric the amount of One Thousand and No/100 Dollars (\$1,000.00) upon execution of this Grant of Easement. Furthermore K&J shall pay York Electric an additional Forty One Thousand and No/100 Dollars (\$41,000.00) on or before August 1, 2018. Upon the payment of the full consideration K&J shall remove the storage shed on the Premises (near the boundary with the K&J Property) and shall, upon the execution of additional documentation giving K&J the right to do so by York Electric, rough grade the southeastern corner of the York Electric Property to be substantially on the same grade as the Easement in addition to grading and installing the stone base for a driveway from the Easement to York Electric's existing parking lot adjacent to York Electric's existing structure.
6. No Rights in Public. Unless and until such time as the Improvements are dedicated to the public as a public roadway, nothing herein shall be deemed to be a gift or dedication of any portion of the Easement Area to or for the general public or for any public purpose whatsoever, it being the intention of the parties that the grant of the Easements contained herein shall be strictly limited to and for the purposes herein expressed. No person shall benefit from the provisions of this Agreement except as expressly provided herein.
7. Miscellaneous. (a) This Grant of Easement shall be governed by, and construed in accordance with, the laws of the State of South Carolina. (b) If any term, provision or condition contained in this Grant of Easement (or the application of any such term, provision, or condition) shall to any extent be invalid or unenforceable, the remainder of this Grant of Easement shall be valid and enforceable to the fullest extent permitted by law.

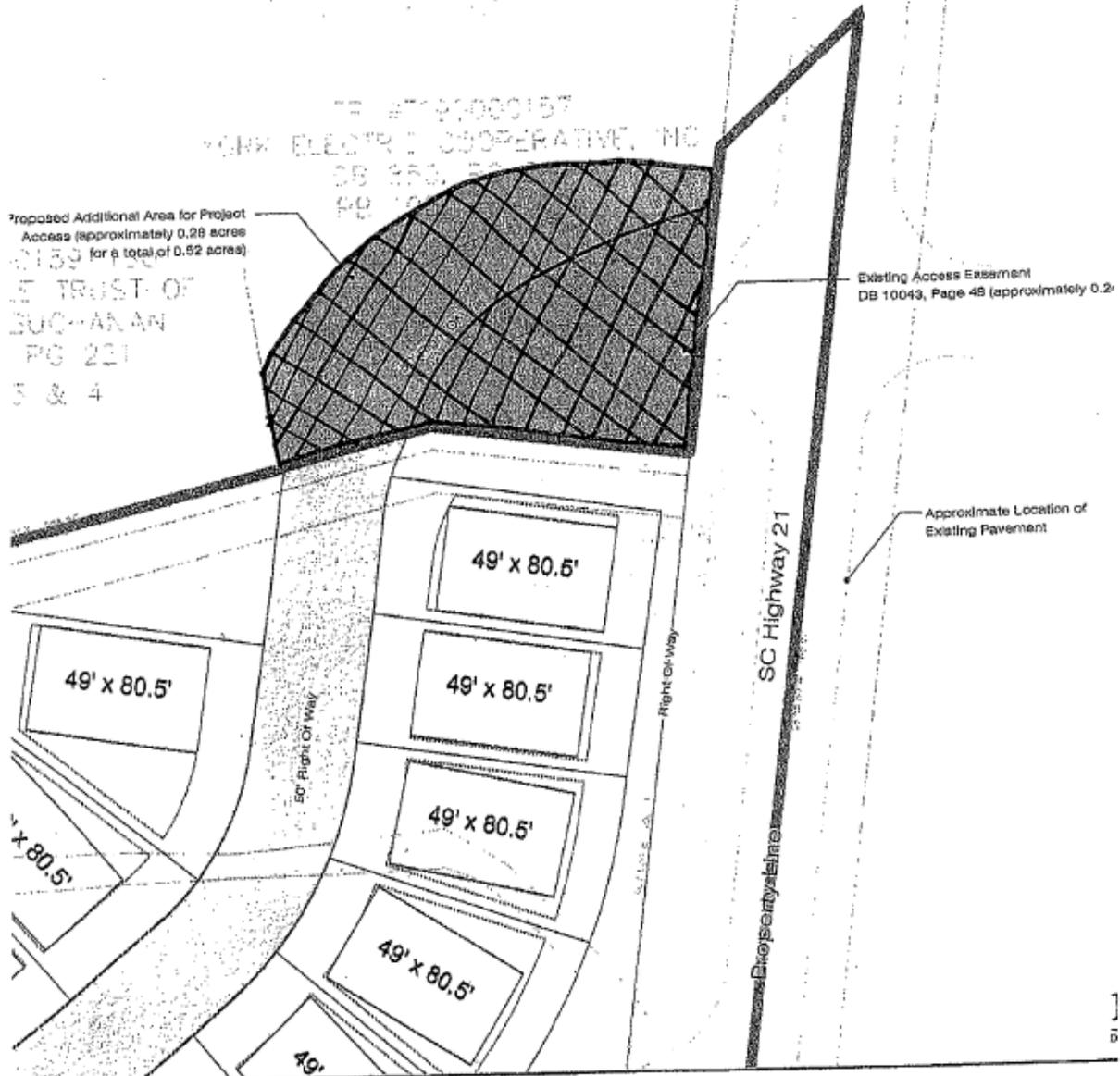
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said K&J, its successors and assigns forever.

AND York Electric warrants to K&J that York Electric has good and indefeasible fee simple title to the Easement Area; that York Electric has the full right and lawful authority to grant the

[Signatures are on next page]

EXHIBIT "A"
(Easement Area)

EXHIBIT A



The Pines at Springfield
Preliminary Exhibit
July 10, 2013





Scott Logeman - OSP Engineer
5390 Overbend Trail
Suwanee, Georgia 30024
slogeman@att.com

Nov. 20, 2013

Re: Relocation Of AT&T's Charlotte to Atlanta FTA Fiber Optic Lightguide Cable In Connection With
The Springview Meadows Project off Hwy. 21 in York County, South Carolina.

To Whom It May Concern:

This is a notification letter to inform you that AT&T is currently in negotiations with Brett Manery with Pulte Group and Matt Reiking with ESP Associates regarding the Springview Meadows Project development on Hwy 21 in York County, South Carolina. The Developer has paid the required deposit to AT&T and they are currently working on a plan (Shown on Preliminary Platt - Overall "EXHIBIT") and agreement with AT&T to relocate the AT&T Long Distance Easement and Fiber Cable.

If additional information is required or way be of assistance in any way, please contact me at (770) 335-8255 or Mr. Levi Kendrick of DH Communications, Inc. at (706) 781-8316.

Sincerely,

A handwritten signature in blue ink that reads "Scott Logeman".

Scott Logeman
Supervisor - OSP Engineering

Cc: Carla Jordan - AT&T ROW Engineer
Danny Hemphill - DH Communications, Inc.
Levi Kendrick - DH Communications, Inc.