Historic Review Board
205 N. White Street
March 10, 2026
4:30 p.m.

Agenda

CALL TO ORDER

APPROVAL OF MINUTES

1. HRB Meeting: February 10, 2026 [pages 2 - 4]

NEW BUSINESS

1. **Request for Certification of Appropriateness** [pages 5 - 110]
   Applicant Name: Patrick Tormeno
   Owner Name: Jerry Gronske, Unique USA
   Property Address: 104 Williamson Street
   Purpose: Certification of Appropriateness request for rehabilitation of the historic Fort Mill Manufacturing Company Mill No. 2 site.
   Property Information: MXU, Mixed Use Development District and NPS # 100011847

2. **Request for Certification of Appropriateness - Modification** [pages 111 - 154]
   Applicant Name: Visit York County – Andy Clinton
   Owner Name: Bayles Mack
   Property Address: 201 Main Street
   Purpose: Certification of Appropriateness request for amendment to previously approved kiosk project.
   Property Information: Local Commercial/LC and Historic District

ADJOURN

The following press was notified of the meeting by email or fax in accordance with the Freedom of Information Act: ***The Herald, CN2, WRHI, WSOC, and WBTV****. The agenda was also posted at the entrance to Town Hall the required length of time and on the Town website. The Town of Fort Mill is committed to assuring accessibility with reasonable accommodation, of Town services and facilities for all individuals, in compliance with federal law. contact the Town Manager's Office at 803-547-2116 if you need assistance.*

TOWN OF FORT MILL
HISTORIC REVIEW BOARD MEETING
February 20, 2026
205 N. White St
4:30 p.m.

Present: Chairwoman Megan Brinton, Vice Chairman David Booth, Elizabeth Leventis, Scott Couchenour, Hynek Lettang, Joanne Walker, David Helms, Assistant, Planning Director Penelope Karagounis, Deputy Planning Director Joey Adams-Raczkowski, Planner Carter Bliss

Guests: See attached sign in sheet

Chairwoman Megan Brinton called the Historic Review Board meeting to order at 4:31 p.m. on Tuesday, February 10, 2026.

APPROVAL OF MINUTES

Chairwoman Megan Brinton asked for a motion to approve Historic Review Board meeting minutes from January 13, 2026, to be made. Commissioner Walker made the motion. Commissioner Leventis seconded the motion. The motion to approve the minutes from January 13, 2026, was approved by a vote of 6-0.

NEW BUSINESS

1. **Request for Certification of Appropriateness at Fort Mill History Museum**

Deputy Planning Director Joey Adams-Raczkowski presented the request for a Certificate of Appropriateness from the Fort Mill History Museum. He explained that the Museum was planning a full hard and softscape renovation but were hoping to propose a six-phase project, with phase one being the topic of discussion for tonight's meeting. This phase will include the construction of an ADA-complaint handicap ramp, brick pavers at the end of the ramp, completion of a previously approved perimeter fencing, the raising of the Museum sign in the front yard and raised planter beds to the front alley side of the property.

Deputy Planning Director Joey Adams-Raczkowski introduced Cristia Humburg, Executive Director of the Fort Mill History Museum. Humburg then introduced Vincent DePaoli, from Innovative Landscape Design, who the Museum contracted to design and execute their exterior improvement plan.

Mr. DePaoli went over the vision of the Museum, updating their exterior space to better cater towards the public. The current handicap ramp is not up to code, and so this update will be crucial to the prosperity of the Museum, allowing more guests, and to cater to a wider range of people.

Mr. DePaoli then described the issues with the current front sign. With the addition of the previously

approved perimeter fence, the signage is no longer visible by the main thoroughfare, Clebourne Street. Thus, Phase 1 includes a raised planter bed, to blend aesthetically with the fence and the garden area, lifting the sign up 1' 8".

The board discussed the future phases of the plan. Vice Chairman David Booth questioned the accessibility compliance of the future site plan, bringing up issues with connectivity, and slight continuity errors between the boards the Museum brought to the meeting. Mr. DePaoli answered some of the questions regarding continuity and accessibility. Planning Director Penelope Karagounis noted that the topic of discussion in this month's meeting was solely focused on Phase 1, and that the applicants would be returning for each phase through the same application with no additional fees.

Commissioner Elizabeth Leventis made a motion to approve the first phase as submitted. Commissioner Hynek Lettang seconded the motion. The motion to approve the first phase of the Fort Mill History Museum Renovation was approved by a vote of 6-0.

2. **Request for Certification of Appropriateness for Needle Worx Studio**

Deputy Planning Director Joey Adams-Raczkowski introduced the second order of business, a request for Certification of Appropriateness for Needle Worx Studio. Bianca Miller, owner of Needle Worx, and new tenant of the unit, is requesting a wrap on an existing sign, to replace the logo of the former tenant, Mitrik Exchange.

Miller's request involves only a wrap, and no change to any physical structure or material both on the sign and the wall it attaches to. Planning Director Penelope Karagounis noted that if the applicant wished to add any window graphics or any additional external changes to the building, that they would have to come through the same process again. The board discussed the different options for 30-day temporary signage, and its application process.

Commissioner Leventis made a motion to approve the signage as submitted. Commissioner Walker seconded the motion. The motion to approve the Needle Worx signage as submitted was approved, with a vote of 6-0.

INFORMATION AND DISCUSSION

Planning Director Penelope Karagounis discussed the Continuing Education Class for the month offered on Thursday, February 26, 2026. The board discussed their availability and required credits and then decided on who would be attending the meeting, and which commissioners had already met their requirements for the upcoming months.

Chairman Couchenour made a motion to adjourn the meeting. Commissioner Pratt seconded the motion. The motion of adjournment was approved by a vote of 6-0.

The meeting adjourned at 5:04 p.m.

Respectfully submitted by Carter Bliss
Planner
March 2, 2026

HISTORIC REVIEW BOARD MEETING

FEBRUARY 10, 2026

ATTENDANCE SHEET

Name	Address
VINCENT DEPAOLI	3581 ANDREW L TUCKER 120, STE 124
NATALIE HENDERSON	3581 ANDREW L TUCKER RD. STE 124
Christia Hunsburg (Fort Mill Hstry Museum)	107 Cleborne St. Fort Mill, SC 29715
Ashley Taylor	107 Cleborne St Fort Mill SC 29715
Bianca Miller	214 Main Street Ste 101 Fort Mill SC 29715
Rosemarie Walker	

HISTORIC REVIEW BOARD

Applicant: Patrick Tormeno, BB + M Architecture
Subject Property: 104 Williamson Street
Property Owner: Unique USA, Jerry Gronske
Tax Map #s: 0200601051, 0200601052, 0200601053,0200601054, 0200601058, and 0200607034
Zoning District: MXU, Mixed Use Development District and NPS #100011847
Zoning Case: 2026-103

REQUEST

The Planning Department has received a formal follow-up application for a **Certificate of Appropriateness (COA)** from Patrick Tormeno, BB + M Architecture for consideration of the next phase of the rehabilitation of the historic Fort Mill Manufacturing Company Mill No. 2 site. Rehabilitation of the historic mill, as well as the new construction project adjacent to the site, are now referred to as "The Loom at Fort Mill."

The HRB conditionally approved an initial COA for only certain portions of the project as outlined below and within the adopted minutes of the January 13, 2026, meeting. Specifically, the COA approval included the selection of the windows, layout of the windows, treatment of the ancillary buildings, the restoration and demolition work necessary to restore brick structures surrounding the main building, and the effort to expose the center section of the structure; all contingent upon SHPO approval, provided staff receives language from SHPO. This project must return to the HRB for additional approvals of all other aspects of the project including signage, landscaping, and outdoor amenity spaces.

With this subsequent submittal the applicant is seeking approval of the remaining exterior appearance-related elements of the project as outlined in the COA application and within the detailed narrative dated February 20, 2026. The narrative also references specific plan sheets to describe the various site appearance details, site programming, and landscaping, which are attached with this staff report. The submission also includes graphic illustrations to assist with envisioning the various site elements to be reviewed and approved.

For clarification, this project requires review by the Historic Review Board (HRB) and the Planning Commission (PC). The HRB will be reviewing ONLY the existing site and existing historic Mill for compliance with the site plan, building materials, landscaping, parking, signage, etc., in order to issue

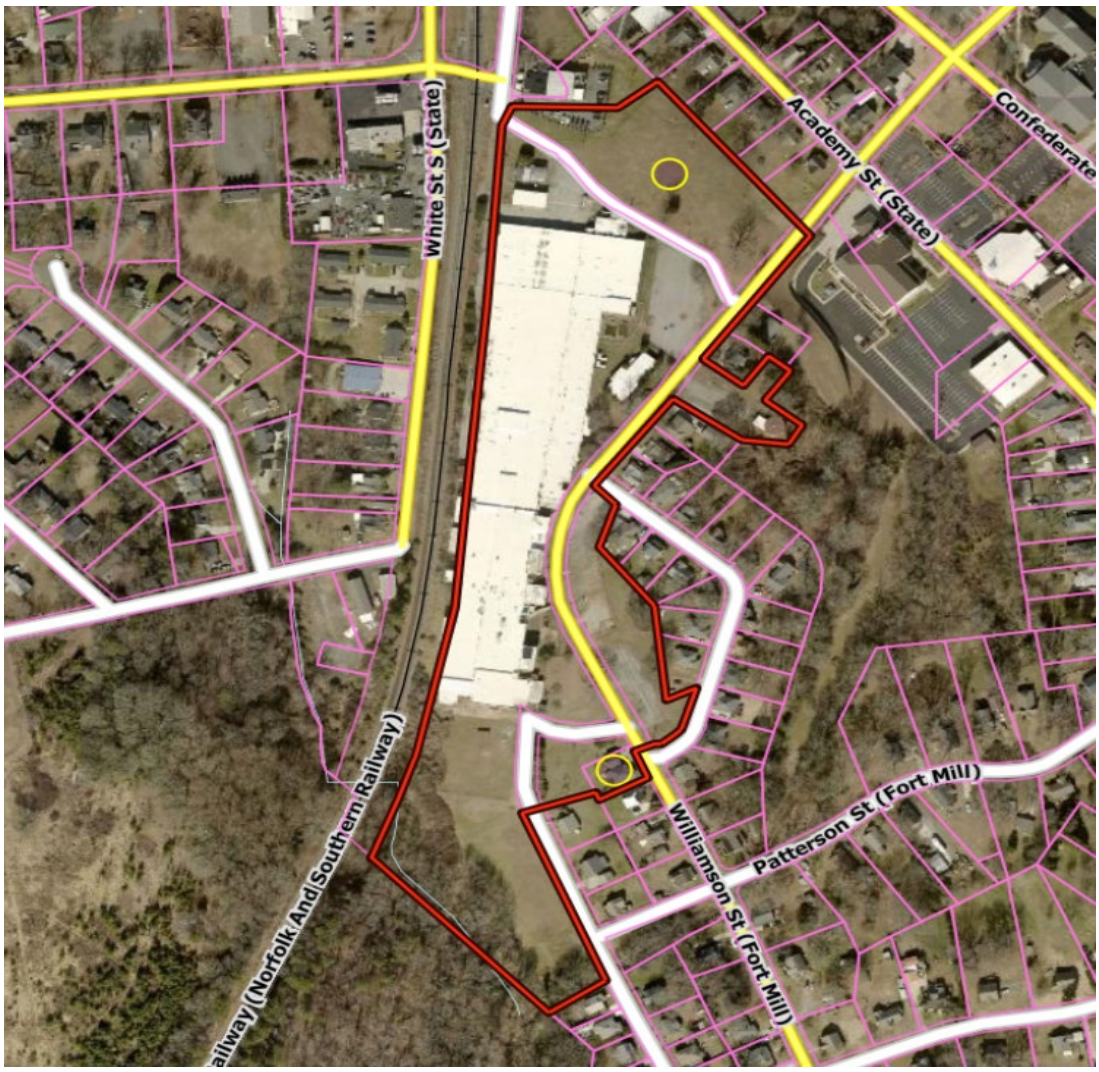
Certificates of Appropriateness (COAs). Whereas the Planning Commission will be reviewing the site plan, building materials, landscaping, parking, signage, etc., ONLY for Commercial Appearance Review (CAR) of the new multi-use structure. As an update, on February 17, 2026, the Planning Commission approved a CAR for the bulk of the new multi-use structure as well as the parking deck. A few smaller detailed items will return to the PC for addition commercial appearance review when the applicant is prepared to address those remaining details.

HISTORIC OVERVIEW

Based on application submitted by the applicant, the Fort Mill Manufacturing Company Mill No. 2 is a historic textile mill complex. The complex includes two contributing buildings: Fort Mill Manufacturing Company Mill No. 2 (1892-1983), Office #1 (c.1940); three non-contributing buildings: Office #2 (1983), Centac Building (1994), and Air Compressor Building (late 1990s); and two non-contributing structures: Compressed Air Pumps and Tank Platform (late 1990s) and Parking Lot (1990s). Originally built in 1892, the mill building had numerous additions over the course of the 20th century, most constructed within the proposed period of significance. The late 19th/early 20th century portions of the mill building are brick masonry and heavy timber mill construction with low-pitch gable roofs. The windows/skylights from the 1892, 1904, and 1916 sections are not extant. Later additions were also executed in red brick. The 1937 additions are characterized by fifteen-pane steel windows and slopping roofs. The flat-roof 1959, 1960, and 1966 additions have never had windows. A loading dock was added in 1973. The northeast vestibule features curtain glass walls and likely dates to 1983. Work is not being done to the 1983 building for this HRB, Certificate of Appropriateness application.

BACKGROUND INFORMATION

Below is the vicinity map for 104 Williamson Street



This property is listed on the National Register of Historic Places (NRHP). Based on the NRHP this building was constructed in circa 1892.

DISCUSSION

The discussion of the proposed components within this application will include the items listed below. Due to the comprehensive nature of this project and to avoid duplicating the information provided by the applicant, staff refers the HRB members to the narrative and plans provided by the applicant and attached to this staff report.

1. **Description of civil site work, programming of specific areas, and materials to be utilized (see applicant's narrative dated February 20, 2026 along with associated plans).**

2. **Signage:** Does not appear to be shown in detail for the building or the site.

3. **Pedestrian, Site Features, and Amenities:** The plans submitted show a range of outdoor spaces including what appears to be a courtyard at the front entrance of the Mill as well as an open-air courtyard within the interior of the structure. Pedestrian pathways are shown. Additionally, one of the concept sketch plans approved with the MXU rezoning shows a pool amenity, which is shown in greater detail in this submission.

4. **Parking and other Roadway Improvements:** Three parking areas have been shown within the plans submitted.

   The other roadway improvements required by this project are outlined in detail in the prior MXU rezoning submittal approved by Town Council. This includes the realignment of Watson Street, possible realignment of the turn onto Link Street, as well as milling and resurfacing of Williamson Street, Link Street, and Railroad Avenue, and construction of a parking deck. The review and approval of these aspects of the project will be coordinated with the appropriate town staff.

5. **Site lighting:** Building lighting consists of up-down narrow beam LED light fixtures, RIM LED wall sconces, and gooseneck LED signage sconce as shown in the general notes section of the architectural elevation drawings. Notes within the civil set of plans indicate that placement and type of site light is to-be-determined.

6. **Landscaping:** A planting / landscaping plan has been included with this submission.

7. **Fencing**: Details have been shown within the hardscape plans as well as the graphic illustrations.

SECRETARY OF INTERIOR'S STANDARDS

These guidelines serve as the basis for determining the approval, approval with modification, or denial of a certificate of appropriateness as applicable. These guidelines are:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its original intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which have taken place in the course of time are evidence of the history development of a building, structure, or site and its environment. These changes may have acquired significance, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visible qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by history, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.
8. Every reasonable effort should be made to protect and preserve archaeological resources affected by, or adjacent to the property.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

STAFF FINDINGS

This is one of the largest and most complex projects presented to the HRB for review and approval. The greatest level of details about the types of materials, colors, landscaping, site lighting, parking, programming etc., are contained within the graphic illustrations. The typical COA application reviewed by the HRB usually contains sample boards of materials, specific colors, brick samples, site lighting fixture details, etc., which are then referred to by staff at the time of civil construction document review. At this stage of review, only some of those details have been provided.

Additionally, as the HRB learned from the applicant's previous presentations to the board, the State Historic Preservation Office (SHPO) and the National Park Service (NPS) have had significant influence over the design and appearance of this project.

Note: Through conversations with applicant, some renderings of the exterior portions of the mill in this staff report appear white due to shadowing. Staff has reiterated to the applicant that the exterior brick of the historic mill cannot be painted white, or any color.

STAFF RECOMMENDATION

Staff welcomes additional discussion between the applicant and the HRB about this project and will stand in support of the design and appearance aspects the HRB ultimately choose to approve. However, staff respectfully requests that any consideration and or approvals by the HRB must include very specific language about what portions of the current submittal are approved and can move forward without further HRB approval. Again, these approvals by the HRB are later referenced by staff at the civil construction document phase to ensure that what is proposed to be constructed meets the approvals of the HRB.

Staff recommends that the HRB require the exterior renderings of the historic mill be updated to show the natural bricking instead of the white shadowing that appears to be a painted surface. Staff also recommends that any HRB approvals are conditioned upon receiving final project approvals from both SHPO and NPS.

As with any HRB approval, staff will require the applicant to return to the HRB if there are significant variations in the appearance of what was provided in approvals by the HRB.

ATTACHMENTS

1. Application for Certificate of Appropriateness
2. The Loom @ Fort Mill Narrative – February 20, 2026
3. Site Design Graphic Illustrations
4. Civil Plans
5. Landscape and Hardscape Plans
6. MXU, Development Conditions

Fort Mill
SOUTH CAROLINA

Fort Mill Planning Dept.
Town Hall
205 N. White Street
Fort Mill, SC 29715
Phone : 803-547-2034
Fax : 803-548-4722

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICANT

Name: Justin Maxwell

Mailing Address: 919 Berryhill Rd Ste 101, Charlotte, NC 28208

Phone: 740.323.6635

Email: jmaxwell@dpr.design

Town Use Only

Received By: JMC
Date Received: 2/17/26
Application Complete:
HRB Meeting Date: 3/10/26
Date Approved by HRB:
Date Denied by HRB:

PROPERTY INFORMATION

Property Address: 104 Williamson St, Fort Mill, SC 29715

Zoning & Current Use: MXU, Storage

Property Owner Name: Jerry Gronske, Unique USA

Property Owner Mailing Address: 793 Fort Mill Hwy, Indian Land, SC 29707

Property Owner Email Address: jerryg@uniqueusainc.com

Submission Checklist

- ☑ Drawings and specifications of proposed improvements
- ☑ Site plan showing location of proposed improvements, if necessary
- NA ☐ Application fee ($125 residential/$250 non-residential)

Fee paid w/ prin submissions - phased review of project

Work Summary: Please check all areas that apply to the proposed improvements

☑ DEMOLITION ☐ NEW STRUCTURE ☐ EMERGENCY REPAIR

☐ GRAPHICS/SIGNAGE ☐ MAINTENANCE

REHABILITATION

- ☐ Foundations
- ☐ Masonry
- ☐ Siding
- ☐ Roof
- ☐ Gutters/downspouts
- ☐ Chimney
- ☐ Doors/entrances
- ☐ Windows
- ☐ Porch
- ☐ Cornice/frieze
- ☐ Ornamentation
- ☐ Awning/Canopy
- ☐ Storefront
- ☐ Color/painting
- ☐ Other

ADDITIONS TO EXISTING

- ☐ Room Addition
- ☐ Garage
- ☐ Porch or deck
- ☐ Greenhouse
- ☐ Dormer
- ☐ Skylight
- ☐ Chimney
- ☐ Other

SITE WORK

- ☑ Fence or wall
- ☑ Site lighting
- ☐ Street furniture
- ☑ Special features
- ☑ Parking
- ☑ Walks, patios
- ☐ Chimney
- ☑ Other

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Explanation of Work: Please use the area below to provide a detailed explanation of the proposed work. When explaining the work, please provide information on the design, materials, colors, as well as installation/construction procedures. For example, when applying for a wall sign, please provide detail on the design of the sign, what materials will be used, what colors will be used, and how the sign will be affixed to the wall. Please attach additional sheets as necessary.

DESIGN INTENT:
The design intent for this project is to adaptively re-use an existing structure located at 104 Williamson St. in Fort Mill, SC from storage and warehouse space to for-rent multifamily living. The design is being submitted to the National Park Service and SC State Historic Preservation Office as part of the three-part Historic Preservation Certification. The Part I of this application is complete.

HISTORIC OVERVIEW (portions clipped from the Part I application):
The Fort Mill Manufacturing Company Mill No. 2 is a historic textile mill complex located at 104 Williamson Street in Fort Mill, South Carolina. The complex includes two contributing buildings: Fort Mill Manufacturing Company Mill No. 2 (1892-1983), Office #1 (c.1940); three non-contributing buildings: Office #2 (1983), Centac Building (1994), and Air Compressor Building (late 1990s); and two non-contributing structures: Compressed Air Pumps and Tank Platform (late 1990s) and Parking Lot (1990s). Originally built in 1892, the mill building had numerous additions over the course of the 20th century, most constructed within the proposed period of significance. The late 19th/early 20th century portions of the mill building are brick masonry and heavy timber mill construction with low-pitch gable roofs. The windows/skylights from the 1892, 1904, and 1916 sections are not extant. Later additions were also executed in red brick. The 1937 additions are characterized by fifteen-pane steel windows and slopping roofs. The flat-roof 1959, 1960, and 1966 additions have never had windows. A loading dock was edded in 1973. The northeast vestibule features curtain glass walls and likely dates to 1983. HRB note: Work done to the 1983 building is not included with this application

SITE IMPROVMENTS OVERVIEW
•The site design acknowledges the property as a physical record of its time, place, and use as a textile manufacturing facility, while accommodating contemporary residential and commercial functions
•New site improvements are designed to be compatible with the historic industrial character in massing, scale, and materials, while being clearly differentiated as contemporary interventions
•The landscape design preserves and interprets the site's industrial heritage through material choices, circulation patterns, and interpretive elements rather than creating conjectural features or a false sense of historical development

Acknowledgement of Requirements: The applicant acknowledges that the information provided is complete and that any exterior modification, except for ordinary maintenance repair (not involving change in design, material, color, or outer appearance) shall not commence until the Historic Review Board approves the specific modification through a Certificate of Appropriateness. Additional permitting may be required prior to beginning work, including zoning review, building department review, stormwater/engineering review, and business licensing. Please note, incomplete submissions will not be accepted for consideration.

Applicant's Signature — Date: 2026.02.20

Property Owner's Signature — Date: 02/20/2026

Fort Mill
SOUTH CAROLINA

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Town Hall
205 N. White Street
Fort Mill, SC 29715
Phone : 803-547-2034
Fax : 803-548-4722

THIS SHEET FOR TOWN USE ONLY

The Town of Fort Mill Historic Review Board has reviewed this application for a Certificate of Appropriateness and has made the following decision:

_____ APPROVED AS SUBMITTED

_____ APPROVED WITH CONDITIONS

_____ DENIED

CONDITIONS OF APPROVAL AND/OR COMMENTS:

_____

_____

_____

_____

_____

_____

_____

_____

_____

HRB CHAIRPERSON'S SIGNATURE/DATE: _____

APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS DOES NOT PRECLUDE THE REQUIREMENT THAT THE APPLICANT OBTAIN A ZONING AND/OR BUILDING PERMIT FOR THIS PROJECT AND A BUSINESS LICENSE FROM THE TOWN OF FORT MILL.

February 20, 2026

The Loom @ Fort Mill
Historic Narrative

Overall Design Approach

- The site design acknowledges the property as a physical record of its time, place, and use as a textile manufacturing facility, while accommodating contemporary residential and commercial functions
- New site improvements are designed to be compatible with the historic industrial character in massing, scale, and materials, while being clearly differentiated as contemporary interventions
- The landscape design preserves and interprets the site's industrial heritage through material choices, circulation patterns, and interpretive elements rather than creating conjectural features or a false sense of historical development

Textile Pattern Paving

- Custom paving patterns derived from historic gingham and textile weave patterns produced at the White Plant/Williamson Mill are incorporated into pedestrian hardscape areas
- These contemporary interpretive elements reference the site's historic use as a textile manufacturing facility without replicating or introducing conjectural historic features
- The textile-inspired paving serves as a subtle interpretive layer that communicates the property's significance as part of the Springs Industries textile heritage, acknowledging Fort Mill's identity as a historic mill town
- Paving patterns are executed in contemporary materials and installation methods, clearly distinguishable from any surviving historic site features while remaining compatible with the industrial character of the property

Material Reuse - Salvaged Brick and Concrete

- Salvaged concrete slab material is processed and reused as aggregate base or incorporated into new hardscape features, reducing waste and maintaining material continuity with the site's industrial past
- The reuse of salvaged materials is documented and distinguished from in-situ historic features to avoid creating a false sense of historical development; new construction utilizing salvaged materials is identifiable upon close inspection as contemporary work
- This sustainable approach aligns with the NPS Guidelines on Sustainability for Rehabilitating Historic Buildings, which encourage retention and reuse of historic materials

Railroad-Evocative Linear Elements

- Linear site features including pathways, planting beds, and site walls reference the historic railroad corridor that enabled the mill's operation and was integral to Fort Mill's development as a textile manufacturing center
- The alignment and materiality of pedestrian circulation acknowledges the historic relationship between the mill and the adjacent rail line without reconstructing or replicating historic rail infrastructure

- Linear paving patterns, and elongated planting beds evoke the rhythm and directionality of the railroad that served the mill, interpreted through contemporary landscape vocabulary
- These design elements support wayfinding and connectivity—including the proposed pedestrian connection to Main Street—while reinforcing the site's historic industrial context
- The linear vocabulary is compatible with the utilitarian, functional character of the historic mill site and differentiates clearly from the architectural forms of the historic building

Artifact Integration

- Historic artifacts recovered during site work and building rehabilitation—including machinery components, industrial hardware, and other objects associated with the mill's operation—are incorporated into the landscape as interpretive features
- Artifacts are displayed in situ or in designated interpretive areas, preserving their association with the property and providing tangible connections to the site's manufacturing history
- The placement and presentation of artifacts is designed to complement rather than compete with the historic building, maintaining the mill as the primary character-defining feature of the property
- Interpretive signage associated with artifact displays is designed to be compatible with the industrial character of the site in material and scale, and is clearly contemporary in design
- This approach supports public understanding of the property's significance as part of the Springs Industries textile heritage and Fort Mill's broader industrial history, consistent with the educational intent of historic preservation

Compatibility and Differentiation

- All new site features—including parking areas, pedestrian paths, site walls, lighting, and furnishings—are designed to be compatible with the historic industrial character of the property in scale, proportion, and material palette
- Contemporary site elements utilize materials appropriate to the industrial context (steel, concrete, aggregate, brick) while employing clearly contemporary detailing and installation methods
- New construction is sited to preserve significant views of the primary building elevations and to maintain the historic relationship between the mill building and Railroad Avenue
- The proposed parking structure is located to minimize visual impact on the historic mill and is screened with landscape elements; its design is subordinate to the historic building in massing and material expression
- If removed in the future, the new site improvements would leave the essential form and integrity of the historic property and its environment unimpaired

Pool Courtyard

The courtyard serves as a primary site for material salvage and circularity, utilizing debris from the building's selective demolition to create a rugged, historically grounded environment.

- Salvaged Concrete: Large-scale concrete slabs recovered during demolition are repurposed as structural retaining walls and tiered seating. These elements are stacked to manage the site's topography, echoing the heavy, utilitarian foundations of the original mill.
- Masonry Walls: Brick walls are utilized for retaining and seating elements. Grey brick is chosen to draw a separation from historic elements while being visually compatible.

- **Weathered Steel (Corten):** Corten steel is used for **sharp-edged planters and vertical landscape accents**, providing a rich, oxidized patina that references the site's historic machinery.
- **Structural Steel Shade Elements:** The pavilion structure utilizes a **minimalist steel frame** that mirrors the industrial rhythm of the mill's internal structure, providing functional shade without obstructing the primary architectural views.

Landscape Character and Spatial Organization

The design utilizes the site's natural elevation to create a series of **outdoor "rooms"** that provide intimacy while maintaining a direct visual connection to the historic building.

- **Topographic Integration:** The terraced seating and fire pit nodes leverage salvaged stone and concrete to create a **sunken amenity experience**. This allows for modern social gathering spaces that remain physically subordinate to the mill's massing.
- **Vegetative Texture:** Tree placements and mounded lawn areas provide a "soft" counterpoint to the rigid industrial geometry. These plantings offer shade and screening while preserving the **monolithic presence** of the mill's long-span facade.
- **Compatibility through Contrast:** The clean, light-colored pool deck and pathway surfaces provide a crisp modern intervention that allows the darker, weathered textures of the salvaged materials to stand out as **interpretive artifacts**.

Authenticity in the Modern Amenity

Rather than mimicking a traditional residential pool, the courtyard is designed as a **rehabilitated work-yard**. By using raw, honest materials—steel, stone, and reclaimed concrete—the amenity feels like a natural evolution of the White Plant, honoring its legacy as a site of production and industry while successfully transitioning it into a center for community and residence.

Link Street + 1940 Office Building

- The design reinvigorates the historic alignment of Link Street, which formerly served as the primary functional spine between the mill and the office building. By transforming this corridor into a dedicated pedestrian thoroughfare, the project restores the spatial relationship between these two key structures. This intervention energizes a once-vital industrial intersection, utilizing a historic circulation pattern to facilitate modern connectivity and site activation. This amenity space utilizes the same salvaged concrete and landscape character as the pool courtyard.

Watson Street Frontage

- Watson Street is being realigned and mimics the roadway originally adjacent to the Mill. The frontage includes a tree lawn with street trees, 5' wide sidewalk, and a planting area with low ground cover at the building.

West Frontage (Railroad)

- The area between the mill and railroad is mainly utilized as a 8' shared use path. Lawn and low ground cover plantings will be provided near the mill and taller plantings will be installed along the pathway to screen the view into residential units.

South Frontage

- The main parking lot for residents is located to the south of the building. The boiler room will be converted to bike storage, so a patio space with accessible route has been created with sidewalk, stairs, and salvaged concrete slab terrace.

Sheet by sheet narrative:

Civil (Site Work):

C0.02 – Shows extents of exterior demolition work in full, inclusive of additions and site work.
C0.03 – Shows removal of existing structures, road, paving, fencing, etc on the north side of the site. All additions are being removed back to the primary façade.
C0.04 – Shows removal of road surfaces, landscape, fencing, etc on the north-east corner of the site.
C0.05 – Shows removal of existing utilities, additions on the primary structure, landscape, fencing, and road surface to be removed. The existing office structure will remain and is not part of the HRB review.
C0.06 – Details all existing additions to be removed in full or partially removed. Paving, landscape features, fencing, etc are also shown as being removed.
C0.07 – Shows removal of paving and other site elements to be removed on the south side of the site.
C0.08 – Shows paving demo, curb work, etc along Williamson

C1.01 – While the new construction is shown, this area is still pertinent as it details the north side of the Mill structure. This plan shows the Watson realignment, sidewalk along the Mill, and new parking area to the northeast of the Mill.
C1.02 – Details the northeast corner of the site including the new parking area off of Williamson.
C1.03 – This plan shows the proposed amenity courtyard design to the east side of the Mill as well as a new pedestrian path along the west side of the site.
C1.04 – Shows new proposed retaining walls along Williamson and along the Mill building façade. This plan also shows more sitework along the southeast side of the building. The continuation of the pedestrian path along the west side of the site is also detailed.
C1.05 – Shows the new parking field and pedestrian paths at the south side of the site.
C1.06 – Shows the refurbished parking field along Williamson.

C2.00-C2.06 – Grading shown for the site.
C5.00 – Utilities shown for the site. See specifics for transformer placement on the east and south sides of the Mill.
C5.02 – Fire Access Plan included for clarity.
L0.00 - General notes outlining high requirement standards
L1.00 – Overall hardscape plan
L1.01 – Hardscape plan showing Watson street mill frontage improvements
L1.02 – Hardscape plan showing Watson Street mill frontage, future tenant parking area, and sidewalk leading to pool courtyard
L1.03 – Hardscape plan showing pool courtyard pavements, walls, and shade structure. This also shows an egress sidewalk leading to Willaimson Street
L1.04 – Hardscape plan showing movable planter layout within the internal courtyard
L1.05 – Hardscape plan showing retaining wall around Williamson frontage and basement patios.
L1.06 – Hardscape plan showing amenity space at the historic office building. This includes outdoor kitchen, fire table, and tiered concrete slab wall
L1.08 – Hardscape plan showing parking lot, building entry and patio at bike storage entrance.
L1.09 – Hardscape schedule providing detailed materials, finishes, colors, and notes provided in hardscape plans.
L5.00 – Hardscape Details- example pavement details provide
L5.01 – Hardscape Details- example pavement transition details provided

L5.02 – Hardscape Details- example stair and CIP wall details
L5.03 – Hardscape Details- example corten steel wall and brick wall details
L5.03 – Hardscape Details- fence, railing, and guardrail details
L6.00 – Overall planting plan shown for the entire site, including new building (not a part of this review).
L6.01 – Street trees and limited planting shown along the north façade of the Mill.
L6.02 – Shows plantings and trees at the northeast corner of the Mill.
L6.03 – Shows proposed plantings along the pool courtyard area on the east side of the Mill as well as new plantings along the west façade. Note that NPS will require that all plantings adjacent to the building are kept simple and low.
L6.04 – Shows all planting along the east and west sides of the Mill.
L6.05 – Shows planting within the new parking field at the south façade.
L6.07 – Shows planting enlargement at pool.
L6.08 – Shows planting enlargements for internal courtyard planters
L6.09 – Required plantings

THE LOOM @ FORT MILL

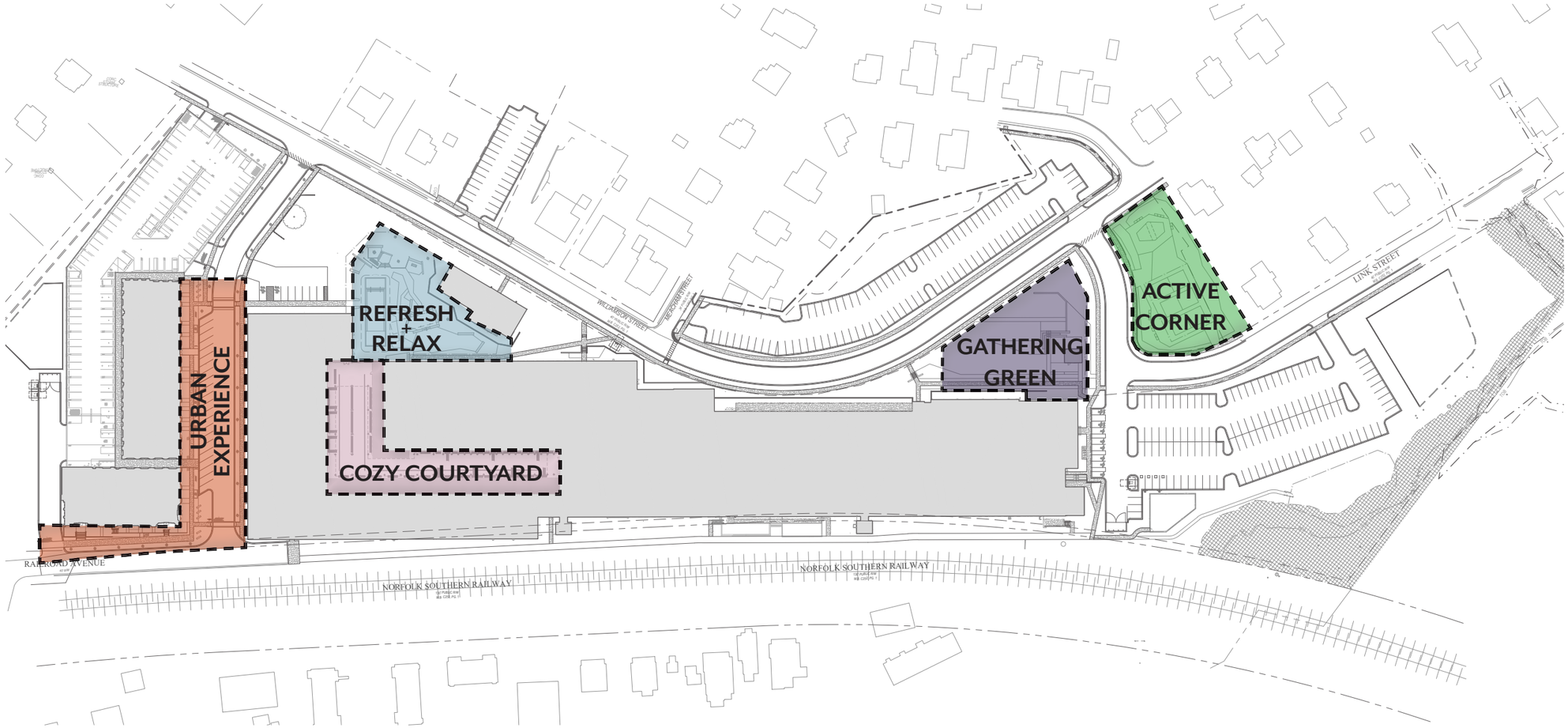
SITE DESIGN - GRAPHIC PRESENTATION

02.17.2026

EXISTING CONDITIONS



FUNCTIONAL DIAGRAM



URBAN EXPERIENCE
- Street trees + native plants
- Paver/bricks
- Outdoor dining
- Raised cross walk
- Street lights + signage
- Iconic character

REFRESH + RELAX:
- 0 Entry pool
- Sunshelf
- Loungers
- Shade structure
- Dining tables
- Outdoor kitchen
- Fire
- Activity lawn

COZY COURTYARD
- Walking corridor
- Movable planters
- Gathering space

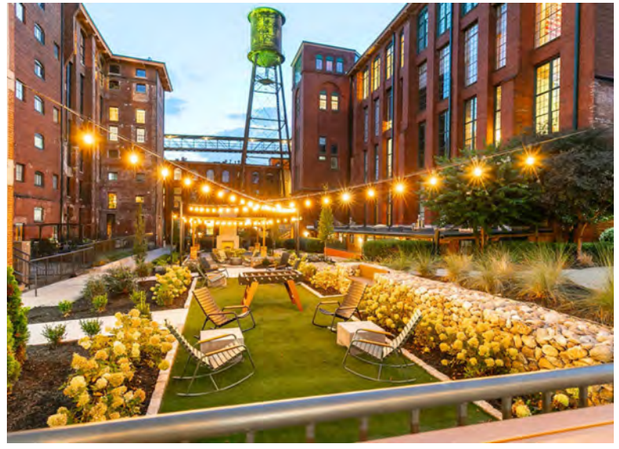
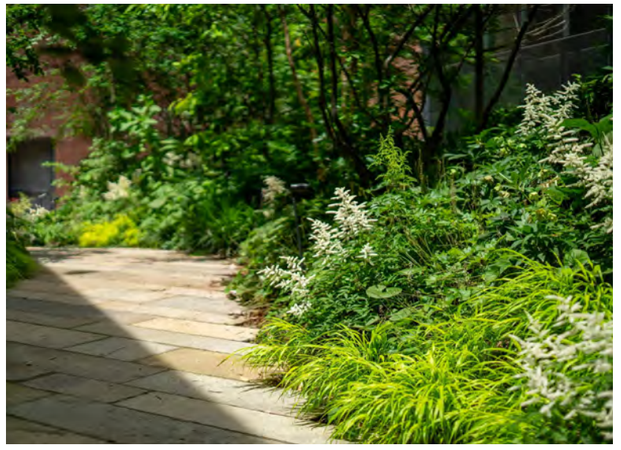
ACTIVE CORNER:
- Mounding
- Pickleball
- Playground

GATHERING GREEN:
- Outdoor kitchen
- Communal dining table
- Native plantings
- Lounge
- Fire

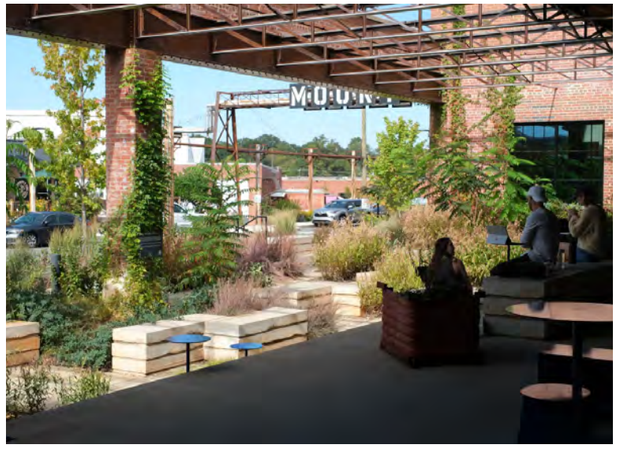
PROGRAM SUMMARY









URBAN EXPERIENCE
- Street trees + native plants
- Paver/bricks
- Outdoor dining
- Raised cross walk
- Street lights + signage
- Iconic character

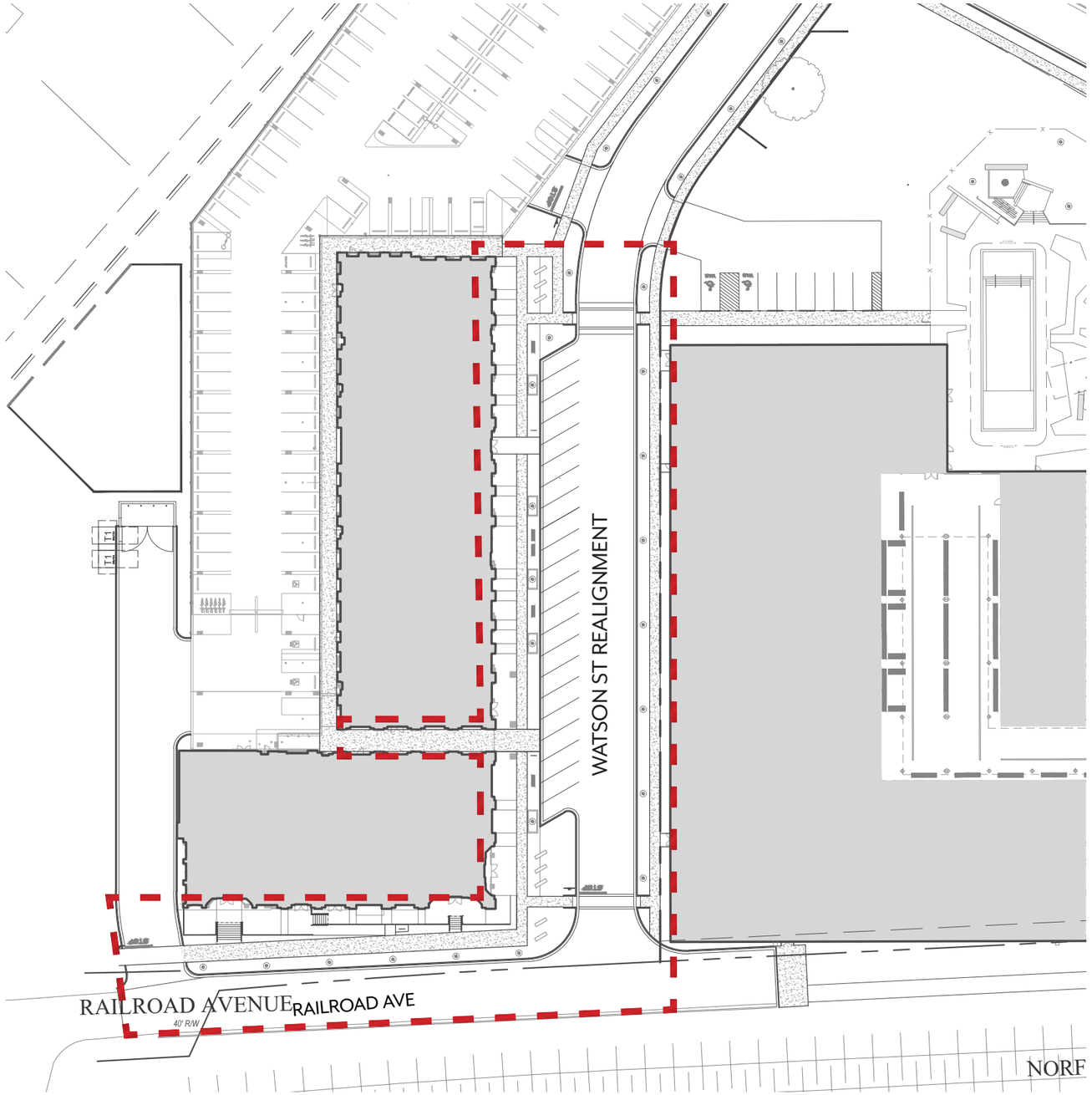
REFRESH + RELAX:
- 0 Entry pool
- Sunshelf
- Loungers
- Shade structure
- Dining tables
- Outdoor kitchen
- Fire
- Activity lawn

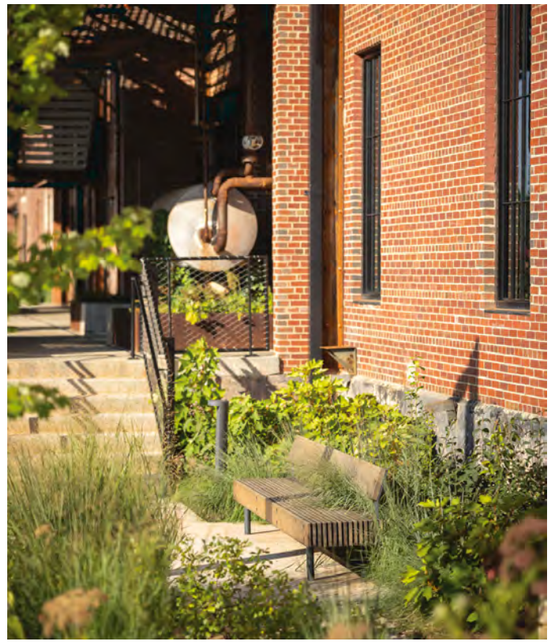
COZY COURTYARD
- Walking corridor
- Movable planters
- Gathering space

ACTIVE CORNER:
- Mounding
- Pickleball
- Playground

GATHERING GREEN:
- Outdoor kitchen
- Communal dining table
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- Lounge
- Fire

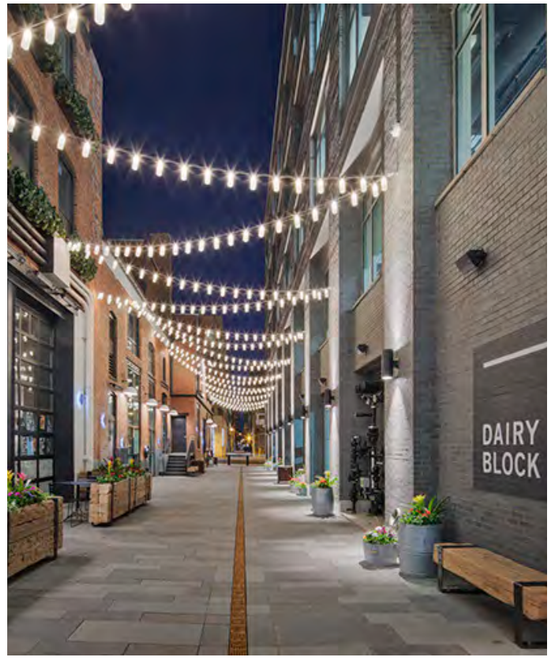
URBAN EXPERIENCE



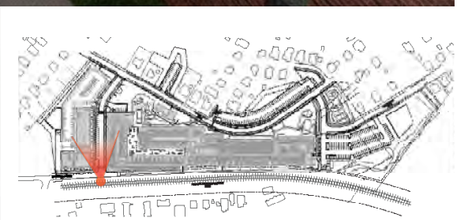






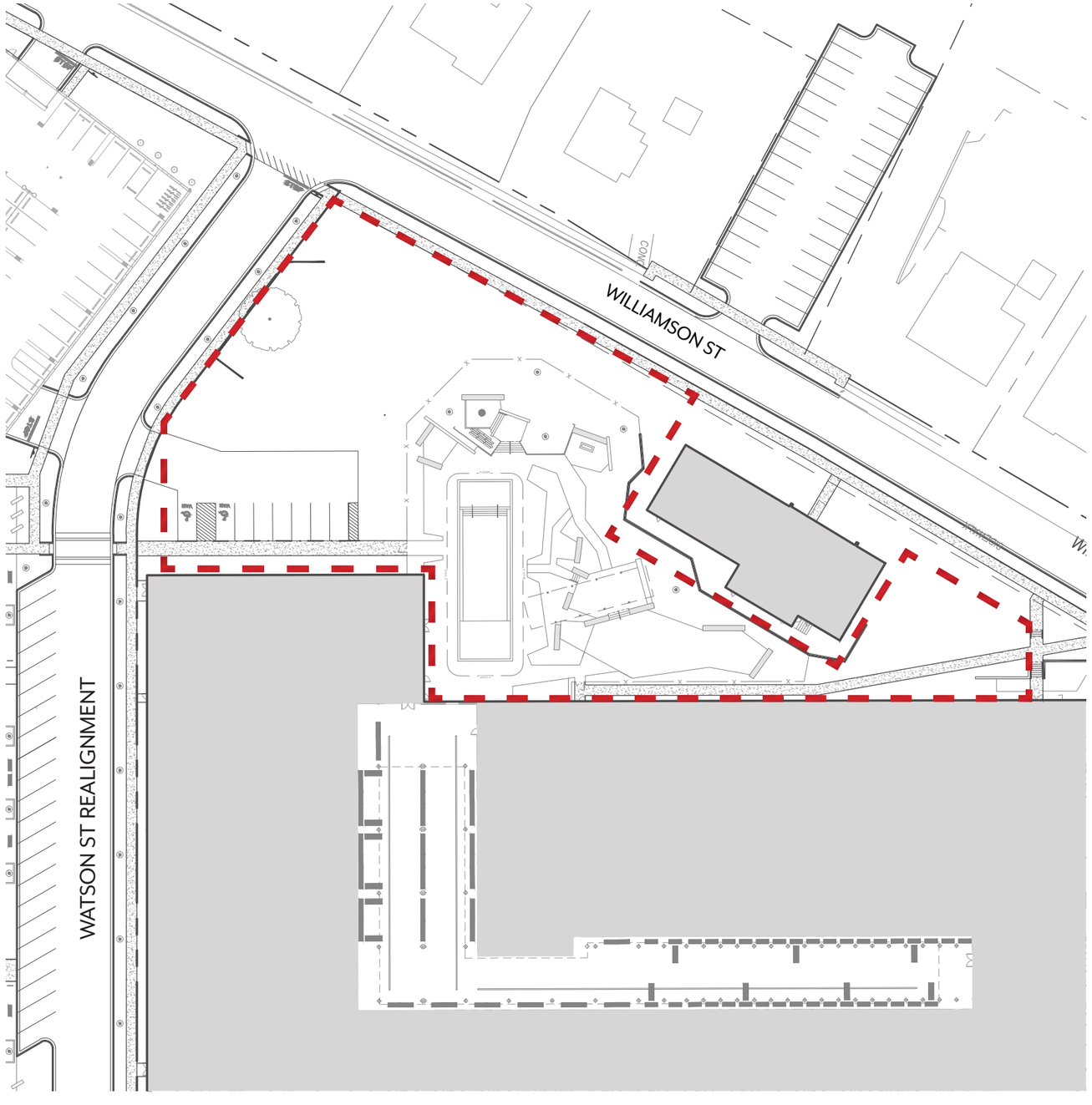






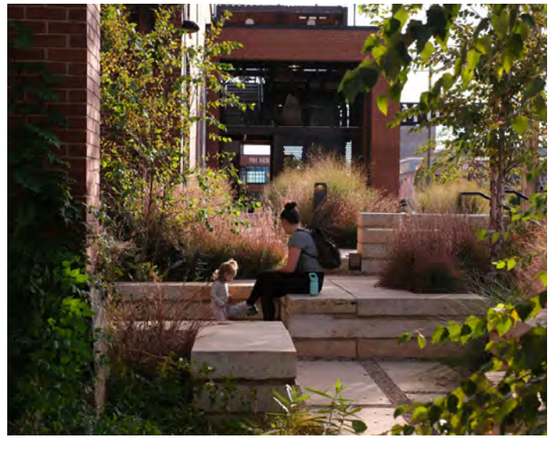
WATSON ST. (ALONG 1960 ADDITION) FROM CORNER AT RAILROAD AVE.

REFRESH + RELAX











The pool courtyard is designed as a rehabilitated industrial work-yard, prioritizing material circularity by integrating debris from the building's selective demolition. This approach transforms "waste" into a high-design amenity that remains deeply rooted in the site's manufacturing DNA.

Material Reuse & Salvage: Large-scale concrete slabs recovered during demolition are repurposed as tectonic retaining walls and tiered seating, managing site topography while echoing the mill's heavy foundations.

Industrial Palette: Corten steel planters and vertical accents provide a weathered, oxidized patina that references historic machinery, while a minimalist structural steel pavilion offers shade without obstructing views of the historic facade.

Topographic Integration: The design leverages natural elevation to create "sunken" social nodes, including fire pits and terraced lounges, ensuring these modern amenities remain physically subordinate to the mill's massing.

Vegetative Contrast: Soft mounded lawns and strategic tree placements provide a textural counterpoint to the rigid industrial geometry, creating an enjoyable residential space that preserves the monolithic presence of the historic architecture.

By utilizing raw, honest materials—stone, steel, and reclaimed concrete—the courtyard avoids "resort" tropes in favor of an authentic industrial evolution that honors the White Plant's legacy.

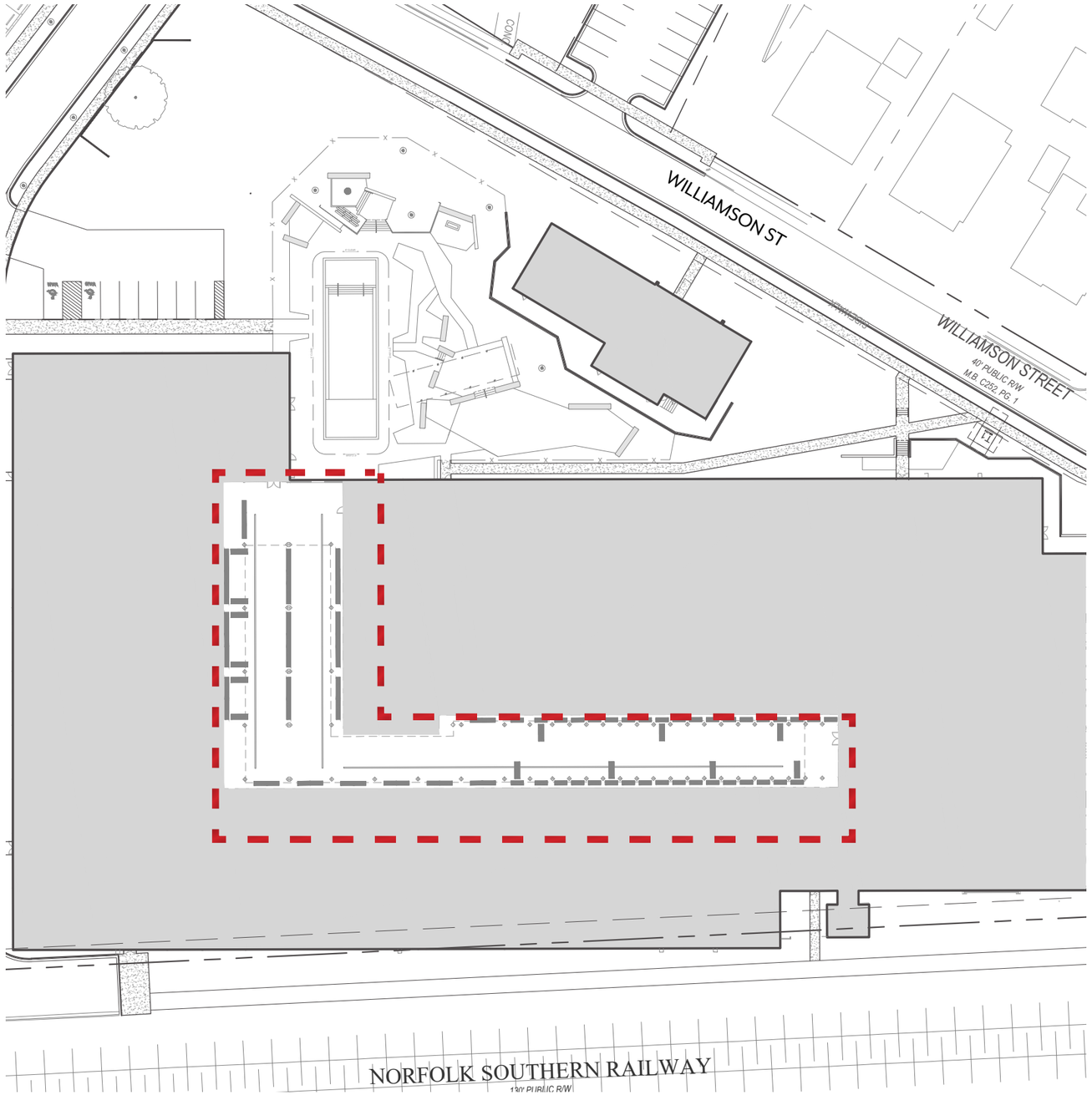


POOL DECK VIEW, FACING 1983 OFFICE BUILDING

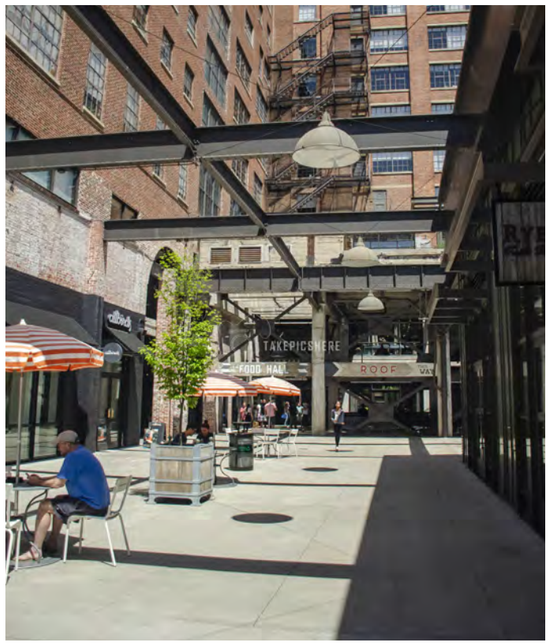


POOL DECK VIEW FACING 1960 BUILDING ADDITION

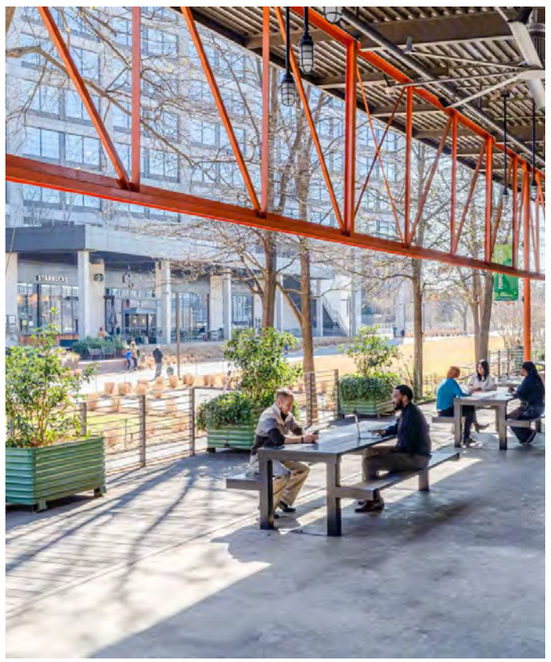
COZY COURTYARD

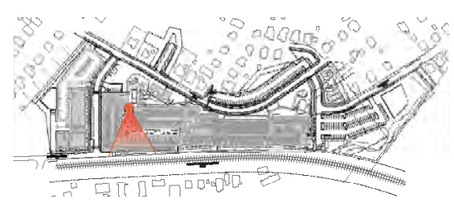








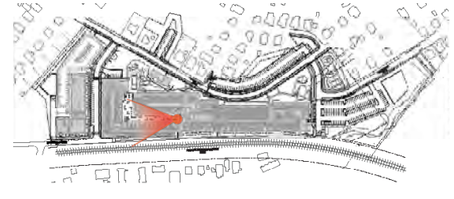




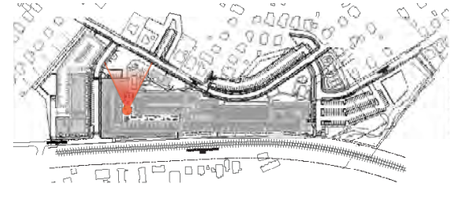
VIEW FROM POOL-SIDE COURTYARD ENTRANCE, LOOKING AT CORNER



VIEW AT COURTYARD, LOOKING AT NORTH

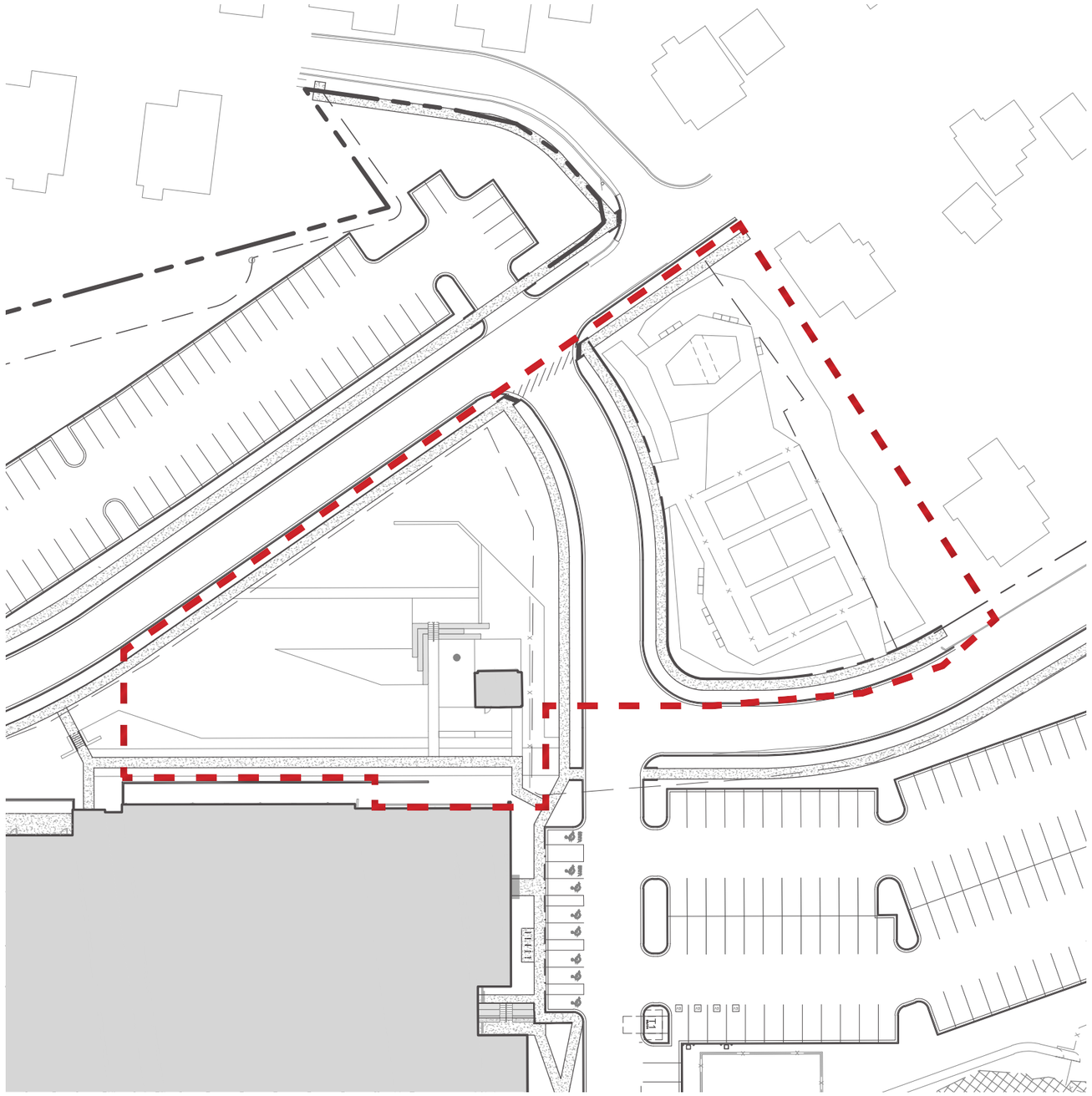


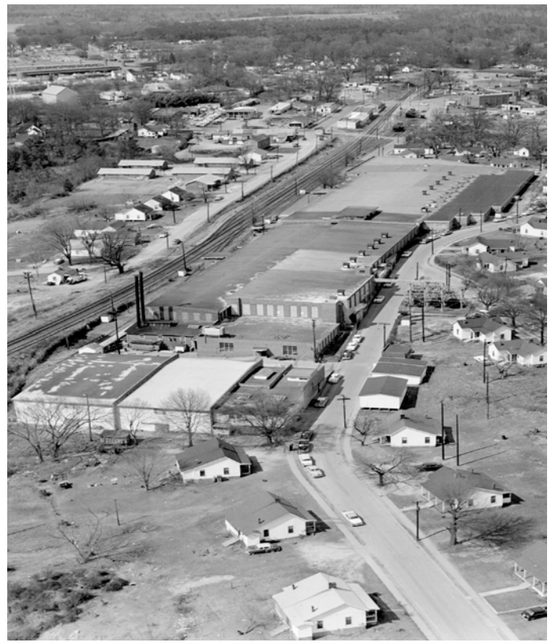
VIEW FROM COURTYARD CORNER LOOKING AT SOUTH



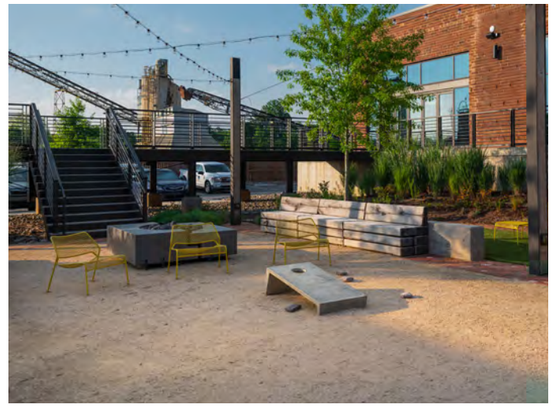
VIEW FROM COURTYARD CORNER

ACTIVE CORNER + GATHERING GREEN



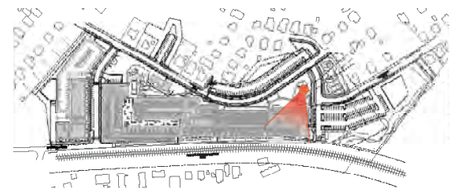






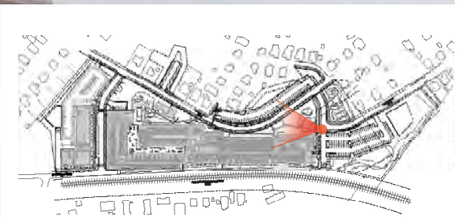






VIEW FROM AMENITY TERRACE, LOOKING AT 1937 BLDG. ADDITION & GUARDHOUSE

The design reinvigorates the historic alignment of Link Street, which formerly served as the primary functional spine between the mill and the office building. By transforming this corridor into a dedicated pedestrian thoroughfare, the project restores the spatial relationship between these two key structures. This intervention energizes a once-vital industrial intersection, utilizing a historic circulation pattern to facilitate modern connectivity and site activation.



VIEW DOWN HISTORIC LINK ST, ALONG 1966 ADDITION & GUARDHOUSE



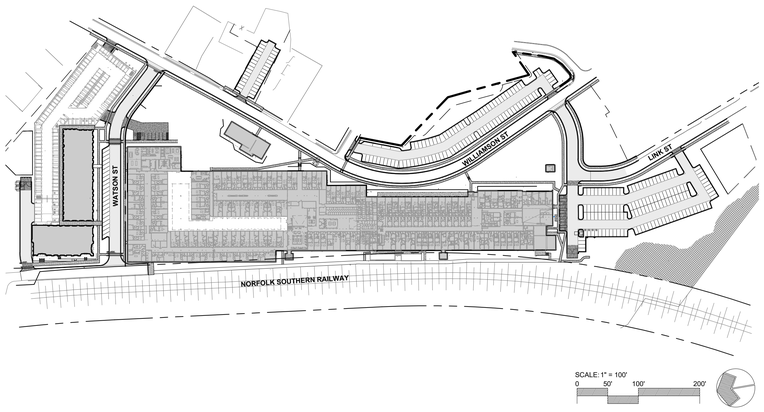
AMENITY GRILL AREA VIEW FACING GUARDHOUSE BUILDING

THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

HISTORIC

SITE MAP



GENERAL NOTES

1. EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION IS PROVIDED BY CLONINGER BELL SURVEYING & MAPPING DATED 01/06/2026, UNLESS NOTED OTHERWISE.
2. CONTRACTOR IS TO REVIEW GEOTECHNICAL REPORT FOR ALL SITE SOIL CONDITIONS.
3. ARCHITECTURAL INFORMATION IS PROVIDED BY BB+M ARCHITECTURE, UNLESS NOTED OTHERWISE. SEE ARCHITECTURE PLANS.
4. THE DESIGNER OF RECORD AND THE OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY STANDARDS, LAWS, AND REGULATIONS.
6. CONTRACTOR SHALL NOTIFY THE DESIGNER OF RECORD 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
7. ALL LOCAL, MUNICIPAL, AND STATE LAWS, RULES, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE PART OF THE PROJECT CONTRACT DOCUMENTS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
8. DO NOT SCALE DRAWINGS IN THIS SET. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER THE SCALE SHOWN ON THE PLANS, SECTIONS, PROFILES, AND DETAILS. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DESIGNER OF RECORD AND/OR OWNER'S REPRESENTATIVE.
9. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE DESIGNER OF RECORD AND/OR OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER OF RECORD AND/OR OWNER'S REPRESENTATIVE.
10. THE SURVEYOR SHALL REPORT ANY ENCROACHMENTS OR DISCREPANCIES GENERATED BY THE SITE PLAN AGAINST ANY DEVELOPMENT REQUIREMENTS SPECIFIED BY THE SITE PLAN TO THE DESIGNER OF RECORD AND/OR OWNER'S REPRESENTATIVE PRIOR TO ANY ACTUAL CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER OF RECORD AND/OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
12. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER OF RECORD AND/OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
15. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, LANDSCAPING, AND FEATURES TO REMAIN ON AND/OR ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE, AT THEIR OWN EXPENSE, ALL DAMAGED ELEMENTS RESULTING FROM CONTRACTOR OPERATIONS OR NEGLIGENCE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY REPAIR ANY ACTIVE UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAY DOWN AREA, PERIMETER FENCE AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAY DOWN AREA, PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
18. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE PUBLIC R/W (RIGHT-OF-WAY) IN ACCORDANCE WITH THE STANDARDS OF THE SCDOT, AND TOWN OF FORT MILL.
19. ALL STANDARD NUMBERS REFER TO THE LATEST EDITION OF THE TOWN OF FORT MILL ORDINANCE AND THE SCDOT STANDARD DETAILS AND SPECIFICATIONS.
20. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANY TO RELOCATE/REPLACE ANY EXISTING UTILITY AND/OR LIGHT POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE MUST BE RELOCATED AT THE CONTRACTOR'S EXPENSE.
21. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. ELEMENTS FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

PCSO DATA

PCSO SUMMARY TABLE

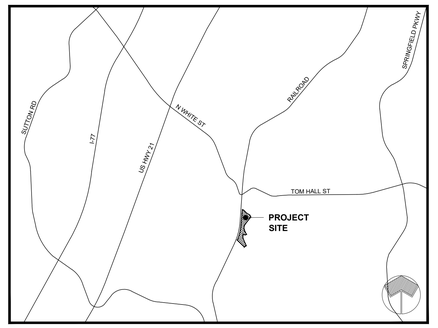
Original Parcel ID Number(s):	0200601051, 0200601052, 0200601053, 0200601054, 0200601058, 0200607034	
Proposed Development Type:	Mixed Use Development	
Subject to PCSO? (Y/N)	Yes	
If No, Why?		
Water Supply Watershed Overlay:	N/A	
Stream Name:	Burgis Creek-Catawba River	
Classification:	Freshwater	
Stream Index:	HUC(12) 030501030602	
Net Site Area (ac):	15.90	
Disturbed Area (ac):	11.53	
SCM:	SCM #1	SCM #2
Total Drainage Area (ac):	7.94	6.75
Existing Built-Upon- Area (ac):	4.90	2.61
Existing BUA To Be Removed (ac):	0.00	0.00
Existing BUA To Remain (ac):	4.90	2.61
Proposed New BUA (ac):	1.64	1.10
Proposed Total BUA (ac):	6.54	3.71
Proposed BUA to SCM (%):	82.4	55.0
Proposed BUA to Site (%):	41.1	23.3
Density (High/Low):	High	
Development or Redevelopment:	Redevelopment	
Mitigation Type (If Applicable):	N/A	

SITE DATA

NET SITE AREA:	15.90 ACRES
TAX PARCEL ID:	0200601051 0200601052 0200601053 0200601054 0200601058 0200607034
CURRENT ZONING:	MIXED USE DEVELOPMENT DISTRICT (MXU)
CURRENT USES:	INDUSTRIAL, SURFACE PARKING, SINGLE FAMILY RESIDENTIAL, AND VACANT
PROPOSED USE:	COMMERCIAL AND MULTI-FAMILY (APARTMENTS)

DEVELOPMENT STANDARDS

DEVELOPED AS:	MIXED USE DEVELOPMENT DISTRICT (MXU)
PROPOSED USE:	COMMERCIAL AND RESIDENTIAL
PROPOSED COMMERCIAL USE:	25,000 SF
PROPOSED DWELLING UNITS:	+/- 145 UNITS IN EXISTING BUILDING +/- 80 UNITS IN PROPOSED BUILDING
MINIMUM YARD SETBACKS	
FRONT YARD SETBACK:	5'
SIDE YARD SETBACKS:	5'
CORNER SIDE SETBACKS:	5'
REAR YARD SETBACK:	10'
PROPOSED BUILDING HEIGHT:	±51' (4 STORIES)
OPEN SPACE REQUIRED:	+/- 3.19 AC (20%)
OPEN SPACE PROVIDED:	+/- 3.19 AC (20%)
REQUIRED PERIMETER BUFFER:	35' @ RESIDENTIAL USE (33% REDUCTION W/ 6' PRIVACY FENCE)
REQUIRED PARKING:	
RESIDENTIAL:	1.5 / UNIT = 337.5 SPACES
COMMERCIAL:	3.5 / 1000SF = 88 SPACES
TOTAL:	425.5 SPACES
PROPOSED PARKING:	5OO SPACES



VICINITY MAP
NOT TO SCALE

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C0.01	SITE SURVEY (BY OTHERS)
C0.02	SITE SURVEY (BY OTHERS)
C0.03	OVERALL DEMOLITION PLAN
C0.04	DEMOLITION PLAN ENLARGEMENT A
C0.05	DEMOLITION PLAN ENLARGEMENT B
C0.06	DEMOLITION PLAN ENLARGEMENT C
C0.07	DEMOLITION PLAN ENLARGEMENT D
C0.08	DEMOLITION PLAN ENLARGEMENT E
C0.09	DEMOLITION PLAN ENLARGEMENT F
C1.00	OVERALL SITE PLAN
C1.01	SITE PLAN ENLARGEMENT A
C1.02	SITE PLAN ENLARGEMENT B
C1.03	SITE PLAN ENLARGEMENT C
C1.04	SITE PLAN ENLARGEMENT D
C1.05	SITE PLAN ENLARGEMENT E
C1.06	SITE PLAN ENLARGEMENT F
C2.00	OVERALL GRADING PLAN
C2.01	GRADING PLAN ENLARGEMENT A
C2.02	GRADING PLAN ENLARGEMENT B
C2.03	GRADING PLAN ENLARGEMENT C
C2.04	GRADING PLAN ENLARGEMENT D
C2.05	GRADING PLAN ENLARGEMENT E
C2.06	GRADING PLAN ENLARGEMENT F
C2.07	SCM 1 ENLARGEMENT
C2.08	SCM 2 ENLARGEMENT
C3.00	DRAINAGE AREA PLAN
C3.01	SCM DA MAPS
C3.02	STORM CHARTS + PROFILES
C3.03	STORM CHARTS + PROFILES
C4.00	EC PLAN OVERALL - STAGE 1
C4.01	EC PLAN - STAGE 1 NORTH
C4.02	EC PLAN - STAGE 1 SOUTH
C4.10	EC PLAN OVERALL - STAGE 2
C4.11	EC PLAN - STAGE 2 NORTH
C4.12	EC PLAN - STAGE 2 SOUTH
C4.20	EC PLAN OVERALL - STAGE 3
C4.21	EC PLAN - STAGE 3 NORTH
C4.22	EC PLAN - STAGE 3 SOUTH
C5.00	UTILITY PLAN
C5.01	SANITARY SEWER PROFILES
C5.02	FIRE ACCESS PLAN
C6.00	ROADWAY PLAN + PROFILE
C6.01	ROADWAY PLAN + PROFILE

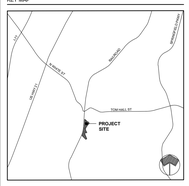
dpr design
master planning . civil engineering
urban design . landscape architecture
919 berryhill rd. ste 101 . charlotte, nc 28208
704.332.1204 . www.dpr.design
NC Firm License # C-0560

OWNER
UNIQUE USA
793 FORT MILL HWY
FORT MILL, SC, 29707
908.307.6485

ARCHITECT
BB+M ARCHITECTURE
1900 WEST MOREHEAD STREET, STE 200
CHARLOTTE, NC 28208
704.334.1716

SURVEYOR
CLONINGER BELL SURVEYING & MAPPING
107 RIVERSIDE DRIVE
MCADENVILLE, NC 28101
704.864.9007

KEY MAP



PROJECT

THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.02.17

ISSUED FOR
HISTORIC

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

SEAL

SCALE
AS INDICATED

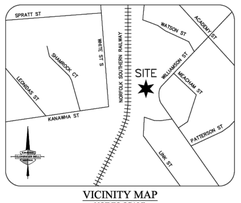
DRAWING
COVER SHEET

C0.00

Plotted: Z:\Shared Projects\2023\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-C0-Cvrr.dwg / 2/17/2026 4:09 PM

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ORIGINAL SHEET SIZE: 30" X 42"



VICINITY MAP
NOT TO SCALE

SHEET 1 OF 2

NORFOLK SOUTHERN RAILWAY
130' R/W
M.B. C252, PG. 1

RAILROAD AVENUE
40' R/W

WILLIAMSON STREET
40' PUBLIC R/W
M.B. C252, PG. 1

MEACHAM STREET
34' PUBLIC R/W
M.B. C252, PG. 1

WATSON STREET
21' PUBLIC R/W
M.B. C252, PG. 1

#104
BRICK WAREHOUSE
FOOTPRINT=
212,306 SQ. FT.

1-STORY BRICK
FOOTPRINT=
2,066 SQ. FT.

#105
1-STORY BRICK
FOOTPRINT=
468 SQ FT

STORY BRICK
FOOTPRINT=
4,505 SQ. FT.

SILO

GARAGE

METAL SHED

ASPHALT

GRAVEL

CONCRETE

N 05°14'32" E 654.86'

N 38°26'35" E 108.57'

S 38°04'32" W 377.25'

N 58°30'50" W 157.05'

S 45°51'59" W 67.47'

N 36°22'28" E 81.99'

S 32°21'41" W 82.74'

S 37°11'47" E 67.78'

S 20°01'59" W 57.24'

S 53°39'11" E 56.85'

S 06°14'20" W 56.93'

S 16°17'59" W 57.73'

S 28°06'03" W 96.36'

S 22°37'07" E 71.34'

N 27°25'01" W 58.45'

S 36°33'05" W 32.96'

S 37°57'10" E 24.55'

S 32°37'39" E 95.00'

S 36°11'30" W 203.78'

S 58°38'02" E 51.70'

N 58°05'55" W 64.94'

N 58°05'55" W 172.04'

S 58°05'55" E 172.04'

S 37°54'03" W 172.04'

N 37°54'03" E 172.04'

S 37°54'03" E 172.04'

N 37°54'03" E 172.04'

S 58°11'45" E 105.78'

N 48°40'01" E 92.62'

S 89°23'39" E 102.43'

N 06°45'35" E 88.60'

S 57°04'03" E 89.10'

N 32°15'52" W 88.60'

S 41°07'56" E 408.63'

N 58°05'55" W 64.94'

TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	182.96'	69.15'	68.74'	S46°44'24"E	21°39'18"
C2	253.66'	98.00'	97.40'	S46°58'49"E	22°08'12"
C3	100.52'	62.59'	61.58'	S40°12'29"E	35°40'33"
C4	2474.03'	774.04'	770.89'	N14°12'19"E	17°50'32"
C5	4311.69'	176.51'	176.50'	N04°04'10"E	2°20'44"
C6	121.50'	73.67'	74.45'	N 40°15'42" W	35°40'40"
C7	232.66'	89.89'	89.33'	N 47°01'35" W	22°08'12"
C8	203.96'	77.09'	76.63'	N 46°47'13" W	21°39'21"

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS *LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED*
MAY. 16, 2017
COMMUNITY PANEL NO: 45091C0214F

LEGEND:

CB - CATCH BASIN
C/O - CLEAN OUT
D.B. - DEED BOOK
DIP - DUCTILE IRON PIPE
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
FDC - FIRE DEPARTMENT CONNECTION
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
GDP - GUARD POST
GW - GUY WIRE
INV - INVERT
LP - LIGHT POLE
M.B. - MAP BOOK
NIR - NEW IRON ROD
NN - NEW NAIL
PBX - POWER BOX
PG. - PAGE
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PVC - PLASTIC PIPE
RCP - REINFORCED CONCRETE PIPE
R/W - RIGHT-OF-WAY
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TBM - TEMPORARY BENCHMARK
TERR - TERRACOTTA PIPE
WB - WATER BOX
WV - WATER VALVE
YI - YARD INLET
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK
SANITARY SEWER PIPE
STORM DRAIN PIPE
OVERHEAD ELECTRIC LINE
GUARDRAIL
CHAIN LINK FENCE
WATER LINE
GAS LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND TELEPHONE LINE

NOTES:

1. ALL CORNERS MONUMENTED AS SHOWN.

2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.

3. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER BELL SURVEYING & MAPPING, PLL DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

4. SITE LOCALIZED TO SC GRID NAD83(2011) COORDINATES AND NAVD88 ELEVATIONS AT AN ON SITE CONTROL POINT SHOWN HEREON.

5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.

6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

7. CONTOUR INTERVAL = 1 FT.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: GI & R-10

FOR FURTHER INFORMATION CONTACT THE TOWN OF FORT MILL ZONING DEPARTMENT.

26,600 SQ. FT.
0.6106 ACRES
104 WILLIAMSON, LLC
D.B. 17134, PG. 423
M.B. C252, PG. 1
PARCEL 0200607034
ZONED R-10

101,694 SQ. FT.
2.3346 ACRES
104 WILLIAMSON LLC
D.B. 17134, PG. 423
M.B. C252, PG. 1
PARCEL 0200601051
ZONED GI

JONATHAN C. BRASWELL & ALYSSA P. WALKER
D.B. 19328, PG. 66
M.B. 100, PG. 932
PARCEL 0200607038

MARY J. CARSWELL
D.B. 17252, PG. 402
M.B. 74, PG. 292
PARCEL 0200607020

RAY C. NEELY & BENITA D. NEELY
D.B. 951, PG. 257
M.B. 121, PG. 339
PARCEL 0200607019

CHURCH FORT MILL
CHURCH OF GOD
PARCEL 0200607033

CHURCH FORT MILL
CHURCH OF GOD
PARCEL 0200607033

BLONDE BROTHERS CRE LLC
D.B. 19116, PG. 320
M.B. 92, PG. 803
PARCEL 0200601066

LISA A. AYERS
D.B. 6468, PG. 112
M.B. 15, PG. 222
PARCEL 0200601043

PREFERRED CONTRACTING SERVICES, LLC (50%)
D.B. 20137, PG. 138
M.B. 15, PG. 222
PARCEL 0200601042

JOSEPH G. HENNINGTON
D.B. 13710, PG. 187
M.B. B281, PG. 2
PARCEL 0200601041

YVONNE GILES
D.B. 18950, PG. 302
M.B. 15, PG. 222
PARCEL 0200601040

LYNA DARA
D.B. 15154, PG. 133
M.B. 15, PG. 222
PARCEL 0200601039

I MAUREEN H. FLINDERSBRK & DARRELL D. FLINDERSBRK
D.B. 7340, PG. 223
PARCEL 0200601044

SHEET 1 OF 2

TOTAL AREA: 614,447 SQ. FT. (14.1057 ACRES)

BOUNDARY & TOPOGRAPHICAL SURVEY

PREPARED FOR
DPR ASSOCIATES
TRACT 1, 2, & 3 - M.B. C252, PG. 1
104 WILLIAMSON ROAD
TOWN OF FORT MILL, YORK COUNTY, S.C.
DEED REFERENCE: 17134-423
TAX PARCEL: 0200601054, 0200607034, 0200601051

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SOUTH CAROLINA CLONINGER BELL SURVEYING & MAPPING, LLC CERTIFICATE OF AUTHORIZATION NO. 6588

SOUTH CAROLINA PROFESSIONAL NO. 23835 LAND SURVEYOR JOSEPH F. CLONINGER III

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR 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 PRELIMINARY

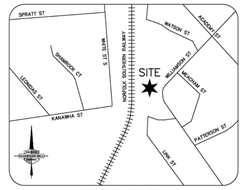
CLONINGER BELL
SURVEYING & MAPPING, LLC
107 RIVERSIDE DR.
McADENVILLE, NC 28101
704.864.9007

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO.
TA	CH/HC		1" = 30'	NOVEMBER 4, 2025	5614

PLOTTED: 1/8/20262:\CLONINGER SURVEYING 2021\JOBS\5\6\5614\DWG\5614.DWG

CLONINGER BELL
SURVEYING
MAPPING

MAP REFERENCE:
SC GRID NAD 83(2011)



VICINITY MAP
NOT TO SCALE

SHEET 2 OF 2

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	182.99'	69.15'	68.74'	S48°44'24"E	21°39'18"
C2	253.66'	98.00'	97.40'	S46°58'49"E	22°08'12"
C3	100.52'	62.59'	61.58'	S40°12'29"E	35°40'33"
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C7	232.66'	89.89'	89.33'	N 47°01'35" W	22°08'12"
C8	203.96'	77.09'	76.63'	N 46°47'13" W	21°39'21"

LENNAR CAROLINAS LLC
D.B. 20512, PG. 407
M.B. 170, PG. 492
PARCEL 0202001065

104 WILLIAMSON LLC
D.B. 17134, PG. 423
M.B. C252, PG. 1
PARCEL 0200601054
ZONED GI

UNIQUE USA INESTMENTS LLC
D.B. 16744, PG. 64
M.B. C252, PG. 1
PARCEL 0200601053

15,980 SQ. FT.
0.3668 ACRES

MITCHELL BENTON
D.B. 18121, PG. 466
LOT 6 – BLOCK C
M.B. 15, PG. 220
PARCEL 0200601030

UNIQUE USA INVESTMENT
D.B. 16995, PG. 188
PARCEL 0200601058

STEPHANIE LEDBETTER
D.B. 20225, PG. 72
LOT 8 – BLOCK E
M.B. 15, PG. 29
PARCEL 0200601026

KEITH FROMEYER AND
PATRICIA CLINE
D.B. 20176, PG. 267
LOT 7 – BLOCK E
M.B. 15, PG. 29
PARCEL 0200601025

LINK STREET
PUBLIC R/W
M.B. C252, PG. 1

FEMA FLOOD LINE
FUTURE CONDITIONS
FEMA FLOOD LINE

SHEET 1
MATCH LINE "SEE 1"

LEGEND:

CB - CATCH BASIN
C/O - CLEAN OUT
D.B. - DEED BOOK
DIP - DUCTILE IRON PIPE
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
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FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
GDP - GUARD POST
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M.B. - MAP BOOK
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PMH - POWER MANHOLE
PP - POWER POLE
PVC - PLASTIC PIPE
RCP - REINFORCED CONCRETE PIPE
R/W - RIGHT-OF-WAY
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(T) - TOTAL
TB - TELEPHONE BOX
TBM - TEMPORARY BENCHMARK
TERR - TERRACOTTA PIPE
WB - WATER BOX
WV - WATER VALVE
YI - YARD INLET
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK
SANITARY SEWER PIPE
STORM DRAIN PIPE
OVERHEAD ELECTRIC LINE
GUARDRAIL
CHAIN LINK FENCE
WATER LINE
GAS LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND TELEPHONE LINE

NOTES:

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7. CONTOUR INTERVAL = 1 FT.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: GI & R-10

FOR FURTHER INFORMATION CONTACT THE TOWN OF FORT MILL ZONING DEPARTMENT.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SOUTH CAROLINA
CLONINGER BELL SURVEYING & MAPPING, LLC
NO. 6588
CERTIFICATE OF AUTHORIZATION

NORTH CAROLINA
PROFESSIONAL
NO. 23835
LAND SURVEYOR
JUSTIN F. CLONINGER

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MAY 16, 2017
COMMUNITY PANEL NO: 45091C0214F

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR 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 PRELIMINARY

SHEET 2 OF 2

TOTAL AREA: 614,447 SQ. FT. (14.1057 ACRES)

BOUNDARY & TOPOGRAPHICAL SURVEY
PREPARED FOR
DPR ASSOCIATES
TRACT 1, 2, & 3 - M.B. C252, PG. 1
104 WILLIAMSON ROAD
TOWN OF FORT MILL, YORK COUNTY, S.C.
DEED REFERENCE: 17134-423
TAX PARCEL: 0200601054, 0200607034, 0200601051

CLONINGER BELL
SURVEYING & MAPPING, LLC
107 RIVERSIDE DR.
McADENVILLE, NC 28101
704.864.9007

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO.
TA	CH/HC		1" = 30'	NOVEMBER 4, 2025	5614

PLOTTED: 1/8/20262:\CLONINGER SURVEYING 2021\JOBS\5\61\5614\DWG\5614.DWG

TREE PROTECTION NOTES

1. TREE PROTECTION BARRICADES/FENCING MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING, OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
2. BEFORE DEMOLITION, GRADING, OR CONSTRUCTION BEGINS, CALL URBAN FORESTRY SPECIALIST FOR INSPECTION OF THE TREE PROTECTION FENCE.
3. ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST.
4. TREE PROTECTION FENCE MUST MEET OR EXCEED TREE ORDINANCE STANDARDS.
5. TREE PROTECTION FENCE SHALL BE LOCATED PER PLAN OR AT A MINIMUM OF ONE FOOT PER TREE DIAMETER INCH AWAY FROM THE TREE IN THE SETBACK OR RIGHT-OF-WAY.
6. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBANCES IS ALLOWED IN THE TREE PROTECTION ZONE.
7. NO GRUBBING WITHIN THE TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT 1-2" OF MULCH. RESEED WITH GRASS ONLY IN GRADED/DISTURBED AREAS.
8. BRUSH, VINES, AND SMALL TREES (LESS THAN 4" IN DIAMETER, OR AS SMALL AS 2" CALIPER) INSIDE THE SETBACK MAY BE HAND-CLEARED ONLY. CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP TO 6 FEET FROM GRADE (AT LEAST 2/3 OF THE BRANCHES SHOULD BE LEFT) TO IMPROVE VISIBILITY.
9. EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL, BACKFILL IMMEDIATELY TO MINIMIZE EXPOSURE TO AIR.
10. A PERMIT FROM THE URBAN FORESTRY STAFF IS REQUIRED FOR PRUNING OF EXISTING TREES IN THE R/W OR TREE PROTECTION ZONE.
11. PRUNING OF EXISTING TREES SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION (NAA) STANDARDS, LATEST EDITION, IN A MANNER THAT PRESERVES THE NATURAL CHARACTER OF THE CROWN.
12. ROOT PRUNING SHALL BE KEPT TO AN ABSOLUTE MINIMUM. THE CUT SHALL BE MADE NO MORE THAN 6" INCHES BEHIND LIMIT OF PROPOSED IMPROVEMENTS (CURB, WALL, ETC.) TO A DEPTH OF 2' BELOW THE SOIL SURFACE. ROOT PRUNING EQUIPMENT SHALL BE KEPT SHARP TO ENSURE THAT ROOTS ARE CUT CLEANLY AND ARE NOT BROKEN OR TORN. BACKFILL EXPOSED ROOTS IMMEDIATELY TO MINIMIZE EXPOSURE TO AIR.

DEMOLITION NOTES

1. PRE-CONSTRUCTION MEETING WITH OWNER, DESIGNER OF RECORD, AND CITY IS REQUIRED PRIOR TO DEMOLITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND SEQUENCING OF DEMOLITION AS DESCRIBED BY THESE DOCUMENTS AND SPECIFICATIONS.
3. ALL NECESSARY PERMITS FOR DEMOLITION SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BEGINNING WORK.
4. THE CONTRACTOR SHALL COORDINATE ACCESS PLAN FOR VEHICULAR AND PEDESTRIAN ACCESS DURING CONSTRUCTION WITH OWNER PRIOR TO DEMOLITION.
5. THE CONTRACTOR SHALL COORDINATE MATERIALS TO BE SALVAGED WITH OWNER PRIOR TO DEMOLITION.
6. DEMOLITION OF STORM DRAINAGE AND SANITARY SEWER SYSTEM(S) BY CONTRACTOR SHALL ALLOW FOR CONTINUOUS USE OF THE SYSTEM(S).
7. COORDINATE POWER POLE REMOVAL, RELOCATION, AND REPLACEMENT W/ DUKE ENERGY.
8. COORDINATE DEMOLITION/RELOCATION OF GAS AND ELECTRIC SERVICES WITH MEP PLANS AS NEEDED.
9. CONTRACTOR SHALL PROTECT ALL ADJACENT LANDS FROM DAMAGE DURING DEMOLITION WORK. ANY OFF SITE AREAS DISTURBED SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION.
10. DEMOLITION MATERIALS NOT SUITABLE FOR FILL MATERIAL SHALL BE LEGALLY DISPOSED OF OFF SITE. ALL DEBRIS SHALL BE HAULED OFF SITE TO A DISPOSAL AREA APPROVED BY THE STATE OF SOUTH CAROLINA FOR THE HANDLING OF DEMOLITION DEBRIS.
11. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONTACTING ALL APPROPRIATE UTILITY COMPANIES AND ENSURING THAT UTILITIES ARE LOCATED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION/DEMOLITION ACTIVITIES ACCORDING TO SC STATE LAW. CONTRACTOR SHALL VERIFY LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
12. ALL MATERIAL EXCEPT THAT BELONGING TO A PUBLIC OR PRIVATE UTILITY COMPANY SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY PROVIDER WHEN WATER, SEWER, GAS, POWER OR COMMUNICATION LINES AND/OR METERS ARE TO BE REMOVED OR RELOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH TOWN OF FORT MILL, AND UTILITY SERVICE PROVIDER REQUIREMENTS.
13. ALL STRUCTURES NOT LABELED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION. ANY STRUCTURES THAT ARE TO REMAIN THAT ARE DAMAGED SHALL BE REPAIRED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION AT NO ADDITIONAL COST. THE OWNER AND DESIGNER OF RECORD SHALL BE IMMEDIATELY NOTIFIED OF DAMAGE TO ANY EXISTING STRUCTURE.
14. ALL CURB, GUTTER, AND SIDEWALKS NOTED FOR REMOVAL SHALL BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED.
15. ALL ASPHALT CUTS SHALL BE MADE WITH A SAW WHEN PREPARING PAVED SURFACES FOR PATCHING OR WIDENING.
16. CONSTRUCTION ENTRANCE AND SILT FENCE PER THE APPROVED EROSION CONTROL PLANS SHALL BE IN PLACE PRIOR TO DEMOLITION OPERATIONS.
17. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
18. UNDERGROUND UTILITIES SHOWN ARE BASED ON THE LOCATION OF PAINT MARKS AND/ OR PIN FLAGS PLACED BY SC EIGHT ONE ONE CALL UTILITY LOCATION CONTRACTOR. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST.

DEMOLITION PLAN LEGEND

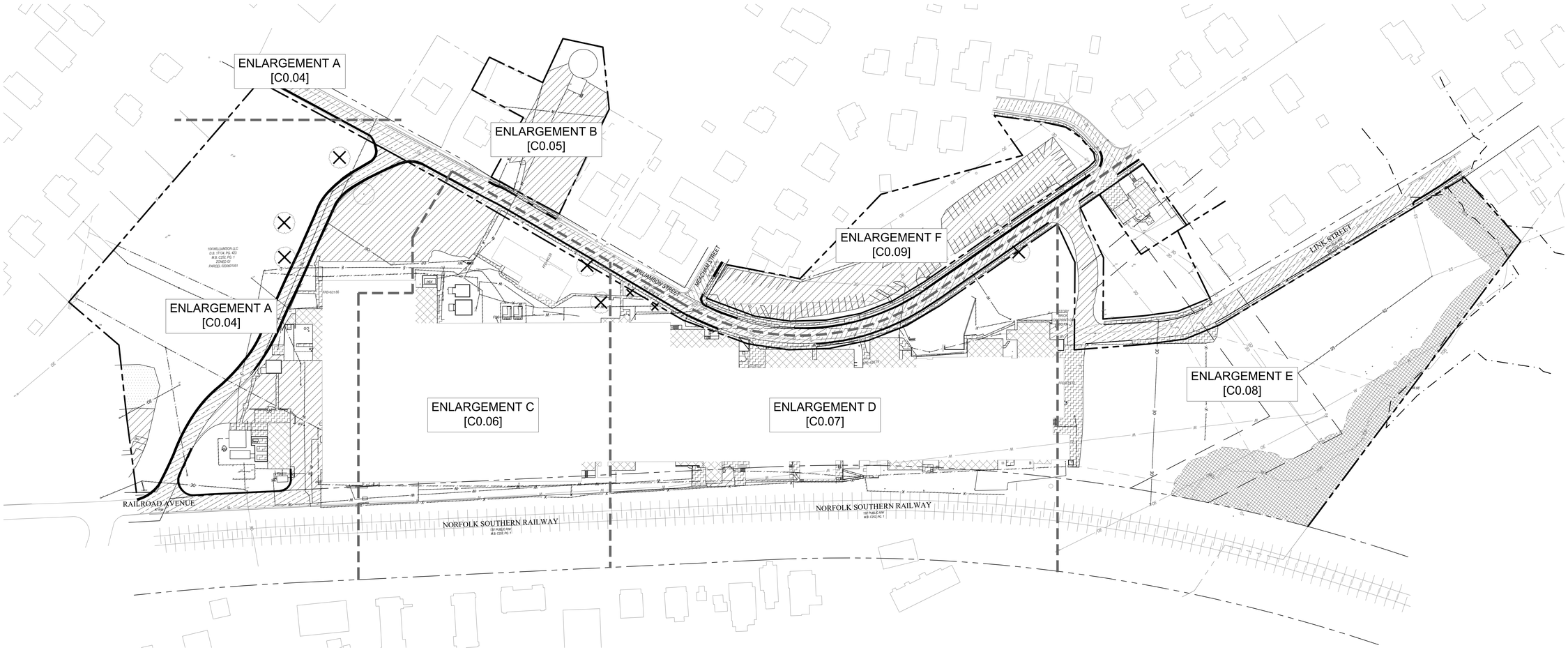
- REMOVE EXISTING UTILITY
- EX. FENCE
- EX. OVERHEAD ELECTRIC
- EX. ELECTRIC
- EX. GAS
- EX. WATER
- EX. SANITARY SEWER
- EX. FIBER

SURFACE LEGEND

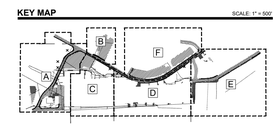
- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- GRAVEL PAVEMENT TO BE REMOVED
- CURB & GUTTER TO BE REMOVED
- ASPHALT MILL AND OVERLAY
- EXISTING BUILDING TO BE REMOVED SEE ARCHITECTURAL PLANS

ABBREVIATIONS

(DND)	DO NOT DISTURB
(RR)	REMOVE & REPLACE
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBRL)	TO BE RELOCATED



KEY MAP SCALE: 1" = 500'



SCALE: 1" = 60'
0 30' 60' 120'

Know what's below. Call before you dig.

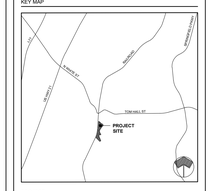
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SURVEYOR
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107 RIVERSIDE DRIVE
MCADENVILLE, NC 28101
704.864.9007

KEY MAP



PROJECT
THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.02.17

ISSUED FOR
HISTORIC

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

SEAL

SCALE
AS INDICATED

DRAWING
OVERALL DEMOLITION PLAN

C0.03

Plotted: Z:\Shared\Projects\2023\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-C0-Grnl.dwg | 2/17/2026 4:10 PM

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ORIGINAL SHEET SIZE: 30" X 42"

▲MATCHLINE: SEE THIS SHEET▲

EX. WATER LINE (DND)
EX. UTIL POLE (DND)
EX. OVHD ELECTRIC (DND)
EX. 8" SSWR (DND)
EX. UTIL POLE (DND)
EX. OVHD ELECTRIC (TBR) COORDINATE W/ DUKE
EX. CURB AND GUTTER (TBR)
EX. GAS LINE (DND)
EX. SSMH (DND)
EX. UTILITY POLE (TBRL)
EX. TREE (TBR)
EX. FENCE AND GATE PORTION (TBR)
EX. CURB AND GUTTER (TBR)
EX. CONCRETE (TBR) AT THE NEAREST CONTROL JOINT
EX. WATER LINE (DND)
EX. CURB AND GUTTER (TBR) AT THE NEAREST CONTROL JOINT
EX. ASPHALT (TBR)
EX. SSMH (DND)
EX. STOR
EX. SSMH (TBR)
EX. TREE (DND)
EX. 6" SSWR (TBR)
EX. GAS LINE (DND)
EX. WATER LINE (DND)
EX. TREE (TBR)
EX. LIGHT POLE (TBR)
EX. SSMH (TBR)
EX. OVHD ELECTRIC (TBR), COORDINATE W/ DUKE
EX. UTILITY POLE (TBRL)
EX. STORM PIPE PORTION TO PROPERTY LINE (TBR)
EX. OVHD ELECTRIC (TBR), COORDINATE W/ DUKE
EX. TREE (TBR)
EX. UTIL POLE (TBR) COORDINATE W/ DUKE
EX. UNDERGROUND ELECTRIC (TBR) COORDINATE W/ DUKE
EX. 12" STORM (TBR)
EX. MH (TBR)
EX. CONCRETE (TBR)
EX. 12" STORM (TBR)
EX. SS PIPE PORTION TO PROPERTY LINE (TBR)
EX. SSMH (TBR)
EX. 15" STORM (TBR)
EX. LIGHT POLE (TBR)
EX. 6" SSWR (TBR)
EX. CB (TBR)
EX. 8" SSWR (TBR)
EX. UNDERGROUND ELECTRIC (TBR) COORDINATE W/ DUKE
EX. SSMH (TBR)
EX. OVHD ELECTRIC (TBR) COORDINATE W/ DUKE
EX. CB (RR)
EX. 8" SSWR (TBR)
EX. UTIL POLE (TBR)
EX. OVHD ELECTRIC (TBR), COORDINATE W/ DUKE
EX. CB (TBR)
EX. CB (TBR)
EX. SSMH (TBR)
EX. STAIRS (TBR)
EX. BUILDING PORTION (TBR), SEE ARCH. DWGS
EX. 8" SSWR (TBR)
EX. 12" STORM (TBR)
EX. C/O (TBR)
EX. METAL WALL (TBR)
EX. CONCRETE (TBR)
EX. CONCRETE (TBR)
EX. WV (TBR)
EX. CONCRETE WALL (TBR)
EX. FDC (TBR)
EX. CONCRETE STRUCTURE (TBR)
EX. METAL STRUCTURE (TBR)
EX. SSMH (TBR)
EX. FENCE AND GATE (TBR)
EX. CB (TBR)
EX. GUY WIRE (DND)
EX. 15" STORM (TBR)
EX. UTILITY POLE (DND)
EX. SDMH (TBR)
EX. 12" STORM (TBR)
EX. GRAVEL (TBR)
EX. LIGHT POLE (TBR)
EX. CB (TBR)
EX. WATER LINE (TBR)
EX. OVHD ELECTRIC (TBR), COORDINATE W/ DUKE
EX. ASPHALT (TBR)
EX. ASPHALT (TBR)
EX. UNDERGROUND ELECTRIC (TBR) COORDINATE W/ DUKE
EX. UTIL POLE (DND)
EX. CONCRETE (TBR)
EX. 15" STORM (TBR)
EX. ASPHALT (TBR)
EX. CONCRETE WALL (TBR)
EX. POWERBOX (TBR)
EX. WV (TBR)
EX. BRICK STRUCTURE (TBR)
EX. CB (TBR)
EX. METAL SHED (TBR)
EX. FENCE GUARDRAIL (TBR)
EX. PVMT MARKING, TYP. (TBR)
EX. POWERBOX (TBR)
EX. BUILDING (TBR)
EX. METAL SHED (TBR)
EX. 12" STORM (TBR)
EX. FENCE AND GATE (TBR)
EX. WATER LINE (TBR)
EX. OVHD ELECTRIC (TBR), COORDINATE W/ DUKE
EX. WATER LINE (TBR)
EX. WV (TBR)
EX. CB (TBR)
EX. UTIL POLE (TBR) COORDINATE W/ DUKE
EX. FDC (TBR)
EX. WV (TBR)
EX. WV (TBR)
EX. SDMH (TBR)
EX. BOLLARDS (TBR)
EX. CONCRETE (T
EX. UTIL POLE (TBRL) COORDINATE W/ DUKE
EX. OVHD ELECTRIC (TBRL), COORDINATE W/ DUKE
EX. UTIL POLE (TBRL)
EX. OVHD ELECTRIC (TBR)
EX. CB (TBR)
EX. PVMT (TBR)
EX. LIGHT POLE (DND)
EX. GUY WIRE (TBRL)
EX. CONCRETE STRUCTURE (TBR)
EX. WATER LINE (TBR)
EX. FIRE HYDRANT (TBRL)
EX. OVHD ELECTRIC (DND)
EX. FENCE AND GATE (TBR)
EX. WATER LINE (TBR)
EX. CURB AND GUTTER (DND)
EX. WATER LINE (DND)
EX. CURB AND GUTTER (DND)
EX. WATER LINE (DND)
EX. WATER BOX (TBR)
RAILROAD AVENUE
EX. CURB AND GUTTER (TBR) AT THE NEAREST CONTROL JOINT
104 WILLIAMSON LLC
D.B. 17724, PG. 423
M.B. C252, PG. 1
ZONED GI
PARCEL 020061001
PFE=631.66

▼MATCHLINE: SEE C0.06▼

▼MATCHLINE: SEE C0.06▼

EX. SSMH (DND)
EX. 8" SSWR (DND)
EX. CURB AND GUTTER (TBR) AT THE NEAREST CONTROL JOINT
EX. UTIL POLE (DND)
EX. ASPHALT (MILL AND OVERLAY)
EX. CURB AND GUTTER (TBR)
EX. WATER LINE (DND)

▼MATCHLINE: SEE THIS SHEET▼

1 PLAN CONTINUED
DETAIL-NOTES

DEMOLITION PLAN LEGEND

- REMOVE EXISTING UTILITY
- EX. FENCE
- EX. OVERHEAD ELECTRIC
- EX. ELECTRIC
- EX. GAS
- EX. WATER
- EX. SANITARY SEWER
- EX. FIBER

SURFACE LEGEND

- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- GRAVEL PAVEMENT TO BE REMOVED
- CURB & GUTTER TO BE REMOVED
- ASPHALT MILL AND OVERLAY
- EXISTING BUILDING TO BE REMOVED SEE ARCHITECTURAL PLANS

ABBREVIATIONS

(DND)	DO NOT DISURB
(RR)	REMOVE & REPLACE
(TBA)	TO BE ABANDONED
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(TBRL)	TO BE RELOCATED

DEMOLITION PLAN NOTES

1. REFER TO COVER SHEET FOR GENERAL NOTES.
2. REFER TO OVERALL DEMOLITION PLAN FOR DEMOLITION AND TREE PROTECTION NOTES.

KEY MAP SCALE: 1" = 500'

SCALE: 1" = 20'
0 10' 20' 40'

811 Know what's below. Call before you dig.

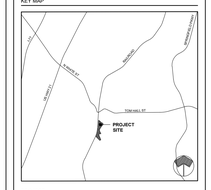
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KEY MAP



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PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

SEAL

SCALE
AS INDICATED

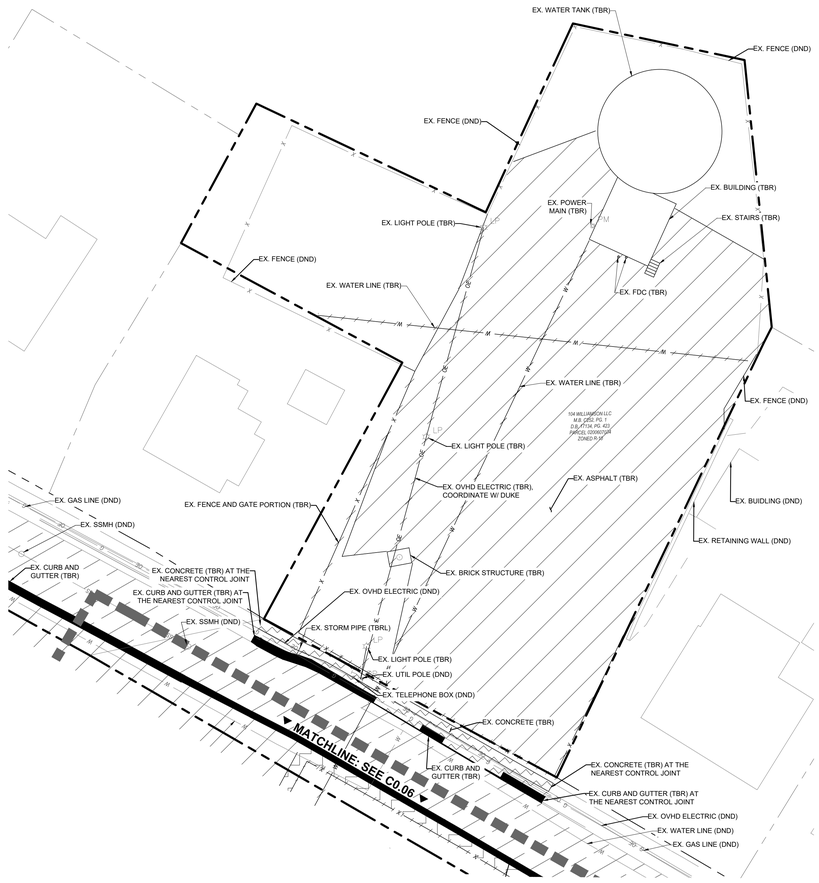
DRAWING
DEMOLITION PLAN ENLARGEMENT A

C0.04

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ORIGINAL SHEET SIZE: 30" X 42"

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DEMOLITION PLAN LEGEND

- REMOVE EXISTING UTILITY
- EX. FENCE
- EX. OVERHEAD ELECTRIC
- EX. ELECTRIC
- EX. GAS
- EX. WATER
- EX. SANITARY SEWER
- EX. FIBER

SURFACE LEGEND

- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- GRAVEL PAVEMENT TO BE REMOVED
- CURB & GUTTER TO BE REMOVED
- ASPHALT MILL AND OVERLAY
- EXISTING BUILDING TO BE REMOVED SEE ARCHITECTURAL PLANS

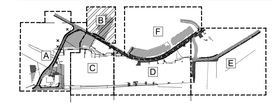
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KEY MAP



SCALE: 1" = 20'
0 10' 20' 40'

Know what's below. Call before you dig.

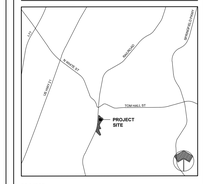
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KEY MAP



PROJECT

THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
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DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

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SCALE
AS INDICATED

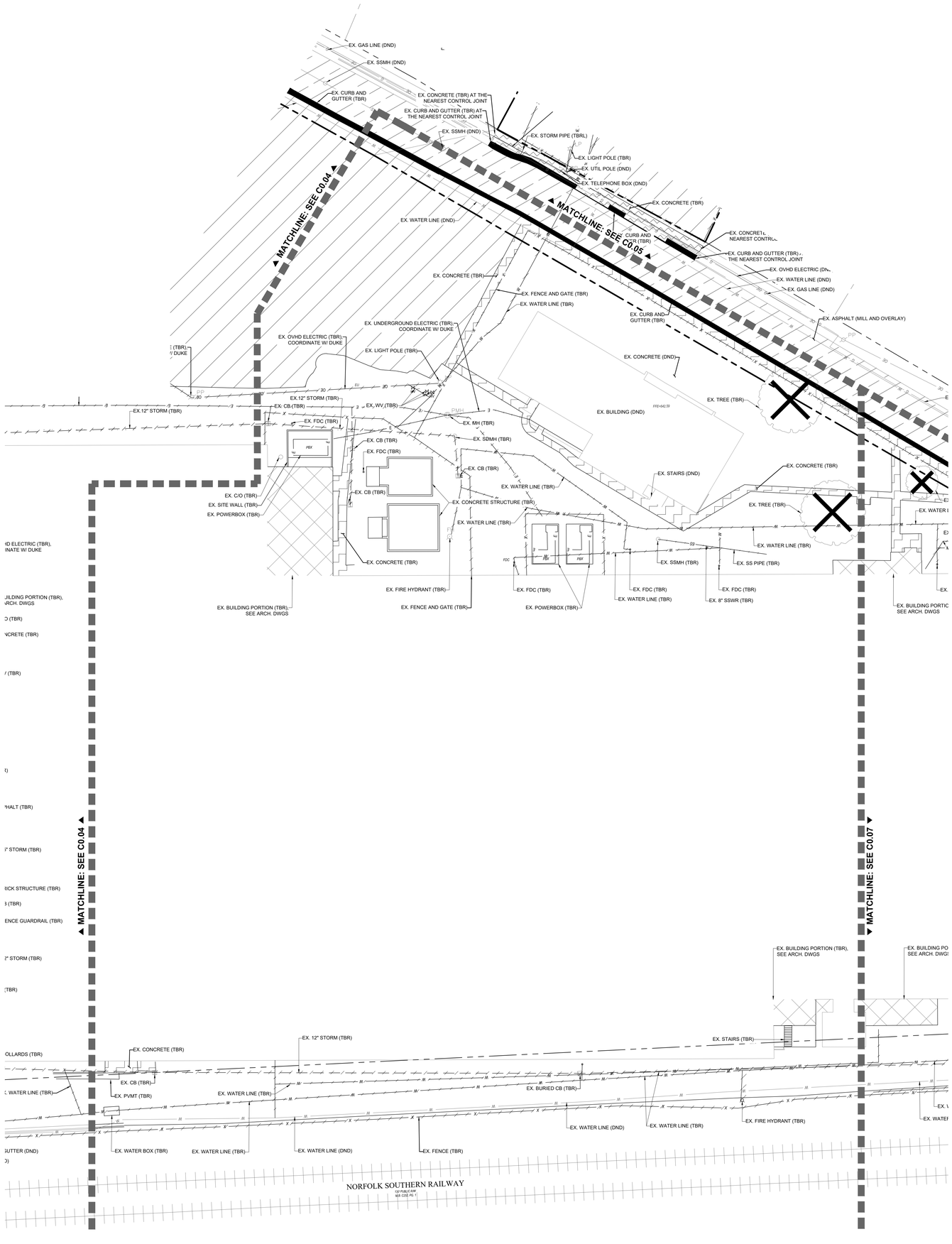
DRAWING
DEMOLITION PLAN
ENLARGEMENT B

C0.05

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ORIGINAL SHEET SIZE: 30" X 42"



DEMOLITION PLAN LEGEND

- REMOVE EXISTING UTILITY
- EX. FENCE
- EX. OVERHEAD ELECTRIC
- EX. ELECTRIC
- EX. GAS
- EX. WATER
- EX. SANITARY SEWER
- EX. FIBER

SURFACE LEGEND

- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- GRAVEL PAVEMENT TO BE REMOVED
- CURB & GUTTER TO BE REMOVED
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ABBREVIATIONS

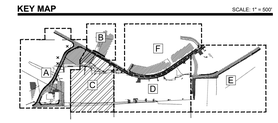
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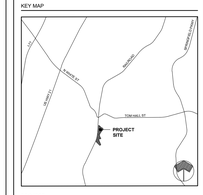
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KEY MAP



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NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

SEAL

SCALE
AS INDICATED

DRAWING
DEMOLITION PLAN
ENLARGEMENT C

C0.06

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DEMOLITION PLAN LEGEND

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- EX. ELECTRIC
- EX. GAS
- EX. WATER
- EX. SANITARY SEWER
- EX. FIBER

SURFACE LEGEND

- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- GRAVEL PAVEMENT TO BE REMOVED
- CURB & GUTTER TO BE REMOVED
- ASPHALT MILL AND OVERLAY
- EXISTING BUILDING TO BE REMOVED SEE ARCHITECTURAL PLANS

ABBREVIATIONS

(DND)	DO NOT DISTURB
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DEMOLITION PLAN NOTES

1. REFER TO COVER SHEET FOR GENERAL NOTES.
2. REFER TO OVERALL DEMOLITION PLAN FOR DEMOLITION AND TREE PROTECTION NOTES.

T (MILL AND OVERLAY)

EX. GAS LINE (DND)
EX. WATER LINE (DND)
EX. UTIL POLE (DND)
EX. CURB AND GUTTER (TBR)
EX. GUY WIRE (TBRL)
EX. SIGN (RR)
EX. TREE (TBR)
EX. WATER LINE (TBR)
EX. WATER LINE (DND)
EX. FDC (TBR)
EX. SITE WALL (TBR)
EX. CB (TBR)
EX. STAIRS (TBR)
EX. BUILDING PORTION (TBR), SEE ARCH. DWGS
WILLIAMSON STREET
MSH
EX. CONCRETE (TBR)
EX. 18" STORM (TBA)
EX. SSMH (DND)
EX. 8" SSWR (DND)
EX. FENCE AND GATE (TBR)
EX. SDMH (TBR)
EX. 18" STORM (TBA)
EX. METAL WALL (TBR)
EX. CONCRETE STRUCTURE (TBR)
EX. BUILDING PORTION (TBR), SEE ARCH. DWGS
EX. MAILBOX (TBR)
EX. OVHD ELECTRIC (TBR), COORDINATE W/ DUKE
EX. STAIRS (TBR)
EX. CURB AND GUTTER (TBR)
EX. WATER LINE (TBR)
EX. LIGHT POLE (TBR)
EX. FIRE HYDRANT (TBRL)
EX. FENCE AND GATE (TBR)
EX. 24" STORM (DND)
EX. STAIRS (TBR)
EX. CB (DND)
EX. 24" STORM (TBR)
EX. SITE WALL (DND)
EX. BUILDING PORTION (TBR), SEE ARCH. DWGS
EX. 24" STORM (TBR)
EX. SDMH (TBR)
EX. CONCRETE (TBR)
EX. BUILDING PORTION (TBR), SEE ARCH. DWGS
EX. SITE WALL (TBR)
EX. BUILDING PORTION (TBR), SEE ARCH. DWGS
EX. SSMH (DND)
EX. SITE WALL (DND)
EX. CONCRETE (TBR)
EX. BUILDING PORTION (TBR), SEE ARCH. DWGS
EX. 8" SSWR (DND)
EX. GAS LINE (DND)
EX. CURB AND GUTTER (TBR)
EX. TREE (TBR)
EX. CONCRETE (TBR)
EX. 8" SSWR (DND)
EX. WATER LINE (TBR)
EX. 8" SSWR (DND)
EX. WATER LINE (DND)
EX. SSMH (DND)
EX. OVHD ELECTRIC (TBR), COORDINATE W/ DUKE
EX. 8" SSWR (DND)
EX. FENCE AND GATE (TBR)
EX. SITE WALL (TBR)
EX. SDMH (TBR)
EX. SITE WALL (TBR)
EX. SDMH (TBR)
EX. MAILBOX (TBR)
EX. 24" STORM (TBR)
EX. SDMH (TBR)
EX. CONCRETE (TBR)
EX. FENCE AND GATE (TBR)
EX. CONCRETE (TBR)
EX. GAS LINE (DND)
EX. WATER LINE (DND)
EX. FENCE AND GATE (TBR)
EX. GAS LINE (DND)
EX. CONCRETE (TBR)
EX. FENCE AND GATE (TBR)
EX. FDC (TBR)
EX. WATER LINE (TBR)
EX. BUILDING PORTION (TBR), SEE ARCH. DWGS
EX. SITE WALL (TBR)
EX. BUILDING PORTION (TBR), SEE ARCH. DWGS
EX. CONCRETE (TBR)
EX. SSMH (DND)
EX. SITE WALL (DND)
EX. BUILDING PORTION (TBR), SEE ARCH. DWGS
EX. CONCRETE (TBR)
EX. CB (DND)
EX. BUILDING PORTION (TBR), SEE ARCH. DWGS
EX. 15" STORM (TBR)
EX. SITE WALL (DND)
EX. WATER LINE (DND)
EX. FDC (TBR)
EX. FDC (TBR)
EX. FDC (TBR)
EX. FDC (TBR)
EX. FDC (TBR)
EX. SITE WALL (DND)
EX. TANK (DND)
EX. CB (TBR)
EX. SITE WALL (DND)
EX. SDMH (TBR)
EX. FDC (TBR)
EX. BUILDING PORTION (TBR), SEE ARCH. DWGS
EX. FDC (TBR)
EX. CONCRETE (TBR)
EX. STAIRS (DND)
EX. STAIRS (TBR)
EX. CONCRETE (TBR)
EX. 8" STORM (TBR)
EX. CB (TBR)
EX. 12" STORM (TBR)
EX. WATER LINE (TBR)
EX. WATER LINE (DND)
EX. FENCE AND GATE (TBR)
EX. FENCE GUARDRAIL (TBR)
EX. ASPHALT (TBR)
EX. BUILDING WALL (DND), SEE ARCH. DWGS
EX. STAIRS (TBR)
EX. CB (TBR)
EX. SDMH (TBR)
EX. CONCRETE (TBR)
EX. STAIRS (TBR)
EX. CONCRETE (TBR)
EX. FDC (TBR)
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EX. 8" STORM (TBR)
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EX. SITE WALL (TBR)
EX. SDMH (TBR)
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EX. 15" STORM (TBR)
EX. WATER LINE (DND)
EX. BUILDING PORTION (TBR), SEE ARCH. DWGS
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EX. WATER BOX (TBR)
EX. CONCRETE (TBR)
EX. WATER LINE (DND)
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EX. FDC (TBR)
EX. SITE WALL (DND)
EX. TANK (DND)

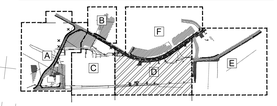
▲ MATCHLINE: SEE C0.09

▲ MATCHLINE: SEE C0.06

▼ MATCHLINE: SEE C0.08

NORFOLK SOUTHERN RAILWAY
130' PUBLIC R/W
M.B. D/30, PG. 1

KEY MAP SCALE: 1" = 500'



SCALE: 1" = 20'
0 10' 20' 40'

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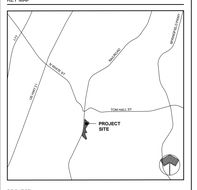
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SURVEYOR
CLONINGER BELL SURVEYING & MAPPING
107 RIVERSIDE DRIVE
MCADENVILLE, NC 28101
704.864.9007

KEY MAP



PROJECT
THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.02.17

ISSUED FOR
HISTORIC

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

SEAL

SCALE
AS INDICATED

DRAWING
DEMOLITION PLAN
ENLARGEMENT D

C0.07

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ORIGINAL SHEET SIZE: 30" X 42"



DEMOLITION PLAN LEGEND

- REMOVE EXISTING UTILITY
- EX. FENCE
- EX. OVERHEAD ELECTRIC
- EX. ELECTRIC
- EX. GAS
- EX. WATER
- EX. SANITARY SEWER
- EX. FIBER

SURFACE LEGEND

- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- GRAVEL PAVEMENT TO BE REMOVED
- CURB & GUTTER TO BE REMOVED
- ASPHALT MILL AND OVERLAY
- EXISTING BUILDING TO BE REMOVED SEE ARCHITECTURAL PLANS

ABBREVIATIONS

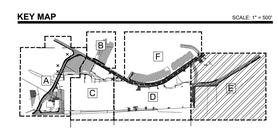
(DND)	DO NOT DISTURB
(RR)	REMOVE & REPLACE
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBRL)	TO BE RELOCATED

DEMOLITION PLAN NOTES

1. REFER TO COVER SHEET FOR GENERAL NOTES.
2. REFER TO OVERALL DEMOLITION PLAN FOR DEMOLITION AND TREE PROTECTION NOTES.

KEY MAP

SCALE: 1" = 500'



SCALE: 1" = 20'
0 10' 20' 40'

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KEY MAP



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THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
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2026.02.17

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NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

SEAL

SCALE
AS INDICATED

DRAWING
DEMOLITION PLAN
ENLARGEMENT E

C0.08

Plotted: Z:\Shared Projects\2023\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-C0-Grnl.dwg / 2/17/2026 4:13 PM

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- EX. GAS
- EX. WATER
- EX. SANITARY SEWER
- EX. FIBER

SURFACE LEGEND

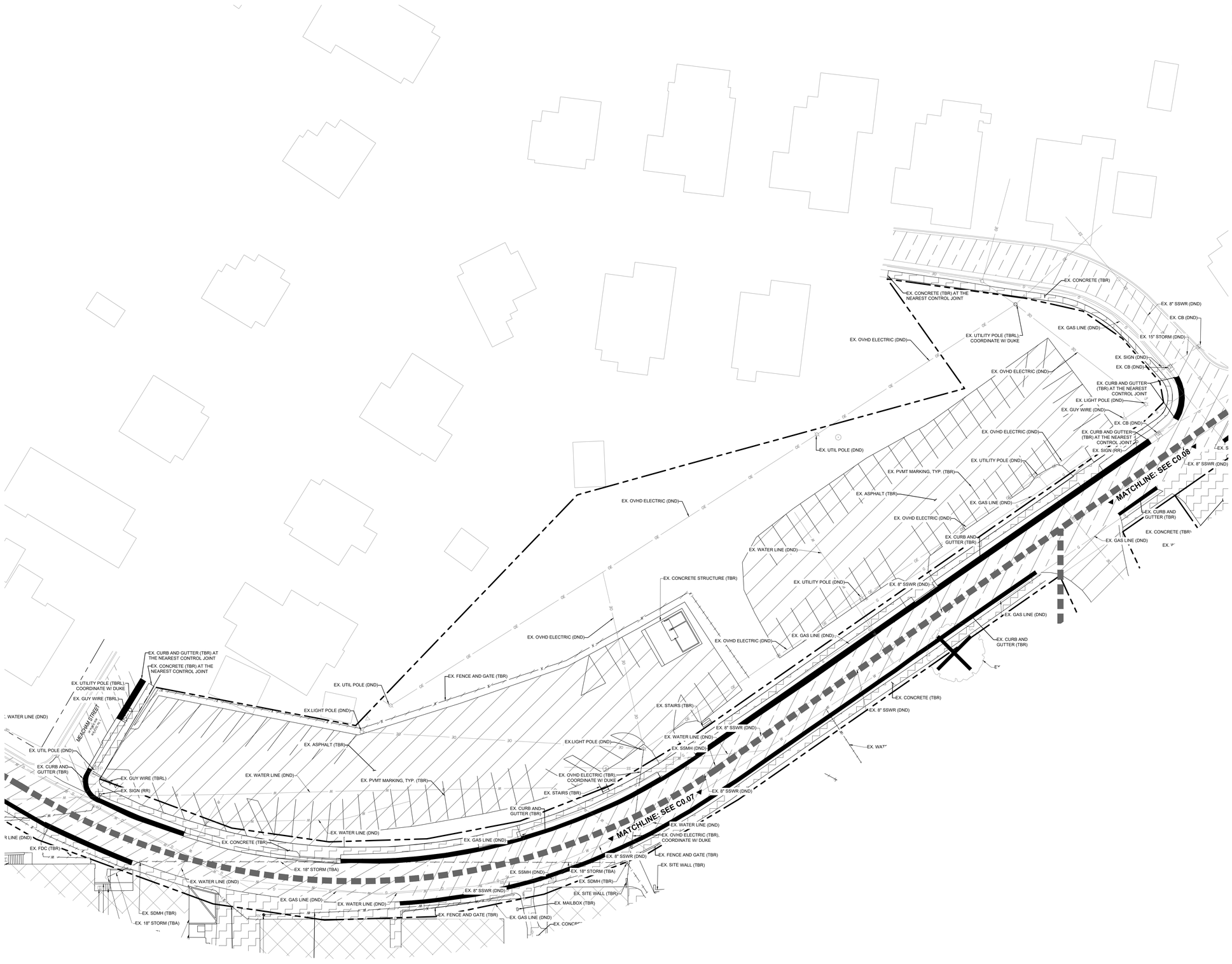
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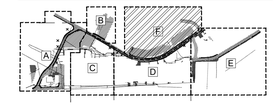
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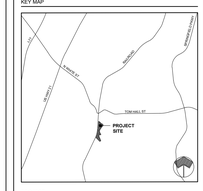
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KEY MAP



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THE LOOM @ FORT MILL

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FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
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DATE
2026.02.17

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REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

SEAL

SCALE
AS INDICATED

DRAWING
DEMOLITION PLAN
ENLARGEMENT F

C0.09

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ORIGINAL SHEET SIZE: 30" X 42"

SITE PLAN NOTES

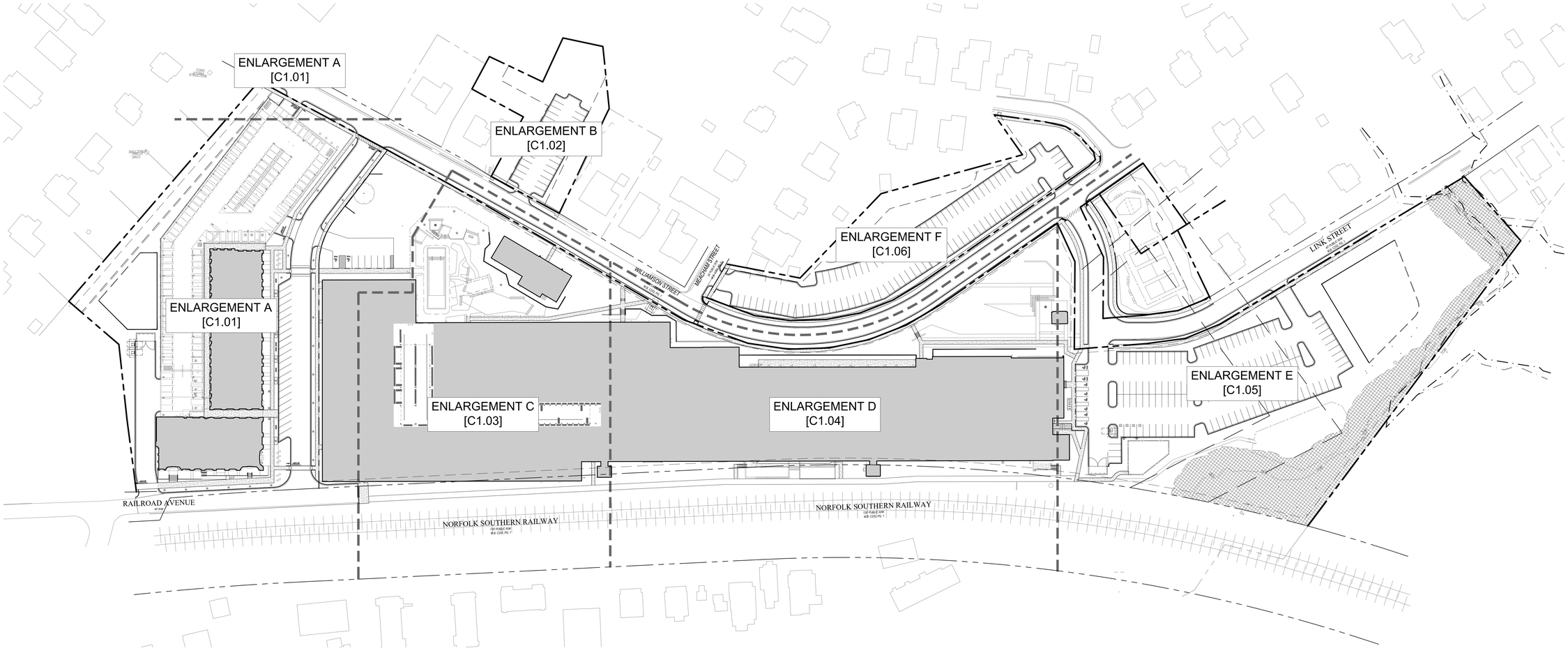
1. REFER TO COVER SHEET FOR GENERAL NOTES.
2. REFER TO SERIES C8 FOR SITE DETAILS.
3. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING INFORMATION.
4. ALL DIMENSIONS SHOWN AT CURB + GUTTER ARE MEASURED TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
6. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
7. ALL ROAD SIGNS TO MEET MUTCD STANDARDS.
8. ALL PAVEMENT MARKING/STRIPING SHALL BE PAINTED WITH FOUR-INCH-WIDE WHITE MARKING PAINT, UNLESS NOTED OTHERWISE.
9. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
10. ALL PROPOSED TREES, BERMS, WALLS, FENCES AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE STREET INTERSECTIONS.
11. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL THE REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
12. GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC ARE PROTECTED FROM INJURY.
13. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
14. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON THE SITE.
15. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR DESIGNER OF RECORD PRIOR TO PROCEEDING WITH WORK.
16. CONTRACTOR TO COORDINATE ANY PROBLEMS OR FIELD CONDITIONS THAT MAY CHANGE DESIGN WITH DESIGNER OF RECORD PRIOR TO PROCEEDING.
17. ALL ADA RAMPS TO BE INSTALLED PER TOWN STANDARDS AT PUBLIC STREET R.O.W.
18. ALL DRAINAGE FACILITIES, CURB CUTS, AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE SCDOT AND LOCAL MUNICIPALITY LAND DEVELOPMENT STANDARDS AND BE COORDINATED WITH THE TOWN ENGINEERING DEPARTMENT.
19. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM MUST BE SUBMITTED PRIOR TO FINAL INSPECTION TO THE TOWN ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE TOWN'S DEVELOPMENT ORDINANCE.
20. ALL UTILITIES SHALL BE UNDERGROUND.
21. THIS DEVELOPMENT WILL BE SERVICED BY THE TOWN OF FORT MILL.
22. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR. BEFORE YOU DIG, STOP; CALL THE SC ONE-CALL CENTER (811), IT'S THE LAW.
23. PROPOSED SIGNAGE, LANDSCAPING AND OTHER MONUMENTS SHALL BE PERMITTED IN CONFORMANCE WITH ZONING ORDINANCE REQUIREMENTS.
24. ALL DISTURBED AREAS NOT TO RECEIVE BUILDING OR PAVEMENT SHALL BE SEEDED AND STRAW MULCHED.
25. TOPSOIL TO BE STRIPPED AND A SMALL PORTION OF THE TOPSOIL MAY BE STOCKPILED ON-SITE IN AREAS DIRECTED BY DESIGNER OF RECORD. CONTRACTOR IS RESPONSIBLE FOR OFF-SITE DISPOSAL OF THE REMAINDER OF THE TOPSOIL.
26. LIGHTING: A LIGHTING PLAN IS TO BE DESIGNED BY THE LOCAL UTILITY COMPANY OR ANOTHER COMPANY CHOSEN BY THE DEVELOPER/CONTRACTOR. ALL PROPOSED LIGHTING LOCATIONS MAY BE CHANGED, AND THE NUMBER OF LIGHT POLES MAY BE INCREASED OR DECREASED. LIGHTS POLES AND LIGHTING **MUST COMPLY WITH LOCAL MUNICIPAL ORDINANCES.**
27. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE APPARATUS ACCESS ROADS SHALL BE ABLE TO SUPPORT A GROSS VEHICLE WEIGHT (GVW) OF 85,000 LBS.
28. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE ALL DEBRIS, LOGS, TIMBER, JUNK, AND OTHER ACCUMULATIONS FROM THE CHANNEL AND BANKS.

SITE PLAN LEGEND

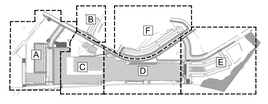
- EXISTING PROPERTY LINE
- SETBACK LINE
- POST-CONSTRUCTION CONTROL EASEMENT (PCCE)
- PROPOSED RETAINING WALL
- PROPOSED BUFFER
- ACCESSIBLE PARKING SIGNAGE

SURFACE LEGEND

- ASPHALT PAVEMENT
- HEAVY-DUTY ASPHALT PAVEMENT
- GRAVEL PAVEMENT
- CONCRETE PAVEMENT
- HEAVY-DUTY CONCRETE PAVEMENT



KEY MAP SCALE: 1" = 600'



SCALE: 1" = 60'
0 30' 60' 120'

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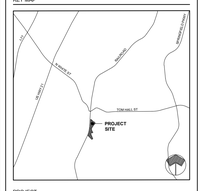
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KEY MAP



PROJECT
THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

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23006

DATE
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PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

SEAL

SCALE
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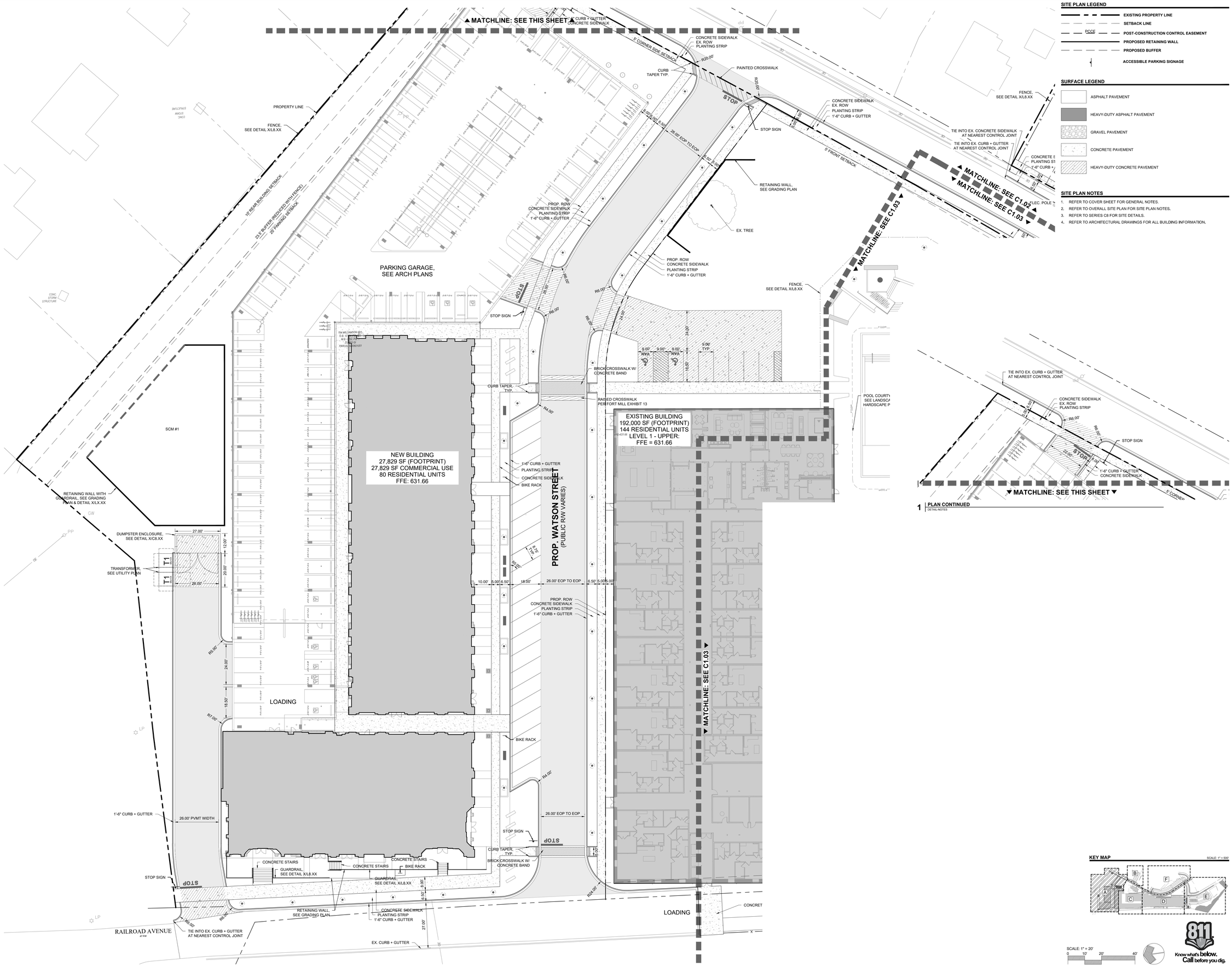
DRAWING
OVERALL SITE PLAN

C1.00

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SITE PLAN LEGEND

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SITE PLAN NOTES

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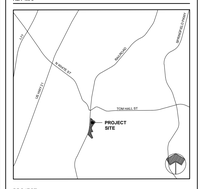
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KEY MAP



PROJECT

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104 WILLIAMSON STREET
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DATE
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NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

SEAL

SCALE
AS INDICATED

DRAWING
SITE PLAN ENLARGEMENT A

C1.01

KEY MAP SCALE: 1" = 500'

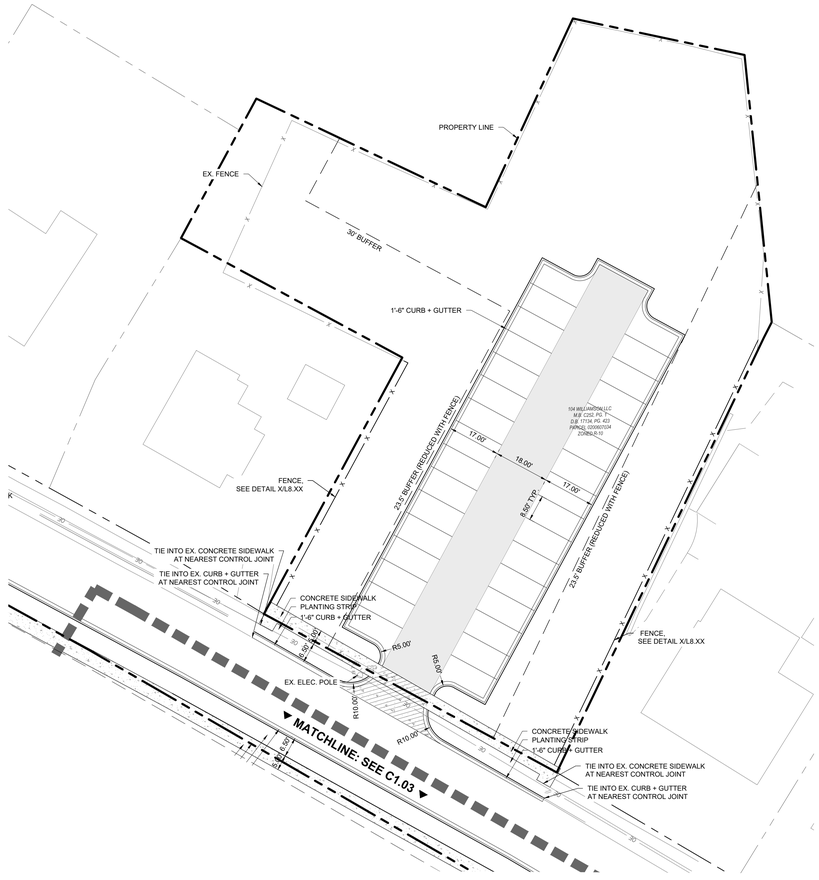
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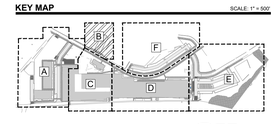
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3. REFER TO SERIES C8 FOR SITE DETAILS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING INFORMATION.

KEY MAP

SCALE: 1" = 500'



SCALE: 1" = 20'
0 10' 20' 40'

Know what's below. Call before you dig.

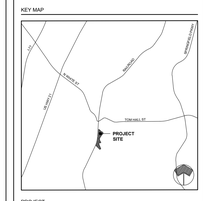
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704.864.9007

KEY MAP



PROJECT

THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.02.17

ISSUED FOR
HISTORIC

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

SEAL

SCALE
AS INDICATED

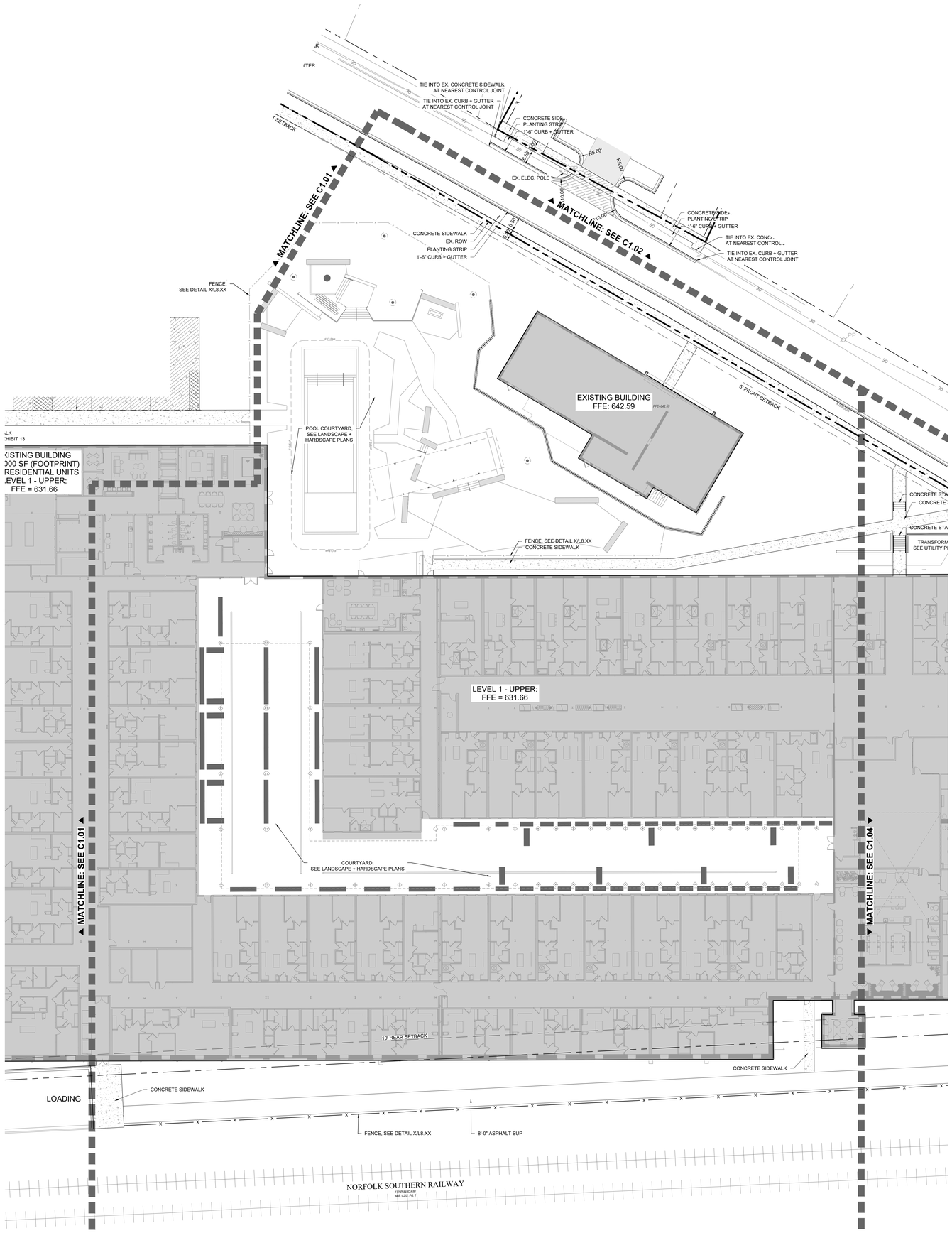
DRAWING
SITE PLAN ENLARGEMENT B

C1.02

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ORIGINAL SHEET SIZE: 30" X 42"



SITE PLAN LEGEND

- EXISTING PROPERTY LINE
- SETBACK LINE
- POST-CONSTRUCTION CONTROL EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED BUFFER
- ACCESSIBLE PARKING SIGNAGE

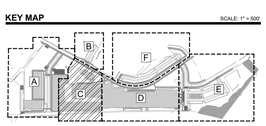
SURFACE LEGEND

- ASPHALT PAVEMENT
- HEAVY-DUTY ASPHALT PAVEMENT
- GRAVEL PAVEMENT
- CONCRETE PAVEMENT
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KEY MAP



PROJECT
THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
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DATE
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REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

SEAL

SCALE
AS INDICATED

DRAWING
SITE PLAN ENLARGEMENT C

C1.03

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ORIGINAL SHEET SIZE: 30" X 42"

SITE PLAN LEGEND

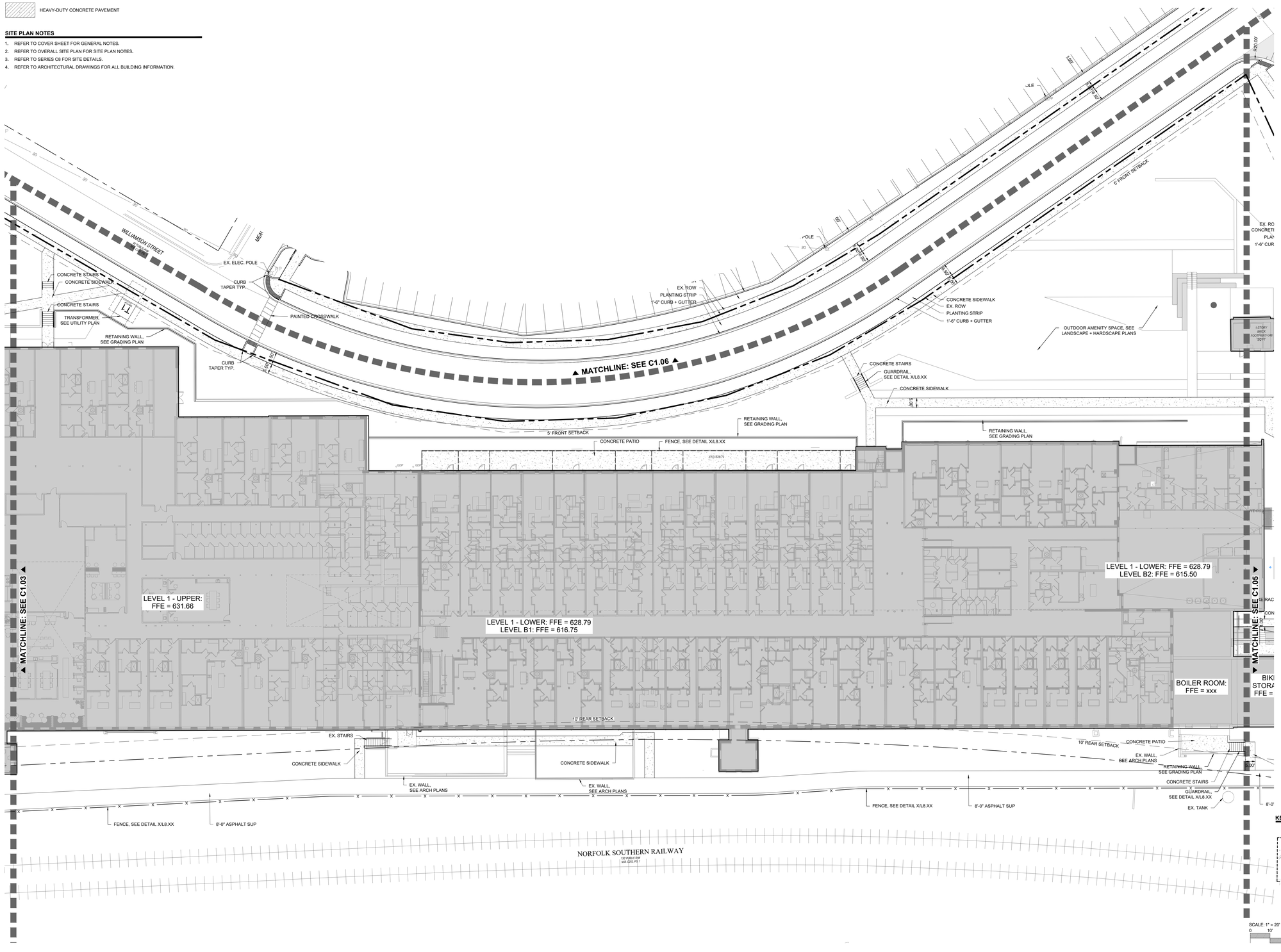
- EXISTING PROPERTY LINE
- SETBACK LINE
- PCCE — POST-CONSTRUCTION CONTROL EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED BUFFER
- ACCESSIBLE PARKING SIGNAGE

SURFACE LEGEND

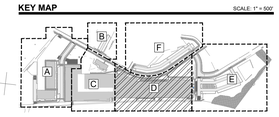
- ASPHALT PAVEMENT
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SCALE: 1" = 20'
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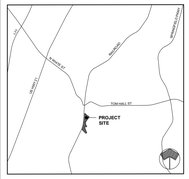
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KEY MAP



PROJECT

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CHECKED BY: JM, HY

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AS INDICATED

DRAWING
SITE PLAN ENLARGEMENT D

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SITE PLAN LEGEND

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- PROPOSED RETAINING WALL
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- ACCESSIBLE PARKING SIGNAGE

SURFACE LEGEND

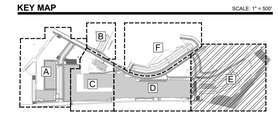
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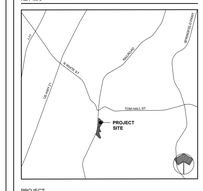
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KEY MAP



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CHECKED BY: JM, HY

SEAL

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DRAWING
SITE PLAN ENLARGEMENT E

C1.05

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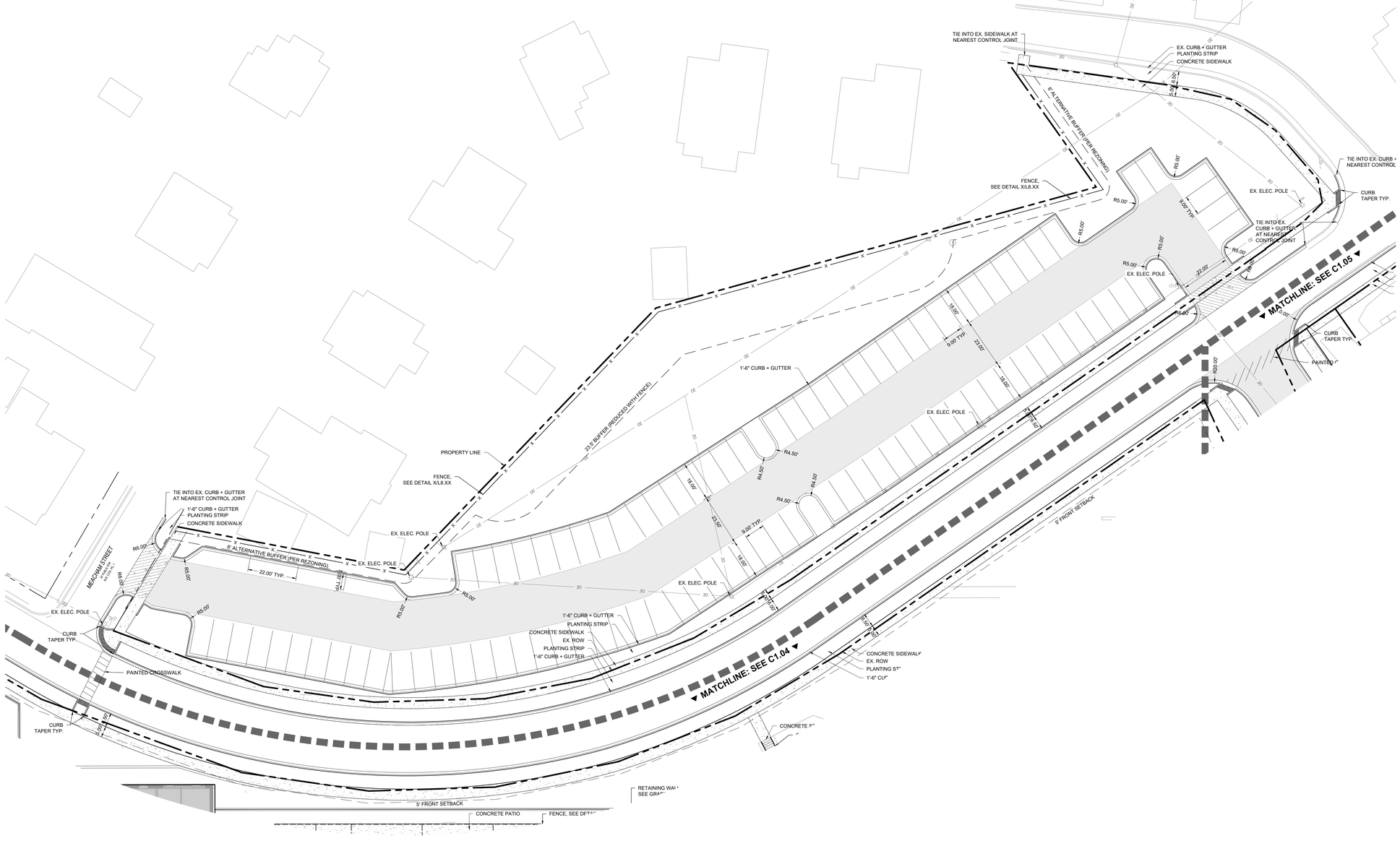
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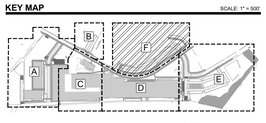
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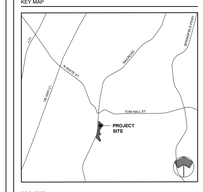
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KEY MAP



PROJECT
THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
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PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

SEAL

SCALE
AS INDICATED

DRAWING
SITE PLAN ENLARGEMENT F

C1.06

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STORM DRAINAGE SYSTEMS & SCM POND AS-BUILT NOTES

1. THE CONTRACTOR SHALL NOTIFY DESIGNER OF RECORD 48 HOURS IN ADVANCE FOR FIELD INSPECTIONS PRIOR TO EACH STAGE OF SCM CONSTRUCTION.
2. PRIOR TO CERTIFICATE OF OCCUPANCY, SURVEYOR-SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY SCM'S, DETENTION SYSTEMS, STORM DRAINAGE PIPE NETWORKS, AND DESIGNED DITCHES MUST BE PROVIDED TO DESIGNER OF RECORD TO BE SUBMITTED TO TOWN OF FORTMILL FOR REVIEW.
3. CONTRACTOR TO PROVIDE WRITTEN CERTIFICATION TO DESIGNER OF RECORD AND DEVELOPER CONFIRMING THAT ALL STORMWATER FACILITIES AND DRAINAGE SYSTEMS (PIPE NETWORKS AND DESIGNED DITCHES) WERE INSTALLED PER APPROVED PLANS AND SPECIFICATIONS. THIS CERTIFICATION SHALL INCLUDE THE POND EMBANKMENT, DEPTH, STONE, LINERS, ANTI-SEEP COLLARS, ANCHOR BLOCK, PIPE SIZE, PIPE MATERIAL, PIPE CLASSIFICATION, ETC., AS APPLICABLE. THE CONTRACTOR SHALL PROVIDE DESIGNER OF RECORD WITH THE CERTIFIED GEOTECHNICAL REPORT, ALONG WITH PHOTOGRAPHS/VIDEO OR SURVEY DATA OF THE INSTALLATION OF SPECIFIED SCM COMPONENTS.
4. CONTRACTOR TO PROVIDE STORM VIDEO FOR DESIGNER OF RECORD'S INITIAL REVIEW AS SOON AS THE INSTALLATION IS COMPLETE TO HELP IDENTIFY ANY DEFICIENCIES PRIOR TO FINAL SUBMITTAL TO THE TOWN OF FORTMILL FOR BOND RELEASE.
5. ALL REQUIRED GREEN AREAS AND POST CONSTRUCTION CONTROLS EASEMENTS (PCCE'S) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

RETAINING WALL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL RETAINING WALLS DESIGNED, SEALED, AND CONSTRUCTION CERTIFIED BY A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER EXPERIENCED AND QUALIFIED IN SUCH TYPE OF WORK.
2. THE CONTRACTOR AND THE CONTRACTOR'S REGISTERED PROFESSIONAL STRUCTURAL ENGINEER ARE RESPONSIBLE FOR PERFORMING, OR CAUSING TO BE PERFORMED, ANY REQUIRED TESTS, STUDIES, ANALYSIS, ETC. THAT ARE NECESSARY TO SUPPORT THE DESIGN OF THE RETAINING WALLS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A BUILDING PERMIT FOR RETAINING WALLS PER LOCAL AND STATE BUILDING CODES.
4. THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE REGISTERED PROFESSIONAL STRUCTURAL ENGINEER WHO DESIGNED THE RETAINING WALLS CERTIFY THAT THE RETAINING WALLS WERE CONSTRUCTED IN CONFORMANCE WITH THE RETAINING WALL DRAWINGS AND SPECIFICATIONS.
5. THE CONTRACTOR AND THEIR REGISTERED PROFESSIONAL STRUCTURAL ENGINEER MAY NOT EXCLUDE OR ASSIGN TO OTHERS ANY OF THE OBLIGATIONS OR ITEMS NOTED.
6. REFER TO THE PROJECT GEOTECHNICAL REPORT FOR FRICTION ANGLE (PHI), COHESION COEFFICIENT (C), SOIL UNIT WEIGHT, RECOMMENDED LATERAL EARTH PRESSURE COEFFICIENTS, AND SOIL CLASSIFICATION.
7. WHERE WALLS ARE PARTIALLY FREESTANDING AND BACK OF WALL IS EXPOSED (ALONG STAIRS, RAMPS, ETC.) WALL SHALL HAVE FINISHED FACES ON BOTH SIDES.

ACCESSIBILITY NOTES

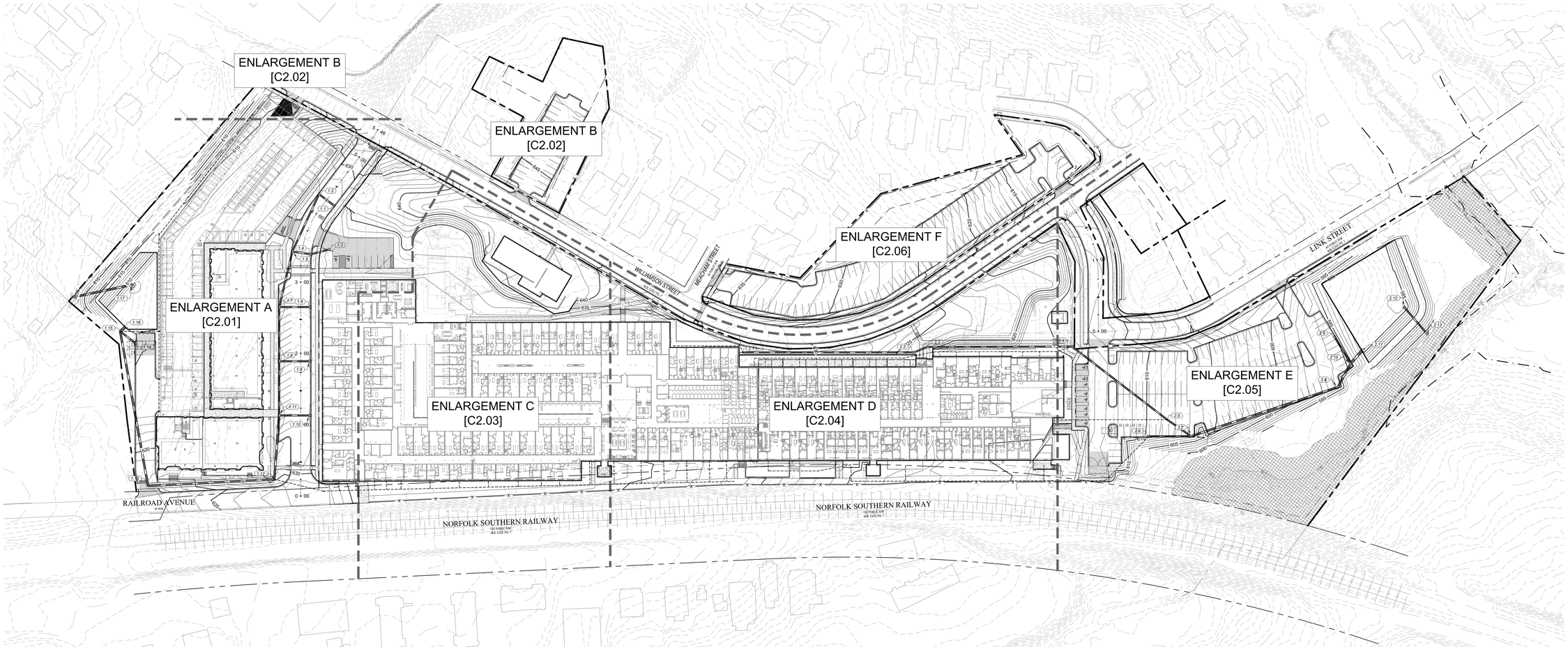
1. ADA RAMPS INDICATED ON PLANS SHALL HAVE MAXIMUM LONGITUDINAL SLOPE OF 1:12 AND A MAXIMUM CROSS SLOPE OF 1:48.
2. ADA RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE SCBC AND ANSI 117.11, SEE DETAILS AND SPOT ELEVATIONS.
3. THE SLOPE OF LANDINGS/TRANSITION AREA AT TOP AND BOTTOM OF ADA RAMPS SHALL NOT EXCEED 1:48 IN ANY DIRECTION.
4. THE LONGITUDINAL SLOPE FOR ALL ACCESSIBLE ROUTES SHALL NOT EXCEED SLOPE OF 1:20 (5% MAX.).
5. THE CROSS SLOPE OF ALL ACCESSIBLE ROUTES, LANDINGS, SIDEWALKS, CROSSWALKS, SHALL NOT EXCEED A SLOPE OF 1:48.
6. ENSURE THE REQUIRED MANEUVERING CLEARANCE IS PROVIDED AT THE EXTERIOR SIDE OF ALL ENTRY DOORS. SLOPES WITHIN THE MANEUVERING AREA SHALL NOT EXCEED 1:48 IN ANY DIRECTION.
7. ENSURE A 30" X 48" CLEAR FLOOR SPACE IS PROVIDED ADJACENT TO THE EXTERIOR SITE ELEMENTS SUCH AS BENCHES, TRASH CANS, AND BIKE RACKS. SLOPES WITHIN THE CLEAR FLOOR SPACE SHALL NOT EXCEED 1:48 IN ANY DIRECTION.
8. WHERE A SIDEWALK ADJOINS THE ACCESSIBLE ROUTE TO A BUILDING ENTRANCE OR WHERE ACCESSIBLE SIDEWALKS INTERSECT (TRANSITION AREA), THE SLOPES WITHIN THE TRANSITION AREA MUST NOT EXCEED 1:48 IN ANY DIRECTION.
9. THE SLOPE IN ACCESSIBLE PARKING, ACCOMPANYING ACCESS AISLES, AND RAMPS SHALL NOT EXCEED 1:48 IN ANY DIRECTION. NO STORM DRAIN INLETS SHALL BE LOCATED WITHIN THE PARKING SPACE OR ACCESS AISLE. THE MAX. 1:48 SLOPE EXTENDS TO THE CURB AND GUTTER WITHIN THE ACCESSIBLE SPACE AND AISLE.
10. THE MINIMUM CLEAR WIDTH FOR EXTERIOR ACCESSIBLE ROUTE IS 48" PER SCBC CODE.
11. THRESHOLDS AT ACCESSIBLE BUILDING ENTRANCES SHALL NOT EXCEED 1/4" VERTICAL CHANGE IN LEVEL OR 1/2" WITH A 1:2 BEVEL.
12. IF EXISTING CONDITIONS PRECLUDE THE ABILITY TO MEET THE REQUIREMENTS LISTED ABOVE, THE CONTRACTOR SHALL NOTIFY CIVIL ENGINEER AND/OR OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO INSTALLATION.

GRADING NOTES

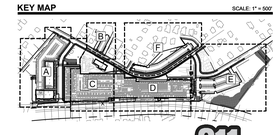
1. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
2. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THE BENCHMARK MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO BREAKING GROUND.
3. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION OF DESIGN WHEN OBSTRUCTIONS OR GRADE DISCREPANCIES EXIST THAT CONFLICT WITH THE INFORMATION SHOWN ON THE EXISTING CONDITIONS AND PROPOSED PLANS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER OF RECORD AND/OR OWNER'S REPRESENTATIVE FOR RESOLUTION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, STRUCTURES, METERS, VALVE COVERS, JUNCTION BOXES, ETC., AS REQUIRED TO MEET NEW FINISHED GRADES.
5. INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, AND WASHOUT.
6. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN AWAY FROM BUILDINGS, ACROSS PAVEMENT AND/OR LANDSCAPE AREAS TO NEW OR EXISTING STORM DRAIN INLETS, DRAINAGE SWALES, OR OVERLAND SHEET FLOW.
7. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT.
8. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
9. ALL SLOPES SHALL BE NO STEEPER THAN 2:1, UNLESS NOTED OTHERWISE.
10. COORDINATE APPROPRIATE SLOPE STABILIZATION ON ALL SLOPES STEEPER THAN 3:1 WITH PROJECT GEOTECHNICAL ENGINEER.
11. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
12. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS OR OTHER GRADING REQUIREMENTS.
13. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
14. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON ALL GUTTERS/FLOW LINES.
15. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
16. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE STATE EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
17. GUTTER SHALL TILT OUT WHERE DRAINAGE IS AWAY FROM CURB.
18. ALL PROPOSED ROOF LEADER LINES ARE TO BE MINIMUM 8" SCHEDULE 40 PVC SLOPED AT 0.75% MIN. AND MATCH CROWNS OF THE DOWNSTREAM PIPE AT THE TIE-IN STRUCTURE UNLESS NOTED OTHERWISE. CONTRACTOR TO NOTIFY DESIGNER OF RECORD IF ISSUES ARE ENCOUNTERED IN FIELD.

GRADING + STORM CONTROL MEASURE SERIES LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LIMITS OF DISTURBANCE (LOD)
- DOWNSPOUT TIE-IN
- DRAINAGE SWALE
- POST-CONSTRUCTION CONTROLS EASEMENT
- PROPOSED STORMWATER PIPE
- CURB INLET
- DROP INLET OR OUTLET CONTROL STRUCTURE
- FLARED END SECTION
- HEADWALL



KEY MAP SCALE: 1" = 500'



SCALE: 1" = 60'
0 30' 60' 120'

811 Know what's below. Call before you dig.

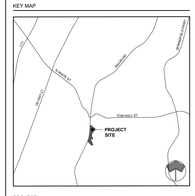
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704.864.9007

KEY MAP



PROJECT
THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.02.17

ISSUED FOR
HISTORIC

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

SEAL

SCALE
AS INDICATED

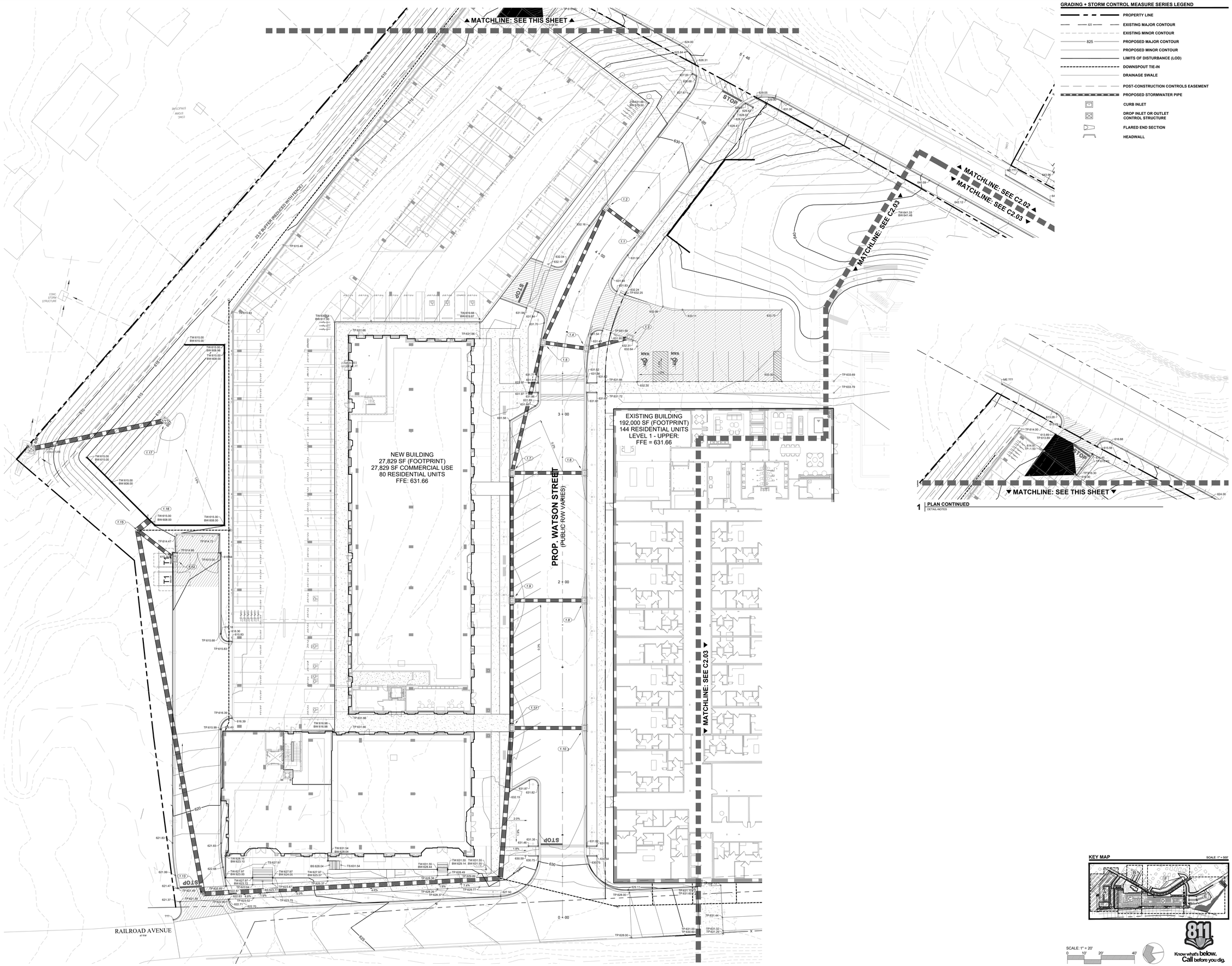
DRAWING
OVERALL GRADING PLAN

C2.00

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ORIGINAL SHEET SIZE: 30" X 42"



GRADING + STORM CONTROL MEASURE SERIES LEGEND

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SEAL

SCALE
AS INDICATED

DRAWING
GRADING PLAN ENLARGEMENT A

C2.01

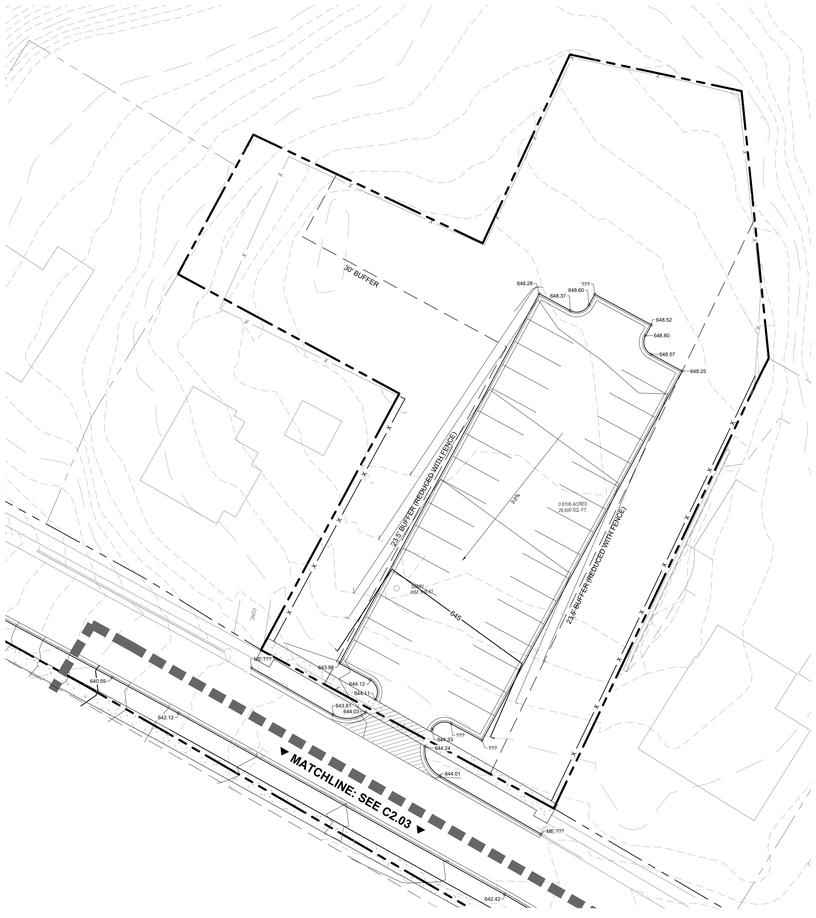
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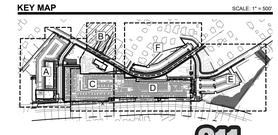
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- FLARED END SECTION
- HEADWALL



KEY MAP SCALE: 1" = 500'



SCALE: 1" = 20'
0 10' 20' 40'

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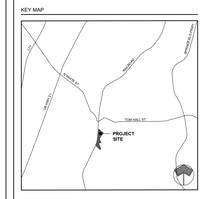
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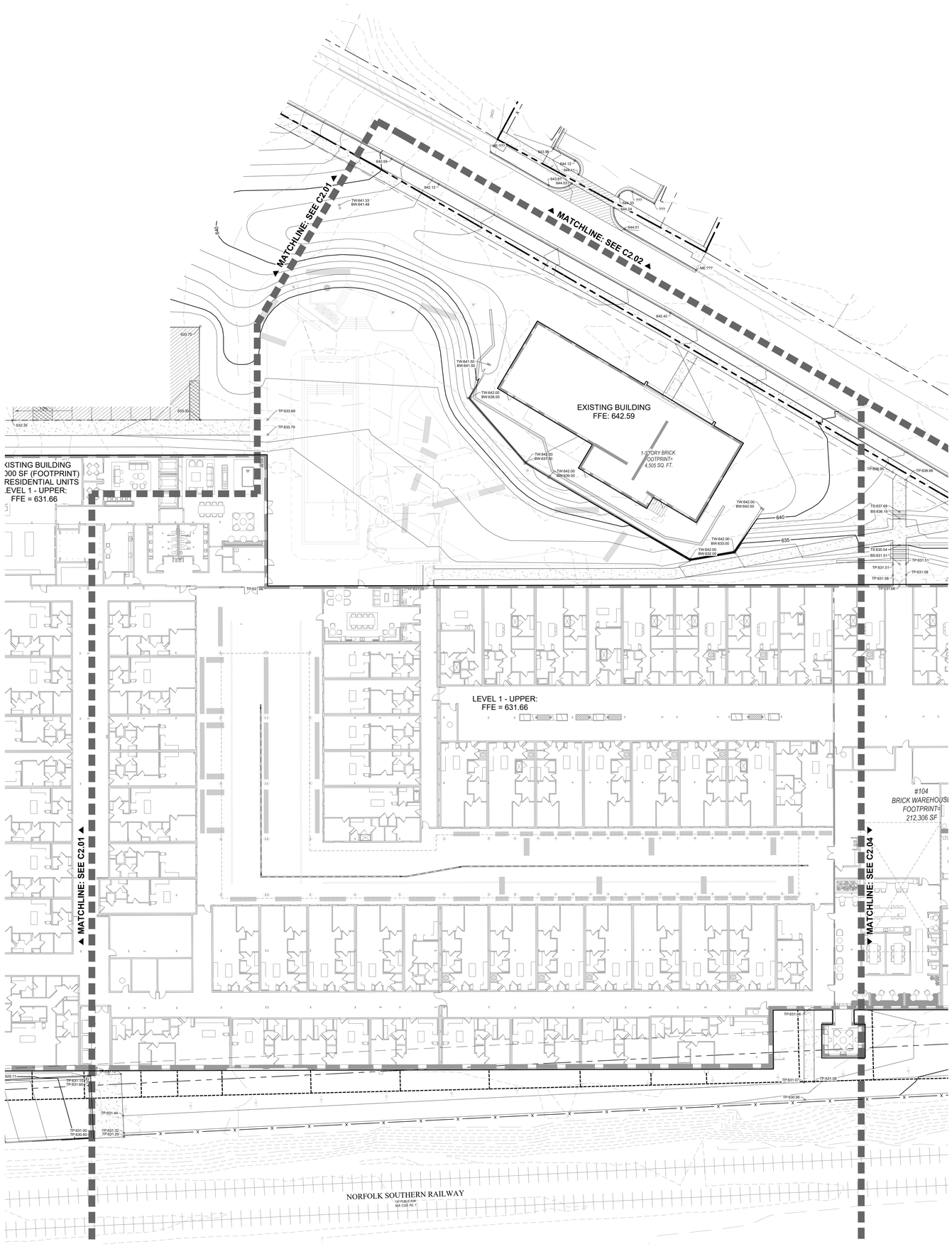
DRAWING
GRADING PLAN ENLARGEMENT B

C2.02

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GRADING + STORM CONTROL MEASURE SERIES LEGEND

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- HEADWALL

KEY MAP SCALE: 1" = 500'

SCALE: 1" = 20'
0 10' 20' 40'

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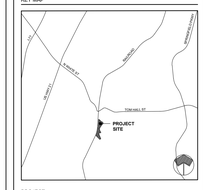
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KEY MAP



PROJECT

THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

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SEAL

SCALE
AS INDICATED

DRAWING
GRADING PLAN ENLARGEMENT C

C2.03

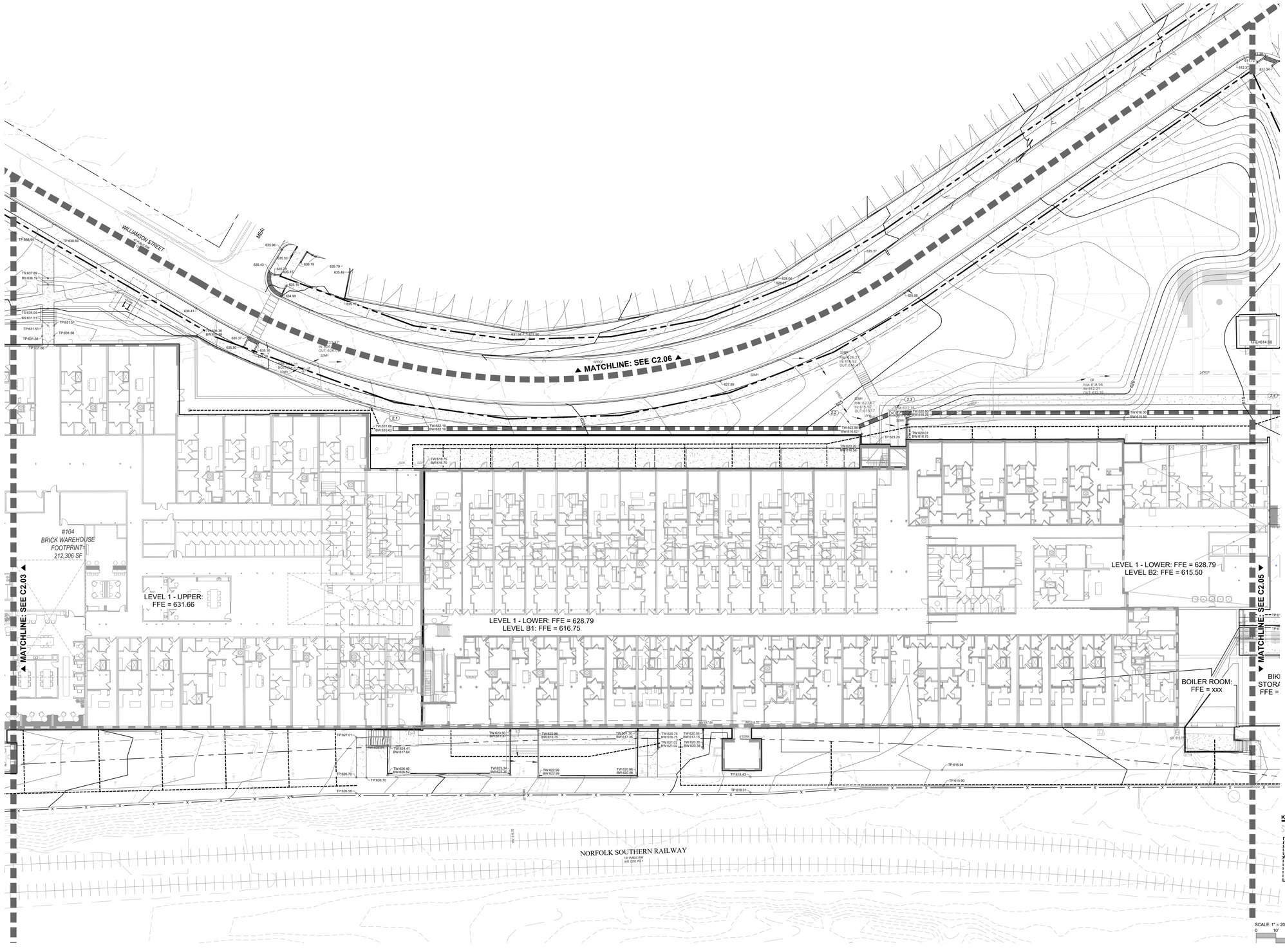
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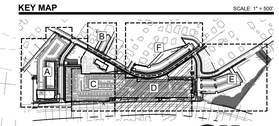
ORIGINAL SHEET SIZE: 30" X 42"

GRADING + STORM CONTROL MEASURE SERIES LEGEND

- PROPERTY LINE
- 85 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 825 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LIMITS OF DISTURBANCE (LOD)
- DOWNSPOUT TIE-IN
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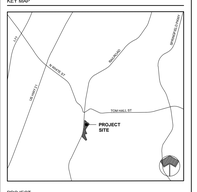
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KEY MAP



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SEAL

SCALE
AS INDICATED

DRAWING
GRADING PLAN ENLARGEMENT D

C2.04

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LINK STREET
(40' PUBLIC R/W)
M.B. 'C252', PG.1

▲ MATCHLINE: SEE C2.06

▲ MATCHLINE: SEE C2.04 ▲

BIKE STORAGE: FFE = xxx

25 ft BUFFER (REDUCED WITH FENCE)

30' STREAM BUFFER

TRANSITIONS ACROSS CROSSTIES

FFE=614.50

486,153 SQ. FT.
11.1505 ACRES

KEY MAP SCALE: 1" = 500'

SCALE: 1" = 20'
0 10' 20' 40'

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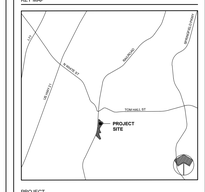
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KEY MAP



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SEAL

SCALE
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DRAWING
GRADING PLAN ENLARGEMENT E

C2.05

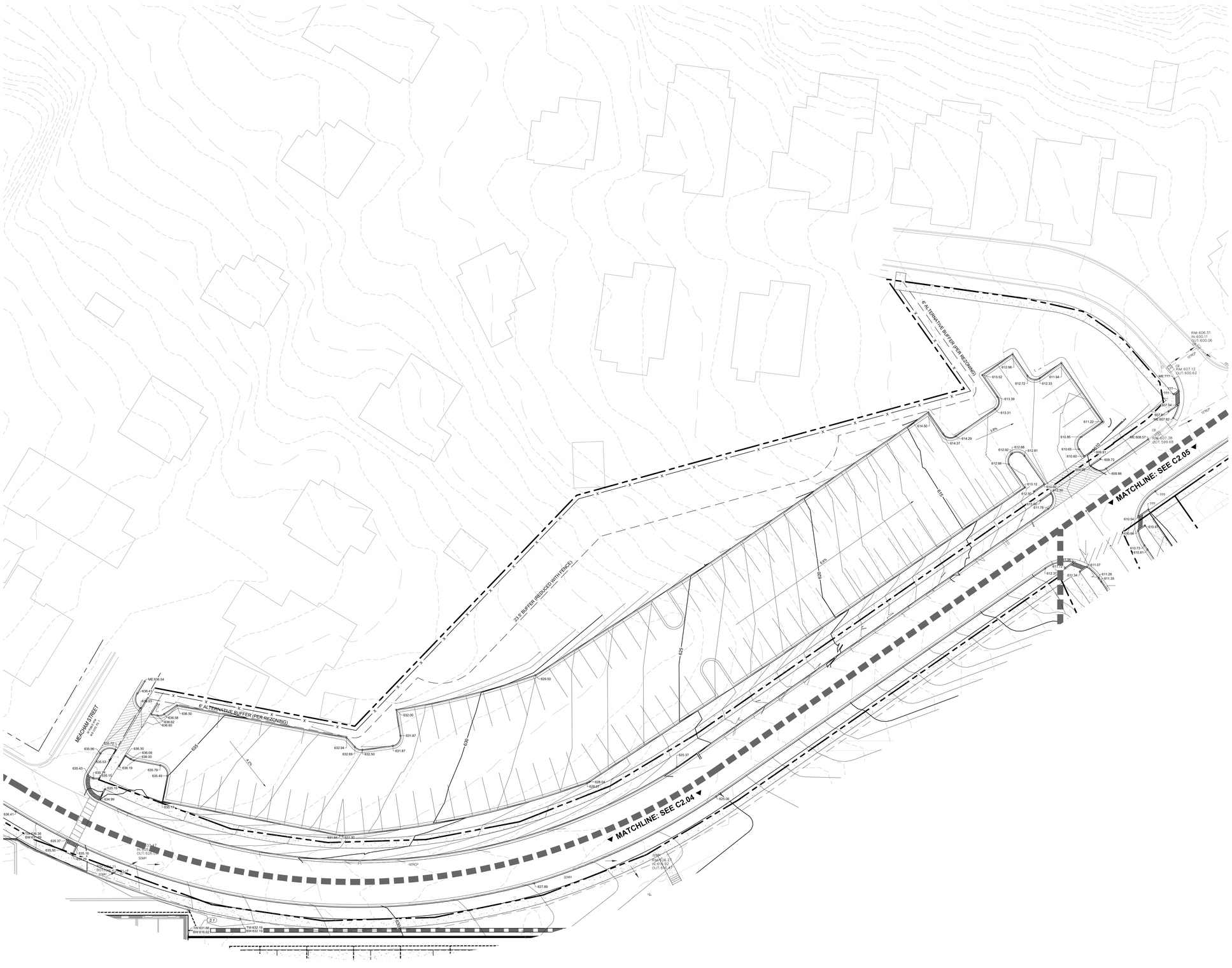
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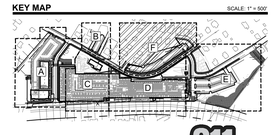
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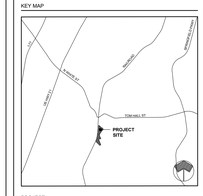
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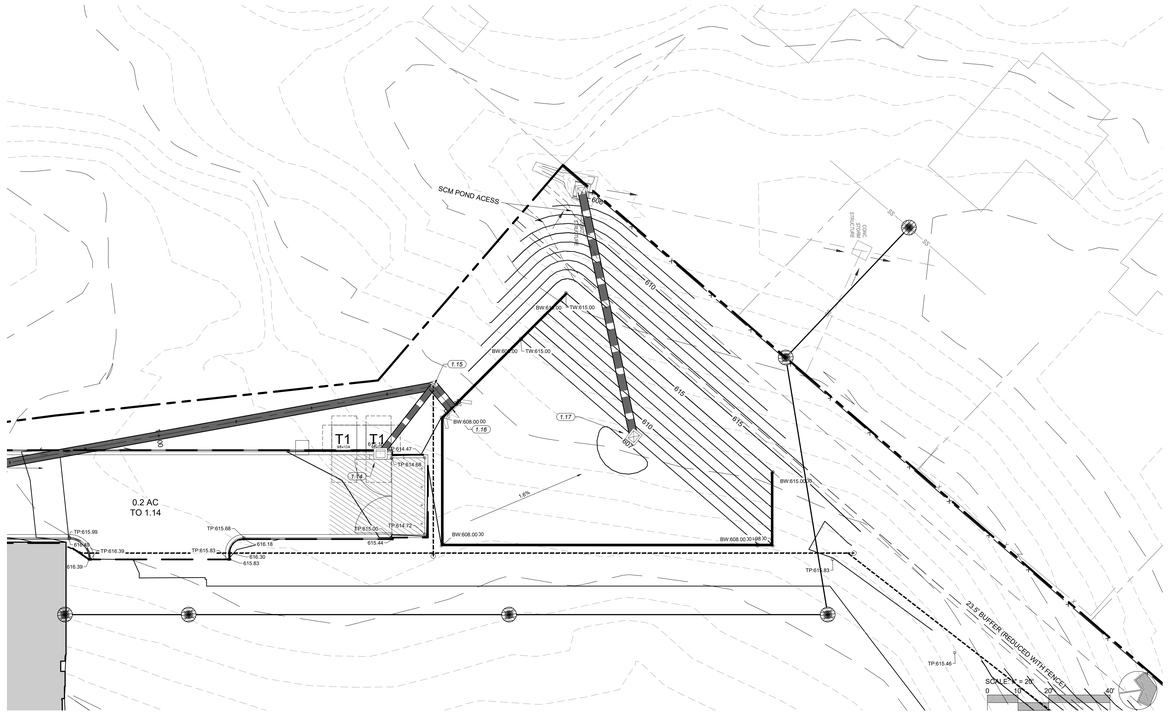
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C2.06

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1 SCM #1 - EXTENDED DRY DETENTION POND

PLAN

SCALE: 1" = 20'

SCM Storage Volume Provided

Elevation (ft)	Overall SCM Surface Area (sf)	Storage (cf)	Overall SCM Cumulative Storage (cf)	Notes
607.0	150	0	0	SCM Bottom
608.0	3,900	2,025	2,025	
609.0	4,250	4,075	6,100	
610.0	4,600	4,425	10,525	
611.0	4,800	4,700	15,225	
612.0	5,200	5,000	20,225	
613.0	5,400	5,300	25,525	
614.0	5,700	5,550	31,075	
615.0	6,000	5,850	36,925	SCM Top

SCM Inset Table
SCM #1 - Extended Dry Pond

Project Name:	**Springs Mill**
Sequence ID:	1
Drainage Area (acres):	4.95
Land Use/Development Type:	Mixed Use
Percent Built-Upon Area:	82% (Designed)
Temporary Pool Depth (ft.):	8.0
Forebay Temporary Pool Depth (ft.):	8.0
Flow Diverter Present (Y/N):	N
Regulated By:	Post Construction Ordinance
Treatment Effectiveness:	Standard
SC State Plane X (easting):	2016789.43
SC State Plane Y (northing):	1154181.00

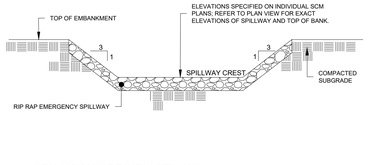
Required Maintenance	Frequency
Note erosion of pond banks or bottom	Semi-Annual Inspection
Inspect for damage to the embankment; Monitor for sediment accumulation in the facility and forebay; Ensure that inlet and outlet devices are free of debris and operational	Annual Inspection
Repair undercut or eroded areas; Mow side slopes; Pesticide/Nutrient management; Litter/Debris Removal	Standard Maintenance
Seed or sod to restore dead or damaged ground cover	Annual Maintenance (As needed)
Removal of sediment from the forebay	5 to 7 year Maintenance
Monitor sediment accumulations, and remove sediment when the pond volume has been reduced by 25%	25 to 50 year Maintenance

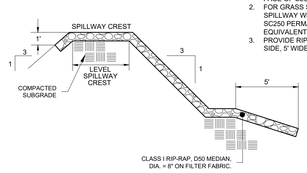
GRADING + STORM CONTROL MEASURE SERIES LEGEND

- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LIMITS OF DISTURBANCE (LOD)
- PROPOSED CURB / DROP INLET
- PROPOSED STORMWATER MANHOLE AND FLARED END SECTION
- PROPOSED STORMWATER PIPE

GENERAL MAINTENANCE GUIDELINES

1. MOW SIDE SLOPES ACCORDING TO THE SEASON AND SPECIES OF VEGETATION.
2. INVASIVE SPECIES SHALL BE REMOVED WHEN THEY SURFACE IN THE SCM AREA.
3. ALL COMPONENTS OF THE ENGINEERED STRUCTURES ARE TO BE KEPT IN GOOD WORKING ORDER.
4. IF THE OWNERSHIP OF THE STORMWATER CONTROL STRUCTURE TRANSFERS, THE CURRENT OWNER SHALL, WITHIN THIRTY (30) DAYS OF TRANSFER OF OWNERSHIP, NOTIFY THE TOWN OF FORTMILL OF OWNERSHIP TRANSFER.



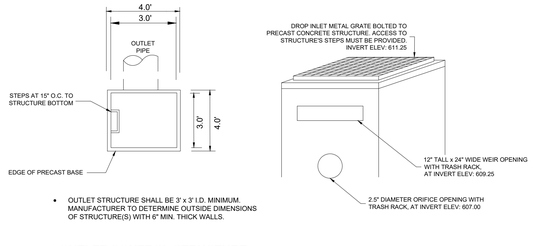


NOTE:

1. EXTEND SPILLWAY FROM 1' BELOW CREST ON UPSTREAM FACE TO TOE ON DOWNSTREAM FACE OF SLOPE.
2. FOR GRASS SPILLWAYS, LINE ENTIRE SPILLWAY WITH NORTH AMERICAN GREEN SC250 PERMANENT MATTING, OR EQUIVALENT.
3. PROVIDE RIPRAP AT TOE ON DOWNSTREAM SIDE, 5' WIDE ALONG SPILLWAY.

2 SPILLWAY SPECIFICATIONS

NOT TO SCALE

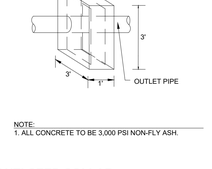


- OUTLET STRUCTURE SHALL BE 3' x 3' I.D. MINIMUM. MANUFACTURER TO DETERMINE OUTSIDE DIMENSIONS OF STRUCTURE(S) WITH 6" MIN. THICK WALLS.

3 OUTLET CONTROL STRUCTURE

NOT TO SCALE

NCDOT 840.04 MODIFIED



NOTE:
1. ALL CONCRETE TO BE 3,000 PSI NON-FLY ASH.

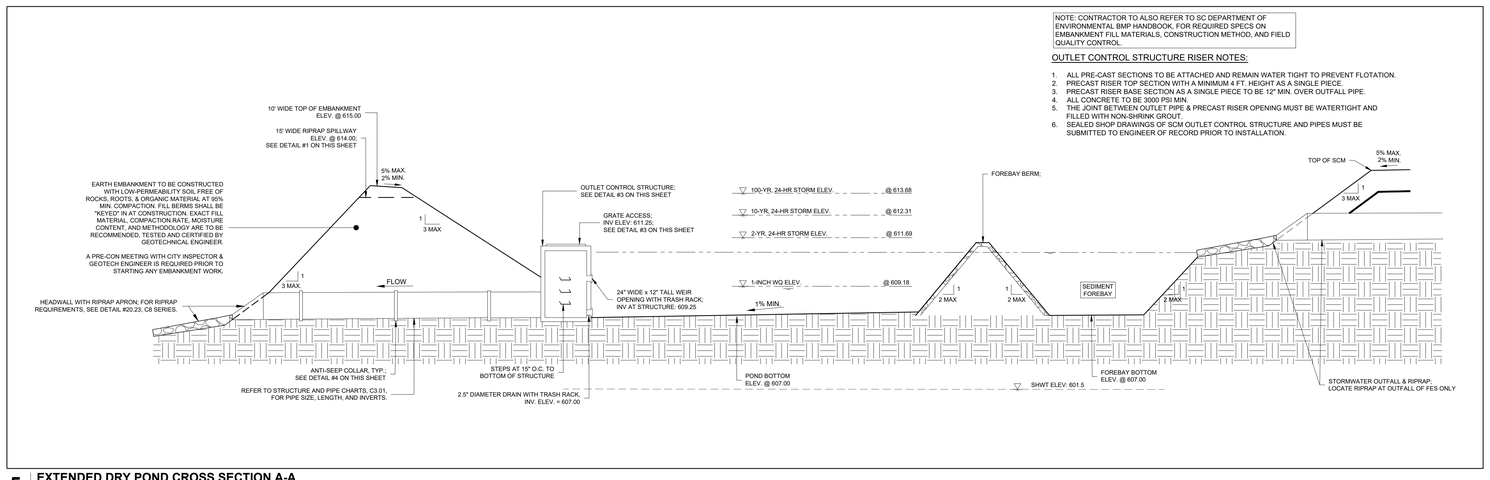
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NOTE: CONTRACTOR TO ALSO REFER TO SC DEPARTMENT OF ENVIRONMENTAL BMP HANDBOOK, FOR REQUIRED SPECS ON EMBANKMENT FILL MATERIALS, CONSTRUCTION METHOD, AND FIELD QUALITY CONTROL.

OUTLET CONTROL STRUCTURE RISER NOTES:

1. ALL PRE-CAST SECTIONS TO BE ATTACHED AND REMAIN WATER TIGHT TO PREVENT FLOTATION.
2. PRECAST RISER TOP SECTION WITH A MINIMUM 4 FT. HEIGHT AS A SINGLE PIECE.
3. PRECAST RISER BASE SECTION AS A SINGLE PIECE TO BE 12" MIN. OVER OUTFALL PIPE.
4. ALL CONCRETE TO BE 3000 PSI MIN.
5. THE JOINT BETWEEN OUTLET PIPE & PRECAST RISER OPENING MUST BE WATERTIGHT AND FILLED WITH NON-SHRINK GROUT.
6. SEALED SHOP DRAWINGS OF SCM OUTLET CONTROL STRUCTURE AND PIPES MUST BE SUBMITTED TO ENGINEER OF RECORD PRIOR TO INSTALLATION.



5 EXTENDED DRY POND CROSS SECTION A-A

CROSS-SECTION

NOT TO SCALE

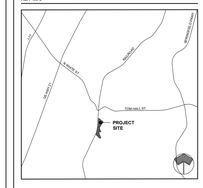
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KEY MAP



PROJECT
THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.02.17

ISSUED FOR
HISTORIC

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

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SCALE
AS INDICATED

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SCM 1 ENLARGEMENT

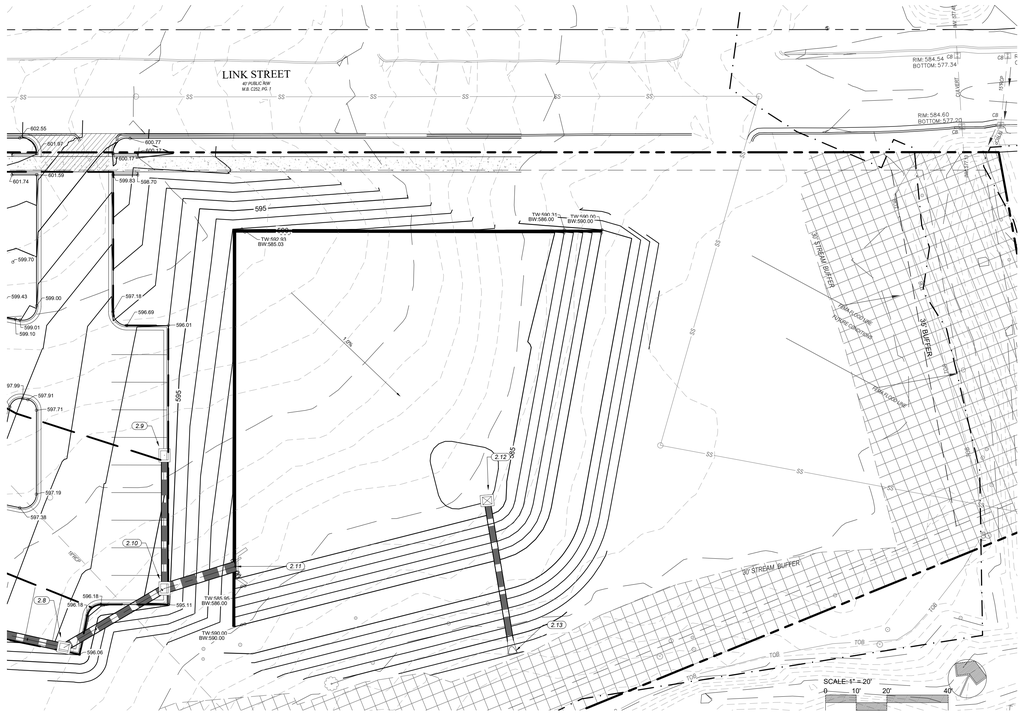
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ORIGINAL SHEET SIZE: 30" X 42"

Plotted: Z:\Shared Projects\2023\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-C2-SCM.dwg | 2/17/2026 4:50 PM



1 SCM #2 - EXTENDED DRY DETENTION POND

PLAN

SCALE: 1" = 20'

SCM Storage Volume Provided				
Elevation (ft)	Overall SCM Surface Area (sf)	Storage (cf)	Overall SCM Cumulative Storage (cf)	Notes
584.0	390	0	0	SCM Bottom
585.0	9,500	4,945	4,945	
586.0	10,000	9,750	14,695	
587.0	10,500	10,250	24,945	
588.0	11,250	10,875	35,820	
589.0	11,750	11,500	47,320	
590.0	12,500	12,125	59,445	SCM Top

SCM Inset Table SCM #2 - Extended Dry Pond	
Project Name:	**Springs Mill**
Sequence ID:	2
Drainage Area (acres):	5.89
Land Use/Development Type:	Mixed Use
Percent Built-Upon Area:	78% (Designed)
Temporary Pool Depth (ft.):	6.0
Forebay Temporary Pool Depth (ft.):	6.0
Flow Diverter Present (Y/N):	N
Regulated By:	Post Construction Ordinance
Treatment Effectiveness:	Standard
NC State Plane X (easting):	2016563.85
NC State Plane Y (northing):	1152445.62

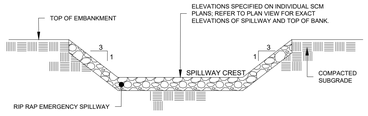
Required Maintenance	Frequency
Note erosion of pond banks or bottom	Semi-Annual Inspection
Inspect for damage to the embankment; Monitor for sediment accumulation in the facility and forebay; Ensure that inlet and outlet devices are free of debris and operational	Annual Inspection
Repair undercut or eroded areas; Mow side slopes; Pesticide/Nutrient management; Litter/Debris Removal	Standard Maintenance
Seed or sod to restore dead or damaged ground cover	Annual Maintenance (As needed)
Removal of sediment from the forebay	5 to 7 year Maintenance
Monitor sediment accumulations, and remove sediment when the pond volume has been reduced by 25%	25 to 50 year Maintenance

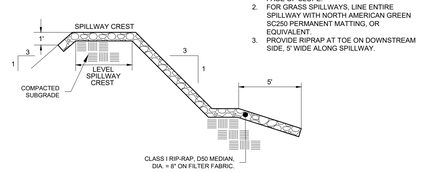
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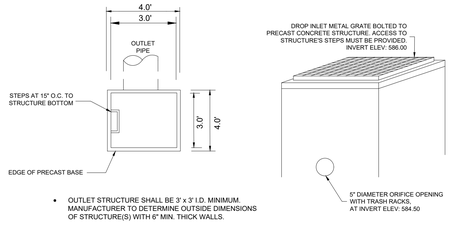


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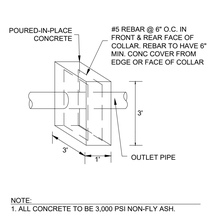
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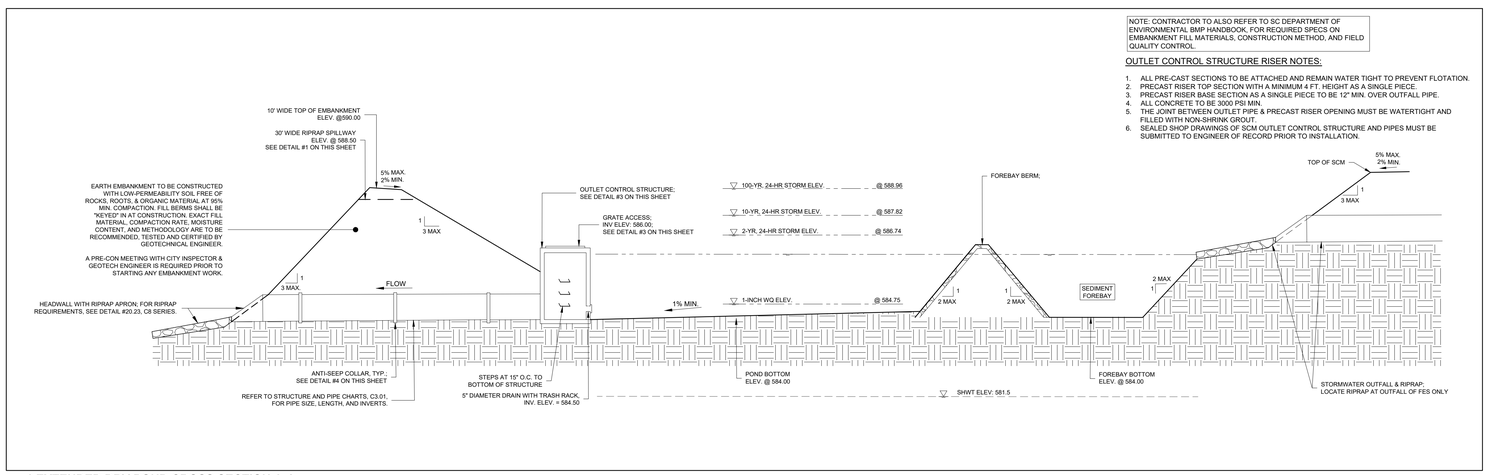
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KEY MAP



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NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

SEAL

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AS INDICATED

DRAWING
SCM 2 ENLARGEMENT

C2.08

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FIRE FLOW TEST RESULTS

HYDRANT #: B012	HYDRANT #: B014	HYDRANT #: B029
TEST DATE: 8/18/2025	TEST DATE: 8/18/2025	TEST DATE: 8/18/2025
PERFORMED BY: RICKY	PERFORMED BY: RICKY	PERFORMED BY: MARK
LOCATION: ACADEMY ST.	LOCATION: RAILROAD AVE.	LOCATION: WILLIAMSON ST.
PRESSURE	PRESSURE	PRESSURE
STATIC: 89 PSI	STATIC: 76 PSI	STATIC: 80 PSI
RESIDUAL: 26 PSI	RESIDUAL: 68 PSI	RESIDUAL: 45 PSI
FLOW		
2 1/2" FLOW: 840 GPM		

CHARLOTTE WATER NOTES

1. CUSTOMER IS RESPONSIBLE FOR STAKING SITE AS NECESSARY TO DETERMINE SERVICE LOCATIONS & ELEVATIONS PRIOR TO CLT WATER CONTRACTOR MOBILIZING TO INSTALL SERVICES. SITE ADDRESS MUST BE VISIBLY POSTED AT SITE.
2. ON-SITE CONTRACTOR IS RESPONSIBLE FOR RELOCATING ANY APPLICABLE CONFLICTING UTILITIES NECESSARY TO COMPLETE SERVICE INSTALLATIONS. ADDITIONAL FEES MAY APPLY & CONSTRUCTION TIME LINES EXTENDED IF CONFLICTING UTILITIES ARE NOT SHOWN ON PLANS.
3. WATER AND SEWER CONNECTIONS SHALL NOT BE LOCATED WITHIN PROPOSED CONSTRUCTION ENTRANCES.
4. PAYMENT FOR A QUOTED SERVICE CONNECTION SHALL BE CONSIDERED ACKNOWLEDGEMENT & APPROVAL OF CLT WATER COMMENTS BY THE APPLICANT; PAYMENT DOES NOT INCLUDE ANY ADDITIONAL FEES REQUIRED DUE TO UNFORESEEN CONDITIONS THAT ARE/WERE NOT DEPICTED ON THE SITE PLAN PROVIDED BY THE APPLICANT.
5. BACKFLOW PREVENTION REVIEW SHALL BE COORDINATED THROUGH MECKLENBURG CO. CODE ENFORCEMENT PERMITTING PROCESS AT TIME OF APPLICATION FOR BUILDING PERMITS. THESE REQUIREMENTS CAN BE FOUND AT HTTP://WWW.CHARLOTTENC.GOV/WATER/CUSTOMER-CARE/BACKFLOW. ANY REVISION TO TAP AND/OR METER LOCATIONS MAY BE SUBJECT TO RE-SUBMITTAL TO BACKFLOW FOR REVIEW.
6. CLT WATER WILL INSTALL THE 8" LATERAL INTO THE EXISTING MH AND BRING INSIDE THE R/W AS SHOWN. CLT WATER WILL INSTALL A 4"x4" POST TO MARK THE LOCATION OF THE PRIVATE MH JUST BEYOND THE R/W.
7. IF YOUR WATER CONNECTION IS 2" OR LARGER AND SERVING MORE THAN ONE STRUCTURE, YOU MUST SUBMIT FOR A CLTW PRIVATE WATER PERMIT - VISIT WEBSITE FOR PRIVATE WATER PERMITTING INFORMATIONHTTP:WWW.CHARLOTTENC.GOV/WATER/DEVELOPMENT BUSINESS/PRIVATE-WATER-PERMITTING.
8. THE ALTERNATE INSTALL PROGRAM IS AVAILABLE PER THE OWNER'S REQUEST TO HELP EXPEDITE INSTALLATION AND CONSTRUCTION SCHEDULES. FOR MORE INFORMATION REGARDING THE ALTERNATE INSTALL PROGRAM PLEASE CONTACT MARCUS STALLINGS AT MARCUS.STALLINGS@CHARLOTTENC.GOV.

BACKFLOW PREVENTION ASSEMBLY NOTES

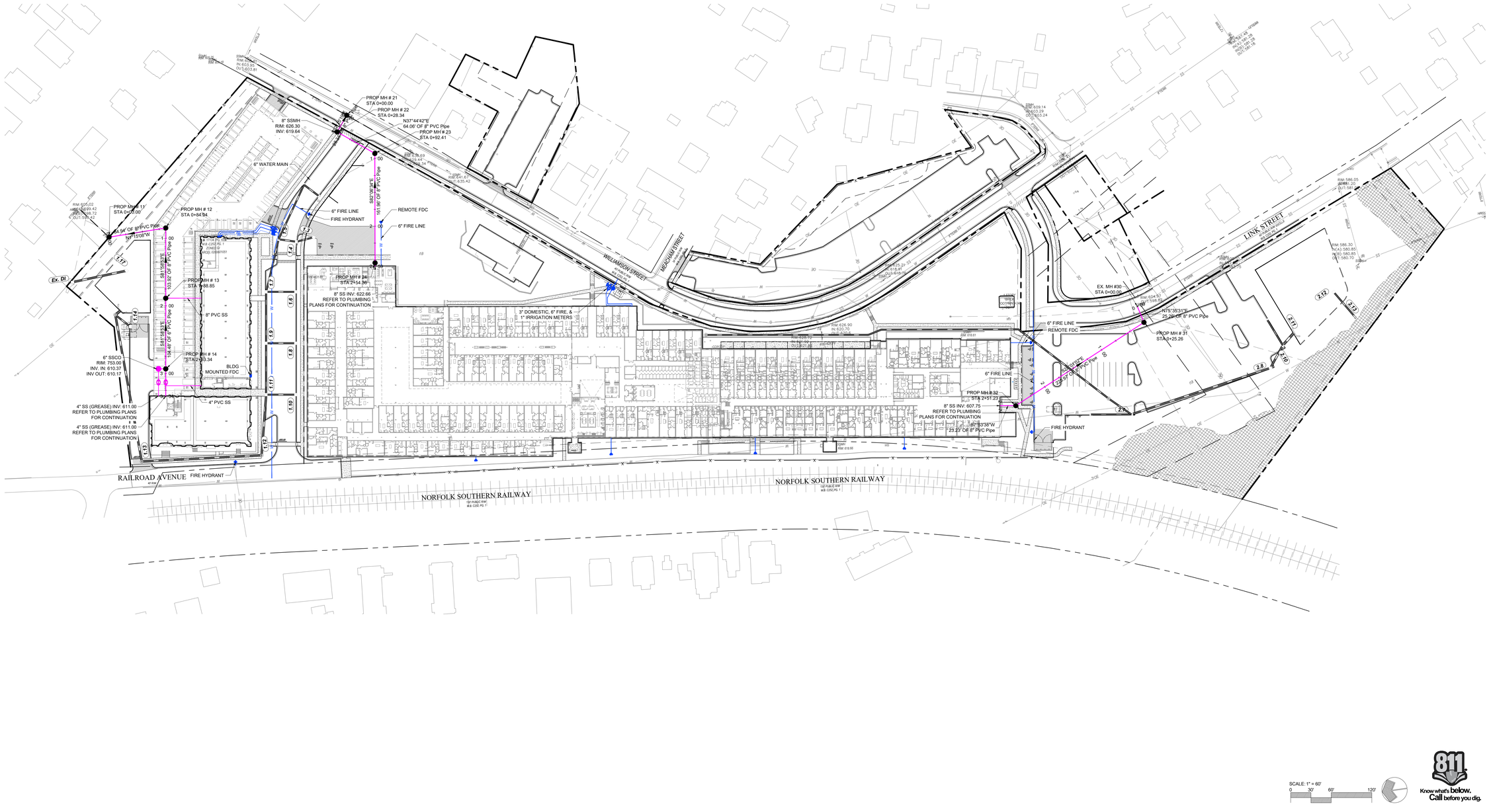
1. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CLTWATER-REQUIRED BACKFLOW PREVENTER.
2. EACH CLTWATER-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CLT WATER-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.
3. INSULATED ENCLOSURE SHALL BE AS SPECIFIED IN CLTWATER ENCLOSURE DETAILS.
4. IF SERVING FIRE SPRINKLERS, TAMPER SWITCHES ARE REQUIRED AND SHALL BE COORDINATED WITH FIRE ALARM SYSTEM/CONTROL PANEL.
5. BACKFLOW ENCLOSURES SERVING FIRE LINES ARE REQUIRED TO BE HEATED, PROVIDE ELECTRICAL TO FIRE LINE BACKFLOW LOCATION FOR HEATER.
6. REFER TO BACKFLOW PREVENTION ASSEMBLY DETAILS FOR ADDITIONAL NOTES AND REQUIREMENTS.

UTILITY NOTES

1. SEE SERIES C8 FOR SITE DETAILS.
2. EXISTING UTILITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL PUBLIC AND PRIVATE EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION ACTIVITIES. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE, UNDERGROUND AND OVERHEAD UTILITIES, THROUGHOUT THE DURATION OF CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE WITH THE UTILITY PROVIDER(S) AND AFFECTED PROPERTY OWNERS PRIOR TO THE INTERRUPTION OF SERVICE, DISCONNECTION OF UTILITIES, OR RELOCATION OF ANY UNDERGROUND OR OVERHEAD UTILITY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/RELOCATION, THE COST OF REPAIR/RELOCATION, AND THE COORDINATION OF THE REPAIR/RELOCATION FOR UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION OR THAT REQUIRE RELOCATION TO COMPLETE THE PROPOSED SCOPE OF WORK REPRESENTED IN THESE PLANS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PAVEMENT, CURB, AND SIDEWALK REMOVAL AND REPLACEMENT NECESSARY FOR UTILITY INSTALLATION.
6. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTION LOCATIONS TO THE BUILDING(S) WITH MEP DRAWINGS/DESIGN.
7. ALL STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLE LIDS, STORM GRATES, CLEANOUTS, VALVE COVERS, ETC. PROPOSED INSIDE OF PAVEMENT SHALL BE HEAVY-DUTY.
8. CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CLTWATER STANDARDS AND SPECIFICATIONS.
9. ALL CONTRACTORS WORKING ON THE PROJECT ARE REQUIRED TO OWN A COPY OF THE CLTWATER DESIGN MANUAL AND SHALL KEEP A COPY ON THE JOB SITE AT ALL TIMES.
10. IF THE PROPOSED WATER AND/OR SANITARY SEWER MAIN IS INSTALLED WITHIN 12" IN ANY DIRECTION (VERTICALLY OR HORIZONTALLY) FROM GAS MAINS, THE CONTRACTOR SHALL CALL PIEDMONT NATURAL GAS COMPANY AT (704) 525-5585 AND INFORM THEM.
11. MINIMUM COVER OF 36" FOR WATER MAINS.
12. DUCTILE IRON PIPE (RED BRASS FOR 2" WATER PIPE) REQUIRED FOR BOTH WATER & SANITARY SEWER LINES IF THE FOLLOWING CLEARANCES ARE NOT MET:
    - WATER LINE CROSSING UNDER SEWER LINE (FOR ANY CLEARANCE).
    - 18" VERTICAL FOR WATER LINE INSTALLED ABOVE SEWER LINE.
    - 10' HORIZONTAL SEPARATION FOR WATER LINE PARALLEL TO SEWER LINE (OR 18" VERTICAL SEPARATION IN SEPARATE DITCHES).
    - FOR WATER LINES 12" CLEARANCE WITH STORM DRAINS, GAS MAINS, TELEPHONE DUCTS, AND UNDERGROUND CABLES.
7. DO NOT MAKE FINAL WATER CONNECTIONS UNTIL ALL TESTING AND SAMPLING ARE COMPLETE AND FOUND SATISFACTORY. BACKFLOW PREVENTION ASSEMBLIES MUST BE TESTED AND CERTIFIED AT EACH LOCATION.
8. ALL WATER AND SEWER SERVICE CONNECTIONS SHALL BE MADE BY CLTWATER.
9. PROVIDE CONCRETE THRUST BLOCKS OR RESTRAINED JOINTS FOR ALL WATER SERVICE TEES, BENDS, AND HYDRANTS.
10. CONTRACTOR TO COORDINATE ELECTRICAL SERVICE AND TRANSFORMER INSTALLATION REQUIREMENTS WITH DUKE ENERGY.
11. SITE LIGHTING LAYOUT SHOWN FOR REFERENCE ONLY, FINAL LAYOUT AND FIXTURE SPECIFICATIONS TO BE COORDINATED WITH DUKE ENERGY.
12. CONTRACTOR TO COORDINATE GAS SERVICE WITH PIEDMONT NATURAL GAS. COORDINATE FINAL GAS METER LOCATIONS WITH PLUMBING DRAWINGS.
13. TAPPING SLEEVES & TEES ARE REQUIRED TO USE CONCRETE THRUST BLOCKING UNLESS NOTED OTHERWISE.
14. ALL MECHANICAL EQUIPMENT WILL BE SCREENED TO MEET REQUIREMENTS OF 17.2.
15. THERE ARE NO WALL MOUNTED UTILITIES OR METERS ON FRONTAGE FACING FACADE.

UTILITY SERIES LEGEND

- EXISTING PROPERTY LINE
- EXISTING ELECTRIC
- EXISTING FIBER OPTICS
- EXISTING GAS MAIN
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED HOSE CONNECTION



SCALE: 1" = 60'
0 30' 60' 120'

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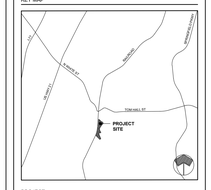
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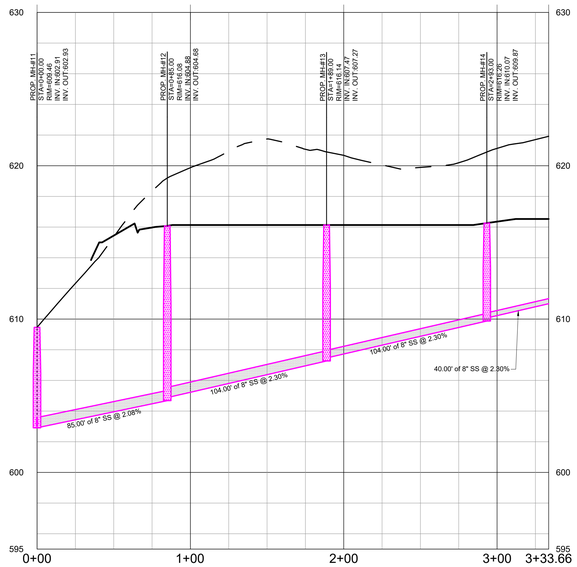
DRAWING
UTILITY PLAN

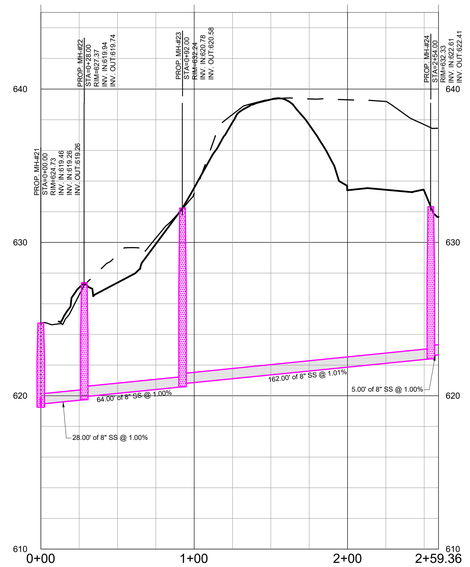
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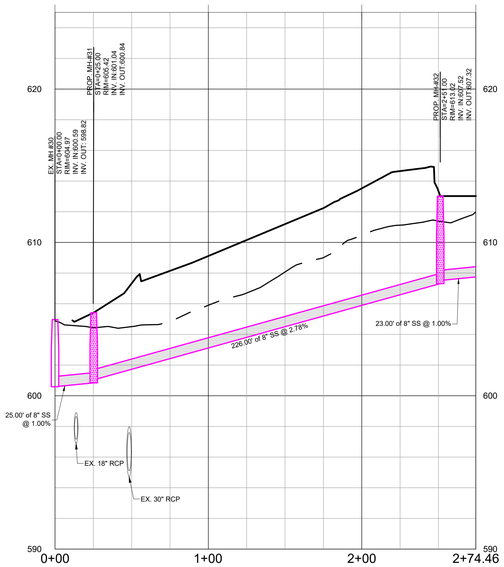
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ORIGINAL SHEET SIZE: 30" X 42"







VERTICAL
SCALE: 1" = 4'
0 2' 4' 8'

HORIZONTAL
SCALE: 1" = 40'
0 20' 40' 80'

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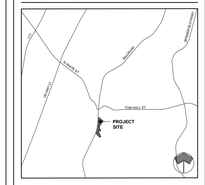
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107 RIVERSIDE DRIVE
MCADENVILLE, NC 28101
704.864.9007

KEY MAP



PROJECT
THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.02.17

ISSUED FOR
HISTORIC

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

SEAL

SCALE
AS INDICATED

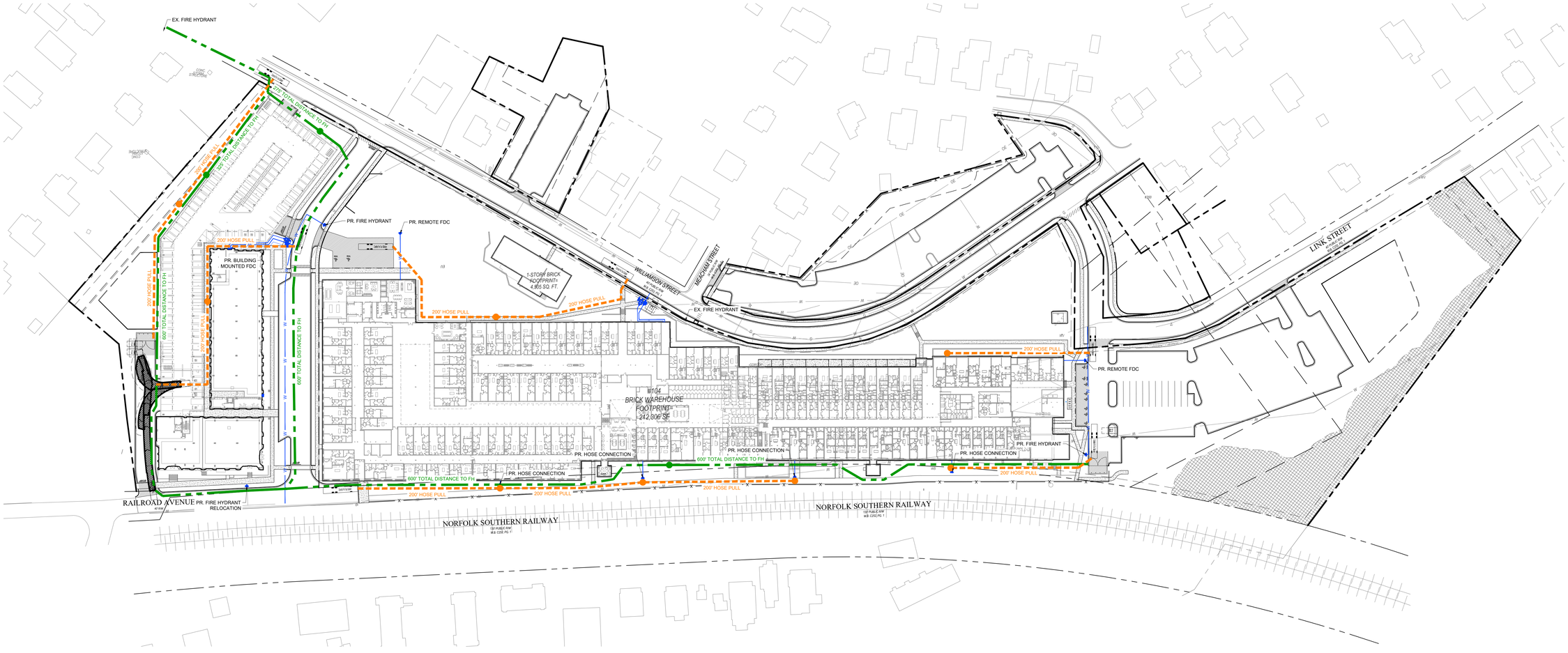
DRAWING
SANITARY SEWER PROFILES

C5.01

ORIGINAL SHEET SIZE: 30" X 42"

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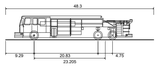
SCALE: 1" = 60'
0 30' 60' 120'

Know what's below. Call before you dig.

FIRE ACCESS PLAN LEGEND

- VEHICLE TIRE PATH
- VEHICLE CHASSIS SWING
- VEHICLE DIRECTION OF TRAVEL
- HOSE PULL MEASUREMENT
- HYDRANT TO REMOTE BUILDING MEASUREMENT

FIRE TRUCK SPECS



FIRE TRUCK

Overall Length	48.300ft
Overall Width	8.300ft
Overall Body Height	7.768ft
Min Body Ground Clearance	0.679ft
Track Width	8.300ft
Lock-to-lock time	1.00s
Wall to Wall Turning Radius	42.310ft

FIRE NOTES

1. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH, SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS, SHALL BE SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE CAPABLE OF SUPPORTING 85,000 LBS.
2. BUILDINGS THAT EXCEED 30' TO THE HIGHEST FLOOR LEVEL ARE REQUIRED TO HAVE A STANDPIPE SYSTEM.
3. FOR SPRINKLERED BUILDINGS, AN APPROVED FIRE HYDRANT SHALL BE LOCATED WITHIN 600 FEET OF THE MOST REMOTE POINT OF ALL BUILDINGS AND MEASURED "AS AN APPROVED APPARATUS ROUTE AS DETERMINED BY THE FIRE CODE OFFICIAL" (NCIFC 2018 ED. SEC. 507.5.1, EXCEPTION 2).
4. DEAD END TRUCK TRAVEL SHALL NOT EXCEED 150' WITHOUT AN APPROVED TURN-AROUND.
5. ALL TURNING RADII SHALL BE AT LEAST 30' INSIDE AND 42.31' OUTSIDE FOR FIRE APPARATUS.

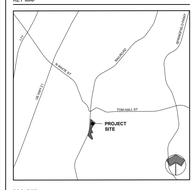
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KEY MAP



PROJECT

THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.02.17

ISSUED FOR
HISTORIC

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

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SCALE
AS INDICATED

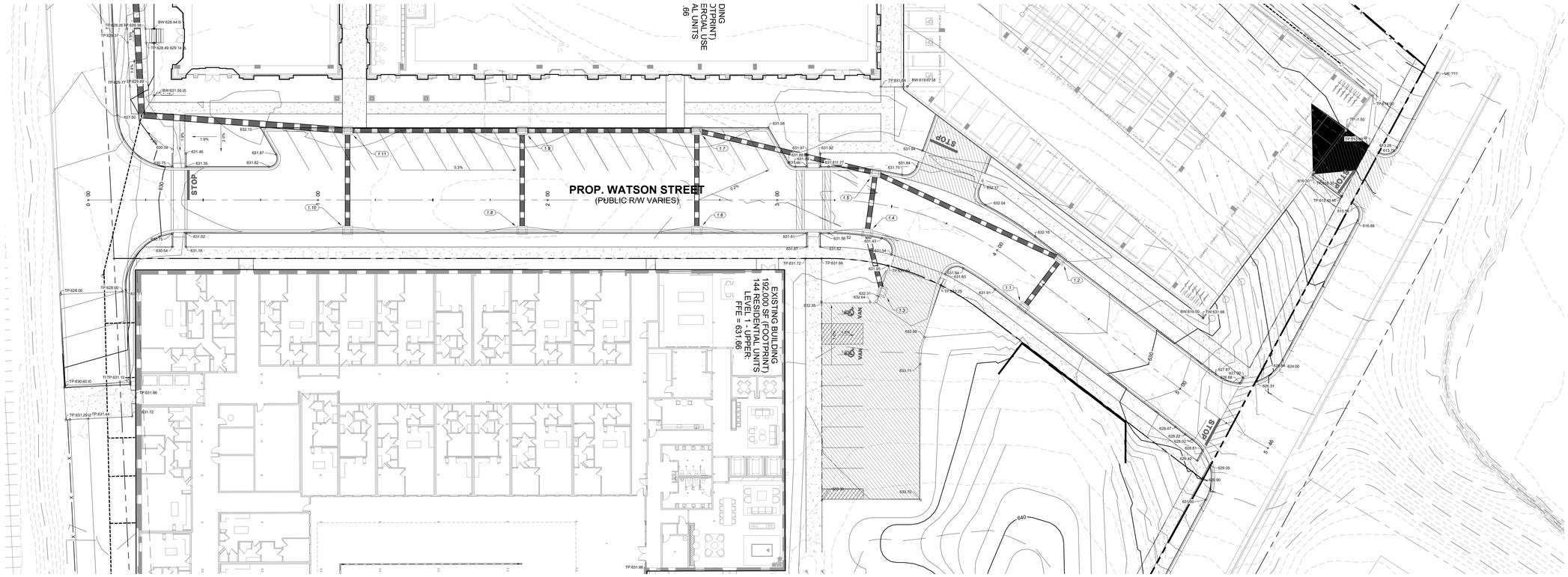
DRAWING
FIRE ACCESS PLAN

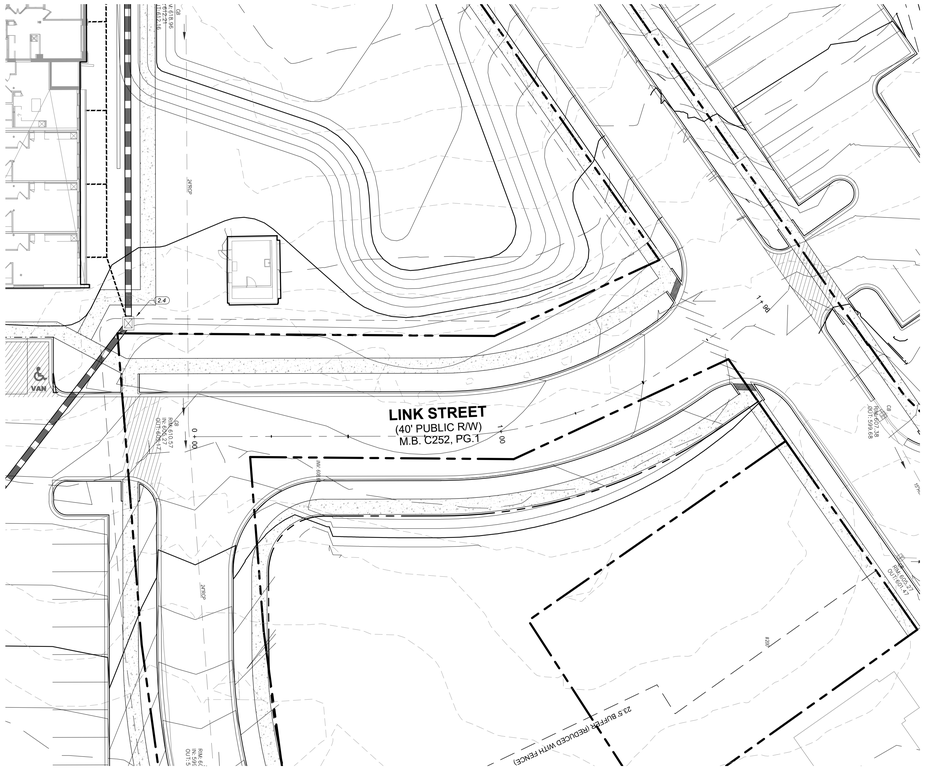
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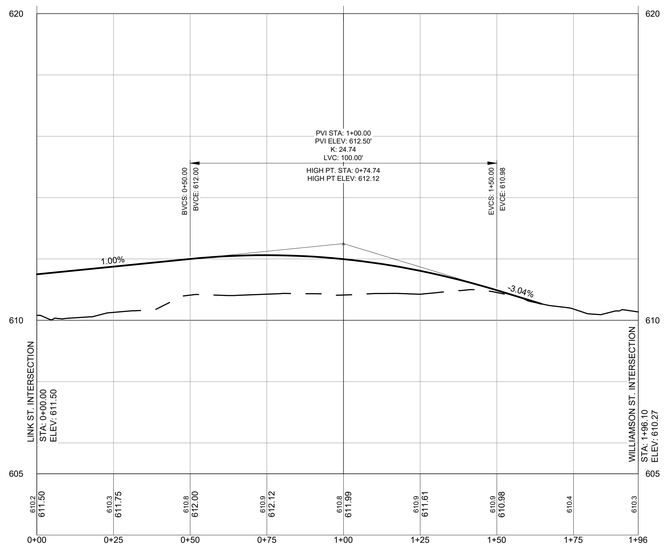
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PROP. WATSON STREET
(PUBLIC R/W VARIES)
EXISTING BUILDING
192,000 SF (FOOTPRINT)
144 RESIDENTIAL UNITS
LEVEL 1 - UPPER:
FFE = 631.66
DING
OTPRINT)
ERCIAL USE
AL UNITS
66
STOP
STOP
STOP





ALIGNMENT - LINK STREET

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NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

SEAL

SCALE
AS INDICATED

DRAWING
ROADWAY PLAN + PROFILE

C6.01

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ORIGINAL SHEET SIZE: 30" X 42"

GENERAL NOTES

1. EXISTING TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY ACRO DEVELOPMENT SERVICES, 601 S. CEDAR ST, SUITE 101 CHARLOTTE, NC 28202, UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENFORCE SAFETY MEASURES OR REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
6. CONTRACTOR SHALL PROVIDE SUBMITTALS, SHOP DRAWINGS, PRODUCT DATA, AND/OR FINISH SAMPLES FOR ALL MATERIALS, SITE FEATURES, + SITE FURNISHINGS PRIOR TO START OF PROCUREMENT, FABRICATION, AND/OR CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE MOCK-UPS OF ALL PAVING MATERIALS AND PATTERNS PRIOR TO MATERIAL PROCUREMENT AND CONSTRUCTION.
8. DO NOT SCALE DRAWINGS IN THIS SET. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER THE SCALE SHOWN ON THE PLANS, SECTIONS, AND DETAILS. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
9. ALL LOCAL, MUNICIPAL, AND STATE LAWS, RULES, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE PART OF THE PROJECT CONTRACT DOCUMENTS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
10. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. NOT ALL EXISTING UTILITIES WERE ABLE TO BE LOCATED DURING TOPOGRAPHIC SURVEY/UTILITY LOCATING WORK. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNIG DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY REPAIR ANY ACTIVE UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, LANDSCAPING, AND FEATURES TO REMAIN ON AND/OR ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE, AT THEIR OWN EXPENSE, ALL DAMAGED ELEMENTS RESULTING FROM CONTRACTOR OPERATIONS OR NEGLIGENCE.
15. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
16. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING, CONDUIT, SLEEVES, ETC. PRIOR TO CONCEALMENT, AND ANY HARDSCAPE OR LANDSCAPE CHANGES FROM CONTRACT DRAWINGS. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
18. THE LANDSCAPE ARCHITECT AND/OR OWNER DISCLAIM ANY ROLL IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
19. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
20. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. ELEMENTS FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

LAYOUT NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LAYOUT COORDINATES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY WORK.
2. THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. THE CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON HARDSCAPE + LAYOUT PLAN SHEETS.
3. THE CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ALL DESIGN ELEMENTS. CONTRACTOR SHALL STAKE/MARK LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
4. THE CONTRACTOR SHALL REQUEST A FIELD REVIEW OF ALL FORMWORK OR A TYPICAL PORTION OF FORMWORK REPRESENTING SIMILAR WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT OF ALL FORMWORK FOR FLATWORK AND VERTICAL WORK PRIOR TO PLACING CONCRETE.
5. THE CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL LOCATIONS SITE LIGHTING FIXTURES, JUNCTION BOXES, TRANSFORMERS, POWER SUPPLIES, AND PANELS. CONTRACTOR SHALL STAKE/MARK THE LOCATIONS AND OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LIGHTING CIRCUITRY, JUNCTION BOX LOCATIONS, AND TRANSFORMER LOCATIONS MAY BE LOCATED ON ELECTRICAL ENGINEERING PLANS.
6. THE CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, MEP, AND OTHER APPLICABLE DESIGN DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
7. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
8. NO DIMENSIONS ARE ADJUSTABLE WITHOUT THE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
9. ALL DIMENSIONS ARE GIVEN IN FEET AND INCHES UNLESS NOTED OTHERWISE.
10. ALL COORDINATES ARE GIVEN IN DECIMAL FEET UNLESS NOTED OTHERWISE.
11. ALL ANGLES ARE ASSUMED TO BE 90 OR 45 DEGREES UNLESS NOTED OTHERWISE.
12. ALIGN ALL JOINTS, CORNERS AND EDGES AS SHOWN. ALIGN MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
13. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND FACE OF CURB UNLESS NOTED OTHERWISE.
14. ALL CURB TAPERS ARE 4 (4') FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
15. THE CONTRACTOR WILL BE PROVIDED WITH ELECTRONIC COPY OF PLANS FOR ALL LAYOUT INFORMATION. THE CONTRACTOR SHALL COORDINATE THE REQUIRED ELECTRONIC FILE FORMAT WITH LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.

IRRIGATION NOTES

1. IRRIGATION SCOPE OF WORK SHALL BE DESIGN BUILD.
2. ALL PLANT BEDS ARE TO BE IRRIGATED W/ DRIP IRRIGATION
3. ALL PLANTERS ARE TO BE IRRIGATED W/ DRIP IRRIGATION
4. ALL TURF AREAS ARE TO BE IRRIGATED WITH SPRAY/ROTOR IRRIGATION
5. CONTRACTOR TO COORDINATE REQUIRED SLEEVES, ROUGH-INS, ETC. AND INSTALL PRIOR TO PLACING CONCRETE FLATWORK, WALLS, OR OTHER OBSTRUCTIONS.
6. PROVIDE IRRIGATION AREA PLAN, SHOP DRAWINGS, EQUIPMENT LIST, AND PRODUCT DATA FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO MATERIAL PROCUREMENT AND CONSTRUCTION.

GRADING + DRAINAGE NOTES

1. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION OF DESIGN WHEN OBSTRUCTIONS OR GRADE DISCREPANCIES EXIST THAT CONFLICT WITH THE INFORMATION SHOWN ON THE EXISTING CONDITIONS AND PROPOSED PLANS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE FOR RESOLUTION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
2. THE CONTRACTOR SHALL CONSTRUCT FINISHED SURFACES AND FINISHED GRADE TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, INTO DRAINAGE STRUCTURES WHERE PROVIDED, AND TO PREVENT POOLING OF WATER. ANY CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE FOR RESOLUTION.
3. PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS AND SLOPES TO BE USED IN THE CASE OF A DISCREPANCY.
9. ALL PROPOSED ELEVATIONS SHOWN ARE FINISHED GRADE OR SURFACE ELEVATIONS, SUBGRADE ELEVATIONS ARE NOT PROVIDED.
10. BLEND EARTHWORK SMOOTHLY WITH EXISTING CONTOURS.
11. FINISHED GRADE IN PLANT BEDS AND TURF AREAS SHALL BE TOP OF PLANTING SOIL.
12. FINISHED GRADE IN PLANT BEDS SHALL BE 3" LOWER THAN ADJACENT PAVING UNLESS NOTED OTHERWISE.
13. FINISHED GRADE IN TURF AREAS SHALL BE 1" LOWER THAN ADJACENT PAVING WHERE SOD IS TO BE INSTALLED AND FLUSH WITH ADJACENT PAVING WHERE SEED IS TO BE INSTALLED.
14. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVE COVERS, JUNCTION BOXES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
15. INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, AND WASHOUT.
16. ALONG ANY ACCESSIBLE ROUTE THE MAXIMUM LONGITUDINAL SLOPE SHALL NOT EXCEED 1:20 AND THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 1:48.
17. ACCESSIBLE RAMPS INDICATED ON PLANS SHALL HAVE MAXIMUM LONGITUDINAL SLOPE OF 1:12 AND A MAXIMUM CROSS SLOPE OF 1:48. IF RAMP EXCEEDS 6' IN LENGTH IT SHALL HAVE ADA COMPLIANT HANDRAILS AND 5' LANDINGS AT INTERVALS NOT EXCEEDING 30'.
18. ACCESSIBLE RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.11, IF EXISTING CONDITIONS PRECLUDE THE ABILITY TO MEET MAXIMUM LONGITUDINAL AND MAXIMUM CROSS SLOPES LISTED ABOVE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
19. AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
20. PLACE/INSTALL BACKFILL AND FILL MATERIALS AND PREPARE SUBGRADE ACCORDING TO THE PROJECT GEOTECHNICAL REPORT. PRIOR TO PROCEEDING WITH PLACEMENT OF PAVING, FOOTINGS, OR OTHER CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE GEOTECHNICAL ENGINEER OF RECORD TO VERIFY THAT THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL REPORT ARE MET.

GRADING + DRAINAGE NOTES (CONTINUED)

21. IN THE EVENT THAT A GEOTECHNICAL REPORT WAS NOT PREPARED/DEVELOPED FOR THE PROJECT SITE, THE FOLLOWING SPECIFICATIONS SHALL BE USED FOR PLACEMENT/INSTALLATION OF BACKFILL, FILL MATERIALS, AND SUBGRADE PERPARATION.

    PLACE BACKFILL AND FILL MATERIALS IN LAYER NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE BACKFILL AND FILL MATERIALS EVENLY ON ALL SIDES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL TO NOT LESS THAN 95% OF MAXIMUM DRY BULK DENSITY (AS TESTED BY THE STANDARD PROCTOR METHOD - ASTM D698) FOR EACH LAYER OF BACKFILL OR FILL MATERIAL UP TO TWO FEET OF FINISHED GRADE. COMPACT SOIL TO NOT LESS THAN 98% OF MAXIMUM DRY BULK DENSITY (AS TESTED BY THE STANDARD PROCTOR METHOD - ASTM D698) FOR EACH LAYER OF BACKFILL OR FILL MATERIAL FOR THE FINAL TWO FEET.

    A LICENSED GEOTECHNICAL ENGINEER MUST VERIFY THE CONDITION AND/OR ADEQUACY OF ALL SUBGRADES, FILLS, AND BACKFILLS PRIOR TO THE PLACEMENT OF FOUNDATIONS, FOOTINGS, SLABS, WALLS, ETC.
22. THE SITE SHALL BE FULLY STABILIZED (85% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL.

CONCRETE PAVING NOTES

1. PRIOR TO PROCEEDING WITH PLACEMENT OF PAVING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE PROJECT SPECIFICATIONS FOR SUBGRADE PREPARATION ARE MET. REFER TO "GRADING + DRAINAGE NOTES".
2. THE CONTRACTOR SHALL REFER TO THE CIVIL, MEP, AND IRRIGATION DRAWINGS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION. IF IRRIGATION SCOPE IS DESIGN-BUILD, COORDINATE SLEEVE LOCATIONS W/ DESIGN-BUILD CONTRACTOR.
3. ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING STANDARDS

    ACI 117 - SPECIFICATIONS FOR TOLERANCES FOR CONCRETE

    ACI 301 - SPECIFICATIONS FOR CONCRETE CONSTRUCTION, LATEST EDITION.

    ACI 318 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, LATEST EDITION.

    ACI 360 - GUIDE TO DESIGN OF SLABS-ON-GROUND, LATEST EDITION.
4. FULLY DOCUMENT AND SUBMIT FOR REVIEW THE PROPOSED MATERIALS AND MIX DESIGN FOR ALL CONCRETE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE REQUIRED DESIGN STRENGTH. ALL CONCRETE TEST DATA MUST BE AVAILABLE AT THE JOB SITE.
5. WHEN COLD WEATHER CONDITIONS EXIST, PLACE CONCRETE IN COMPLIANCE WITH ACI 306.
6. WHEN HOT WEATHER CONDITIONS EXIST, PLACE CONCRETE IN COMPLIANCE WITH ACI 305.
7. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
8. PROVIDE 4% TO 6% ENTRAINED AIR BY VOLUME IN CONCRETE PERMANENTLY EXPOSED TO WEATHER.
9. UNLESS NOTED OTHERWISE, PROVIDE REINFORCING STEEL CONFORMING TO ASTM A615, GRADE 60.
10. PROVIDE WELDED WIRE MESH IN FLAT SHEETS (ROLLS NOT PERMITTED) CONFORMING TO ASTM A1064. LAP WELDED WIRE MESH 6" MINIMUM AT EACH SPLICE.
11. ALL CONTROL JOINTS SHALL BE SAWCUT WITH AN EARLY-ENTRY CONCRETE SAW (SOFF-CUT OR EQUAL). JOINTS SHALL BE CUT AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT JOINT RAVELING (DISLODGEMENT OF AGGREGATE PARTICLES.)
12. PROVIDE TEAR STRIP OR CAP IN EXPANSION JOINT MATERIAL TO ALLOW THE PROPER PLACEMENT OF BACKER ROD AND SEALANT PER EXPANSION JOINT DETAILS.
13. PROVIDE CONTINUOUS ISOLATION BETWEEN BACK OF CURB AND ADJOINING PAVEMENT AND BETWEEN ALL VERTICAL SURFACES AND ADJOINING PAVEMENT.
14. LAYOUT OF CONCRETE JOINTS SHALL BE AS INDICATED ON THESE PLANS. REFERENCE HARDSCAPE PLANS, LAYOUT PLANS, + DETAILS FOR PAVING LAYOUT INFORMATION. ALL DIMENSIONS ARE MEASURED TO CENTERLINE OF JOINTS.
15. AFTER INITIAL FLOATING, TOOL EDGES OF PAVING, GUTTERS, CURBS, AND JOINTS IN CONCRETE WITH AN EDGING TOOL TO A 1/4 IN. RADIUS. REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES.

UNIT PAVING NOTES

1. PRIOR TO PROCEEDING WITH PLACEMENT OF PAVING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE PROJECT SPECIFICATIONS FOR SUBGRADE PREPARATION ARE MET. REFER TO "GRADING + DRAINAGE NOTES".
2. THE CONTRACTOR SHALL REFER TO THE CIVIL, MEP, AND IRRIGATION DRAWINGS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION. IF IRRIGATION SCOPE IS DESIGN-BUILD, COORDINATE SLEEVE LOCATIONS W/ DESIGN-BUILD CONTRACTOR.
3. LAY PAVERS IN PATTERN(S) AS INDICATED ON THESE PLANS. REFERENCE HARDSCAPE PLANS, LAYOUT PLANS, + DETAILS FOR PAVING LAYOUT INFORMATION. ALL DIMENSIONS ARE TO CENTERLINE OF JOINTS.
4. PAVER DIMENSIONS ARE NOMINAL AND TOLERANCES VARY. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.
5. THE RECOMMENDED BASE SURFACE TOLERANCE SHALL NOT DEVIATE BY MORE THAN ±3/8 IN. OVER A 10 FT STRAIGHT EDGE.
6. BEDDING SAND SHALL CONFORM TO ASTM C33. DO NOT USE STONE DUST, LIMESTONE SCREENINGS, OR MATERIAL THAT DOES NOT CONFORM TO ASTM C33.
7. SPREAD BEDDING SAND EVENLY OVER THE BASE COURSE AND SCREED TO A NOMINAL 1 IN THICKNESS, NOT EXCEEDING 1 1/2 IN. THICKNESS. DO NOT DISTURB SCREEDED SAND PRIOR TO PLACING UNIT PAVERS.
8. PLACE PAVER UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AND PRY BARS AS REQUIRED.
9. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 3/16 IN. WIDE TO ACHIEVE STRAIGHT BOND LINES.
10. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. OVER 50 FT. FROM STRING LINES.
11. FILL GAPS AROUND UTILITY BOXES, TREE WELLS, EDGE RESTRAINTS, ETC. WITH PAVER UNITS CUT TO FIT. PROVIDE A JOINT WIDTH OF 1/8 IN. TO 1/4 IN. BETWEEN CUT PAVERS ADJACENT STRUCTURES/EDGES.
12. MAKE PAVER CUTS WITH A MASONRY SAW WITHOUT CRACKING OR CHIPPING THE PAVER UNITS.
13. LIPPAGE BETWEEN INDIVIDUAL PAVING UNITS SHALL NOT EXCEED 1/16 IN.
14. THE FINAL SURFACE ELEVATION OF UNIT PAVERS SHALL NOT DEVIATE FROM THE DESIGN ELEVATIONS BY MORE THAN 1/4 IN.
15. THE FINAL SURFACE TOLERANCE FROM GRADE ELEVATIONS SHALL NOT DEVIATE BY MORE THAN ±3/8 IN. UNDER A 10 FT. STRAIGHT EDGE

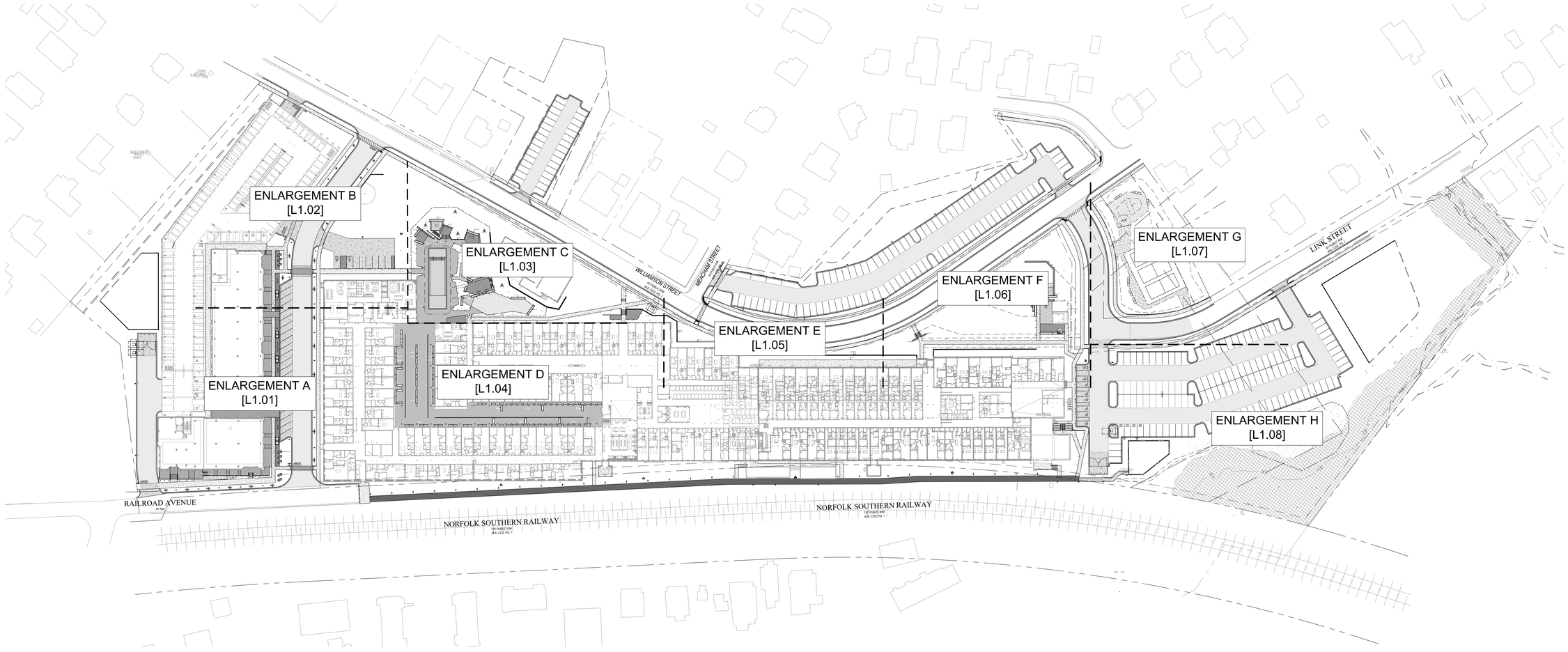
PLANTING NOTES

1. LANDSCAPE INSTALLATION SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
2. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE INSTALLTION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
3. VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
4. QUANTITIES SHOWN ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE OFF'S AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF THE REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS LABELED ON THE PLANTING PLAN AND THE QUANTITY SPECIFIED IN THE LANDSCAPE SCHEDULE/GRAPHIC SYMBOLS SHOWN ON THE PLAN, THE GREATER QUANTITY SHALL GOVERN.
5. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS OR DEVIATIONS FROM THE PLANTING PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIAL THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
6. ALL SIZES AND QUALITY OF THE PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). ALL PLANTS THAT DO NOT MEET THE SIZE AND SPECIFICATIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK WILL BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN THE SIZE INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE NOTED ON THE PLAN SET.
8. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON THE PLAN PRIOR TO INSTALLATION. IN THE EVENT THAT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL INSTALL A GREATER SIZE.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO FURNISH PLANT MATERIAL FREE OF PEST OR PLANT DISEASES. PRE-SELECTED "TAGGED" PLANT MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND BE CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTORS OBLIGATION TO WARRANTY THE PLANT MATERIAL PER SPECIFICATIONS.
10. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT. ANY PLANT MATERIAL INSTALLED WITHOUT IT'S FINAL LOCATION APPROVED BY THE LANDSCAPE ARCHITECT IS SUBJECT TO RELOCATION AT THE SOLE EXPENSE OF THE CONTRACTOR.

    CONTRACTOR SHALL COMPLETE THE FOLLOWING TASKS BEFORE BEGINNING PLANTING OPERATIONS. LANDSCAPE ARCHITECT MAY REQUIRE RELOCATION/ADJUSTMENT OF SELECT PLANT MATERIAL DUE TO SITE CONDITIONS/ON-SITE REVIEW AT THE SOLE EXPENSE OF THE CONTRACTOR.

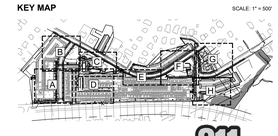
    TREES - MARK ALL TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO DIGGING HOLES.

    SHRUBS/PERENNIALS - MARK ALL PLANTING BEDS EDGES AND MARK THE CONTAINER LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO DIGGING HOLES FOR PLANTING.
11. CONTRACTOR SHALL ENSURE PROPER COORDINATION OF PROPOSED PLANT MATERIAL LOCATIONS WITH ALL INSTALLED FOOTINGS, SUBSURFACE STRUCTURES, AND UTILITIES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION OF PLANT MATERIAL.
12. THE CONTRACTOR SHALL ALWAYS ASSUME THE SMALLER SIZE OF EACH PLANT WHEN A RANGE IS GIVEN CONCERNING SPACING i.e. PLANT TYPE X IS 12" TO 18" WIDE. THE CONTRACTOR SHALL USE 12" (THE SMALLER SIZE) TO ESTIMATE PLANTS REQUIRED TO FILL ANY GIVEN AREA.
13. PRIOR TO MOBILIZATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF HE OR SHE BELIEVES ANY PLANT MATERIAL SPECIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE SPECIFIC CONDITIONS. SUBSTITUTION OF PLANT MATERIAL WILL BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT IN WRITING MAY RESULT IN THE REPLACEMENT OF ALL FAILED PLANT MATERIAL (EXCEPT FOR DEFECTS RESULTING IN LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLECT OR VANDALISM, AND UNKINDLY ACTS OF GOD) AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COORDINATION OF LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND IRRIGATION AND DRAINAGE SYSTEMS. IN AREAS WHERE THERE IS A DRAINAGE INLET CONFLICT WITH SPECIFIED SHRUBS PER PLAN, FINAL SHRUB LOCATIONS WILL BE DETERMINED ON SITE AND APPROVED BY LANDSCAPE ARCHITECT.
12. TREES SHALL HAVE SINGLE LEADERS. TREES WITH 2 LEADERS WILL BE REJECTED.
13. LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS AND FDC LOCATIONS ON THE SITE.
14. ALL PLANT BED AREAS SHALL RECEIVE FULL SOIL PREPARATION PRIOR TO INSTALLATION OF PLANTING SOILS, REFER TO SOIL PREPARATION NOTES.
15. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
16. FOR B&B PLANTS, ALL TWINE AND BURLAP USED SHALL BE NATURAL, BIODEGRADABLE MATERIAL. AFTER THE ROOT BALL HAS BEEN BACKFILLED, REMOVE ALL TWINE AND BURLAP FROM THE TOP 1/3 OF THE ROOT BALL. CUT THE BURLAP AWAY, DO NOT FOLD DOWN INTO OR ONTO THE PLANTING SOIL. IF THE PLANT IS SHIPPED WITH A WIRE BASKET THAT DOES NOT MEET THE REQUIREMENTS OF A "LOW RISE" BASKET, REMOVE THE TOP 6-8" OF THE BASKET WIRES JUST BEFORE FINAL BACKFILLING OF TREE.
17. FOR CONTAINER GROWN PLANTS, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL. THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
18. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE



KEY MAP

SCALE: 1" = 500'



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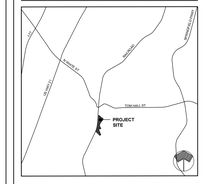
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KEY MAP



PROJECT

THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.02.17

ISSUED FOR
HISTORIC

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, CB
CHECKED BY: JM

SEAL

SCALE
AS INDICATED

DRAWING
OVERALL HARDSCAPE PLAN

L1.00

Plotted: Z:\Shared Projects\2023\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-L1-Hscp.dwg | 2/20/2026 3:09 PM

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ORIGINAL SHEET SIZE: 30" X 42"



HARDSCAPE LEGEND

KEYNOTES

CODE	DESCRIPTION
SITE FEATURES	
FF-01	POOL
FF-02	SHADE STRUCTURE TYPE 1
FF-03	OUTDOOR KITCHEN TYPE 1
FF-04	OUTDOOR KITCHEN TYPE 2
FF-05	FIRE FEATURE CONTROLS
FF-06	FIRE FEATURE TYPE 1
FF-07	FIRE FEATURE TYPE 2
FF-09	PRECAST TUNNEL
FF-10	PLAYGROUND EQUIPMENT
FENCING, RAILING, BARRIERS	
FR-01	POOL FENCE TYPE 1
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FR-03	DOG PARK FENCE TYPE 1
FR-04	DOG PARK GATE TYPE 1
FR-05	STAIR HANDRAIL TYPE 1
FR-06	GUARDRAIL TYPE 1
FR-07	PICKLEBALL COURT FENCE
FR-08	PICKLEBALL COURT GATE
PAVEMENT, RAMPS, CURBS	
PV-01	CONCRETE PAVEMENT TYPE 1
PV-02	UNIT PAVER TYPE 1
PV-03	UNIT PAVER TYPE 2
PV-04	AGGREGATE PAVEMENT
PV-05	SYNTHETIC TURF TYPE 1
PV-06	UNIT PAVER TYPE 3
PV-07	UNIT PAVER TYPE 4
PV-08	UNIT PAVER TYPE 5
PV-09	CONCRETE PAVER TYPE 1 - VEHICULAR
PV-10	CONCRETE PAVEMENT TYPE 2
PV-11	PRECAST CURB
SITE FURNITURE	
SF-01	PET STATION TYPE 1
SF-02	PLANTER TYPE 1
SF-03	PLANTER TYPE 2
SF-04	PLANTER TYPE 3
SF-08	BENCH
SF-09	BIKE RACK
STAIRS	
ST-01	CONCRETE STAIR TYPE 1
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LIGHTING + ELEC SYMBOLS

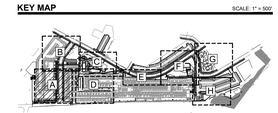
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P2	PEDESTRIAN POLE LIGHT	X/L5.0X
B1	BOLLARD LIGHT TYPE 1	X/L5.0X
S1	STRING LIGHT TYPE 1	X/L5.0X
W1	RECESSED WALL LIGHT TYPE 1	N/A
U1	UPLIGHT TYPE 1	N/A
E1	CONVENIENCE OUTLET TYPE 1	N/A
FC	FIRE FEATURE CONTROL PEDESTAL	X/L5.0X

REFER TO ELEC DWGS FOR ELECTRICAL SPECS, LIGHT FIXTURE SPECS, AND ASSOCIATED ELECTRICAL SCOPE OF WORK.

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KEY MAP SCALE: 1" = 100'



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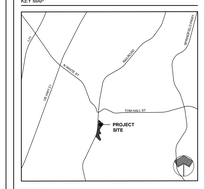
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KEY MAP



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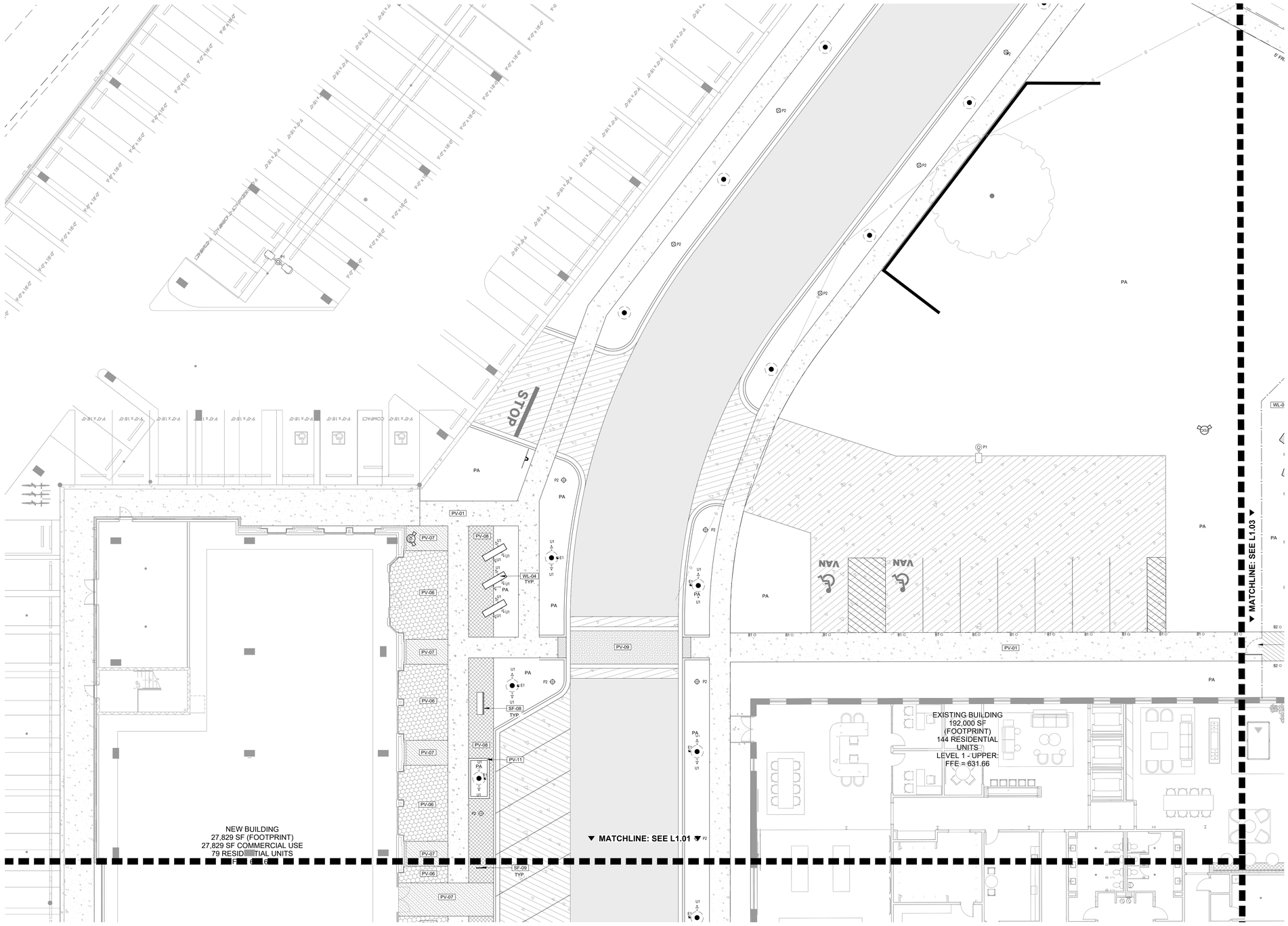
DRAWING
HARDSCAPE PLAN - ENLARGEMENT A

L1.01

Plotted: Z:\Shared\Projects\2023\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-L1-Hscp.dwg / 2/20/2026 3:11 PM

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HARDSCAPE LEGEND

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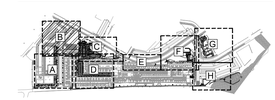
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SCALE: 1" = 10'
0 5' 10' 20'

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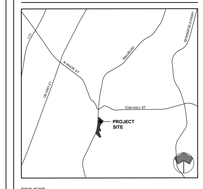
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AS INDICATED

DRAWING
HARDSCAPE PLAN - ENLARGEMENT B

L1.02

Plotted: Z:\Shared Projects\2023\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-L1-Hscp.dwg | 2/20/2026 3:12 PM

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ORIGINAL SHEET SIZE: 30" X 42"

HARDSCAPE LEGEND

KEYNOTES

CODE	DESCRIPTION
SITE FEATURES	
FF-01	POOL
FF-02	SHADE STRUCTURE TYPE 1
FF-03	OUTDOOR KITCHEN TYPE 1
FF-04	OUTDOOR KITCHEN TYPE 2
FF-05	FIRE FEATURE CONTROLS
FF-06	FIRE FEATURE TYPE 1
FF-07	FIRE FEATURE TYPE 2
FF-09	PRECAST TUNNEL
FF-10	PLAYGROUND EQUIPMENT
FENCING, RAILING, BARRIERS	
FR-01	POOL FENCE TYPE 1
FR-02	POOL GATE TYPE 1
FR-03	DOG PARK FENCE TYPE 1
FR-04	DOG PARK GATE TYPE 1
FR-05	STAIR HANDRAIL TYPE 1
FR-06	GUARDRAIL TYPE 1
FR-07	PICKLEBALL COURT FENCE
FR-08	PICKLEBALL COURT GATE
PAVEMENT, RAMPS, CURBS	
PV-01	CONCRETE PAVEMENT TYPE 1
PV-02	UNIT PAVER TYPE 1
PV-03	UNIT PAVER TYPE 2
PV-04	AGGREGATE PAVEMENT
PV-05	SYNTHETIC TURF TYPE 1
PV-06	UNIT PAVER TYPE 3
PV-07	UNIT PAVER TYPE 4
PV-08	UNIT PAVER TYPE 5
PV-09	CONCRETE PAVER TYPE 1 - VEHICULAR
PV-10	CONCRETE PAVEMENT TYPE 2
PV-11	PRECAST CURB
SITE FURNITURE	
SF-01	PET STATION TYPE 1
SF-02	PLANTER TYPE 1
SF-03	PLANTER TYPE 2
SF-04	PLANTER TYPE 3
SF-08	BENCH
SF-09	BIKE RACK
STAIRS	
ST-01	CONCRETE STAIR TYPE 1
ST-02	CONCRETE STAIR TYPE 2
SITE WALLS	
WL-01	WALL TYPE 1
WL-02	WALL TYPE 2
WL-03	WALL TYPE 3
WL-04	WALL TYPE 4

NOTES

1. REFER TO L0.00 FOR GENERAL NOTES
2. REFER TO L1.09 FOR MATERIALS/FINISH SCHEDULE.
3. HATCH PATTERNS ARE NOT REPRESENTATIVE OF PAVER PATTERNS. REFER TO DETAILS FOR PATTERNS.
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WILLIAMSON STREET

EXISTING BUILDING
FFE: 642.59

5' FRONT SETBACK

6' CLEAR

PROPOSED T1

◄ MATCHLINE: SEE L1.02

▼ MATCHLINE: SEE L1.04

▼ MATCHLINE: SEE L1.05

KEY MAP SCALE: 1" = 500'

SCALE: 1" = 10'
0 5' 10' 20'

811 Know what's below. Call before you dig.

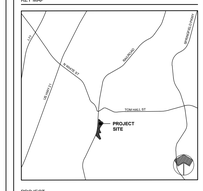
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704.334.1716

SURVEYOR
CLONINGER BELL SURVEYING & MAPPING
107 RIVERSIDE DRIVE
MCADENVILLE, NC 28101
704.864.9007

KEY MAP



PROJECT

THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.02.17

ISSUED FOR
HISTORIC

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, CB
CHECKED BY: JM

SEAL

SCALE
AS INDICATED

DRAWING
HARDSCAPE PLAN - ENLARGEMENT C

L1.03

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ORIGINAL SHEET SIZE: 30" X 42"

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HARDSCAPE LEGEND

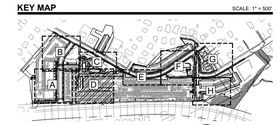
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FF-06	FIRE FEATURE TYPE 1
FF-07	FIRE FEATURE TYPE 2
FF-09	PRECAST TUNNEL
FF-10	PLAYGROUND EQUIPMENT
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FR-01	POOL FENCE TYPE 1
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PV-07	UNIT PAVER TYPE 4
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KEY MAP SCALE: 1" = 500'



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KEY MAP



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PROJECT NUMBER
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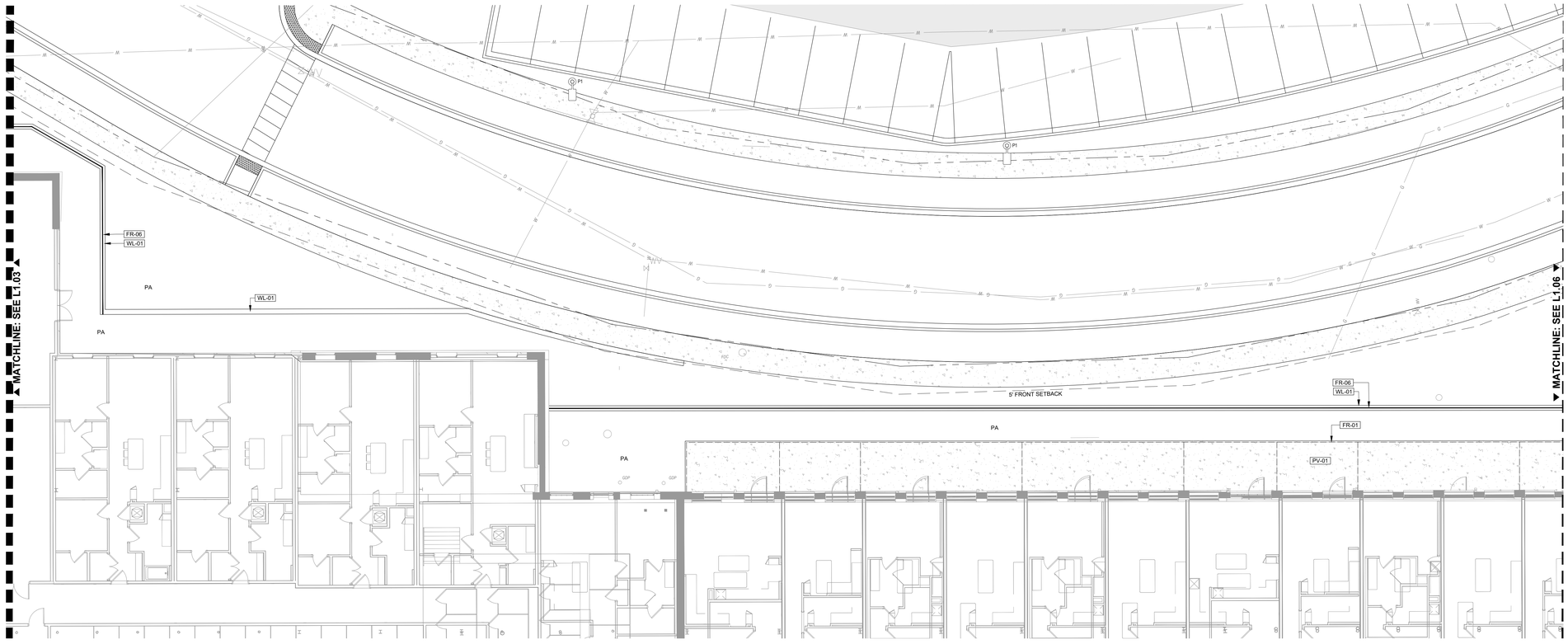
DRAWING
HARDSCAPE PLAN - ENLARGEMENT D

L1.04

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HARDSCAPE LEGEND

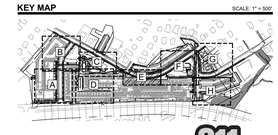
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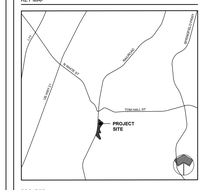
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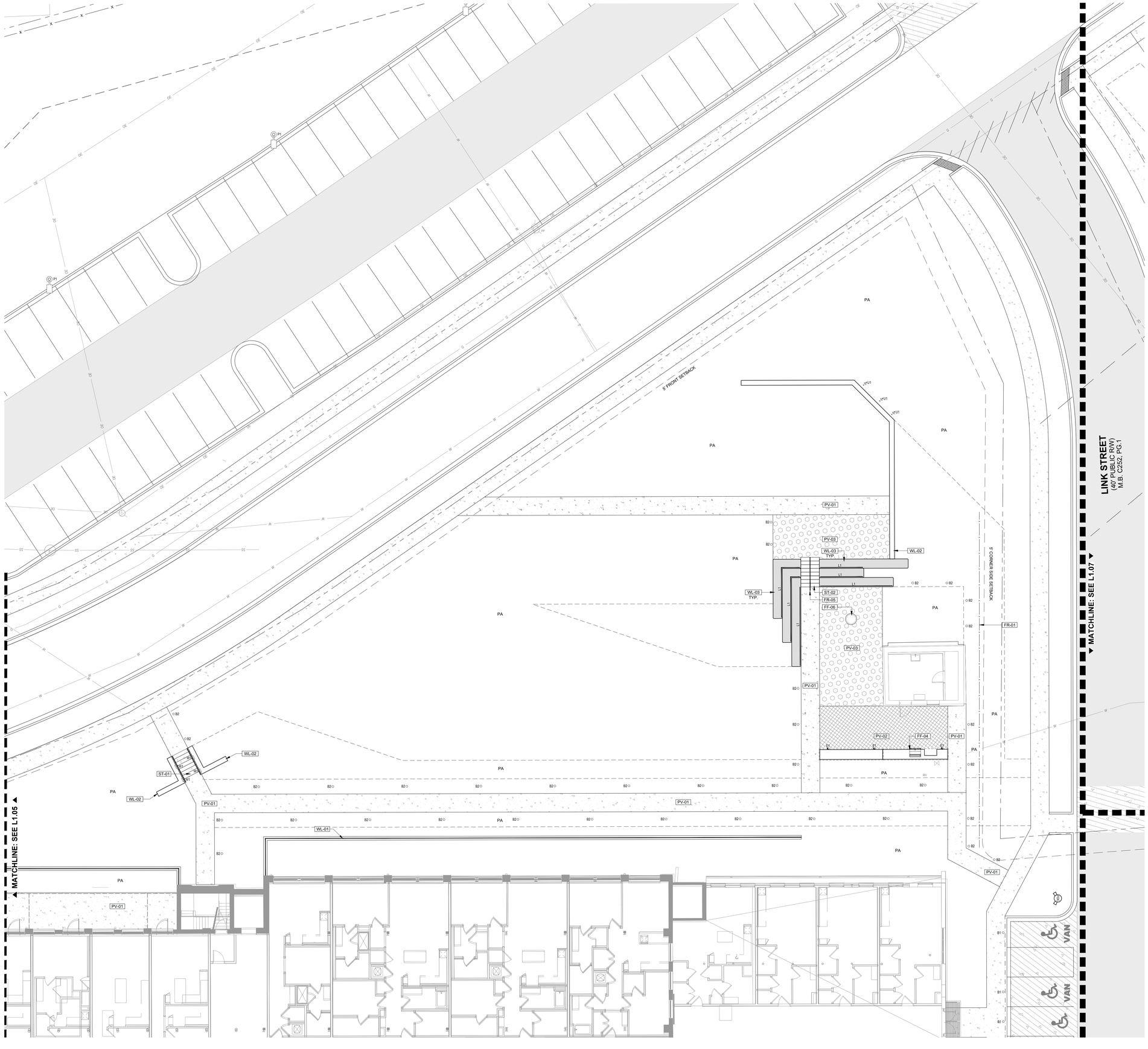
DRAWING
HARDSCAPE PLAN - ENLARGEMENT E

L1.05

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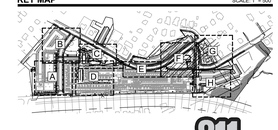
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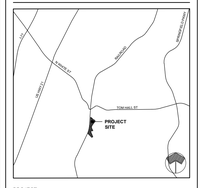
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KEY MAP



PROJECT
THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

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REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, CB
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SEAL

SCALE
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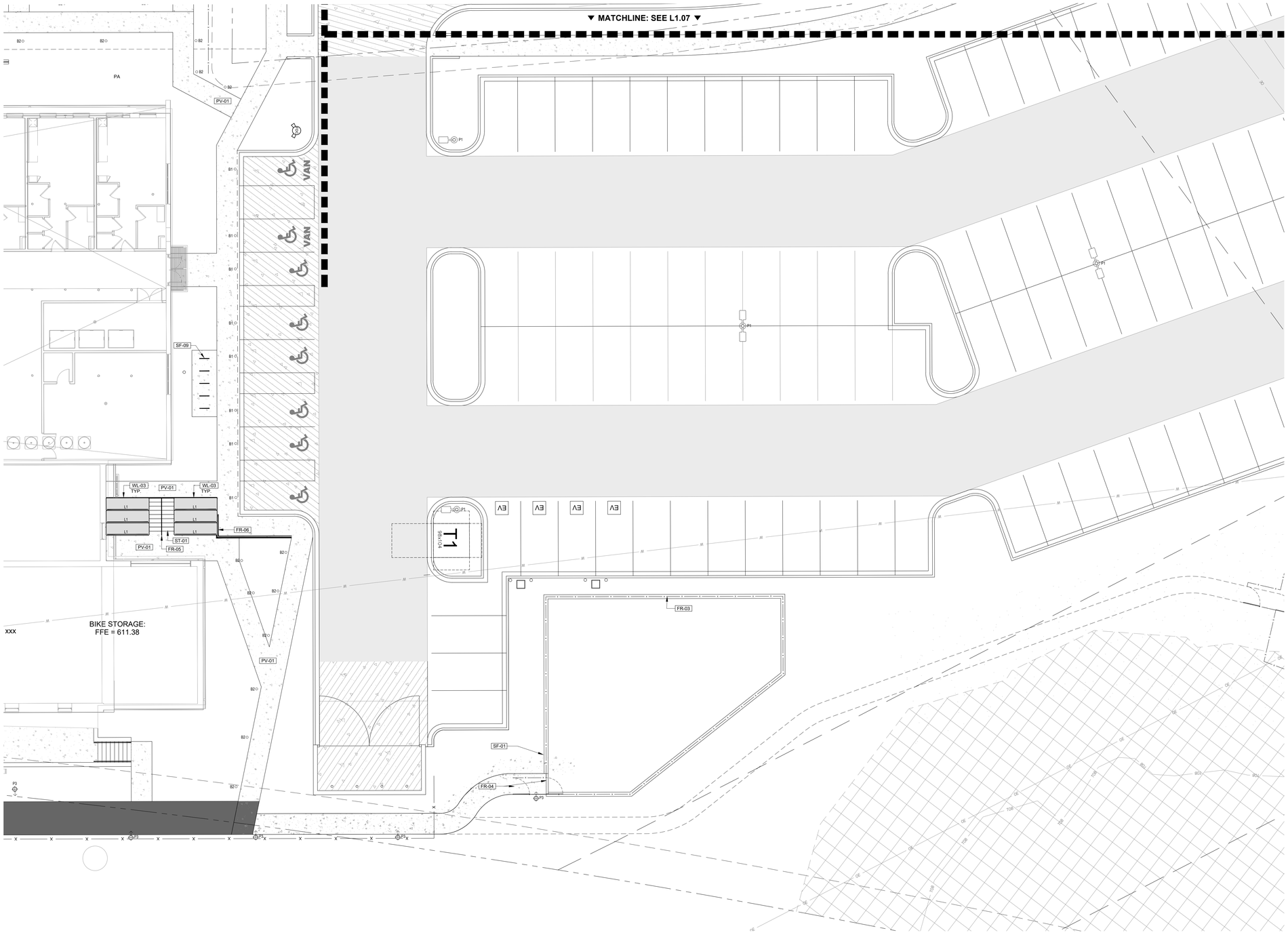
DRAWING
HARDSCAPE PLAN - ENLARGEMENT F

L1.06

ORIGINAL SHEET SIZE: 30" X 42"

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HARDSCAPE LEGEND

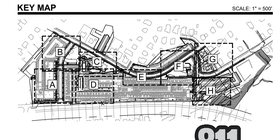
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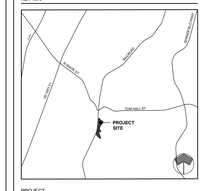
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KEY MAP



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SEAL

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HARDSCAPE PLAN - ENLARGEMENT H

L1.08

Plotted: Z:\Shared\Projects\2023\23006 Williamson Site-Unique\ Loom-Fort Mill\Dwg\Sheets\CD\23006-L1-Hscp.dwg | 2/20/2026 3:23 PM

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LIGHTING + ELECTRICAL PRICING NOTES

TREE UPLIGHTS
QTY: 24

NOTE: TWO (2) UPLIGHTS LOCATED AT EACH PROPOSED TREE WITHIN NEW PLANTERS

BASIS OF DESIGN:
HYDREL - ASPEN LED UPLIGHT
HTTPS://HYDREL.ACUITYBRANDS.COM/

LINEAR LED LIGHT
QTY: 35 LF

NOTE: LOCATED UNDER FF-08 AND SF-03

BASIS OF DESIGN:
QTL - ASPEN LED UPLIGHT
HTTPS://HYDREL.ACUITYBRANDS.COM/

RAILING LIGHTS
QTY: 45

NOTE: LOCATED IN BOTTOM OF TOP RAIL OF FR-05 (STAIR HANDRAIL @ NEW BUILDING)

BASIS OF DESIGN:
KLIK USA - LEDPOD 40
HTTPS://WWW.KLIKUSA.COM/

DOWNLIGHTS
QTY: 6

NOTE: MOUNTED IN ROOF OF FF-02 SHADE STRUCTURE

BASIS OF DESIGN:
KLIK USA - LEDPOD XL28 FLAT
HTTPS://WWW.KLIKUSA.COM/

RECESSED STAIR LIGHTS
QTY: 24

NOTE: INCLUDE LOW VOLTAGE POWER SUPPLIES

BASIS OF DESIGN:
TARGETTI ZEDGE LINE.

STRING LIGHTS
QTY: 1200LF

NOTE: LIGHTSPHERE W/ HIGH OUTPUT LED, CLEAR GLOBES, PROVIDE STAINLESS STEEL CABLE, HARDWARE, AND CABLE LOCKS FOR MOUNTING.

BASIS OF DESIGN: TIVOLI

BOLLARD LIGHTS
QTY: 14

NOTE: ILLUMINATED, RIFT CAP, SECURITY CORE. PROVIDE CONCRETE FOOTING PER MANUFACTURE RECOMMENDATIONS FOR EACH BOLLARD.

BASIS OF DESIGN FORMS+SURFACES - CYRCA M30-P1/K4 SECURITY BOLLARD -

CONVENIENCE OUTLETS
QTY: 5

NOTE: PROVIDED AT STREET TREES ON RAILROAD AVENUE AND WATSON STREET, WITHIN PLANT BEDS AROUND POOL, WITHIN OUTDOOR KITCHEN AT SOUTH AMENITY GARDEN

BASIS OF DESIGN:
ELEC. OUTLETS W/ USB-C + LOW-PROFILE IN-USE WEATHERPROOF COVER

LIGHTING CONTROLS
PROPOSED LIGHT FIXTURES SHALL BE ADDED TO EXISTING BUILDING LIGHTING CONTROL PANEL/SYSTEM.

LANDSCAPE PRICING NOTES

INCLUDE COST SOILS + PLANT MATERIAL WITHIN ALL PROPOSED PLANTING AREAS AND EXISTING PLANTING AREAS TO REMAIN.

SOILS
AMENDED PLANTING SOIL TO MEET PROJECT SPECIFICATIONS. AVERAGE DEPTH OF 2'-0" THROUGHOUT PROPOSED PLANTING AREAS.

DRAINAGE PRICING NOTES

AREA DRAINS - HARDSCAPE
QTY: 50

NOTE: LOCATED AT PROPOSED TENANT TERRACE. CONNECT TO EXISTING STORM SYSTEM.

BASIS OF DESIGN:
8" NYLOPLAST DRAIN BASINS/INLINE DRAINS W/ CAST IRON PEDESTRIAN GRATES
HTTPS://WWW.ADSPIPE.COM/NYLOPLAST

SUBDRAIN
QTY: 2000 LF

NOTE: LOCATED BEHIND WL-03 AND AT BOTTOM OF RAISED PLANTERS. CONNECT TO EXISTING STORM SYSTEM.

BASIS OF DESIGN:
4" PERFORATED DUAL WALL HDPE W/ FILTER SOCK, 4" #57 STONE ON ALL SIDES OF PIPE WRAPPED IN NON-WOVEN GEOTEXTILE.

IRRIGATION NOTES

1. IRRIGATION SCOPE OF WORK SHALL BE DESIGN BUILD.
2. ALL PLANT BEDS ARE TO BE IRRIGATED W/ DRIP IRRIGATION
3. ALL TURF AREAS ARE TO BE IRRIGATED WITH SPRAY/ROTOR IRRIGATION
4. CONTRACTOR TO COORDINATE REQUIRED SLEEVES, ROUGH-INS, ETC. AND INSTALL PRIOR TO PLACING CONCRETE FLATWORK, WALLS, OR OTHER OBSTRUCTIONS.
5. PROVIDE SHOP DRAWINGS, EQUIPMENT LIST, AND PRODUCT DATA FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO MATERIAL PROCUREMENT AND CONSTRUCTION.

OUTDOOR KITCHEN SCHEDULE

OUTDOOR KITCHEN COMPONENTS

ITEM	PRODUCT INFORMATION	MANUFACTURER/SUPPLIER
STAINLESS STEEL BUILT-IN GRILL	36" SEDONA BUILT-IN GRILL WITH 3 STAINLESS STEEL BURNERS (L600)	LYNX HTTPS://WWW.LYNXGRILLS.COM
STAINLESS STEEL DOUBLE ACCESS DOOR	36" SEDONA DOUBLE DOORS (LDR636)	LYNX HTTPS://WWW.LYNXGRILLS.COM
ACCESSIBLE KNOBS + SIDE HOOD HANDLE	ADA KIT FOR SEDONA GRILLS (ADAKIT)	LYNX HTTPS://WWW.LYNXGRILLS.COM
VENT COVER	AG10 BAR GRILLE W/ B FRAME; MATERIAL: STAINLESS STEEL; FINISH: SATIN; SEE DETAILS FOR DIMENSIONS	ARCHITECTURAL GRILLE HTTPS://WWW.ARCHGRILLE.COM
GAS TIMER + EMERGENCY SHUTOFF	ESTOP1-0H MECHANICAL GAS TIMER W/ ESTOP-RM-KIT	FIREGEAR HTTPS://WWW.FIREGEAROUTDOORS.COM

POOL SCHEDULE

POOL COMPONENTS + FINISHES

ITEM	PRODUCT INFORMATION	MANUFACTURER/SUPPLIER
PLASTER	COLORSCAPES PLASTER; COLOR: TBD	NPT HTTPS://WWW.NPTPOOL.COM/
COPING	PRECAST SINGLE AND DOUBLE BULLNOSE COPING; FINISH: SANDSTONE COLLECTION; COLOR TBD	FEDERAL STONE HTTPS://WWW.FEDERALSTONE.COM/
WATERLINE TILE	2X2 PORCELAIN TILE; TILE COLOR: AZZURO; GROUT COLOR: TBD	NPT HTTPS://WWW.NPTPOOL.COM/
RAISED WALL TILE	2X2 PORCELAIN TILE; TILE COLOR: AZZURO; GROUT COLOR: TBD; PROVIDE FINISH PROFILES AT OUTSIDE CORNERS AND EDGES	TILE NPT HTTPS://WWW.NPTPOOL.COM/ FINISH PROFILES SCHLUTER HTTPS://WWW.SCHLUTER.COM/
STAINLESS STEEL HANDRAILS	PARAGON CUSTOM STAINLESS STEEL HANDRAIL 1-1/2" OD; SEE DETAILS FOR DIMENSIONS	PENTAIR HTTPS://WWW.PENTAIR.COM
SKIMMER COVERS	RUSSO/ALANSO STAINLESS STEEL SKIMMER COVER; SELECT MODEL COMPATIBLE WITH SKIMMER	MAJESTIC WATER SPOUTS HTTPS://MAJESTICWATERSPOUTS.COM
WATERFALL WEIR/SPILLWAY	CUSTOM SIZE STAINLESS STEEL LOMBARDI FOUNTAIN SPILLWAY; SEE DETAILS FOR DIMENSIONS	MAJESTIC WATER SPOUTS HTTPS://MAJESTICWATERSPOUTS.COM

NOTE: POOL SCHEDULE IS PROVIDED FOR BASIS OF DESIGN. EQUAL PRODUCT/FINISH SUBSTITUTIONS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

MATERIALS/FINISH SCHEDULE

ED - EDGING

CODE	DESCRIPTION	DETAIL	PRODUCT INFORMATION	MANUFACTURER/SUPPLIER	NOTES
ED-01	EDGING TYPE 1	VARIES REFER TO DETAILS	BORDER CONCEPTS A.P.E. EDGING; SIZE: 3-1/2" X 3-1/2 "X 3/16" THK., FINISH: ENAMEL PAINT; COLOR: BLACK	BORDER CONCEPTS HTTPS://BORDERCONCEPTS.COM	PROVIDE EDGING IN ALL LOCATIONS WHERE PAVERS DO NOT ABUT RIGID STRUCTURE. PROVIDE PRODUCT DATA FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
ED-02	EDGING TYPE 2	VARIES REFER TO DETAILS	BORDER CONCEPTS BORDER KING EDGING; SIZE: 8" X 1/4" THK., FINISH: ENAMEL PAINT; COLOR: BLACK	BORDER CONCEPTS HTTPS://BORDERCONCEPTS.COM	PROVIDE EDGING IN ALL LOCATIONS WHERE SYNTHETIC TURF DOES NOT ABUT RIGID STRUCTURE. PROVIDE PRODUCT DATA FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.

FF - SITE FEATURES

CODE	DESCRIPTION	DETAIL	PRODUCT INFORMATION	MANUFACTURER/SUPPLIER	NOTES
FF-01	POOL	X/L5.0X	CONCRETE POOL W/ PLASTER FINISH; SEE DETAILS FOR DESIGN INTENT; SEE POOL SCHEDULE THIS SHEET FOR FINISHES/COMPONENTS; SEE NOTES	N/A - SEE NOTES	POOL IS A DELEGATED DESIGN ITEM , DETAILS PROVIDED FOR DESIGN INTENT ONLY. FINAL DESIGN AND DETAILS BY POOL DESIGNER/CONTRACTOR. PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
FF-02	SHADE STRUCTURE TYPE 1	X/L5.0X	FABRICATED STEEL SHADE STRUCTURE; SIZE: 60'X15'X12' HT; (6) W8X24 COLUMNS W/ BASE PLATE AND ANCHOR BOLTS, W12X26 PERIMETER BEAMS, W8X24 RAFTERS SPACED 4' OC, 4'-0"X4'-0"X1'-0" THK, REINFORCED CONCRETE FOOTING AT EACH COLUMN; FINISH: PRIMED + PAINTED; COLOR: TBD	POLIGON HTTPS://WWW.POLIGON.COM/	PROVIDE SHOP DRAWINGS AND FINISH SAMPLES FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
FF-03	OUTDOOR KITCHEN TYPE 1	X/L5.0X	MASONRY WALL W/ BRICK VENEER AND CONCRETE COUNTERTOP; BRICK VENEER: RECLAIMED FROM BUILDING DEMO; BRICK VENEER COLOR: MATCH EX. BUILDING; MORTAR JOINTS: MATCH EX. BUILDING; CONCRETE COUNTERTOP COLOR: TBD; SEE OUTDOOR KITCHEN SCHEDULE THIS SHEET FOR COMPONENTS	CONCRETE COUNTERTOP REACHING QUIET HTTPS://WWW.REACHINGQUIET.COM/	PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
FF-04	OUTDOOR KITCHEN TYPE 2	X/L5.0X	MASONRY WALL W/ BRICK VENEER AND CONCRETE COUNTERTOP; BRICK VENEER: RECLAIMED FROM BUILDING DEMO; BRICK VENEER COLOR: MATCH EX. BUILDING; MORTAR JOINTS: MATCH EX. BUILDING; CONCRETE COUNTERTOP COLOR: TBD; SEE OUTDOOR KITCHEN SCHEDULE THIS SHEET FOR COMPONENTS	CONCRETE COUNTERTOP REACHING QUIET HTTPS://WWW.REACHINGQUIET.COM/	PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
FF-05	FIRE FEATURE CONTROLS	1/L5.09	COOKE FIRE PIT CONTROL PEDESTAL 4X4 POST; COLOR: BLACK	COOKE HTTPS://WWW.COOKEFURNITURE.COM	PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
FF-06	FIRE FEATURE TYPE 1	X/L5.0X	BOL CORTEN FIRE TABLE; SIZE: 42"; COLOR: CORTEN STEEL; LIGHT GREY RIVER ROCK FILL; ELECTRIC IGNITION; NATURAL GAS	PALOFORM HTTPS://WWW.PALOFORM.COM	PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
FF-07	FIRE FEATURE TYPE 2	X/L5.0X	FOLD MODERN FIRE TABLE: SIZE: RECTANGLE; COLOR: CORTEN STEEL AMD DARK GREY RIVER ROCK FILL; ELECTRONIC IGNITION; NATURAL GAS	PALOFORM HTTPS://WWW.PALOFORM.COM	PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
FF-08	STRING LIGHT POST	X/L5.0X	FABRICATED STEEL STRING LIGHT POST; W8X24 POST 12' HT. ABOVE FINISHED GRADE, STEEL PAD EYE WELDED TO POST FOR STRING LIGHT ATTACHMENT, POST EMBEDDED IN 1'-6" DIA. X 4'-0" DEEP FOOTING; FINISH: PRIMED + PAINTED; COLOR: TBD	TBD	PROVIDE SHOP DRAWINGS AND FINISH SAMPLES FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.

FR - FENCING, RAILING, BARRIERS

CODE	DESCRIPTION	DETAIL	PRODUCT INFORMATION	MANUFACTURER/SUPPLIER	NOTES
FR-01	POOL FENCE TYPE 1	1/L5.06	ECHELON PLUS 3-RAIL FENCE; STYLE: MAJESTIC; SIZE: 4'-0" HEIGHT; FINISH: POWDER COATED; COLOR: BLACK	AMERISTAR HTTPS://WWW.AMERISTARPERIMETER.COM	PROVIDE SHOP DRAWINGS, PRODUCT DATA, AND FINISH SAMPLES FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
FR-02	POOL GATE TYPE 1	2/L5.06	ECHELON PLUS 3-RAIL GATE; STYLE: MAJESTIC; SIZE: 4'-0" HEIGHT; FINISH: POWDER COATED; COLOR: BLACK	AMERISTAR HTTPS://WWW.AMERISTARPERIMETER.COM	PROVIDE SHOP DRAWINGS, PRODUCT DATA, AND FINISH SAMPLES FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT. SEE DETAILS FOR GATE HARDWARE.
FR-03	DOG PARK FENCE TYPE 1	3/L5.06	MONTAGE POOL, PET & PLAY 3-RAIL FENCE; STYLE: MAJESTIC; SIZE: 4'-0" HEIGHT; FINISH: POWDER COATED; COLOR: BLACK	AMERISTAR HTTPS://WWW.AMERISTARPERIMETER.COM	PROVIDE SHOP DRAWINGS, PRODUCT DATA, AND FINISH SAMPLES FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
FR-04	DOG PARK GATE TYPE 1	4/L5.06	MONTAGE POOL, PET & PLAY 3-RAIL GATE; STYLE: MAJESTIC; SIZE: 4'-0" HEIGHT; FINISH: POWDER COATED; COLOR: BLACK	AMERISTAR HTTPS://WWW.AMERISTARPERIMETER.COM	PROVIDE SHOP DRAWINGS, PRODUCT DATA, AND FINISH SAMPLES FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT. SEE DETAILS FOR GATE HARDWARE.
FR-05	STAIR HANDRAIL TYPE 1	6/L5.06	FABRICATED STEEL HANDRAIL; FINISH: PRIMED + PAINTED; COLOR: BLACK	TBD	ALL WELDS SHALL BE CONTINUOUS AND GROUND SMOOTH PRIOR TO FINISHING. PROVIDE SHOP DRAWINGS FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT. SHOP DRAWINGS SHALL INCLUDE ALL CONFIGURATIONS + MOUNTING CONDITIONS.
FR-06	GUARDRAIL TYPE 1	7/L5.06	FABRICATED STEEL GUARDRAIL; FINISH: PRIMED + PAINTED; COLOR: BLACK	TBD	ALL WELDS SHALL BE CONTINUOUS AND GROUND SMOOTH PRIOR TO FINISHING. PROVIDE SHOP DRAWINGS FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT. SHOP DRAWINGS SHALL INCLUDE ALL CONFIGURATIONS + MOUNTING CONDITIONS.
FR-07	PICKLEBALL COURT FENCE	X/L5.0X	VINYL COATED CHAIN LINK FENCE; FINISH: POWDERCOATED POSTS + RAILS; SIZE: 4' HT.; COLOR: TBD	MATER HALCO HTTPS://WWW.MASTERHALCO.COM/	PROVIDE SHOP DRAWINGS, PRODUCT DATA, AND FINISH SAMPLES FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
FR-08	PICKLEBALL COURT GATE	X/L5.0X	VINYL COATED CHAIN LINK GATE; FINISH: POWDERCOATED POSTS + RAILS; SIZE: 4' HT.; COLOR: TBD	MATER HALCO HTTPS://WWW.MASTERHALCO.COM/	PROVIDE SHOP DRAWINGS, PRODUCT DATA, AND FINISH SAMPLES FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT. SEE DETAILS FOR GATE HARDWARE.

PV - PAVEMENT, RAMPS, CURBS

CODE	DESCRIPTION	DETAIL	PRODUCT INFORMATION	MANUFACTURER/SUPPLIER	NOTES
PV-01	CONCRETE PAVEMENT TYPE 1	1/L5.00	CAST-IN-PLACE CONCRETE PAVING; FINISH: BROOM; COLOR: NATURAL GRAY		4" COMPACTED AGGREGATE BASE + PREPARED SUBGRADE; SAWCUT CONTROL JOINTS; EXPANSION JOINTS W/ BACKER ROD + SEALANT. PROVIDE MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT
PV-02	UNIT PAVER TYPE 1	3/L5.00	WESTMOUNT CONCRETE PAVER; FINISH: HD SMOOTH; SIZE: 80MM; COLOR: SHALE GREY	TECHO-BLOC HTTPS://WWW.TECHO-BLOC.COM	SAND SET OVER CONCRETE BASE, HAND TIGHT SAND SWEPT JOINTS. JOINTING MATERIAL TO BE TECHNISEAL HP NEXTGEL OR EQUAL. CONCRETE BASE TO HAVE 1" DIA. WEEP HOLES FILLED W/ #8 STONE AND SPACED @ 10' O.C. BOTH DIRECTION AND ALONG LOWE EDGES, WEEP HOLES TO BE COVERED W/ GEOTEXTILE FABRIC (MIRAFI 140N OR EQUAL) SEE ED-01 FOR EDGING SPEC. PROVIDE PRODUCT SAMPLES AND MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT
PV-03	UNIT PAVER TYPE 2	3/L5.00	RECLAIMED CONCRETE SLABS SALVAGED FROM BUILDING DEMO; SIZE: VARIES	JOINTING COMPOUND: ROMEX HTTPS://ROMEX.US/	2" #8 STONE SETTING BED OVER 4" COMPACTED AGGREGATE BASE + PREPARED SUBGRADE. VARIABLE JOINT WIDTH 1"-3" JOINT SPACING. JOINTING MATERIAL TO BE ROMEX- ROMPOX EASY JOINTING COMPOUND. PROVIDE PRODUCT DATA FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
PV-04	RIVER ROCK	X/L5.0X	2-3" RIVER ROCK	N/A	PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
PV-05	SYNTHETIC TURF TYPE 1	6/L5.00	SELECT EL SYNTHETIC TURF (ADD ALTERNATE: FUSION PRIZM SYNTHETIC TURF; INFILL: ENVIROFILL	FOREVERLAWN HTTPS://WWW.FOREVERLAWN.COM/	PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
PV-06	UNIT PAVER TYPE 3	3/L5.00	BLUE 80 CONCRETE PAVER; FINISH: SMOOTH; SIZE: 80MM; COLOR: CHESTNUT BROWN	TECHO-BLOC HTTPS://WWW.TECHO-BLOC.COM	SAND SET OVER CONCRETE BASE, HAND TIGHT SAND SWEPT JOINTS. JOINTING MATERIAL TO BE TECHNISEAL HP NEXTGEL OR EQUAL. CONCRETE BASE TO HAVE 1" DIA. WEEP HOLES FILLED W/ #8 STONE AND SPACED @ 10' O.C. BOTH DIRECTION AND ALONG LOWE EDGES, WEEP HOLES TO BE COVERED W/ GEOTEXTILE FABRIC (MIRAFI 140N OR EQUAL. SEE ED-01 FOR EDGING SPEC. PROVIDE PRODUCT SAMPLES AND MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT
PV-07	UNIT PAVER TYPE 4	3/L5.00	BLUE 80 CONCRETE PAVER; FINISH: SMOOTH; SIZE: 80MM; COLOR: CHOCOLATE BROWN	HANOVER HTTPS://WWW.HANOVERPAVERS.COM	SAND SET OVER CONCRETE BASE, HAND TIGHT SAND SWEPT JOINTS. JOINTING MATERIAL TO BE TECHNISEAL HP NEXTGEL OR EQUAL. CONCRETE BASE TO HAVE 1" DIA. WEEP HOLES FILLED W/ #8 STONE AND SPACED @ 10' O.C. BOTH DIRECTION AND ALONG LOWE EDGES, WEEP HOLES TO BE COVERED W/ GEOTEXTILE FABRIC (MIRAFI 140N OR EQUAL. SEE ED-01 FOR EDGING SPEC. PROVIDE PRODUCT SAMPLES AND MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT
PV-08	UNIT PAVER TYPE 5	3/L5.00	SQUADRA CONCRETE PAVER; FINISH: SLATE; SIZE: ; COLOR: CHESTNUT BROWN	TECHO-BLOC HTTPS://WWW.TECHO-BLOC.COM	SAND SET OVER CONCRETE BASE, HAND TIGHT SAND SWEPT JOINTS. JOINTING MATERIAL TO BE TECHNISEAL HP NEXTGEL OR EQUAL. CONCRETE BASE TO HAVE 1" DIA. WEEP HOLES FILLED W/ #8 STONE AND SPACED @ 10' O.C. BOTH DIRECTION AND ALONG LOWE EDGES, WEEP HOLES TO BE COVERED W/ GEOTEXTILE FABRIC (MIRAFI 140N OR EQUAL. SEE ED-01 FOR EDGING SPEC. PROVIDE PRODUCT SAMPLES AND MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT
PV-09	UNIT PAVER TYPE 1 - VEHICULAR	X/L5.0X	HOLLAND STONE CONCRETE PAVER; SIZE: 60MM; COLOR: GUILFORD	BELGARD HTTPS://WWW.BELGARD.COM/	SAND SET OVER HEAVY DUTY CONCRETE BASE, HAND TIGHT SAND SWEPT JOINTS. JOINTING MATERIAL TO BE TECHNISEAL HP NEXTGEL OR EQUAL. CONCRETE BASE TO HAVE 1" DIA, WEEP HOLES FILLED W/ #8 STONE AND SPACED @ 10' O.C. BOTH DIRECTION AND ALONG LOWE EDGES, WEEP HOLES TO BE COVERED W/ GEOTEXTILE FABRIC (MIRAFI 140N OR EQUAL. SEE ED-01 FOR EDGING SPEC; PROVIDE PRODUCT SAMPLES AND MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT
PV-10	CONCRETE PAVEMENT TYPE 2	1/L5.00	CAST-IN-PLACE CONCRETE PAVING; FINISH: SALT CAST; COLOR: NATURAL GRAY, SURFACE RETARDER FINISH (TOPCAST 05 OR EQUAL)		4" COMPACTED AGGREGATE BASE + PREPARED SUBGRADE; SAWCUT CONTROL JOINTS; EXPANSION JOINTS W/ BACKER ROD + SEALANT. PROVIDE MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT
PV-11	PRECAST CURB	X/L5.0X	ARCHITECTURAL PRECAST CURB;	LUCAS CONCRETE HTTPS://WWW.LUCASCONCRETE.COM/	

SF - SITE FURNITURE

CODE	DESCRIPTION	DETAIL	PRODUCT INFORMATION	MANUFACTURER/SUPPLIER	NOTES
SF-01	PET STATION TYPE 1	5/L5.06	MONOLINE NO. 2 COMBO (ML-NO2COMBO); FINISH: POWDER COATED; FRAME COLOR: TBD; ICON COLOR: TBD	SITE PIECES HTTPS://WWW.SITEPIECES.COM	PROVIDE PRODUCT DATA AND FINISH SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT. COORDINATE W/ LOCAL REPRESENTATIVE - SEAN SMITH SEAN@JETTY14.COM 917.716.9242
SF-02	PLANTER TYPE 1	X/L5.0X	METAL PLANTER; FINISH: POWDER COAT; COLOR: SUEDE BRONZE; SIZE: 72" X 24"X 24"	GREEN THEORY HTTPS://GREENTHEORY.COM/	PROVIDE FINISH SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT.
SF-03	PLANTER TYPE 2	X/L5.0X	BOULEVARD PLANTERS; FINISH: WESTERN RED CEDAR; SIZE: 96" X 24" X 24"	TOURNESOL HTTPS://TOURNESOL.COM/	PROVIDE PRODUCT DATA AND FINISH SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT.
SF-04	PLANTER TYPE 3	X/L5.0X	METAL PLANTER; FINISH: POWDER COAT; COLOR: SUEDE BRONZE; SIZE: 96" X 24"X 24"	GREEN THEORY HTTPS://GREENTHEORY.COM/	PROVIDE PRODUCT DATA AND FINISH SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT.
SF-05		X/L5.0X			
SF-06		X/L5.0X			
SF-07		X/L5.0X			
SF-08	BENCH TYPE 1	X/L5.0X	BLOCQ PARK BENCH WITH BACKREST; FINISH: TBD	MMCITE HTTPS://WWW.MMCITE.COM/US	PROVIDE PRODUCT DATA AND FINISH SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT.
SF-09	BIKE RACK	X/L5.0X	LOTLIMIT BICYCLE RACK; FINISH: POWDER COATED; COLOR: DEUTSCHE BAHN	MMCITE HTTPS://WWW.MMCITE.COM/US	PROVIDE PRODUCT DATA AND FINISH SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT.

ST - STAIRS

CODE	DESCRIPTION	DETAIL	PRODUCT INFORMATION	MANUFACTURER/SUPPLIER	NOTES
ST-01	CONCRETE STAIR TYPE 1	1/L5.02	CAST-IN-PLACE CONCRETE; FINISH: LIGHT BROOM; COLOR: NATURAL GRAY	N/A	
ST-02	CONCRETE STAIR TYPE 2	X/L5.0X	RECLAIMED CONCRETE SLABS SALVAGED FROM BUILDING DEMO; SET ON COMPACTED AGGREGATE BASE; DRY STACK; APPROX. SLAB SIZE: 6" THK x 2'-6" W x 2'-6" TO 5'-0" L	N/A	SET ON COMPACTED AGGREGATE BASE, GEOTEXTILE FABRIC (MIRAFI 140 N OR EQUAL) TO BE PLACED AT BACK OF WALL WHERE SOIL IS RETAINED, PROVIDE SUBDRAIN AT BACK OF WALL AND TIE TO STORM SYSTEM.

WL - SITE WALLS

CODE	DESCRIPTION	DETAIL	PRODUCT INFORMATION	MANUFACTURER/SUPPLIER	NOTES
WL-01	WALL TYPE 1	X/L5.0X	CAST-IN-PLACE CONCRETE WALL W/ FORMED JOINTS; FINISH: SMOOTH CAST W/ EXPOSED TIE HOLES	N/A	SET ON COMPACTED AGGREGATE BASE, GEOTEXTILE FABRIC (MIRAFI 140 N OR EQUAL) TO BE PLACED AT BACK OF WALL WHERE SOIL IS RETAINED, PROVIDE SUBDRAIN AT BACK OF WALL AND TIE TO STORM SYSTEM.
WL-02	WALL TYPE 2	X/L5.0X	MASONRY WALL W/ BRICK VENEER AND ROWLOCK CAP; BRICK VENEER MODEL: NORMAN; BRICK VENEER COLOR: IBERIA BLACK; MORTAR JOINTS: GREY;	GLEN GERY HTTPS://WWW.GLENGERY.COM/	SET ON COMPACTED AGGREGATE BASE, GEOTEXTILE FABRIC (MIRAFI 140 N OR EQUAL) TO BE PLACED AT BACK OF WALL WHERE SOIL IS RETAINED, PROVIDE SUBDRAIN AT BACK OF WALL AND TIE TO STORM SYSTEM.
WL-03	WALL TYPE 3	X/L5.0X	RECLAIMED CONCRETE SLABS SALVAGED FROM BUILDING DEMO; SET ON COMPACTED AGGREGATE BASE; DRY STACK; APPROX. SLAB SIZE: 6" THK x 2'-6" W x 2'-6" TO 5'-0" L	N/A	SET ON COMPACTED AGGREGATE BASE, GEOTEXTILE FABRIC (MIRAFI 140 N OR EQUAL) TO BE PLACED AT BACK OF WALL WHERE SOIL IS RETAINED, PROVIDE SUBDRAIN AT BACK OF WALL AND TIE TO STORM SYSTEM.
WL-04	WALL TYPE 4	X/L5.0X	WEATHERING STEEL (ASTM A588) RETAINING WALL; EXPOSED FACES OF WALL SHALL BE PRE-WEATHERED TO FORM CONSISTENT RUST FINISH PRIOR TO INSTALLATION		PROVIDE PRODUCT DATA, FINISH SAMPLES, AND SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.

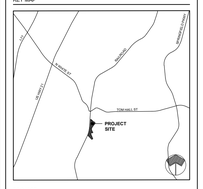
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KEY MAP



PROJECT
THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.02.17

ISSUED FOR
HISTORIC

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, CB
CHECKED BY: JM

SEAL

SCALE
AS INDICATED

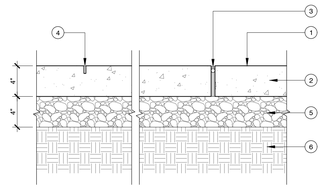
DRAWING
HARDSCAPE SCHEDULE

L1.09

Plotted: Z:\Shared\Projects\2023\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-L0-Grnl.dwg / 2/20/2026 3:23 PM

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ORIGINAL SHEET SIZE: 30" X 42"



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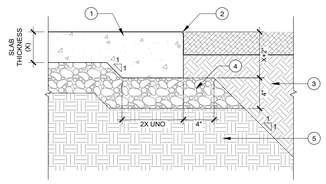
1. SURFACE FINISH
2. CIP CONCRETE PAVING, 3,000 PSI @ 28 DAYS
3. 1/2" EXP. JT
4. 1/8" SAW CUT CONTROL JOINT, MIN. 1/4 DEPTH OF SLAB
5. 98% COMPACTED AGGREGATE BASE
6. PERPARED SUBGRADE PER PROJECT GEOTECH

NOTES:

1. LOCATE EXPANSION AND CONTROL JOINTS PER PLANS

1 CONCRETE PAVEMENT

SECTION — 1 1/2" = 1'-0"



KEY:

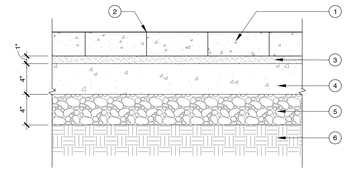
1. CONCRETE PAVEMENT
2. 1/2" RADIUS ON SLAB EDGE
3. PLANTING AREA
4. 98% COMPACTED AGGREGATE BASE
5. PERPARED SUBGRADE PER GEOTECH

NOTES:

1. PROVIDE THICKENED EDGE AT ALL PERIMETER EDGES OF CONCRETE PAVEMENT THAT DO NOT ABUT A RIGID STRUCTURE.
2. PROVIDE THICKENED EDGE WHERE NOTED IN DETAILS.

2 CONCRETE PAVEMENT - THICKENED EDGE

SECTION — 1 1/2" = 1'-0"

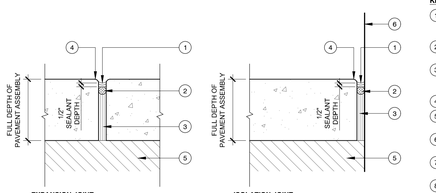


KEY:

1. CONCRETE UNIT PAVER
2. HAND-TIGHT POLYMERIC SAND SWEPT JOINTS
3. 3/8" THK. POLYMER-MODIFIEDFLEXIBLE MORTAR (ARDEX X 90 OUTDOOR OR EQ.)
4. CIP CONCRETE BASE, 3,000 PSI @ 28 DAYS
5. 98% COMPACTED AGGREGATE BASE
6. PREPARED SUBGRADE PER PROJECT GEOTECH

3 UNIT PAVER

SECTION — 1 1/2" = 1'-0"



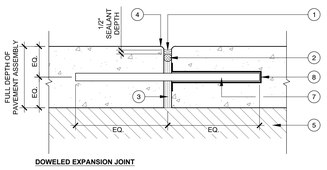
EXPANSION JOINT **ISOLATION JOINT**

KEY:

1. ELASTOMERIC JOINT SEALANT (ASTM C920) TOOLED CONCAVE, COLOR SHALL MATCH ADJACENT PAVING
2. CLOSED CELL POLYETHYLENE FOAM BACKER ROD (ASTM C1330)
3. PREFORMED FOAM EXPANSION JOINT FILLER (ASTM D8139), 1/2" THK. UNLESS NOTED OTHERWISE
4. 1/4" RADIUS ON SLAB EDGES
5. PAVING ASSEMBLY VARIES, SEE PAVING DETAILS
6. FACE OF BUILDING, WALL, CURB, COLUMN, OR OTHER RIGID STRUCTURE
7. 1/2" DIA. X 18" L SMOOTH STEEL DOWEL @ 24" O.C.
8. PLASTIC EXPANSION SLEEVE ONE SIDE OF DOWEL (SPEED DOWEL OR EQ.)

NOTES:

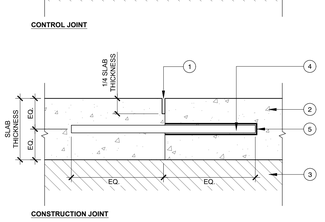
1. SUBMIT COLOR SAMPLES FOR APPROVAL PRIOR TO INSTALLATION.
2. CONFORM TO SEALANT MANUFACTURERS SPECIFICATIONS FOR CLEANING, PRIMING, AND APPLICATION FOR PROPER SURFACE ADHESION.
3. PROVIDE VOID CAP OR TEAR STRIP TO ALLOW PROPER BACKER ROD AND SEALANT INSTALLATION.
4. PROVIDE DOWELED EXPANSION JOINTS IN VEHICULAR PAVING AND WHERE INDICATED IN DETAILS.



DOWELED EXPANSION JOINT

4 TYP. EXPANSION + ISOLATION JOINT

SECTION — 3" = 1'-0"



CONTROL JOINT **CONSTRUCTION JOINT**

KEY:

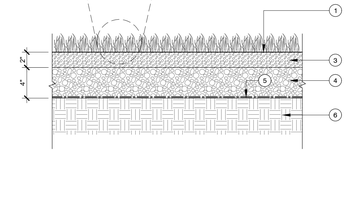
1. 1/8" SAW CUT JOINT
2. CONCRETE PAVING, TYPE VARIES SEE PLANS/DETAILS
3. BASE TYPE VARIES SEE PLANS/DETAILS
4. 1/2" DIA. X 18" L SMOOTH STEEL DOWEL @ 24" O.C.
5. PLASTIC SLEEVE ONE SIDE OF DOWEL (SPEED DOWEL OR EQ.)

NOTES:

1. LOCATE JOINTS PER PLANS.
2. CONTINUE SAW CUT JOINT THROUGH VERTICAL FACE OF SLAB WHERE EDGE OF SLAB IS EXPOSED TO VIEW.
3. CONSTRUCTION JOINTS TO ALIGN WITH A CONTROL JOINT LOCATION SHOWN ON PLANS. CONTRACTOR TO DETERMINE QUANTITY AND LOCATION OF CONSTRUCTION JOINTS.

5 TYP. CONTROL JOINT + CONSTRUCTION JOINT

SECTION — 3" = 1'-0"



KEY:

1. SYNTHETIC TURF
2. TURF INFILL (ENVIROFILL OR EQ.) SEE NOTE #2
3. COMPACTED WASHED 1/4" MINUS SCREENINGS
4. COMPACTED #78 STONE BASE
5. 4.5 OZ/Y² NON-WOVEN GEOTEXTILE
6. PREPARED SUBGRADE PER PROJECT GEOTECH

NOTES:

1. INSTALL SEAMS PER TURF MFR. SPECS.
2. INFILL APPLICATION RATE PER TURF MFR. SPECS.

6 SYNTHETIC TURF

SECTION — 1 1/2" = 1'-0"

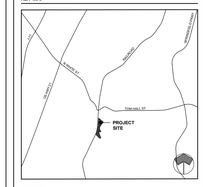
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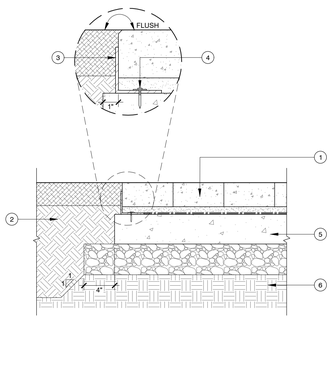
DRAWING
HARDSCAPE DETAILS

L5.00

Plotted: Z:\Shared Projects\2023\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-L5-Det.dwg / 2/17/2026 5:12 PM

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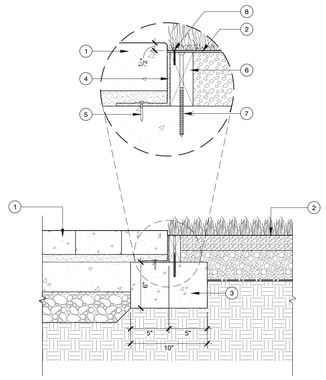


KEY:

1. UNIT PAVER
2. PLANT BED/LAWN
3. ALUMINUM EDGE RESTRAINT
4. 1-1/4" POWDER ACTUATED FASTENER @ 12" O.C.
5. 98% COMPACTED AGGREGATE BASE
6. PREPARED SUBGRADE PER PROJECT GEOTECHNICAL REPORT

1 UNIT PAVER @ PLANT BED/LAWN

SECTION — 1 1/2" = 1'-0"

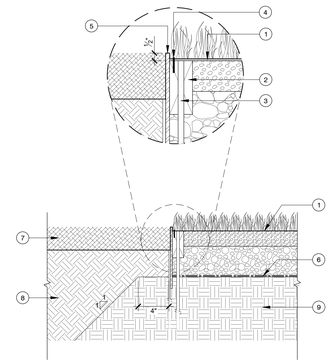


KEY:

1. UNIT PAVER
2. SYNTHETIC TURF
3. CIP CONCRETE SLAB 3000 PSI @ 28 DAYS
4. ED-01 EDGING
5. 1-1/4" GALV. POWDER ACTUATED FASTENER W/ WASHER @ 12" O.C.
6. COMPOSITE 2X4 NAILER BOARD
7. 1/4" DIA. X 4 1/2" L FLAT HEAD CONC. SCREW (TAPCON OR EQ.) @ 18" O.C.
8. 1/4" X 1" GALVANIZED CROWN STAPLES @ 3" O.C.

2 UNIT PAVER AT SYNTHETIC TURF

SECTION — 1 1/2" = 1'-0"



KEY:

1. SYNTHETIC TURF
2. 2X4 COMPOSITE NAILER BOARD
3. 1'-6" L #4 REBAR STAKE
4. 1/4" X 1" GALVANIZED CROWN STAPLES @ 3" O.C.
5. ED-02 EDGING
6. 4.5 OZ/Y² NON-WOVEN GEOTEXTILE
7. MULCH
8. PLANTING SOIL
9. PREPARED SUBGRADE PER PROJECT GEOTECH

NOTES:

1. PROVIDE NAILER BOARD AT FULL PERIMETER OF SYNTHETIC TURF.

3 SYNTHETIC TURF AT PLANTING AREA

SECTION — 1 1/2" = 1'-0"

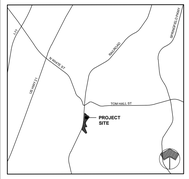
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KEY MAP



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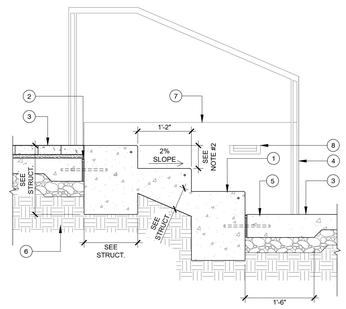
DRAWING
HARDSCAPE DETAILS

L5.01

Plotted: Z:\Shared Projects\2023\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-L5-Det.dwg / 2/17/2026 5:12 PM

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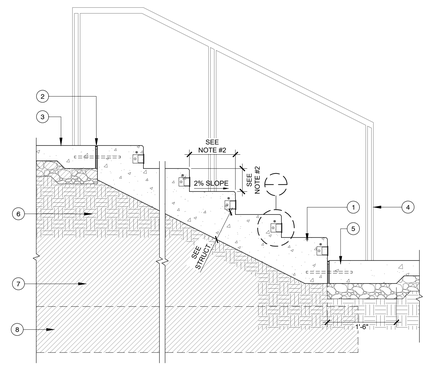
1. CIP REINFORCED CONC. STAIR, SEE STRUCT. DWGS
2. 1/2" DOWELED EXP. JT.
3. ADJACENT TREATMENT VARIES, SEE PLANS
4. HANDRAIL BEYOND, SEE HANDRAIL DETAIL
5. EXTEND THICKENED SLAB EDGE 1'-6" AT BOTTOM OF STAIR
6. PREPARED SUBGRADE PER PROJECT GEOTECHNICAL REPORT
7. CHEEK WALL, BEYOND
8. RECESSED WALL LIGHT BEYOND, SEE ELEC. DWGS

NOTES:

1. TREAD AND RISER QUANTITY VARY, SEE GRADING PLAN
2. RISER HEIGHTS VARY PER STAIR SET, SEE GRADING PLAN FOR RISER HEIGHTS

1 CONCRETE STAIR

SECTION — 3/4" = 1'-0"



KEY:

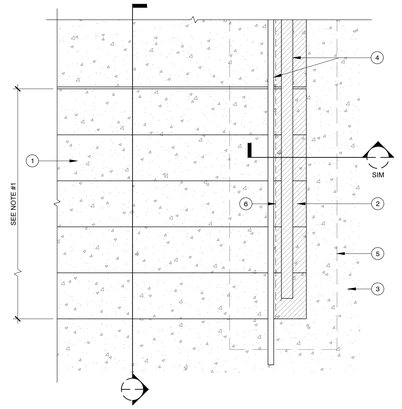
1. CIP REINFORCED CONC. STAIR, SEE STRUCT. DWGS
2. 1/2" DOWELED EXP. JT.
3. ADJACENT TREATMENT VARIES, SEE PLANS
4. HANDRAIL BEYOND, SEE HANDRAIL DETAIL
5. EXTEND THICKENED SLAB EDGE 1'-6" AT BOTTOM OF STAIR
6. COMPACTED BACKFILL PER PROJECT GEOTECHNICAL REPORT
7. CIP REINFORCED CONC. WALL - PATIO BEYOND, SEE STRUCT. DWGS
8. REINFORCED CONCRETE WALL FOOTING BEYOND, SEE STRUCT. DWGS

NOTES:

1. TREAD + RISER QUANTITY VARY PER STAIR SET, SEE GRADING PLAN
2. TREAD DEPTH + RISER HEIGHTS VARY PER STAIR SET, SEE GRADING PLAN

2 CONCRETE STAIR W/ RECESSED WALL

SECTION — 3/4" = 1'-0"



KEY:

1. CIP REINFORCED CONC. STAIR, SEE STRUCT. DWGS
2. CIP REINFORCED CONC. WALL BELOW STAIR, SEE STRUCT. DWGS
3. ADJACENT TREATMENT VARIES, SEE PLANS
4. GUARDRAIL + HANDRAIL CONFIGURATION VARIES PER LOCATION, SEE PLANS
5. REINFORCED CONCRETE WALL FOOTING BEYOND, SEE STRUCT. DWGS
6. BACK OF WALL BELOW STAIR

NOTES:

1. TREAD + RISER QUANTITY VARY, SEE GRADING PLAN

3 CONCRETE STAIR W/ RECESSED WALL

PLAN — 3/4" = 1'-0"

KEY:

1. CIP REINFORCED CONCRETE WALL, SMOOTH CAST FINISH ON ALL EXPOSED FACES, SEE STRUCT. DWGS
2. 3/4" CHAMFER ON OUTSIDE EDGES/CORNERS
3. TREATMENT AT BACK WALL EDGE MAY VARY, SEE NOTE #4
4. ADJACENT TREATMENT VARIES, SEE PLANS
5. COMPACTED BACKFILL
6. FLUID APPLIED WATERPROOFING MEMBRANE
7. DRAIN BOARD W/ BONDED FILTER FABRIC, TURN FILTER FABRIC OVER TOP SIDE
8. SUBDRAIN
9. REINFORCED CONCRETE FOOTING, SEE STRUCT. DWGS
10. PREPARED SUBGRADE PER PROJECT GEOTECHNICAL REPORT

NOTES:

1. WALL HEIGHT VARIES, SEE GRADING PLAN.
2. ATTACH DRAINBOARD TO WALL PER MFR. SPECIFICATIONS.
3. REFER TO WALL ELEVATIONS FOR CONTROL JOINT LAYOUT
4. WHERE CONCRETE PAVING OR UNIT PAVERS DIRECTLY ABUT BACK OF WALL, PROVIDE 1/4" RADIUS ON BACK EDGE OF WALL.

4 CONCRETE RETAINING WALL

SECTION — 3/4" = 1'-0"

KEY:

1. CIP REINFORCED CONCRETE WALL, SMOOTH CAST FINISH ON ALL EXPOSED FACES, SEE STRUCT. DWGS
2. 3/4" CHAMFER ON OUTSIDE EDGES/CORNERS
3. GUARDRAIL
4. ADJACENT TREATMENT VARIES, SEE PLANS
5. CONCRETE PAVING
6. FINISH FACE OF SLAB TO MATCH WALL
7. FORMED HORZ. CONTROL JOINT
8. DRAIN BOARD W/ BONDED FILTER FABRIC, TURN FILTER FABRIC OVER TOP SIDE
9. SUBDRAIN
10. REINFORCED CONCRETE FOOTING, SEE STRUCT. DWGS
11. COMPACTED BACKFILL PER PROJECT GEOTECHNICAL REPORT
12. PREPARED SUBGRADE PER PROJECT GEOTECHNICAL REPORT

NOTES:

1. WALL HEIGHT VARIES, SEE GRADING PLAN.
2. TOP OF WALL SLOPES WHERE RAMPS ARE DIRECTLY ADJACENT, SEE GRADING PLAN.
3. ATTACH DRAIN BOARD TO WALL PER MFR. SPECIFICATIONS.
4. GUARDRAIL OFFSET FROM EDGE TBD BY GUARDRAIL FABRICATOR

5 CONCRETE WALL - PATIO

SECTION — 3/4" = 1'-0"

KEY:

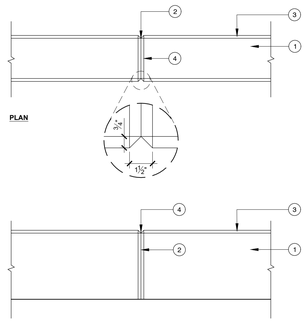
1. REINFORCED CIP CONCRETE WALL, SEE STRUCT. DWGS, SMOOTH RUBBED FINISH
2. FORMED GROOVE
3. 1/2" CHAMFER ALL OUTSIDE EGES

NOTES:

1. LOCATE JOINTS PER PLANS

6 CONCRETE WALL - FORMED GROOVE

PLAN/ELEVATION — 3/4" = 1'-0"



KEY:

1. CIP CONCRETE WALL, SEE NOTE #1
2. V FORMED CONTROL JOINT, BOTH FACES OF WALL, SEE NOTE #2 + #3
3. 3/4" CHAMFER ON OUTSIDE WALL EDGES
4. CONTINUE CONTROL JOINT ACROSS TOP OF WALL WHERE TOP OF WALL WILL BE EXPOSED

NOTES:

1. SEE STRUCT. DWGS FOR ADDITIONAL REQUIREMENTS AT WALL CONTROL JOINTS
2. LOCATE JOINTS PER PLAN/ELEVATIONS, 20' O.C. MAX.
3. WHERE WALL RETAINS SOIL PROVIDE CONT. BEAD OF ELASTOMERIC SEALANT IN CONTROL JOINT AT BACK OF WALL, STOP SEALANT AT GRADE LINE.

7 TYP. CONCRETE WALL CONTROL JOINT

PLAN/ELEVATION — 3/4" = 1'-0"

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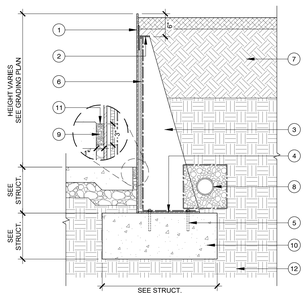
DRAWING
HARDSCAPE DETAILS

L5.02

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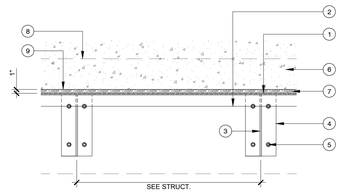
1. WEATHERING STEEL PLATE (ASTM A588), SEE STRUCT. DWGS
2. CONT. STEEL ANGLE, SEE STRUCT. DWGS
3. STEEL GUSSET PLATE, SEE STRUCT. DWGS
4. STEEL BASE PLATE, SEE STRUCT. DWGS
5. ANCHOR BOLTS, SEE STRUCT. DWGS
6. DRAIN BOARD (J-DRAIN 200 OR EQUAL) W/ BONDED FILTER FABRIC, LAP FABRIC 12" MIN. @ JOINTS + TURN OVER TOP EDGE
7. PLANTING SOIL MIX
8. 4" SUBDRAIN, ROUTE AROUND PLATES, SEE TYP. SUBDRAIN DETAIL
9. DECORATIVE GRAVEL
10. CONCRETE FOOTING, SEE STRUCT. DWGS
11. PROVIDE 1" GAP BETWEEN WALL FACE + CONC. PAVING/STAIRS
12. UNDISTURBED / 95% COMPACTED SUBGRADE

NOTES:

1. EXPOSED PORTIONS OF WEATHERING STEEL SHALL BE PRE-WEATHERED PRIOR TO INSTALLATION
2. SEE STRUCTURAL DRAWINGS FOR CONNECTION BETWEEN SEGMENTS
3. WALL HEIGHT IS VARIABLE
4. PROVIDE SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION

1 STEEL RETAINING WALL

SECTION — 3/4" = 1'-0"



KEY:

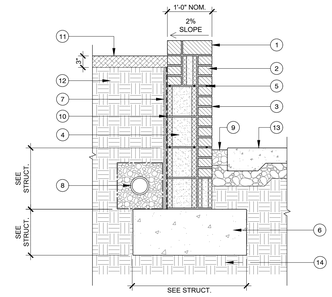
1. WEATHERING STEEL PLATE (ASTM A588), SEE STRUCT. DWGS
2. CONT. STEEL ANGLE, SEE STRUCT. DWGS
3. STEEL GUSSET PLATE, SEE STRUCT. DWGS
4. STEEL BASE PLATE, SEE STRUCT. DWGS
5. ANCHOR BOLTS, SEE STRUCT. DWGS
6. CONCRETE PAVING
7. DECORATIVE GRAVEL, SEE NOTE #4
8. FOOTING BELOW
9. PROVIDE 1" GAP BETWEEN STEEL WALL FACE + CONC. PAVING/STAIRS

NOTES:

1. EXPOSED PORTIONS OF WEATHERING STEEL SHALL BE PRE-WEATHERED PRIOR TO INSTALLATION
2. WALLS ARE VARIABLE HEIGHT
3. PROVIDE SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION
4. PROVIDE DECORATIVE GRAVEL IN 1" GAP BETWEEN PAVING AND STEEL WALLS, DO NOT PROVIDE BETWEEN STAIR AND STEEL WALLS

2 STEEL RETAINING WALL

PLAN — 3/4" = 1'-0"



KEY:

1. ROWLOCK BRICK CAP
2. BRICK VENEER SET IN FULL MORTAR BED, CARRY VENEER AROUND ALL VISIBLE WALL ENDS, CONTINUE MIN. 3 COURSES BELOW GRADE
3. CONCAVE MORTAR JOINT, TYP.
4. REINFORCED CMU CORE, SEE STRUCT. DWGS
5. HORIZONTAL REINFORCEMENT, SEE STRUCT. DWGS
6. REINFORCED CONCRETE FOOTING, SEE STRUCT. DWGS
7. DRAIN BOARD W/ BONDED FILTER FABRIC, TURN FILTER FABRIC OVER TOP SIDE
8. SUBDRAIN
9. AGGREGATE PAVING 2
10. ELASTOMERIC WATERPROOFING
11. FINISHED GRADE
12. PLANT BED
13. ADJACENT TREATMENT VARIES, SEE MATERIALS PLAN
14. UNDISTURBED / 95% COMPACTED SUBGRADE

NOTES:

1. WALL HEIGHT VARIES, SEE GRADING PLAN
2. HOLD WATERPROOFING + DRAIN BOARD 3" BELOW FINISHED GRADE
3. ADJACENT CONDITIONS VARY, AGGREGATE PAVING 2 DOES NOT OCCUR IN ALL LOCATIONS, SEE MATERIALS PLAN
4. CONTRACTOR OPTION TO USE 4" CMU AT TOP COURSE OR SOLID GROUT FILL W/ VENEER TIES

3 BRICK WALL 1

SECTION — 3/4" = 1'-0"

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SURVEYOR

CLONINGER BELL SURVEYING & MAPPING
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704.864.9007

KEY MAP



PROJECT

THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.02.17

ISSUED FOR
HISTORIC

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, CB
CHECKED BY: JM

SEAL

SCALE
AS INDICATED

DRAWING
HARDSCAPE DETAILS

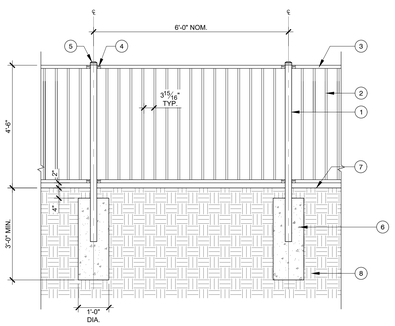
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ORIGINAL SHEET SIZE: 30" X 42"



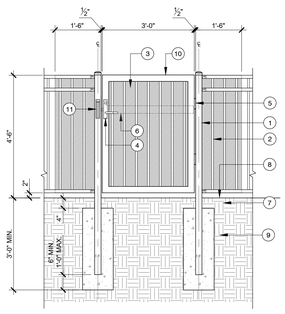
KEY:

1. 2-1/2" SQ. ALUMINUM POST, POWDER COATED FINISH
2. 3/4" SQ. ALUMINUM PICKET, POWDER COATED FINISH
3. 1-1/4" X 1-7/16" ALUMINUM RAIL, POWDER COATED FINISH
4. PANEL BRACKET
5. FLAT POST CAP
6. CONCRETE FOOTING, 3000 PSI @ 28 DAYS
7. FINISHED GRADE
8. SUBGRADE

NOTES:

1. RACK FENCE PANELS TO FOLLOW GRADE
2. INSTALL FENCE PER MFR. SPECIFICATIONS

1 POOL FENCE TYPE 1
SECTION — 1/2" = 1'-0"



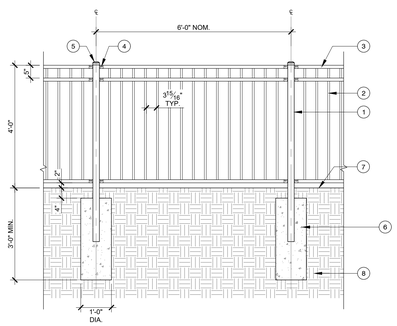
KEY:

1. ALUMINUM POST, POWDERCOATED FINISH
2. 3/4" ALUMINUM PICKET, POWDERCOATED FINISH
3. ALUMINUM PERFORATED PLATE WITH MAX. 1/2" OPENINGS WELDED TO BACK OF PICKETS, FINISH EDGES ALL EDGES TO BE SMOOTH, POWDERCOATED FINISH
4. GATE HANDLE/LATCH
5. SELF-CLOSING HINGES
6. PANIC BAR ON INSIDE OF GATE
7. ADJACENT PAVING, SEE PLANS
8. FINISHED GRADE
9. SUBGRADE
10. 2-1/2" SQ. ALUMINUM TUBE FRAME, POWDERCOATED FINISH
11. LOW VOLTAGE ELEC. CARD READER TO CONTROL INGRESS TO POOL AREA

NOTES:

1. POOL GATE TO SWING AWAY FROM POOL
2. GATE SHALL BE SELF-CLOSING AND SELF-LATCHING
3. SECURITY DESIGN INCLUDING CARD READER IS DESIGN-BUILD. DESIGN-BUILD CONTRACTOR TO COORDINATE ALL CONNECTIONS, MOUNTING, AND CONCEALED POWER ROUTING WITH FENCE DESIGN

2 POOL GATE - TYPE 1
SECTION — 1/2" = 1'-0"



KEY:

1. 2-1/2" SQ. ALUMINUM POST, POWDER COATED FINISH
2. 3/4" SQ. ALUMINUM PICKET, POWDER COATED FINISH
3. 1-1/4" X 1-7/16" ALUMINUM RAIL, POWDER COATED FINISH
4. PANEL BRACKET
5. FLAT POST CAP
6. CONCRETE FOOTING, 3000 PSI @ 28 DAYS
7. FINISHED GRADE
8. SUBGRADE

NOTES:

1. RACK FENCE PANELS TO FOLLOW GRADE
2. INSTALL FENCE PER MFR. SPECIFICATIONS

3 DOG PARK FENCE TYPE 1
SECTION — 1/2" = 1'-0"

KEY:

1. ALUMINUM POST, POWDERCOATED FINISH
2. 3/4" ALUMINUM PICKET, POWDERCOATED FINISH
3. GATE HANDLE/LATCH
4. SELF-CLOSING HINGES
5. ADJACENT PAVING, SEE PLANS
6. FINISHED GRADE
7. SUBGRADE
8. 2-1/2" SQ. ALUMINUM TUBE FRAME, POWDERCOATED FINISH

NOTES:

1. GATE SHALL BE SELF-CLOSING AND SELF-LATCHING.
2. WHERE POSTS ARE MOUNTED AT CONCRETE PAVING, ADD 5-1/2" SQ. ESCUTCHEON PLATE, FINISH TO MATCH FENCE

4 DOG PARK GATE TYPE 1
SECTION — 1/2" = 1'-0"

KEY:

1. PET STATION
2. ANCHOR BOLTS PER RECEPTACLE MFR. SPECS. COORDINATE ANCHOR LENGTH WITH MOUNTING SURFACE
3. MOUNTING SURFACE VARIES

5 PET STATION
SECTION — 1" = 1'-0"

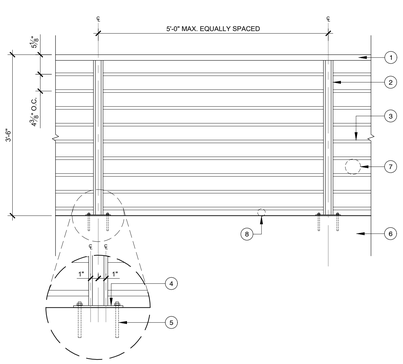
KEY:

1. 1 1/2" O.D. STEEL PIPE, PAINTED FINISH
2. (2) 1/2" X 1 1/2" STEEL FLAT BAR POST, PAINTED FINISH
3. CORE DRILL PAVING AND GROUT POST IN PLACE W/ HYDRAULIC ANCHORING CEMENT
4. 3-1/2" DIA. X 1/8" THK. STEEL ESCUTCHEON PLATE, FINISH TO MATCH HANDRAIL
5. ALIGN BREAK IN RAIL WITH CORNER OF TOP RISER
6. CLEAR ELASTOMERIC SEALANT BED UNDER ESCUTCHEON PLATE

NOTES:

1. ALL WELDS SHALL BE CONTINUOUS
2. GRIND ALL WELDS SMOOTH PRIOR TO FINISHING.
3. STAIR CONFIGURATION MAY VARY, REFER TO PLANS

6 STAIR HANDRAIL
SECTION — 3/4" = 1'-0"



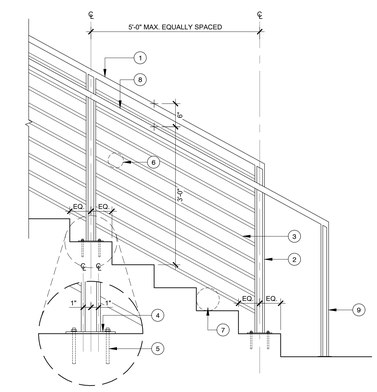
KEY:

1. 1 1/2" X 3" STEEL TUBE WELDED TO POSTS, PAINTED FINISH
2. 1/2" X 3" STEEL FLAT BAR, PAINTED FINISH
3. 3/4" DIA. STEEL BAR WELDED TO POSTS, PAINTED FINISH
4. STEEL BASE PLATE WELDED TO POSTS, PAINTED FINISH
5. GALV. ANCHOR BOLT, TYPE + SIZE TBD BY FABRICATOR
6. MOUNTING SURFACE VARIES
7. 4" DIA. SPHERE SHALL NOT PASS
8. 2" DIA. SPHERE SHALL NOT PASS

NOTES:

1. ALL WELDS SHALL BE CONTINUOUS + GROUND SMOOTH PRIOR TO FINISHING.
2. GUARDRAIL + CONNECTIONS SHALL MEET ALL REQUIREMENTS OF NCBC SECTION 1015.
3. ENGINEERED SHOP DRAWINGS SHALL BE PROVIDED FOR ALL GUARDRAIL CONFIGURATIONS + ALL MOUNTING SURFACES/CONDITIONS.

7 GUARDRAIL TYPE 1
ELEVATION — 3/4" = 1'-0"



KEY:

1. 1 1/2" X 3" STEEL TUBE WELDED TO POSTS, PAINTED FINISH
2. 1/2" X 3" STEEL FLAT BAR, PAINTED FINISH
3. 3/4" DIA. STEEL BAR WELDED TO POSTS, PAINTED FINISH
4. STEEL BASE PLATE WELDED TO POSTS, PAINTED FINISH
5. GALV. ANCHOR BOLTS, TYPE + SIZE TBD BY FABRICATOR
6. 4" DIA. SPHERE SHALL NOT PASS
7. 6" DIA. SPHERE SHALL NOT PASS
8. 1 1/2" DIA. STEEL TUBE HANDRAIL MOUNTED TO GUARDRAIL POSTS WITH STANDOFFS, PAINTED FINISH
9. HANDRAIL POST, SEE HANDRAIL DETAILS

NOTES:

1. ALL WELDS SHALL BE CONTINUOUS + GROUND SMOOTH PRIOR TO FINISHING.
2. GUARDRAIL + CONNECTIONS SHALL MEET ALL REQUIREMENTS OF PA BUILDING CODE SECTION 1015 AND 1607.8.
3. ENGINEERED SHOP DRAWINGS SHALL BE PROVIDED FOR ALL GUARDRAIL CONFIGURATIONS + ALL MOUNTING SURFACES/CONDITIONS.

8 GUARDRAIL TYPE 1 @ STAIR
ELEVATION — 3/4" = 1'-0"

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KEY MAP



PROJECT

THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.02.17

ISSUED FOR
HISTORIC

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, CB
CHECKED BY: JM

SEAL

SCALE
AS INDICATED

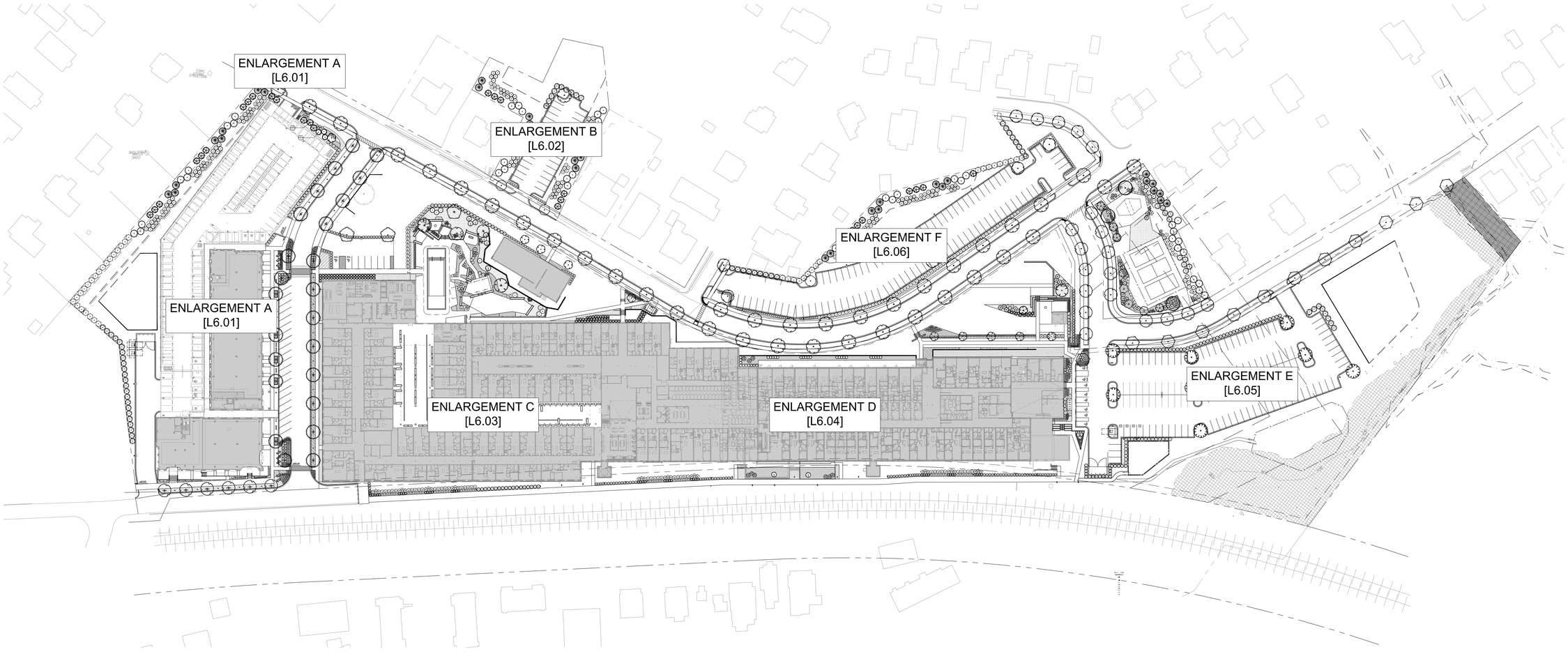
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HARDSCAPE DETAILS

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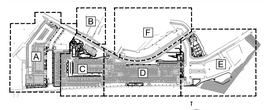
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ORIGINAL SHEET SIZE: 30" X 42"

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KEY MAP SCALE: 1" = 500'



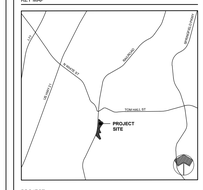
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KEY MAP



PROJECT

THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
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DATE
2026.02.17

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HISTORIC

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, CB
CHECKED BY: JM

SEAL

SCALE
AS INDICATED

DRAWING
OVERALL PLANTING PLAN

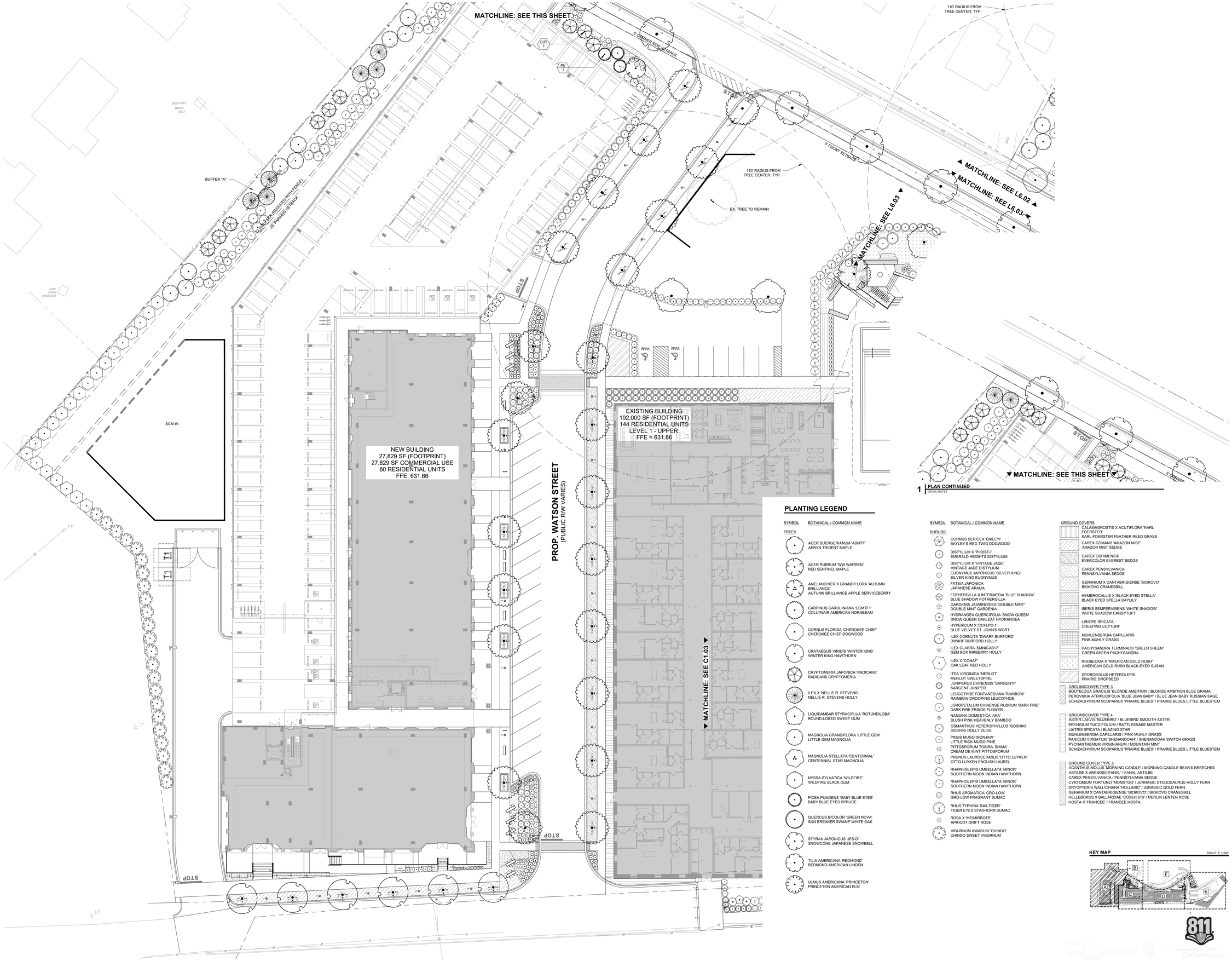
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ORIGINAL SHEET SIZE: 30" X 42"



1 PLAN CONTINUED
DETAIL-NOTES

PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACER BUERGERIANUM 'ABMTF' AERYN TRIDENT MAPLE
	ACER RUBRUM 'WW WARREN' RED SENTINEL MAPLE
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY
	CARPINUS CAROLINIANA 'CCMTF1' COLLYNAIR AMERICAN HORNBEAM
	CORNUS FLORIDA 'CHEROKEE CHIEF' CHEROKEE CHIEF DOGWOOD
	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN
	CRYPTOMERIA JAPONICA 'RADICANS' RADICANS CRYPTOMERIA
	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY
	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA
	MAGNOLIA STELLATA 'CENTENNIAL' CENTENNIAL STAR MAGNOLIA
	NYSSA SYLVATICA 'WILDFIRE' WILDFIRE BLACK GUM
	PICEA PUNGENS 'BABY BLUE EYES' BABY BLUE EYES SPRUCE
	QUERCUS BICOLOR 'GREEN NOVA' SUN BREAKER SWAMP WHITE OAK
	STYRAX JAPONICUS 'JFS-D' SNOWCONE JAPANESE SNOWBELL
	TILIA AMERICANA 'REDMOND' REDMOND AMERICAN LINDEN
	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM

SYMBOL	BOTANICAL / COMMON NAME
SHRUBS	
	CORNUS SERICEA 'BAILEY I' BAYLEY'S RED TWIG DOGWOOD
	DISTYLIUM X 'PIIDIST-I' EMERALD HEIGHTS DISTYLIUM
	DISTYLIUM X 'VINTAGE JADE' VINTAGE JADE DISTYLIUM
	EUONYMUS JAPONICUS 'SILVER KING' SILVER KING EUONYMUS
	FATSIA JAPONICA BRILLIANCE ARALIA
	FOTHERGILLA X INTERMEDIA 'BLUE SHADOW' BLUE SHADOW FOTHERGILLA
	GARDENIA JASMINOIDES 'DOUBLE MINT' DOUBLE MINT GARDENIA
	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' SNOW QUEEN OAKLEAF HYDRANGEA
	HYPERICUM X 'CCFLPC-1' BLUE VELVET ST. JOHN'S WORT
	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY
	ILEX GLABRA 'SMNIGAB17' GEM BOX INKBERRY HOLLY
	ILEX X 'CONAF' OAK LEAF RED HOLLY
	ITEA VIRGINICA 'MERLOT' MERLOT SWEETSPIRE
	JUNIPERUS CHINENSIS 'SARGENTII' SARGENT JUNIPER
	LEUCOTHOE FONTANESIANA 'RAINBOW' RAINBOW DROOPING LEUCOTHOE
	LOROPETALUM CHINENSE RUBRUM 'DARK FIRE' DARK FIRE FRINGE FLOWER
	NANDINA DOMESTICA 'AKA' BLUSH PINK HEAVENLY BAMBOO
	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' GOSHIKI HOLLY OLIVE
	PINUS MUGO 'MONJAW' LITTLE RICK MUGO PINE
	PITTOSPORUM TOBIRA 'SHIMA' CREAM DE MINT PITTOSPORUM
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN ENGLISH LAUREL
	RHAPHIOLEPIS UMBELLATA 'MINOR' SOUTHERN MOON INDIAN HAWTHORN
	RHAPHIOLEPIS UMBELLATA 'MINOR' SOUTHERN MOON INDIAN HAWTHORN
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	RHUS TYPHINA 'BAILTIGER' TIGER EYES STAGHORN SUMAC
	ROSA X 'MEIMIRROTE' APRICOT DRIFT ROSE
	VIBURNUM AWABUKI 'CHINDO' CHINDO SWEET VIBURNUM

GROUND COVERS	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
	CAREX COMANS 'AMAZON MIST' AMAZON MIST SEDGE
	CAREX OSHIMENSIS EVERCOLOR EVEREST SEDGE
	CAREX PENSYLVANICA PENNSYLVANIA SEDGE
	GERANIUM X CANTABRIGIENSE 'BIOKOVO' BIOKOVO CRANESBILL
	HEMEROCALLIS X 'BLACK EYED STELLA' BLACK EYED STELLA DAYLILY
	IBERIS SEMPERVIRENS 'WHITE SHADOW' WHITE SHADOW CANDYTUFT
	LIRIOPE SPICATA CREEPING LILYTURF
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS
	PACHYSANDRA TERMINALIS 'GREEN SHEEN' GREEN SHEEN PACHYSANDRA
	RUDBECKIA X 'AMERICAN GOLD RUSH' AMERICAN GOLD RUSH BLACK-EYED SUSAN
	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED
	GROUNDCOVER TYPE 3 BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' / BLUE JEAN BABY RUSSIAN SAGE SCHIZACHYRIUM SCOPARIUS 'PRAIRIE BLUES' / PRAIRIE BLUES LITTLE BLUESTEM
	GROUNDCOVER TYPE 4 ASTER LAEVIS 'BLUEBIRD' / BLUEBIRD SMOOTH ASTER ERYNGIUM YUCCIFOLIUM / RATTLESNAKE MASTER LIATRIS SPICATA / BLAZING STAR MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS PYCNANTHEMUM VIRGINIANUM / MOUNTAIN MINT SCHIZACHYRIUM SCOPARIUS 'PRAIRIE BLUES' / PRAIRIE BLUES LITTLE BLUESTEM
	GROUND COVER TYPE 5 ACANTHUS MOLLIS 'MORNING CANDLE' / MORNING CANDLE BEAR'S BREECHES ASTILBE X ARENDSII 'FANAL' / FANAL ASTILBE CAREX PENSYLVANICA / PENNSYLVANIA SEDGE CYRTOMIUM FORTUNEI 'MONSTGO' / JURRASIC STEGOSAURUS HOLLY FERN DRYOPTERIS WALLICHIANA 'HOLLASIC' / JURASSIC GOLD FERN GERANIUM X CANTABRIGIENSE 'BIOKOVO' / BIOKOVO CRANESBILL HELLEBORUS X BALLARDIAE 'COSEH 810' / MERLIN LENTEN ROSE HOSTA X 'FRANCEE' / FRANCEE HOSTA

KEY MAP SCALE: 1" = 500'

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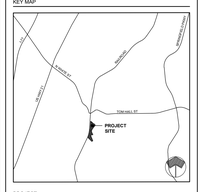
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704.334.1716

SURVEYOR
CLONINGER BELL SURVEYING & MAPPING
107 RIVERSIDE DRIVE
MCADENVILLE, NC 28101
704.864.9007

KEY MAP



PROJECT
THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.02.17

ISSUED FOR
HISTORIC

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, CB
CHECKED BY: JM

SEAL

SCALE
AS INDICATED

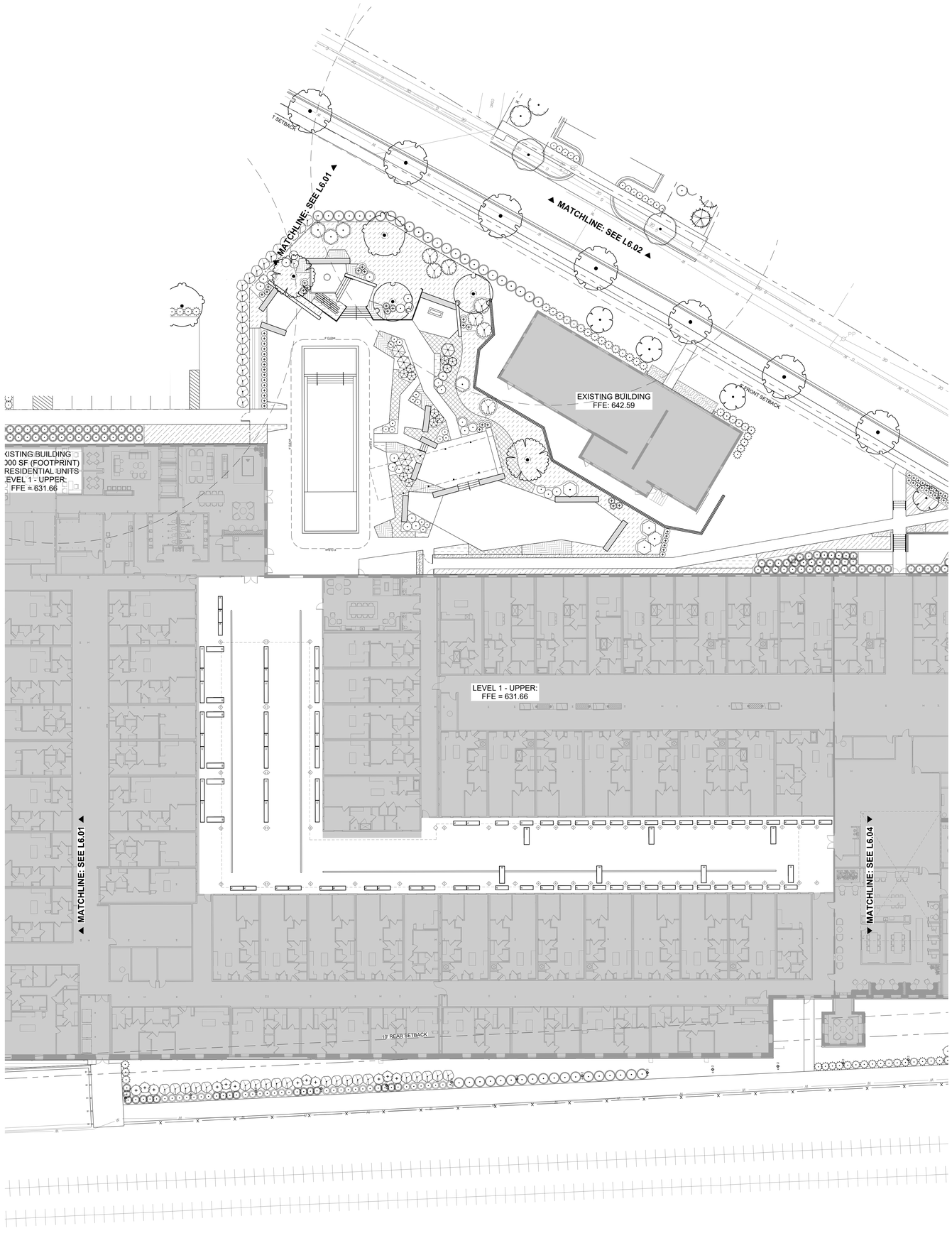
DRAWING
PLANTING PLAN - ENLARGEMENT A

L6.01

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ORIGINAL SHEET SIZE: 30" X 42"

Plotted: Z:\Shared Projects\2023\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-L6-Print.dwg | 2/17/2026 5:17 PM



PLANTING LEGEND

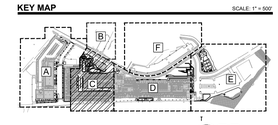
SYMBOL	BOTANICAL / COMMON NAME
TREES	
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	ACER RUBRUM 'WW WARREN' / RED SENTINEL MAPLE
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	ROSA X 'MEIMIRROTE' / APRICOT DRIFT ROSE
	VIBURNUM AWABUKI 'CHINDO' / CHINDO SWEET VIBURNUM

GROUND COVERS

- CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
- CAREX COMANS 'AMAZON MIST' / AMAZON MIST SEDGE
- CAREX OSHIMENSIS / EVERCOLOR EVEREST SEDGE
- CAREX PENSYLVANICA / PENNSYLVANIA SEDGE
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- HEMEROCALLIS X 'BLACK EYED STELLA' / BLACK EYED STELLA DAYLILY
- IBERIS SEMPERVIRENS 'WHITE SHADOW' / WHITE SHADOW CANDYTUFT
- LIRIOPE SPICATA / CREEPING LILYTURF
- MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
- PACHYSANDRA TERMINALIS 'GREEN SHEEN' / GREEN SHEEN PACHYSANDRA
- RUDBECKIA X 'AMERICAN GOLD RUSH' / AMERICAN GOLD RUSH BLACK-EYED SUSAN
- SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED
- GROUNDCOVER TYPE 3 / BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA / PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' / BLUE JEAN BABY RUSSIAN SAGE / SCHIZACHYRIUM SCOPARIUS 'PRAIRIE BLUES' / PRAIRIE BLUES LITTLE BLUESTEM
- GROUNDCOVER TYPE 4 / ASTER LAEVIS 'BLUEBIRD' / BLUEBIRD SMOOTH ASTER / ERYNGIUM YUCCIFOLIUM / RATTLESNAKE MASTER / LIATRIS SPICATA / BLAZING STAR / MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS / PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS / PYCNANTHEMUM VIRGINIANUM / MOUNTAIN MINT / SCHIZACHYRIUM SCOPARIUS 'PRAIRIE BLUES' / PRAIRIE BLUES LITTLE BLUESTEM
- GROUND COVER TYPE 5 / ACANTHUS MOLLIS 'MORNING CANDLE' / MORNING CANDLE BEAR'S BREECHES / ASTILBE X ARENDSII 'FANAL' / FANAL ASTILBE / CAREX PENSYLVANICA / PENNSYLVANIA SEDGE / CYRTOMIUM FORTUNEI 'MONSTGO' / JURRASIC STEGOSAURUS HOLLY FERN / DRYOPTERIS WALLICHIANA 'HOLLASIC' / JURASSIC GOLD FERN / GERANIUM X CANTABRIGIENSE 'BIOKOVO' / BIOKOVO CRANESBILL / HELLEBORUS X BALLARDIAE 'COSEH 810' / MERLIN LENTEN ROSE / HOSTA X 'FRANCEE' / FRANCEE HOSTA

KEY MAP SCALE: 1" = 500'



811 KNOW WHAT'S BELOW. Call before you dig.

SCALE: 1"=20'

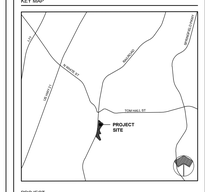
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KEY MAP



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DRAWN BY: AF, JM, CB
CHECKED BY: JM

SEAL

SCALE
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DRAWING
PLANTING PLAN - ENLARGEMENT C

L6.03

Plotted: Z:\Shared\Projects\2023\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-L6-Print.dwg | 2/17/2026 5:21 PM

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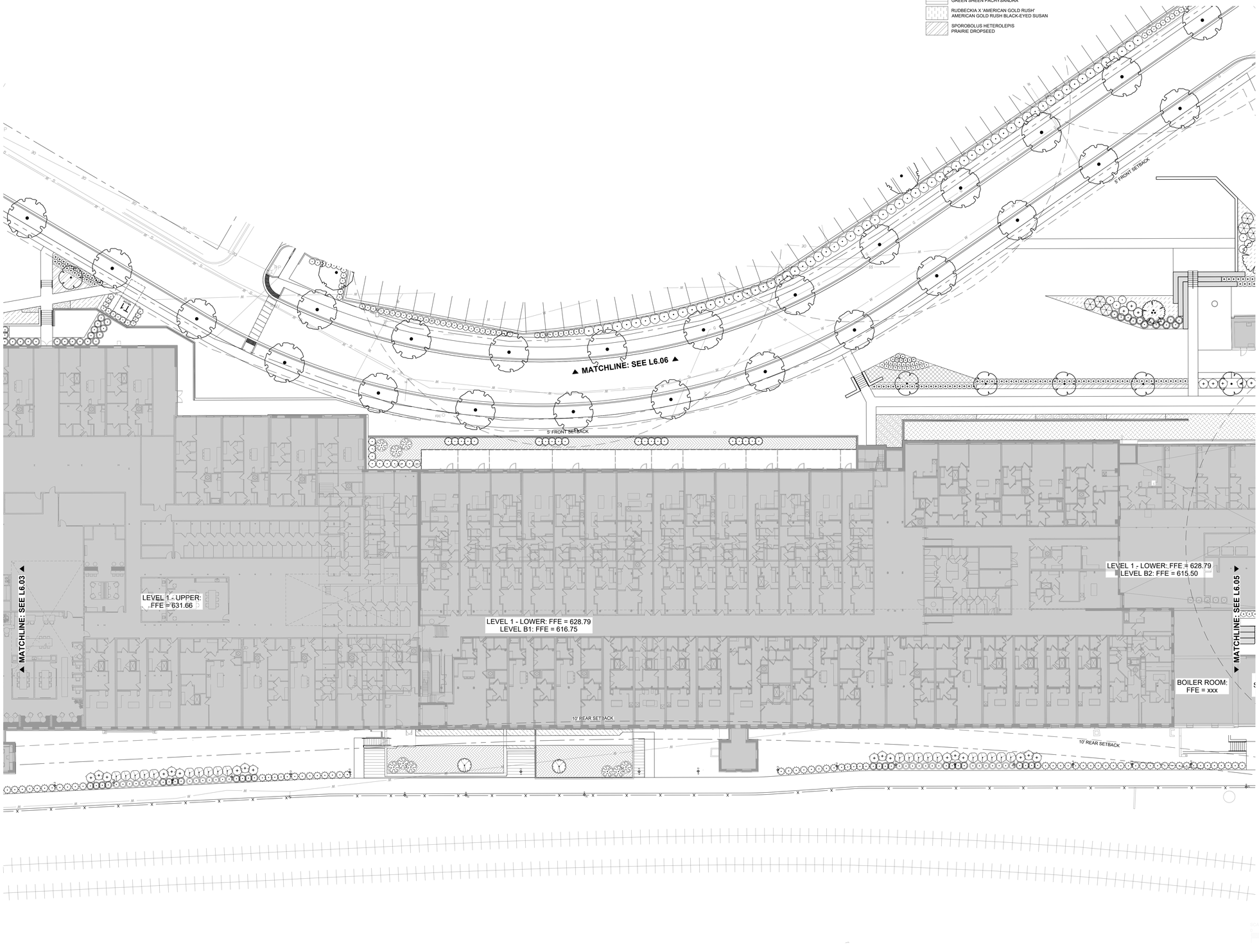
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- ASTILBE X ARENDSII 'FANAL' / FANAL ASTILBE
- CAREX PENSYLVANICA / PENNSYLVANIA SEDGE
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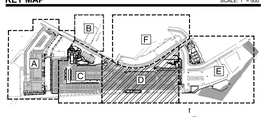
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	FATSIA JAPONICA — JAPANESE ARALIA
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KEY MAP — SCALE: 1" = 500'



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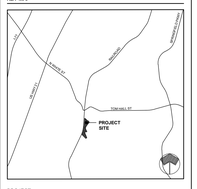
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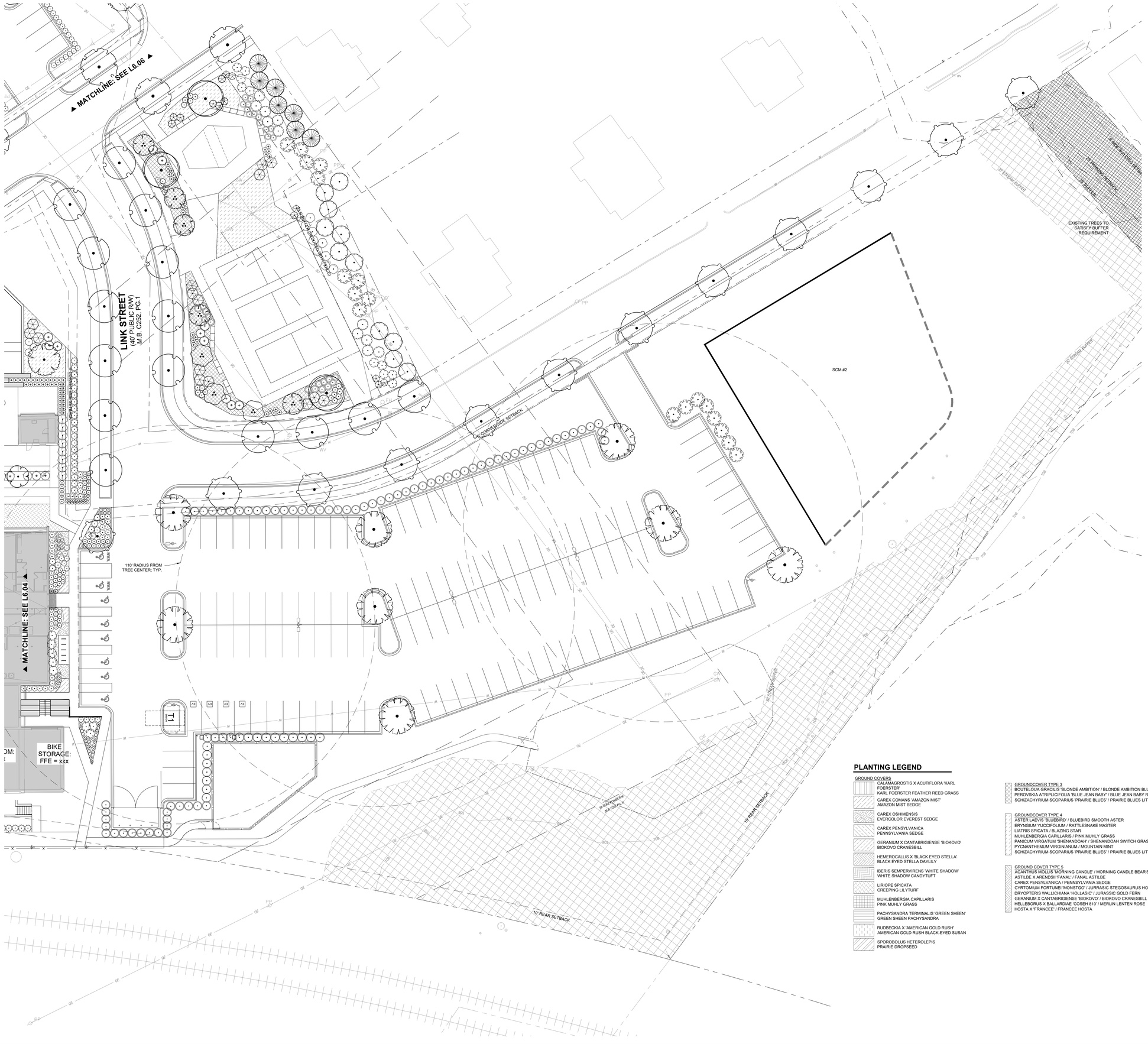
DRAWING
PLANTING PLAN - ENLARGEMENT D

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Plotted: Z:\Shared Projects\2023\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-L6-Print.dwg | 2/17/2026 5:23 PM

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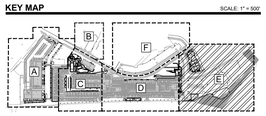
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PENNSYLVANIA SEDGE
- GERANIUM X CANTABRIGIENSE 'BIOKOVO'
BIOKOVO CRANESBILL
- HEMEROCALLIS X 'BLACK EYED STELLA'
BLACK EYED STELLA DAYLILY
- IBERIS SEMPERVIRENS 'WHITE SHADOW'
WHITE SHADOW CANDYTUFT
- LIRIOPE SPICATA
CREEPING LILYTURF
- MUHLENBERGIA CAPILLARIS
PINK MUHLY GRASS
- PACHYSANDRA TERMINALIS 'GREEN SHEEN'
GREEN SHEEN PACHYSANDRA
- RUDBECKIA X 'AMERICAN GOLD RUSH'
AMERICAN GOLD RUSH BLACK-EYED SUSAN
- SPOROBOLUS HETEROLEPIS
PRAIRIE DROPSEED

- GROUNDCOVER TYPE 3
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' / BLUE JEAN BABY RUSSIAN SAGE
SCHIZACHYRIUM SCOPARIUS 'PRAIRIE BLUES' / PRAIRIE BLUES LITTLE BLUESTEM
- GROUNDCOVER TYPE 4
ASTER LAEVIS 'BLUEBIRD' / BLUEBIRD SMOOTH ASTER
ERYNGIUM YUCCIFOLIUM / RATTLESNAKE MASTER
LIATRIS SPICATA / BLAZING STAR
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
PYCNANTHEMUM VIRGINIANUM / MOUNTAIN MINT
SCHIZACHYRIUM SCOPARIUS 'PRAIRIE BLUES' / PRAIRIE BLUES LITTLE BLUESTEM
- GROUND COVER TYPE 5
ACANTHUS MOLLIS 'MORNING CANDLE' / MORNING CANDLE BEAR'S BREECHES
ASTILBE X ARENDSII 'FANAL' / FANAL ASTILBE
CAREX PENSYLVANICA / PENNSYLVANIA SEDGE
CYRTOMIUM FORTUNEI 'MONSTGO' / JURRASIC STEGOSAURUS HOLLY FERN
DRYOPTERIS WALLICHIANA 'HOLLASIC' / JURASSIC GOLD FERN
GERANIUM X CANTABRIGIENSE 'BIOKOVO' / BIOKOVO CRANESBILL
HELLEBORUS X BALLARDIAE 'COSEH 810' / MERLIN LENTEN ROSE
HOSTA X 'FRANCEE' / FRANCEE HOSTA

KEY MAP

SCALE: 1" = 500'



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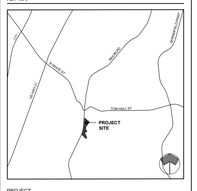
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KEY MAP



PROJECT
THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.02.17

ISSUED FOR
HISTORIC

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, CB
CHECKED BY: JM

SEAL

SCALE
AS INDICATED

DRAWING
PLANTING PLAN - ENLARGEMENT E

L6.05

Plotted: Z:\Shared Projects\2023\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-L6-Plnt.dwg | 2/17/2026 5:24 PM

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ORIGINAL SHEET SIZE: 30" X 42"

5' FRONT SETBACK

24" PINE TREE GROUNDED WI...

P1

PP

6' CLEAR

6' CLEAR

6' CLEAR

6' CLEAR

EXISTING BUILDING
FFE: 642.59

5' FRONT SETBACK

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACER RUBRUM 'WW WARREN' RED SENTINEL MAPLE
	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN
	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM
	STYRAX JAPONICUS 'JFS-D' SNOWCONE JAPANESE SNOWBELL

SYMBOL	BOTANICAL / COMMON NAME
SHRUBS	
	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' BRILLIANT RED CHOKEBERRY
	CORNUS SERICEA 'BAILEYI' BAYLEY'S RED TWIG DOGWOOD
	DISTYLIUM X 'PIIDIST-I' EMERALD HEIGHTS DISTYLIUM
	DISTYLIUM X 'VINTAGE JADE' VINTAGE JADE DISTYLIUM
	FOTHERGILLA X INTERMEDIA 'BLUE SHADOW' BLUE SHADOW FOTHERGILLA
	ILEX GLABRA 'SMNIGAB17' GEM BOX INKBERRY HOLLY
	ILEX VERTICILLATA 'RED SPRITE' RED SPRITE WINTERBERRY
	ITEA VIRGINICA 'MERLOT' MERLOT SWEETSPIRE
	JUNIPERUS CHINENSIS 'SARGENTII' SARGENT JUNIPER
	PINUS MUGO 'MONJAW' LITTLE RICK MUGO PINE
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN ENGLISH LAUREL
	RHUS TYPHINA 'BAILTIGER' TIGER EYES STAGHORN SUMAC

GROUND COVERS

CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
KARL FOERSTER FEATHER REED GRASS

CAREX COMANS 'AMAZON MIST'
AMAZON MIST SEDGE

CAREX OSHIMENSIS
EVERCOLOR EVEREST SEDGE

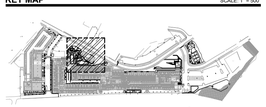
GROUNDCOVER TYPE 1
FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE
IBERIS SEMPERVIRENS 'WHITE SHADOW' / WHITE SHADOW CANDY TUFT
SISYRINCHIUM ANGUSTIFOLIUM 'LUCERNE' / LUCERNE BLE-EYED GRASS
IBERIS SEMPERVIRENS 'WHITE SHADOW' / WHITE SHADOW CANDYTUFT
SISYRINCHIUM ANGUSTIFOLIUM 'LUCERNE' / LUCERNE BLUE-EYED GRASS

GROUNDGOVER TYPE 2
ECHINACEA PURPUREA / CONEFLOWER
MONARDA X 'ROCKIN' RASPBERRY' / SUGAR BUZZ ROCKIN' RASPBERRY BEE BALM
PENSTEMON X 'DARK TOWERS' / DARK TOWERS BEARDTONGUE

GROUNDCOVER TYPE 3
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' / BLUE JEAN BABY RUSSIAN SAGE
SCHIZACHYRIUM SCOPARIUS 'PRAIRIE BLUES' / PRAIRIE BLUES LITTLE BLUESTEM

GROUNDCOVER TYPE 4
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PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
PYCNANTHEMUM VIRGINIANUM / MOUNTAIN MINT
SCHIZACHYRIUM SCOPARIUS 'PRAIRIE BLUES' / PRAIRIE BLUES LITTLE BLUESTEM

KEY MAP SCALE: 1" = 500'



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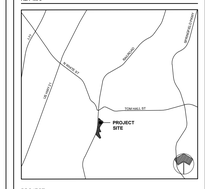
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KEY MAP



PROJECT

THE LOOM @ FORT MILL

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FORT MILL, SOUTH CAROLINA

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DRAWN BY: AF, JM, CB
CHECKED BY: JM

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SCALE
AS INDICATED

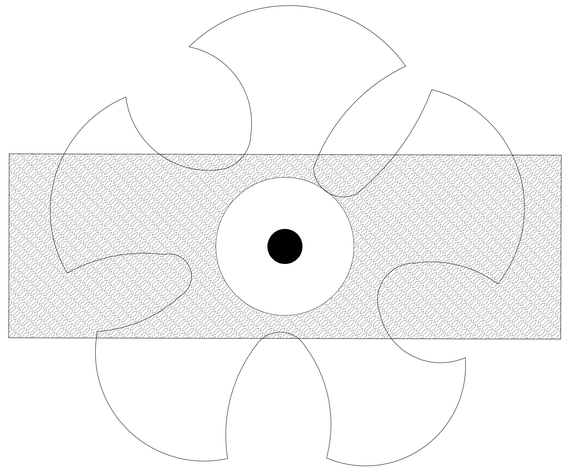
DRAWING
PLANTING PLAN - POOL ENLARGEMENT

L6.07

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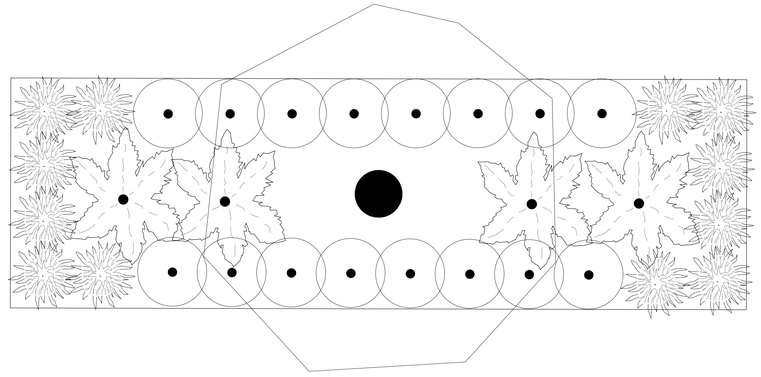
ORIGINAL SHEET SIZE: 30" X 42"



PLANT SCHEDULE PLANTER D

SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUBS		
	FATSIA JAPONICA	JAPANESE ARALIA
GROUND COVERS		
	CAREX OSHIMENSIS	EVERCOLOR EVEREST SEDGE

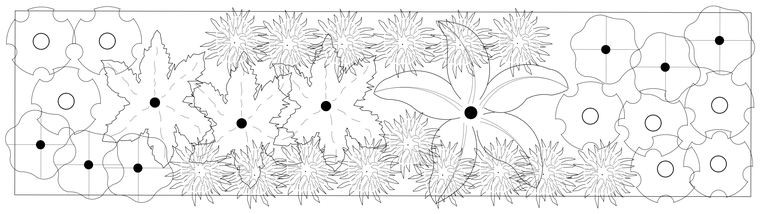
1 **PLANTER TYPE A**
PLAN
1 1/2" = 1'-0"



PLANT SCHEDULE PLANTER E

SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUBS		
	CYRTOMIUM FORTUNEI 'MONSTGO'	JURRASIC STEGOSAURUS HOLLY FERN
	FATSIA JAPONICA 'SPIDER'S WEB'	SPIDER'S WEB JAPANESE ARALIA
	HAKONECHLOA MACRA 'AUREOLA'	GOLDEN VARIEGATED FOREST GRASS
	HEUCHERA X 'TNHEUNER'	NORTHERN EXPOSURE CORAL BELLS

2 **PLANTER TYPE B**
PLAN
1 1/2" = 1'-0"



PLANT SCHEDULE PLANTER C

SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUBS		
	ASPIDISTRA ELATIOR	CAST IRON PLANT
	CYRTOMIUM FORTUNEI 'MONSTGO'	JURRASIC STEGOSAURUS HOLLY FERN
	HAKONECHLOA MACRA 'AUREOLA'	GOLDEN VARIEGATED FOREST GRASS
	HOSTA X 'HADSPEN BLUE'	HADSPEN BLUE HOSTA
	TIARELLA CORDIFOLIA 'BRANDYWINE'	BRANDYWINE FOAMFLOWER

3 **PLANTER TYPE C**
PLAN
1 1/2" = 1'-0"

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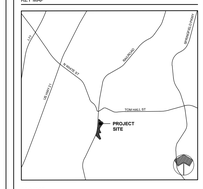
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KEY MAP



PROJECT
THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.02.17

ISSUED FOR
HISTORIC

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, CB
CHECKED BY: JM

SEAL

SCALE
AS INDICATED

DRAWING
PLANTING SCHEDULE

L6.08

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ORIGINAL SHEET SIZE: 30" X 42"

PLANTING NOTES

1. VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. QUANTITIES SHOWN ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE OFF'S AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF THE REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS LABELED ON THE PLANTING PLAN AND THE QUANTITY SPECIFIED IN THE LANDSCAPE SCHEDULE/ GRAPHIC SYMBOLS SHOWN ON THE PLAN, THE GREATER QUANTITY SHALL GOVERN.
2. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS OR DEVIATIONS FROM THE PLANTING PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIAL THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
3. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON THE PLAN PRIOR TO INSTALLATION. IN THE EVENT THAT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL INSTALL A GREATER SIZE.
4. PRIOR TO MOBILIZATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF HE OR SHE BELIEVES ANY PLANT MATERIAL SPECIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION OF PLANT MATERIAL WILL BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT IN WRITING MAY RESULT IN THE REPLACEMENT OF ALL FAILED PLANT MATERIAL (EXCEPT FOR DEFECTS RESULTING IN LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLECT OR VANDALISM, AND UNKINDLY ACTS OF GOD) AT THE CONTRACTORS EXPENSE.
5. PROTECTION OF EXISTING VEGETATION. AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
6. TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR/ZONA PROTECTORA PARA LOS ARBOLES.
7. ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
8. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
9. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COORDINATION OF LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND IRRIGATION AND DRAINAGE SYSTEMS. IN AREAS WHERE THERE IS A DRAINAGE INLET CONFLICT WITH SPECIFIED SHRUBS PER PLAN, FINAL SHRUB LOCATIONS WILL BE DETERMINED ON SITE AS APPROPRIATE AND APPROVED BY LANDSCAPE ARCHITECT.
10. PLANTING SOIL SHOULD BE TESTED BY THE CONTRACTOR AND AMENDED PER AMENDED SOIL SPECIFICATIONS.
11. LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
12. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN THE SIZE INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE NOTED ON THE PLAN SET. ALL SIZES AND QUALITY OF THE PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS THAT DO NOT MEET THE SIZE AND SPECIFICATIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK WILL BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER.
13. LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS AND FDC LOCATIONS ON THE SITE.
14. WHERE TREES MAYBE LOCATED IN A DRAINAGE SWALE, AVOID PLANTING ALL TREES IN THE CENTER OF THE SWALE RESULTING IN POOR WATER FLOW.

OWNER MAINTENANCE RESPONSIBILITY

UPON OWNER'S (OR OWNER'S CONTRACTOR) COMPLETION OF LANDSCAPE WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL MAINTENANCE, UPKEEP, WATERING, CARE, AND PRUNING/TRIMMING OF ALL NEWLY INSTALLED PLANT MATERIAL, INCLUDING BUT NOT LIMITED TO; SHADE TREES, ORNAMENTAL TREES, SHRUBS, ORNAMENTAL GRASSES, TURF GRASS, PERENNIALS, FLOWERS, AND GROUNDCOVER. INCLUDING ALL LANDSCAPE AREAS ADJACENT OR PART OF THE LANDSCAPE AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT TRIANGLES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7FT. ABOVE FINISHED GRADE, OR AS OTHERWISE INDICATED ON THE PLANS.
- GROUND COVER, SHRUBS, ORNAMENTAL PLANTS, AND GRASSES WITHIN SIGHT TRIANGLES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE WARRANTY PERIOD FOR PLANT MATERIAL THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

PLANTING REQUIREMENTS

PER ARTICLE II. SEC. 19 MXU MIXED USE DEVELOPMENT DISTRICT

BUFFERS ART. II, SEC. 19 (MXU DISTRICT) K. BUFFERS		
SIDES ABUTTING RESIDENTIAL 35'. MAY BE REDUCED BY 33% (23.5') IF 6' OPAQUE WALL CONSTRUCTED	**REQUIRED BUFFER (100FT)** EVERGREEN TREES: 9 EVERGREEN SHRUBS: 20	**PROPOSED BUFFER**
BUFFER A (280.5 LF)	EVERGREEN TREES: 26 EVERGREEN SHRUBS: 57	EVERGREEN TREES: 26 EVERGREEN SHRUBS: 57
BUFFER B (369 LF)	EVERGREEN TREES: 34 EVERGREEN SHRUBS: 74	EVERGREEN TREES: 34 EVERGREEN SHRUBS: 74
BUFFER C (260 LF)	EVERGREEN TREES: 24 EVERGREEN SHRUBS: 52	EVERGREEN TREES: 24 EVERGREEN SHRUBS: 52
ALTERNATIVE BUFFER: 6FT WIDE WITH 6FT OPAQUE WALL AND EVERGREEN SHRUBS 6'-8' HT, PLACED 8' O.C.		
SCREENING REQUIREMENTS		
PARKING AND LOADING: SCREENING SHRUBS EVERGREEN, MIN. 3' TALL AND MIN. SPREAD OF 2' WHEN PLANTED AND NO FURTHER THAN 5' APART. AVG. HEIGHT AT NORMAL GROWTH WITHIN 4 YEARS OF PLANTING IS TO BE 5' - 6'. AVG. HEIGHT MAY BE REDUCED TO 4' WHEN SCREENING ALONG PUBLIC STREETS.		

INTERNAL PLANTING REQUIREMENTS. ART. II, SEC. 19 (MXU DISTRICT) J. LANDSCAPING				
TOTAL IMPERVIOUS COVER	**PLANTING AREA REQUIRED**	**PLANTING AREA PROPOSED**	**TREES REQUIRED**	**TREES PROPOSED**
201,248 SF (4.62 AC)	20,124 SF (10% OF TOTAL I.C)	20,124 SF MIN.	21 TREES (1 TREE/ 10,000 SF I.C)	21 TREES

STREET TREES REQUIREMENTS

BUFFERS			
STREET	**FRONTAGE (LF)**	**TREES REQUIRED** SMALL MATURING (SPACING 30') OR MEDIUM MATURING (SPACING 40') OR LARGE MATURING (SPACING 50')	**TREES PROVIDED**
RAILROAD AVE.	±154	6 SMALL MATURING OR 4 MEDIUM MATURING OR 3 LARGE MATURING	6 SMALL MATURING TREES
PROP. WATSON STREET	±957	32 SMALL MATURING OR 24 MEDIUM MATURING OR 20 LARGE MATURING	24 MEDIUM MATURING TREES
WILLIAMSON STREET	±1,965	65 SMALL MATURING OR 50 MEDIUM MATURING OR 40 LARGE MATURING	41 LARGE MATURING TREES
LINK STREET	±515	18 SMALL MATURING OR 13 MEDIUM MATURING OR 11 LARGE MATURING	11 LARGE MATURING TREES
LINK STREET + PROP. STREET	±484	17 SMALL MATURING OR 13 MEDIUM MATURING OR 10 LARGE MATURING	17 SMALL MATURING TREES
MEACHAM STREET	±199	7 SMALL MATURING OR 5 MEDIUM MATURING OR 4 LARGE MATURING	7 SMALL MATURING TREES

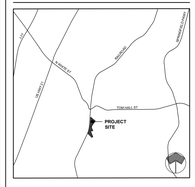
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1900 WEST MOREHEAD STREET, STE 200
CHARLOTTE, NC 28208
704.334.1716

SURVEYOR
CLONINGER BELL SURVEYING & MAPPING
107 RIVERSIDE DRIVE
MCADENVILLE, NC 28101
704.864.9007

KEY MAP



PROJECT
THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.02.17

ISSUED FOR
HISTORIC

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, CB
CHECKED BY: JM

SEAL

SCALE
AS INDICATED

DRAWING
PLANTING REQUIREMENTS

L6.09

811 Know what's below. Call before you dig.

Plotted: Z:\Shared Projects\2023\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-L6-Plnt.dwg | 2/17/2026 5:31 PM

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ORIGINAL SHEET SIZE: 30" X 42"

Date Received: 9/24/2024
Planning Commission Date: 10/15/2024

Zoning Map Amendment Application

Town of Fort Mill, South Carolina

Owner / Applicant Information
For multiple owners and/or applicants, please provide information for a primary point of contact for town staff.

Owner/Applicant Name: Unique USA, Inc./Moore & VanAllen

Mailing Address: 104 Williamson St., Fort Mill, SC 29715

Telephone Number: Jerry Gronske - 908.307.6485/Keith MacVean - 704.331.3531

Email Address: jerryg@uniqueusainc.com/keithmacvean@mvalaw.com

Property Information:

Area of subject property or properties: 15.9 acres

Current Zoning: GI & R-10

Proposed/Requested Zoning: MXU

Submission Checklist

- [x] Completed application with signatures of all property owners*
- [x] $350 Application Fee (See fee schedule for MXU and PND fees)*
- [x] Supplemental information pertinent to the request (property plat, deed, etc.)
- [x] Additional materials as required for PND and MXU requests
- [x] Pre-application meeting (preferred)

Additional materials may be required
*Required with submission

Please provide information on the reason(s) for the request: To allow the adaptive re-use of the existing historic Williamson Mill with high quality residential units and a new building with residential uses and a variety of ground floor commercial uses.

Please provide details below for each property included in the request. Please attach additional sheets as necessary.

Tax Map Number	Property Address	Current and Proposed Use of Property	Property Owner
0200601051	6 Watson St.	Commercial	104 Williamson LLC
0200801052	No property address found	Commercial	104 Williamson LLC
0200601053	117 Link St.	Vacant	Unique USA Investments LLC
0200601054	104 Williamson St.	Commercial	104 Williamson LLC

Date Received: 9/24/2024
Planning Commission Date: 10/15/2024

Acknowledgement of Requirements: The applicant certifies that the information provided herein is complete and true to the best of their knowledge. Applicant understands that applications for zoning map amendments must be signed by each legal property owner for the subject property or properties and that notices of public hearing shall be posted on the affected property or properties so as to be clearly visible from a traveled street. The owner or applicant is instructed to maintain posting and to be responsible for notifying the town promptly if the sign is damaged or removed. Failure to do so may delay action. Please note, incomplete submissions will not be accepted.

Jerry Gronske — Jerry Gronske — 09/24/2024
Applicant Printed Name — Signature — Date

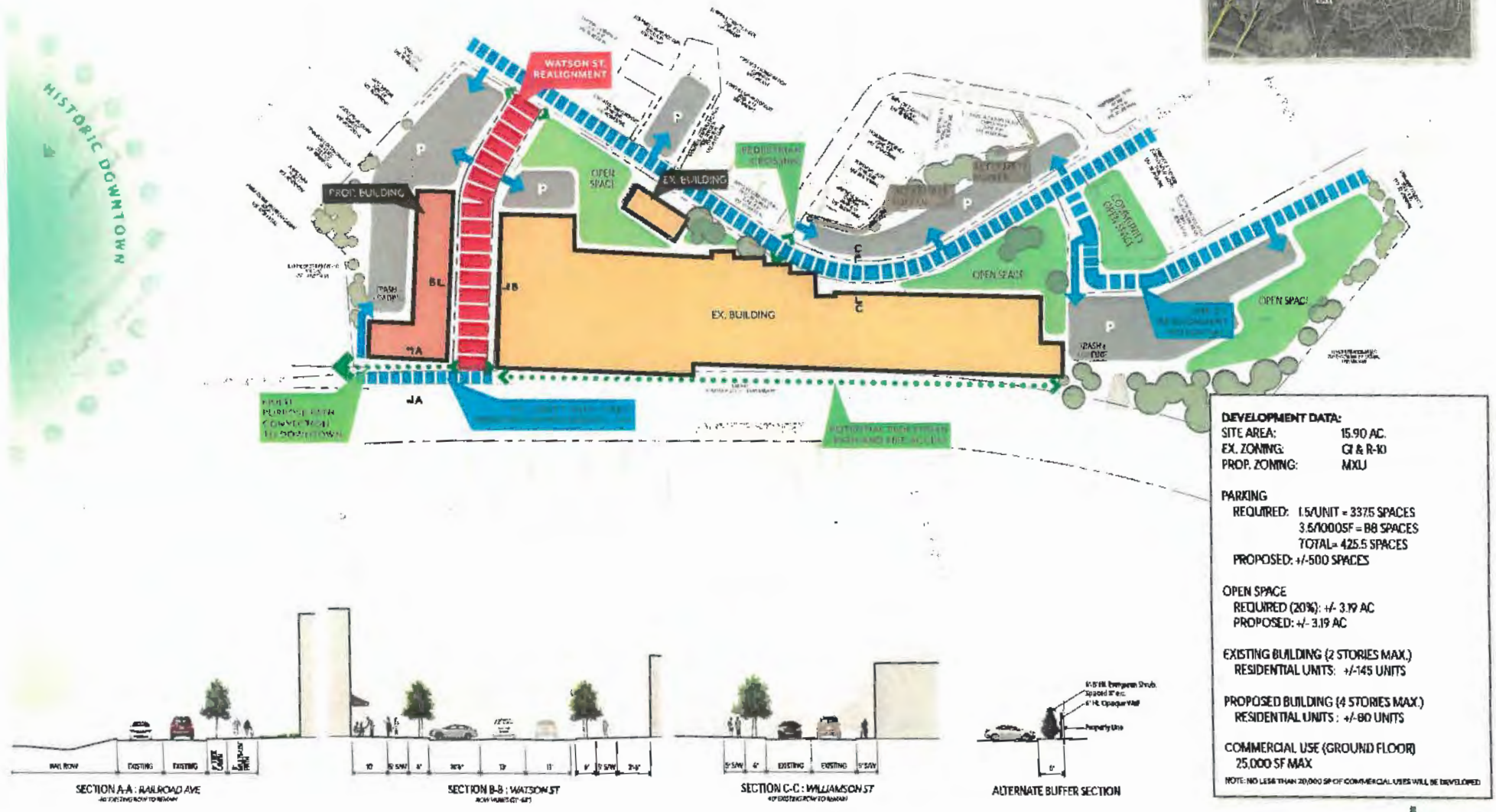
104 Williamson LLC — 09/24/2024
Owner #2 Printed Name — Signature — Date
Johnny Nassri

Unique USA Investments LLC — 09/24/2024
Owner #3 Printed Name — Signature — Date
Johnny Nassri

Owner #4 Printed Name — Signature — Date

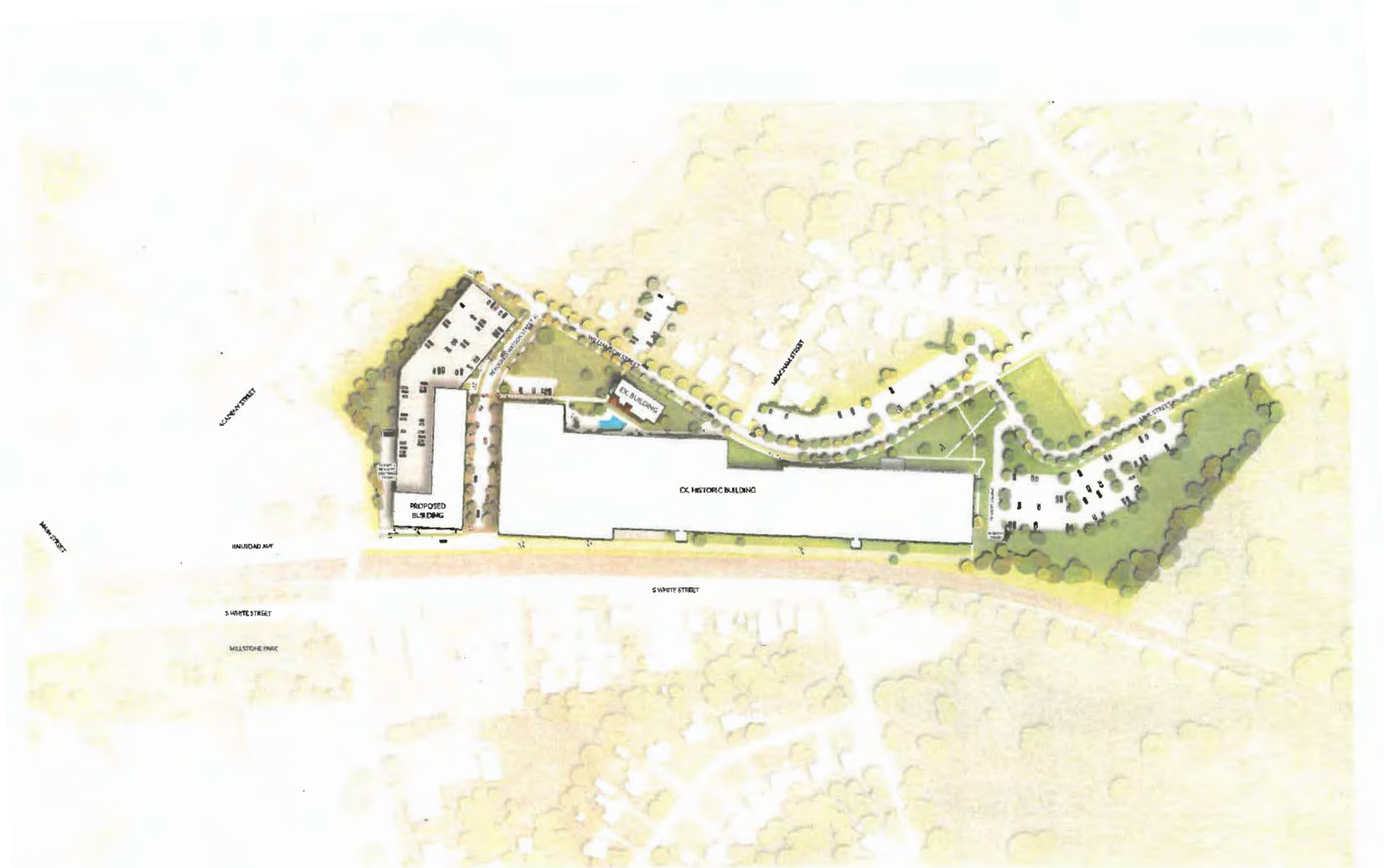
ATTACH ADDITIONAL SIGNATURE PAGES AS NECESSARY





WILLIAMSON MILL REDEVELOPMENT | MXU CONCEPT PLAN

#23006 | 10.22.2025 | Prepared for Unique Loom

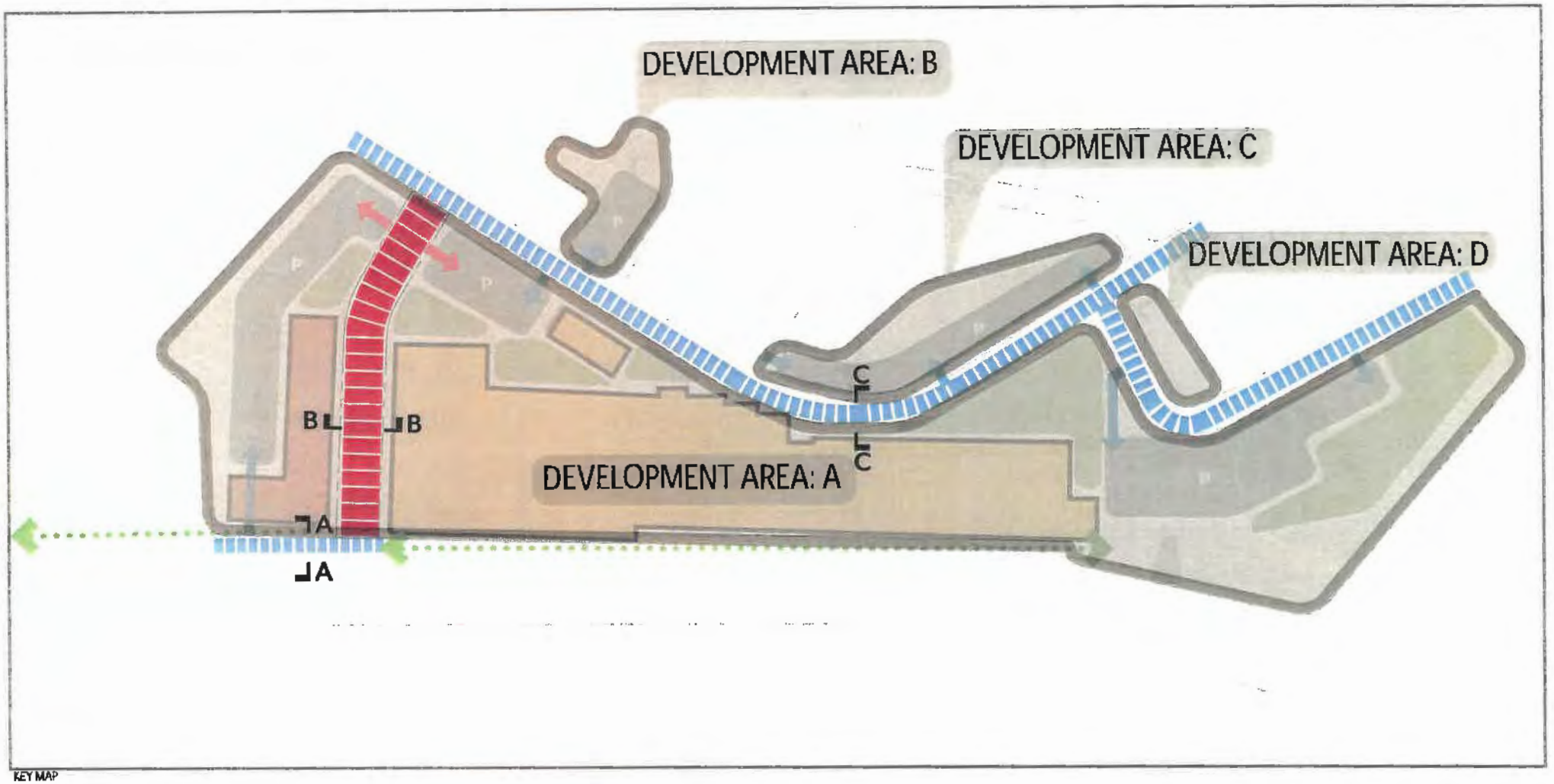


NOTE: FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN SUBJECT TO CHANGE.

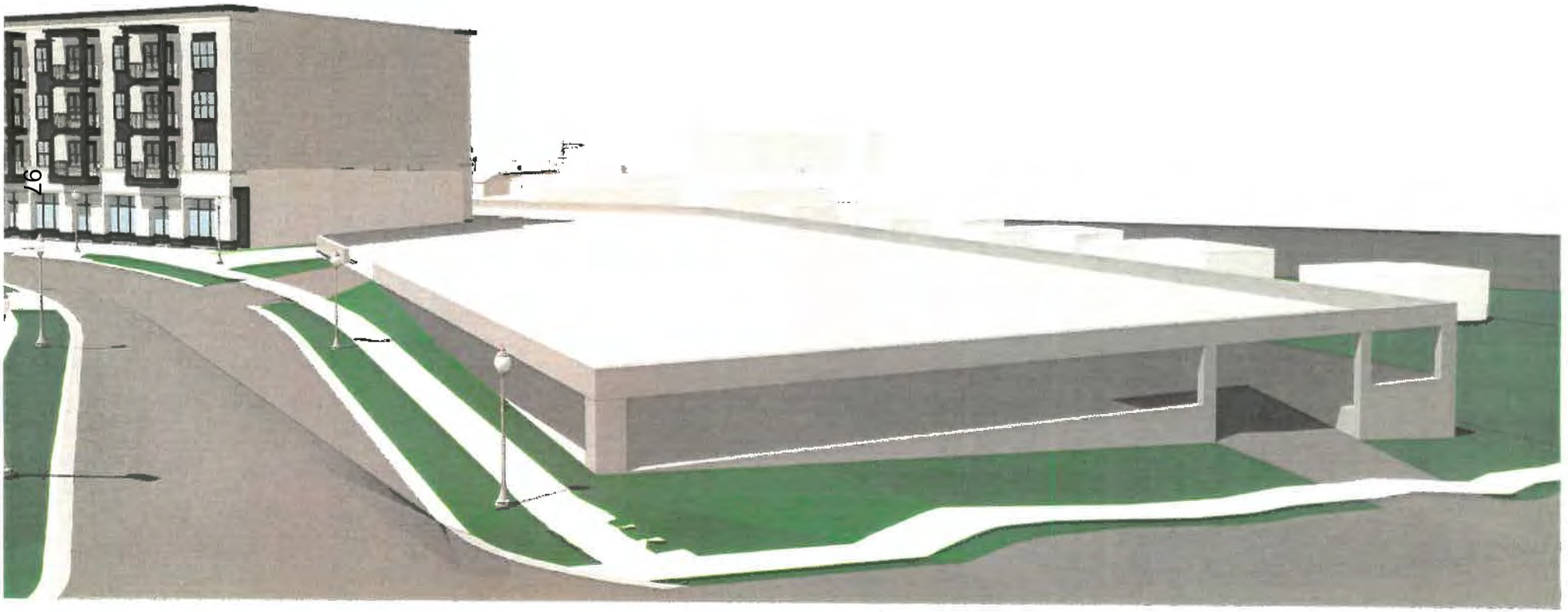
WILLIAMSON MILL REDEVELOPMENT | MXU CONCEPT PLAN

#23006 | 10.22.2025 | Prepared for Unique Loom

dpr design


DEVELOPMENT AREA: B
DEVELOPMENT AREA: C
DEVELOPMENT AREA: D
DEVELOPMENT AREA: A
B
B
C
C
A
A

KEY MAP



VIEW A - S WHITE STREET + MAIN STREET



VIEW B - MILLSTONE PARK



VIEW C - WILLIAMSON STREET + LINK STREET




nest realm coffee


nest realm coffee

Williamson Mill Redevelopment Project

Development Conditions

10/21/2025

Fort Mill MXU Zoning

Site Development Data:

--Acreage: ± 15.90 acres

--Tax Parcel #s: 0200601051, 0200601052, 0200601053, 0200601054, 0200601058, and 0200607034

--Existing Zoning: GI (general industrial) & R-10 (one-family residential)

--Proposed Zoning: MXU (mixed use development)

--Existing Uses: commercial, surface parking, single family residential, and vacant

--Proposed Uses: A mix of up to two hundred twenty-five (225) multi-family residential dwelling units and up to 25,000 sf of commercial uses together with accessory uses. The uses permitted in the MXU district shall be limited to the permitted uses and conditional uses allowed within the UD (urban development) zoning district found in Sections 22.2 and 22.3 of the Zoning Ordinance as of the date of adoption of these Development Conditions. No less than 20,000 sf of commercial uses will be developed. Single family attached residential dwellings shall not be permitted.

--Parking: As required by the Ordinance and these Development Conditions.

1. Context/Statement of Purpose of Rezoning:

The adaptive reuse of the existing mill building and development of the adjacent properties is intended to be a transformative mixed-use development revitalizing a historic site in the heart of Fort Mill. The redevelopment and adaptive reuse will offer a variety of residential options, from modern apartments to lofts, while maintaining the character of the building's past. A variety of retail shops, restaurants/cafes and other entertainment experiences are proposed to line the streets and extend the limits of Fort Mill's vibrant downtown.

2. General Provisions:

a. Site Location. These Development Conditions for a part of the MXU Concept Plan associated with the Rezoning Petition filed by Unique USA, Inc. ("Petitioner") to accommodate development of a mixed-use development on the approximately ±15.90-acre site located along Williamson Street at Watson Street (the "Site").

b. Zoning Districts/Ordinance. Except as expressly set forth herein, in the event that there is any conflict between these Development Conditions and the conditions set forth in the Zoning Ordinance (the "Ordinance"), including those set out for the MXU District, and other local land development codes,

ordinances, laws, rules, and regulations adopted by the Town of Fort Mill ("Other Regulations"), these Development Conditions shall supersede the Zoning Ordinance and Other Regulations, unless otherwise prohibited by state or federal law, and shall be vested at the time of the approval of the Applicant's zoning and rezoning applications. Otherwise, except as provided by these Development Conditions, the Williamson Mill Redevelopment Project shall be subject to all of the applicable provisions of the Zoning Ordinance and Other Regulations.

c. Graphics and Alterations. The schematic depictions of the uses, sidewalks, structures and buildings, building elevations, driveways, streets, open space areas and other development matters and site elements (collectively the "Development/Site Elements") set forth on the MXU Concept Plan should be reviewed in conjunction with the provisions of these Development Conditions. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the MXU Concept Plan are graphic representations of the Development/Site elements proposed. Architectural designs are intended to depict the general conceptual architectural style, character of the building, and overall design intent. As such, the use of color is not intended to depict a specific material or the location and amount of a material unless otherwise noted. Changes to the MXU Concept Plan not anticipated by the MXU Concept Plan will be reviewed and approved as allowed by Section 19.5.F of the Ordinance regarding amendments to concept plans. Notwithstanding the foregoing, the Planning Director shall retain the sole and absolute authority and discretion to determine if any proposed changes to building exteriors or site elements constitute a major modification and deviation from the Concept Plan, thereby requiring Town Council approval as a new MXU application as Council's intent is to approve the project generally as it is shown and depicted throughout the Concept Plan.

3. Permitted Uses:

a. The Site may be developed with a mix of up to two hundred twenty-five (225) multi-family residential dwelling units and up to 25,000 sf of commercial uses together with accessory uses. The uses permitted in the MXU district shall be limited to the permitted uses and conditional uses allowed within the UD (urban development) zoning district found in Sections 22.2 and 22.3 of the Zoning Ordinance as of the date of adoption of these Development Conditions. No less than 20,000 sf of commercial uses will be developed. Single family attached residential dwellings, tattoo facilities, and check cashing establishments, title loan lenders, deferred presentment lenders, pawnshops, loan brokers, and small loan companies shall not be permitted.

b. Development Areas B, C and D will be used to provide parking and open space for the Site.

4. Transportation Improvements and Access:

a. All public roadway and pedestrian improvements as required by the transportation mitigation approval (TMA) shall be completed by the Petitioner subject to the standards and criteria of Fort Mill and/or South Carolina Department of Transportation (as it relates to the roadway improvements within their respective road system authority). The TMA was made pursuant to recommendations of the Traffic Impact Analysis (TIA) prepared for the Petitioner by Kimley-Horn & Associates, Inc. Modifications may be made to the TIA in the event there is a material change to the MXU Concept Plan.

b. The number and location of access points to the Site will be as generally depicted on the MXU Concept Plan. Modifications may be made during the permitting process to accommodate changes in traffic patterns, parking layouts and any other adjustments required with approval from appropriate

governmental authorities subject to applicable statutes, ordinances, and regulations. An emergency vehicle access drive will be provided from Railroad Ave. as generally depicted on the MXU Concept Plan.

c. The Petitioner may re-align the existing turn on Link St. as generally depicted on the MXU Concept Plan.

d. The Petitioner will abandon and re-align Watson St. as a new public street as generally depicted on the Rezoning Petition. The Petitioner will work with the Town of Fort Mill to abandon the existing right-of-way for Watson St.

e. The Petitioner shall construct a parking deck located to the rear of the new building as generally depicted on the Concept Plan. One level shall be designated for commercial and public use.

f. The Petitioner shall mill and overlay the asphalt roadway on Williamson St., Link St., and Railroad Ave. along the project frontage prior to project completion.

5. Development Standards:

As provided in Section 2 in these Development Conditions, all development within the Williamson Mill Redevelopment Project shall meet the requirements set forth in the MXU District regulations, and the attached MXU Concept Plan, and related transportation related documents.

a. Building Height. All newly constructed buildings on the Site shall not exceed the maximum building height of 60' as set forth in Section 19.4.A of the MXU development standards nor will they exceed four (4) stories in height.

b. Sidewalks. Sidewalks shall be constructed in accordance with Town's standards in effect on the date of approval of the Zoning Application and within a public easement that is easily accessed by the Town for maintenance purposes, avoiding utility easements to the maximum extent possible, if such sidewalks are to be maintained by the Town. Each segment shall be installed prior to the issuance of a certificate of occupancy for such adjacent development project. The development standards for sidewalks set forth in the MXU District shall be met except where increases in sidewalk widths and planting strips are indicated on the MXU Concept Plan for Railroad Avenue, Williamson Street, and the realigned Watson Street. The sidewalk width along Williamson Street and realigned Watson Street shall be five (5) feet and an eight (8) foot wide multi-use path is to be provided along the Site's Railroad Avenue frontage.

c. Architectural Standards. The Petitioner will establish, through covenants running with the land, requirements for architectural elements and architectural style for the Project that will be enforced by the Petitioner and Owners Association(s). At a minimum, the exterior of all structures within the Site shall feature quality materials such as brick, natural stone, stucco, wood and/or fiber cement siding, metal, glass, and "cast stone" masonry units. Metal, split face and scored concrete block, formed in place concrete, and vinyl siding, shall not be permitted as a primary external building material. To the extent applicable, any building that is or becomes listed on the National Register of Historic Places shall be subject to appearance review by the Town's Historic Review Board and shall not be subject to Planning Commission Commercial Appearance Review.

d. Buffer and Project Edge. Where the Site abuts existing single-family residential uses a 35-foot buffer as required by the MXU zoning district will be provided. The required buffer may be reduced by 33% when a six-foot opaque wall is constructed. Buffers will be planted as required by the Ordinance.

e. Alternative To Required Buffer. As allowed by the Ordinance the Petitioner requests an alternative buffer treatment be allowed at two locations as shown on the MXU Concept Plan. These two locations are where parking was previously established. The alternative buffer will have a minimum width of six(6)-feet and consist of a six-foot opaque wall, plus evergreen shrubs 6'-8' feet high at installation and spaced 8-feet on center.

f. High Visibility Crosswalk. The Petitioner will construct a high visibility crosswalk on Williamson St. connecting existing building to the parking area located on the opposite side of Williamson St.

g. Setbacks, Side and Rear Yards. Setbacks, side, and rear yards as required by the MXU zoning district will be provided. Existing portions of the building that do not meet the required yards may remain as a legal non-conforming structure.

h. The Petitioner shall be responsible for maintenance between the back of curb and right of way at the project frontages of Williamson St., Watson St., and Railroad Ave.. Fort Mill will be responsible for maintenance from back of curb to back of curb at the project frontages of Williamson St., Watson St., and Railroad Ave..

i. Fort Mill shall review and approve tree species for proposed required street trees.

6. Amendments to the MXU Concept Plan:

Future amendments to the MXU Concept Plan (which includes these Development Conditions) may be applied for by the then Owner or Owners of the applicable Development Area or portion of the Site affected by such amendment in accordance with Section 19.5.F of the Ordinance regarding amendments to concept plans.

7. Binding Effect of the Rezoning Application:

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the MXU Concept Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Sec. 22. UD Urban Development district.

2. *Permitted uses:* The following uses shall be permitted in any UD zoning district:

A) Multi-family residential dwellings, including:

(1) Apartments.

(2) Condominiums.

(3) Cooperatives.

(4) Lofts.

~~B) Single-family attached residential dwellings, including:~~

~~(1) Townhomes.~~

~~(2) Row homes.~~

C) Upper story residential dwelling units located above a ground floor commercial use.

D) Private uses which are customarily associated with multi-family development, including:

(1) Sales/rental office.

(2) Gyms and fitness centers.

(3) Pools and poolhouses.

(4) Clubhouses and activity centers.

(5) Off-street parking facilities.

(6) Other amenities related to recreation and/or resident activities.

E) Commercial uses, including:

(1) Any retail business authorized in article II, section 8, subsection 2, paragraph A.

(2) Any service business authorized in article II, section 8, subsection 2, paragraph B.

(3) Day care center.

(4) Private or semiprivate club, lodge, union hall or social center.

(5) Publicly owned and operated building, facility or land.

F) Accessory uses: In addition to the principal uses which are designated herein as being permitted within the several zoning districts established by the ordinance, it is intended that certain uses customarily incidental or accessory to such principal uses shall also be permitted. Accessory uses shall not be converted to living space unless they meet the setback requirements of the principle structure for the zoning district in which they are located. For the purposes of this ordinance, therefore, each of the following uses is considered to be a customary accessory use, and, as such, may be situated on the same lot with the principal use or uses to which it serves as an accessory:

1) Uses customarily accessory to dwellings:

A) Private, unattached garages and carports,

B) Open storage space or parking area for non-commercial motor vehicles. Not more than one commercial vehicle may be housed or regularly parked on any lot,

C) Satellite dishes, provided they are restricted to the rear yard.

2) The following customary accessory uses must not be in front of the principal structure on a lot:

A) Unattached private garages or carports,

B) Shed or tool room for the storage of equipment used in grounds or building maintenance,

C) Children's playhouse and play equipment,

D) Private kennel for family pets, provided they are of the type authorized by town Ordinance,

E) Private swimming pool and bath house or cabana,

F) Structures designed and used for purposes of shelter in the event of man-made or natural catastrophes,

G) Noncommercial flower, ornamental shrub, or vegetable garden greenhouse or slat house not over eight feet in height.

3) Uses customarily accessory to church buildings:

A) Religious education buildings,

B) Parsonage, pastorium or parish house, together with any use accessory to a dwelling, as listed under paragraph 1) of this subsection G.,

C) Off-street parking area for the use, without charge, to members and visitors to the church.

4) Uses customarily accessory to retail business, offices and commercial recreation facilities:

A) Off-street parking or storage area for customer, client, or employee-owned vehicles,

B) Completely enclosed building for the storage of supplies, stock, or merchandise,

C) Light manufacturing and/or repair facility incidental to the principal use; provided that dust, odor, smoke, noise, vibration, heat, or glare produced as a result of such manufacturing or repair operation shall not be perceptible from any boundary line of the lot on which such principal and accessory uses are located; and provided that such operation is not otherwise specifically prohibited in the district in which the principal use is located.

G) Customary home occupations: A home occupation, as defined in article I, section 1, shall be permitted; provided that such occupation:

1) Is conducted by no other person than members of the family residing on the premises,

2) Is conducted entirely within the principal building,

3) Utilizes not more than 25 percent of the total floor area of the principal building,

4) Produces no alteration or change in the character or exterior appearance of the principal building from that of a dwelling,

5) Involves no sale or offering for sale of any article not produced or assembled by members of the family, or any service not entirely performed by members of the family, residing on the premises,

6) Creates no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazard, unhealthy or unsightly condition,

7) Is not visibly evident from outside the dwelling, except for one nonilluminated sign two square feet or smaller in area, mounted against a wall of the principal building,

8) Provides adequate off-street parking for the maximum number of vehicles encountered in the conduct of the occupation in a manner and at such a location so as not to detract from the appearance of the premises or to inconvenience the neighboring residences.

3. *Conditional uses:* The following uses shall be permitted in any UD zoning district on a conditional basis:

A) Auto accessory store; provided, that there shall be no storage of wrecked automobiles or scrapped or salvaged auto parts on the premises;

B) Bakery; provided, that goods baked on the premises shall be sold only at retail on the premises;

C) Bed and breakfast inns, provided:

1) The use shall be located on a parcel at least two acres in size; provided, however, that the minimum acreage requirement shall be reduced to one acre for LC zoned parcels which are also located within the historic preservation district;

2) The bed and breakfast inn shall have ten or fewer guest rooms;

3) Meals may be served to registered guests only;

4) No cooking facilities shall be permitted in individual guest rooms;

5) The property owner or manager must reside on the property where the inn is located;

6) Only short term lodging will be provided; monthly rentals shall be prohibited; and no guest(s) may stay on the premises for a period exceeding 30 consecutive days;

7) Two parking spaces shall be provided for the operator, plus one space for each guest room as required herein, including handicap accessibility;

8) All guest quarters and living facilities shall be located within the principal structure; and

9) The use shall produce no alterations or changes in the character or exterior appearance of the principal building from that of a dwelling, except that one sign not exceeding 40 square feet in size and eight feet in height may be installed.

D) Contractor's office; provided, there shall be no storage of vehicles, equipment or materials on the premises.

E) Delicatessen, restaurant, soda fountain, or other eating, drinking and/or entertainment establishments (other than drive-in establishments) provided, that:

1) Outdoor speaker systems and/or sound amplifying devices shall be directed away from any adjoining residential uses and/or districts; provided, however, no outdoor speaker system and/or sound amplifying devices shall be permitted within 50 feet of an adjoining residence,

2) All lights or lighting arrangements used for purposes of advertising or night operations shall be directed away from adjoining or nearby residential properties, and

3) Parking and/or service areas shall be separated from adjoining residential properties by a suitable planting screen, fence, or wall at least six feet in height above finish grade.

F) Dry cleaning or laundry pick-up agency; provided, that:

1) Any laundering, cleaning or pressing done on the premises shall involve only articles delivered to the premises by individual customers; and

2) No applicable fire zone regulation shall be violated.

~~G) Pet shop; provided, that all animals shall be housed within the principal building so that no sound is perceptible beyond the premises.~~

H) Public utility substation or subinstallation including water towers, provided, that:

1) Such use shall be enclosed by a fence or wall at least six feet in height above finish grade, or by some other screening material deemed appropriate as part of the appearance review process,

2) There shall be no storage of vehicles or equipment on the premises, and

3) A landscaped strip not less than five feet in width shall be planted and suitably maintained.

~~I) Commercial recreation facility, specifically including: Theaters, but not including drive-in type of facility.~~

J) Childcare Centers, which includes the care, supervision, or guidance of a child or children, unaccompanied by the parent, guardian, or custodian, on a regular basis, for periods of less than 24 hours a day, but more than four hours, in a place other than the child's or the children's own home or homes. Childcare Centers shall meet the following conditions:

1) Outdoor play areas, if provided, shall not be located in any front yard.

2) Any outdoor play area shall be protected by a fence. The fence height shall be a minimum of four feet and the top of the fence shall be free of protrusions. The requirement disallowing protrusions on the tops of fences shall not apply to fences six feet high or above. The fenced, outdoor play area shall not include fixed bodies of water such as ditches, quarries, canals, excavations, and fish ponds. Gates to the fenced, outdoor play area shall remain closed while children occupy the area.

3) The Childcare Center shall not conduct outdoor play activities before 7:00 a.m. or after 7:00 p.m.

4) Vehicular circulation, drop-off, and pick-up locations shall be designed and located on the site in such a way that children do not cross vehicular travel ways to enter or exit the daycare center. Such a design shall include sidewalks which enable pedestrians to remain outside of vehicular circulation areas. The drop-off and pick-up area shall be of sufficient length and design to ensure that all vehicle stacking and maneuvering occurs within the facility property and does not extend into any public street.

5) Evidence shall be provided that all applicable requirements of the State of South Carolina governing the licensing of the facility are met and the use shall be operated at all times in accordance with state requirements.

HISTORIC REVIEW BOARD

Applicant: Visit York County - Andy Clinton
Subject Property: 201 Main Street
Property Owner: B. Bayles Mack
Tax Map # 020-02-01-004
Zoning District: Local Commercial, LC/Historic District
Zoning Case: 2026-104

REQUEST

On Tuesday, August 13, 2024, the Town of Fort Mill Historic Review Board (HRB) approved a Certificate of Appropriateness (COA) submitted by Visit York County for the placement of a new digital kiosk at 201 Main Street. That kiosk replaced the existing kiosk at that location.

As the applicant states, Visit York County is in the process of finishing the installation of the kiosk. The digital kiosk is fully operational. They are still working through the integrating process, so that events and information are updated daily. Also, Diversified Signs will update the paneling, brochure racks, and acrylic faces. Tied & Two (design company) will be updating the map insert. These facets of the project are about a month away from being completed.

However, with this HRB request, Visit York County is proposing a few modifications to the project.

1. Request to not include "INFORMATION" text on the brick because the appearance looks cleaner without that feature.
2. Request to remove the bench from the proposal. The applicant states that it has been difficult to find a bench that is designed that way; there is a risk of injury due to how it is sticking out; the bench will sit lower than originally anticipated; the brick siding sticks out above where the bench would be located and would be uncomfortable; and, benches can sometimes attract loitering.
3. Request to eliminate the proposed brochure rack hung vertically to the right of the kiosk.
4. The remaining brochure racks will be updated but kept in the same location.

VICINITY MAP



DISCUSSION

This project was presented for initial HRB approval in July and August of 2024. The staff report and minutes from those two meetings, as well as the COA that was issued, are attached with this staff report as reference information for the HRB members to review along with the request for the modification.

From reviewing the previous discussions of the HRB, it appears that the items requesting to be modified and/or removed were of importance to the HRB at that time. If these kiosk features are still of importance to the HRB, additional discussion with the applicant will be necessary at the meeting.

SECRETARY OF INTERIOR'S STANDARDS

The Secretary of Interior's Standards typically serve as the basis for determining the approval, approval with modifications, or denial of certificate of appropriateness by the HRB. While the current proposal involves a small, contemporary design, these standards will indeed be relevant in weighing this proposal.

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its original intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which have taken place in the course of time are evidence of the history development of a building, structure, or site and its environment. These changes may have acquired significance, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary; the new material should match the material being replaced in composition, design, color, texture, and other visible qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by history, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.
8. Every reasonable effort should be made to protect and preserve archaeological resources affected by, or adjacent to the property.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

STAFF FINDINGS

As staff originally stated during the 2024 reviews, the design of this kiosk, though contemporary in nature, will allow for an appropriate inclusion of this structure into the immediate site and surrounding historic district. The distinguishing original qualities and character of this site and environment will not be harmed.

STAFF RECOMMENDATION

Staff welcomes additional discussion between the applicant and the HRB on the kiosk modifications and will stand in support of the design which HRB ultimately chooses to approve.

ATTACHMENTS

A. Pictures of the current status of the kiosk
B. HRB COA Modification Application with attached email
C. Information from previous meetings:
   - Certificate of Appropriateness and approved kiosk design
   - Minutes from July 9th and August 13th, 2024, HRB Meetings
   - Staff reports from July 9th and August 13th, 2024, HRB Meetings


FORT MILL
Fort Mill, SC
Visit York County


FORT MILL
TOUCH HERE
Visit York County
SOUTH CAROLINA


York County, SC
Welcome!
York County Must-Sees:
WELCOME TO FORT MILL
Edward Jones | INVESTMENTS


VESTIQUE
TrueOmni
24/7


Visit York County

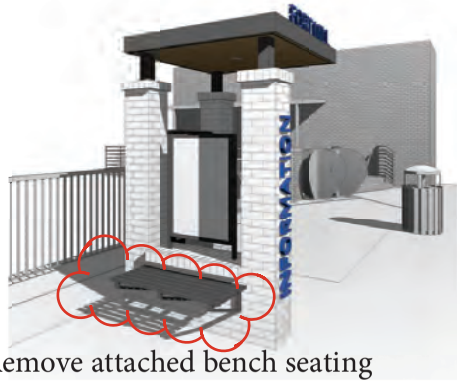
MODIFICATION REQUEST

Remove INFORMATION Text



Remove brochure holder

3 | PERSPECTIVE 03
A006



Remove attached bench seating

2 | PERSPECTIVE 02
A006



1 | PERSPECTIVE 01
A006

120

NOT FOR CONSTRUCTION

vinyet architecture
312 Princeton St. Rock Hill, SC 29730
contact@vin-yet.com
rock hill 803.324.5531
charleston 843.619.7662
asheville 828.619.0301

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Revision Schedule

Rev #	Revision Description	Date

PLAN NORTH TRUE NORTH

York County Kiosks
FORT MILL

PERSPECTIVES

A23078 | 07.25.24

A006

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Fort Mill
SOUTH CAROLINA

Fort Mill Planning Dept.
Town Hall
205 N. White Street
Fort Mill, SC 29715
Phone : 803-547-2034
Fax : 803-548-4722

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICANT

Name: Visit York County

Mailing Address: PO Box 11377, Rock Hill, SC 29730

Phone: 803-329-5200

Email: aclinton@visityorkcounty.com

Town Use Only

Received By: JAG

Date Received: 2/17/26

Application Complete:

HRB Meeting Date: 3/10/26

Date Approved by HRB:

Date Denied by HRB:

PROPERTY INFORMATION

Property Address: 203 Main Street, Fort Mill, SC 29715

Zoning & Current Use:

Property Owner Name: Bayles Mack

Property Owner Mailing Address: 101 Allison Street, Fort Mill, SC

Property Owner Email Address: bayles@mackandmacklaw.com

Submission Checklist

- ☐ Drawings and specifications of proposed improvements
- ☐ Site plan showing location of proposed improvements, if necessary
- ☐ Application fee ($125 residential/$250 non-residential)

N/C

Work Summary: Please check all areas that apply to the proposed improvements

- ☐ DEMOLITION
- ☐ NEW STRUCTURE
- ☐ EMERGENCY REPAIR
- ☑ GRAPHICS/SIGNAGE
- ☐ MAINTENANCE

REHABILITATION

- ☐ Foundations
- ☑ Masonry
- ☐ Siding
- ☐ Roof
- ☐ Gutters/downspouts
- ☐ Chimney
- ☐ Doors/entrances
- ☐ Windows
- ☐ Porch
- ☐ Cornice/frieze
- ☐ Ornamentation
- ☐ Awning/Canopy
- ☐ Storefront
- ☐ Color/painting
- ☐ Other

ADDITIONS TO EXISTING

- ☐ Room Addition
- ☐ Garage
- ☐ Porch or deck
- ☐ Greenhouse
- ☐ Dormer
- ☐ Skylight
- ☐ Chimney
- ☐ Other

SITE WORK

- ☑ Fence or wall
- ☐ Site lighting
- ☐ Street furniture
- ☐ Special features
- ☐ Parking
- ☐ Walks, patios
- ☐ Chimney
- ☐ Other

Fort Mill
SOUTH CAROLINA

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Explanation of Work: Please use the area below to provide a detailed explanation of the proposed work. When explaining the work, please provide information on the design, materials, colors, as well as installation/construction procedures. For example, when applying for a wall sign, please provide detail on the design of the sign, what materials will be used, what colors will be used, and how the sign will be affixed to the wall. Please attach additional sheets as necessary.

Visit York County is in the process of finishing the installation of a digital kiosk in downtown Fort Mill. We deem that it is not necessary and potential hindrance to install the bench in the initially approved design. We would like to move forward without the bench. There are still a few more updates to the paneling, acrylic faces, and brochure rack before the project is complete

Acknowledgement of Requirements: The applicant acknowledges that the information provided is complete and that any exterior modification, except for ordinary maintenance repair (not involving change in design, material, color, or outer appearance) shall not commence until the Historic Review Board approves the specific modification through a Certificate of Appropriateness. Additional permitting may be required prior to beginning work, including zoning review, building department review, stormwater/engineering review, and business licensing. Please note, incomplete submissions will not be accepted for consideration.

Applicant's Signature

2/17/2020
Date

Property Owner's Signature

Date

Fort Mill
SOUTH CAROLINA

Fort Mill Planning Dept.
Town Hall
205 N. White Street
Fort Mill, SC 29715
Phone : 803-547-2034
Fax : 803-548-4722

THIS SHEET FOR TOWN USE ONLY

The Town of Fort Mill Historic Review Board has reviewed this application for a Certificate of Appropriateness and has made the following decision:

_____ APPROVED AS SUBMITTED

_____ APPROVED WITH CONDITIONS

_____ DENIED

CONDITIONS OF APPROVAL AND/OR COMMENTS:

_____

_____

_____

_____

_____

_____

_____

_____

_____

HRB CHAIRPERSON'S SIGNATURE/DATE: _____

APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS DOES NOT PRECLUDE THE REQUIREMENT THAT THE APPLICANT OBTAIN A ZONING AND/OR BUILDING PERMIT FOR THIS PROJECT AND A BUSINESS LICENSE FROM THE TOWN OF FORT MILL.

Outlook

RE: Kiosk in Fort Mill

From Andy Clinton <aclinton@visityorkcounty.com>
Date Wed 2/18/2026 9:24 AM
To Joseph Adams-Raczkowski <jadamsraczkowski@fortmillsc.gov>
Cc Chris Pettit <cpettit@fortmillsc.gov>; Penelope Karagounis <pkaragounis@fortmillsc.gov>

1 attachment (34 KB)
Downtown FM Kiosk_Diversified Signs_Signed.pdf;

*****This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. *****

Appreciate your help with this Joey! Below outlines changes and/updates.

Updates
- Digital Kiosk is fully operational. We are still working through the integrating process, so events and information is updated daily.
- Working with Diversified Signs (see attached) to update paneling, brochure racks, and acrylic faces.
- Working with Tied & Two (design company) to update the map insert.
- Those projects are hopefully a month away from being finished and the project is officially complete.

Changes
- Will not include “Information” text on the brick. Looks cleaner to not include that.
- Will not include the bench
  - Difficult to locate a bench constructed that way
  - Injury risk how it’s sticking out
  - It would sit lower than expected
  - The brick siding sticks out above where the bench location and would be uncomfortable
  - Benches can sometimes attract loitering
- There will not be a brochure rack hung vertically to the right of the kiosk. The brochure racks will be updated (see attached) but in the same location currently below the map insert.

That should be everything. I tried to be as detailed as possible. Give me a call for any more details or talk through anything. Thanks again for your help.

Visit York County
SOUTH CAROLINA
visityorkcounty.com

Andy Clinton
President & CEO
Accredited Destination Marketing Organization
130 East Main Street, Rock Hill, SC
803.448.8025 (direct) | 803.329.5200 (main)
Follow us on Facebook / Twitter / YouTube / Instagram

From: Joseph Adams-Raczkowski <jadamsraczkowski@fortmillsc.gov>
Sent: Tuesday, February 17, 2026 4:49 PM
To: Andy Clinton <aclinton@visityorkcounty.com>; Penelope Karagounis <pkaragounis@fortmillsc.gov>
Cc: Chris Pettit <cpettit@fortmillsc.gov>
Subject: Re: Kiosk in Fort Mill

Hi Andy,

I will likely be the staff member who facilitates your request to the Historic Review Board.

I have attached a copy of the most recent staff report as well as the Notification of Approval for the kiosk. If you would, please review what was approved and let us know if there is anything else that you would like to request to omit from this project. Also, if there are items shown in the illustrations that will be done but are not completed yet, please provide us with that information as well. This will ensure that the HRB if fully aware of your request and the overall status of the various components of the project.

Would you be able to get us this information by tomorrow afternoon/early Thursday of this week?

Please let me know if you have any questions.

Joey Adams-Raczkowski AICP
Deputy Planning Director

August 16th, 2024

Mr. Andrew Clinton
President & CEO
Visit York County
aclinton@visityorkcounty.com

RE: 201 Main Street
Certificate of Appropriateness
Zoning Case 2024-257

Mr. Clinton,

On Tuesday August 13th, 2024, the Town of Fort Mill Historic Review Board (HRB) met to consider an application for a Certificate of Appropriateness (COA) submitted by Visit York County for the placement of a new digital kiosk at 201 Main Street. This kiosk will replace the existing kiosk at this location. The HRB rendered their approval for this COA based on the attached drawings.

This approval by the HRB for this COA does not preclude the requirement for obtaining the necessary zoning and/or building permit(s) from the Town of Fort Mill. The application for commercial review is available at the following link: Town of Fort Mill Commercial Permit Application. You will submit the commercial permit application to developmentcenter@fortmillsc.gov.

A Town of Fort Mill business license must be obtained for private contractors performing work on this project. For questions about business licenses, please contact Maria Watts at mwatts@fortmillsc.gov or (803) 835-1167. If you have any questions or comments about the contents of this letter, please contact me at (803) 835-1162, or via email at amoore@fortmillsc.gov.

Sincerely,

Alex J. Moore, AICP
Senior Planner

Attachments

Ecc: acleveland@visityorkcounty.com
lari@vin-yet.com
lhebert@fortmillsc.gov
developmentcenter@fortmillsc.gov



3 | PERSPECTIVE 03
A006



2 | PERSPECTIVE 02
A006



1 | PERSPECTIVE 01
A006

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PLAN NORTH TRUE NORTH

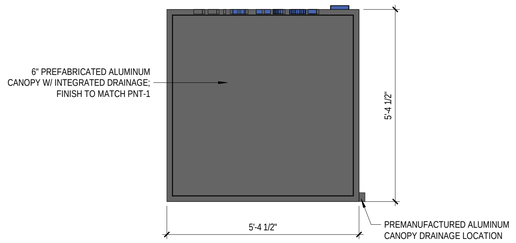
York County Kiosks
FORT MILL

PERSPECTIVES

A23078 | 07.25.24

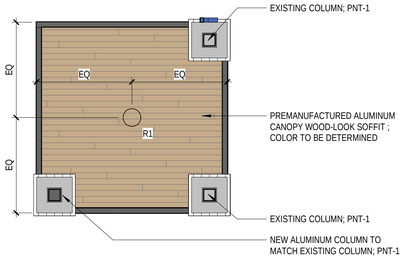
A006

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3 ROOF PLAN

A111 | 1/2" = 1'-0"



2 REFLECTED CEILING PLAN

A111 | 1/2" = 1'-0"

RCP NOTES:

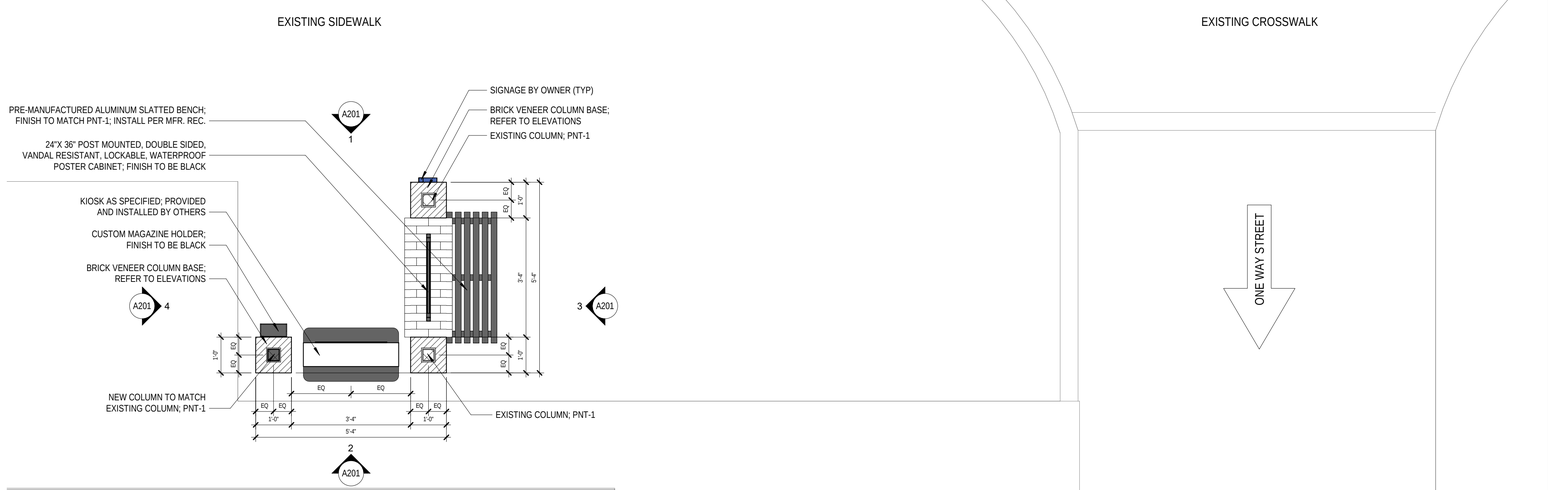
1. ALL CEILING MOUNTED EQUIPMENT MUST BE SECURELY ANCHORED TO STRUCTURAL/SUBFRAME ABOVE THE CEILING PLANE.
2. EQUIPMENT SHOWN ON RCP IS FOR INTENT ONLY. SEE ENG DRAWINGS FOR MORE INFORMATION.
3. COORDINATE ALL MEP VERTICAL PENETRATIONS WITH STRUCTURAL DRAWINGS.
4. CENTER FIXTURE IN ROOM U.N.O.
5. PROVIDE 10% ADDITIONAL SPARE LAMPS OF ALL TYPES TO OWNER AT COMPLETION OF CONSTRUCTION.

ROOF PLAN NOTES:

1. INSTALL ALL ROOFING MATERIALS IN ACCORDANCE WITH THE MANUFACUTURER'S RECCOMENDATIONS.

FLOOR PLAN NOTES:

1. ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY ALL ROUGH OPENING DIMENSIONS WITH MANUFACTURED UNIT PRIOR TO FRAMING.
3. ALL WALLS AND SLABS ARE AT 90° TO EACH OTHER UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL PROVIDE AND INSTALL ALL BLOCKING AND BRACING FOR CASEWORK, ACCESSORIES, ETC. AS REQUIRED.
5. REFER TO BUILDING ELEVATIONS FOR ALL EXTERIOR FINISH MATERIALS, COLORS, AND TRIM DETAILS
6. ALL FF&E TO BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR PER THE MANUFACTURER'S RECCOMENDATIONS.



1 FLOOR PLAN

A111 | 1/2" = 1'-0"

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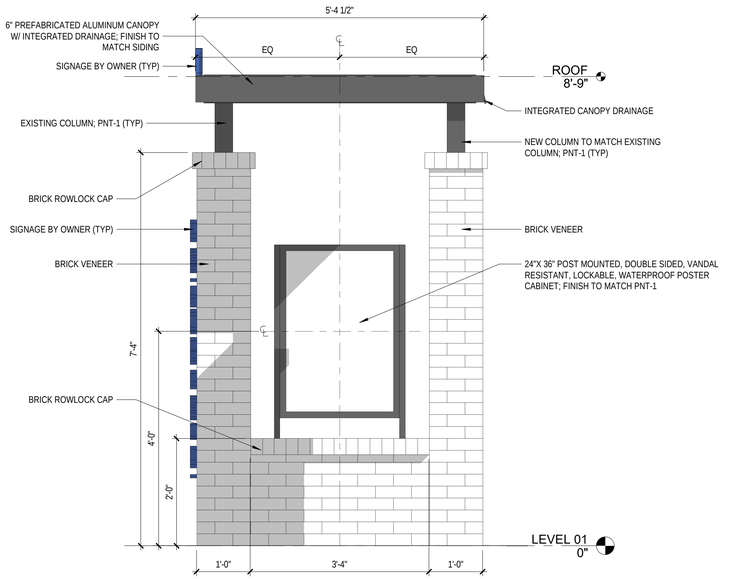
York County Kiosks
FORT MILL

PLANS

A23078 | 07.25.24

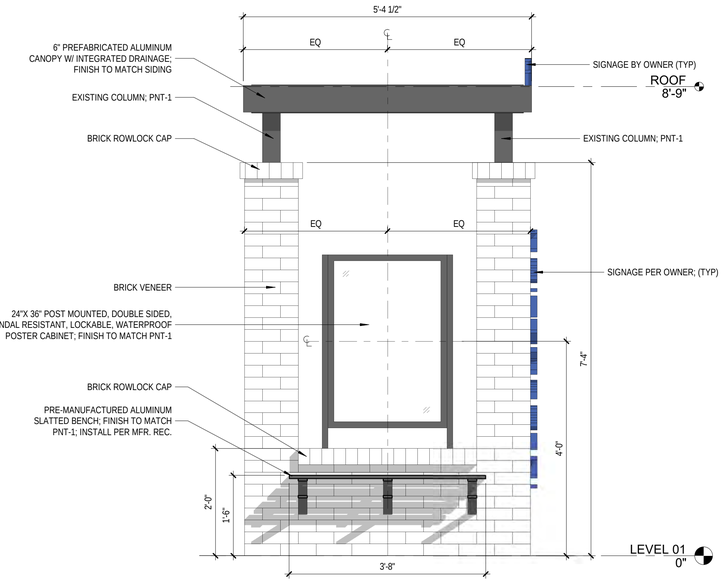
A111

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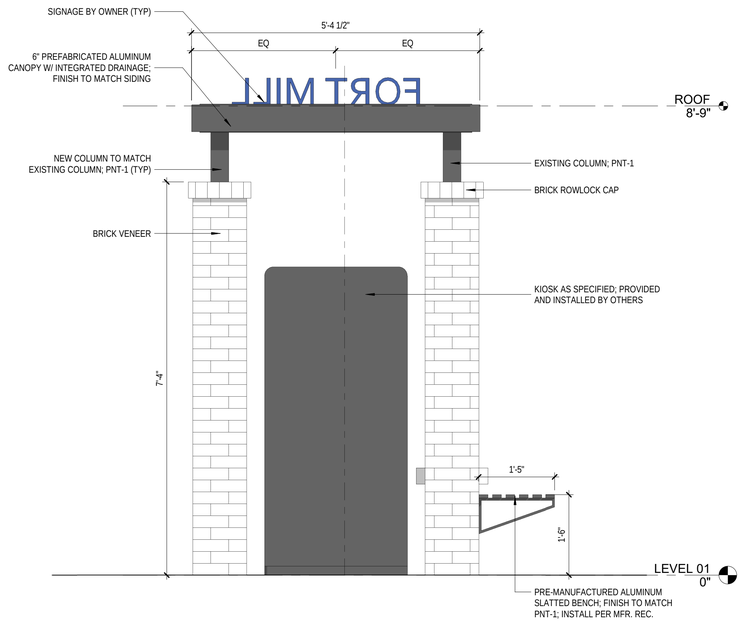
4 EXTERIOR ELEVATION 04

A201 | 3/4" = 1'-0"



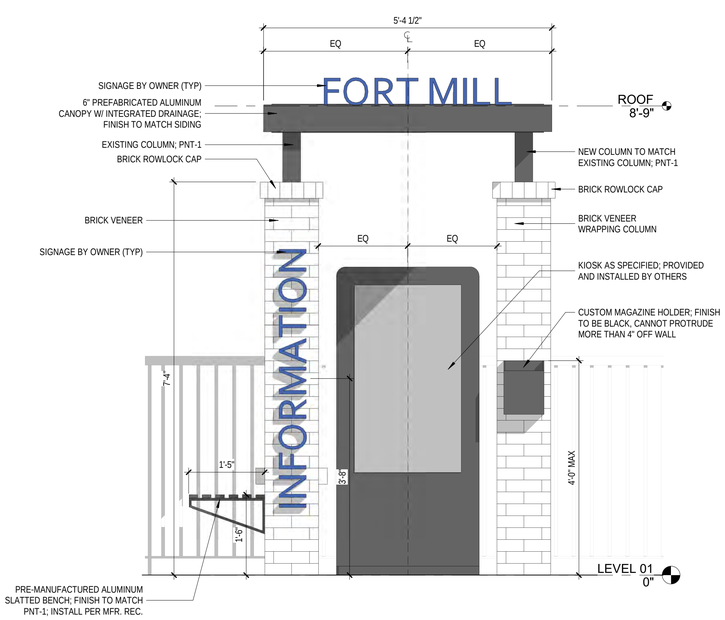
3 EXTERIOR ELEVATION 02

A201 | 3/4" = 1'-0"



2 EXTERIOR ELEVATION 03

A201 | 3/4" = 1'-0"



1 EXTERIOR ELEVATION 01

A201 | 3/4" = 1'-0"

ELEVATION NOTES:

1. SEAMING, BREAK POINTS, PATTERNS, AND MATERIAL LENGTHS FOR ALL EXTERIOR MATERIALS INCLUDING SIDING, COPING, ROOFING, ETC. TO BE CENTERED ON THAT BUILDING ELEMENT OR LOCATED AT A NATURAL BREAK IN THE BUILDING. CONTACT ARCHITECT FOR SEAM LOCATION IF ONE IS NOT APPARENT.
2. ALL EXTERIOR EXPOSED WOOD FRAMING (STUDS, BEAMS, RIM BOARDS, JOISTS, AND LEDGERS) TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED. CONTRACTOR TO WEATHERIZE ANY PRESSURE TREATED WOOD TO BE STAINED OR PAINTED.
3. ALL EXTERIOR EXPOSED STEEL TO BE SHOP-PRIMED WITH SHERWIN WILLIAMS PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER, B66-310 SERIES THEN FINISHED WITH 2 COATS OF SHERWIN WILLIAMS PRO INDUSTRIAL ACRYLIC SEMI-GLOSS, B66-650 SERIES. COLOR TO BE DETERMINED. SUBMIT COATING SPECIFICATIONS AND DRAWDOWN TO ARCHITECT FOR APPROVAL.
4. REFER TO FINISH SCHEDULE FOR PAINT SPECIFICATIONS.
5. SEALANT TO BE SIKAFLEX POLYURETHANE SEALANT. COLOR MATCH TO ADJACENT BUILDING SURFACE

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Revision Schedule

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PLAN NORTH TRUE NORTH

York County Kiosks
FORT MILL

EXTERIOR ELEVATIONS

A23078 | 07.25.24

A201

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HISTORIC REVIEW BOARD

Applicant: Visit York County
Subject Property: 201 Main Street
Property Owner: B. Bayles Mack
Tax Map # 020-02-01-004
Zoning District: Local Commercial, LC/Historic District
Zoning Case: 2024-257

REQUEST

The Planning Department has received an application for a **Certificate of Appropriateness (COA)** from Visit York County for the placement of a new information kiosk in downtown Fort Mill. The proposed information kiosk will replace an existing kiosk.

VICINITY MAP



DISCUSSION

The COA application states that the proposed kiosk will be an update to the current kiosk which has been in place for at least ten years. It will include digital features which will allow pedestrians in downtown Fort Mill the ability to connect directly with the Visit York County website to learn more about events, restaurants, and attractions. This kiosk will be enclosed with a new roof and brick wall. Visit York County indicates that the new kiosk will be a much-needed upgrade over the existing kiosk and that it will fit appropriately within downtown Fort Mill.

This property is located within the downtown historic district. It is not listed on the National Register of Historic Places (NRHP). The current kiosk was placed within downtown Fort Mill approximately ten years ago. The discussion of the proposed kiosk will focus on the "other improvements track" as noted on page 7 of the Town of Fort Mill Historic District Design Guidelines. This track considers design guidelines for signage along with guidelines for pedestrian and site features as noted within Chapter 5 and Chapter 6 respectively.

For the signage component of this kiosk, the relevant historic district guidelines categorize the signs as interpretive signs. See page 108 within Chapter 5 of the historic district guidelines. An interpretive sign refers to a sign or group of signs that provide information to visitors on natural, cultural, and historic resources or other pertinent information. An interpretive sign may be erected by a non-profit organization or may be a public sign erected by a national, state, or local agency.

It should also be noted that the signage guidelines of Chapter 5 state that internal illumination of signage is not appropriate. Therefore, any lighting of this signage must be done externally.

Interpretive signage should be designed to be simple in character. The sign face should be easily read and viewed by pedestrians. An interpretive sign should remain subordinate to its context.

Chapter 6 of the historic district guidelines indicates that new construction within the town's historic district should incorporate new site and building designs that contribute to the historic character of the district and promote an active, pedestrian-oriented street front. The specific elements described within this chapter include outdoor amenity spaces, site furnishings, awnings and canopies, site and building lighting, service areas & building equipment, site features, and parking.

Of these elements, portions of the sections covering outdoor amenity spaces and site furnishings seem to be most relevant to the proposed kiosk. Outdoor amenity spaces should be designed and located to promote pedestrian activity and to complement historic buildings. Site furnishings should complement the surrounding context and should be strategically located to serve as accent to a streetscape, plaza, park, or other public area.

SECRETARY OF INTERIOR'S STANDARDS

The Secretary of Interior's Standards typically serve as the basis for determining the approval, approval with modifications, or denial of certificate of appropriateness by the HRB. While the current proposal involves a small, contemporary design, these standards will indeed be relevant in weighing this proposal.

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its original intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which have taken place in the course of time are evidence of the history development of a building, structure, or site and its environment. These changes may have acquired significance, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visible qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by history, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.
8. Every reasonable effort should be made to protect and preserve archaeological resources affected by, or adjacent to the property.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

STAFF FINDINGS

The design of this kiosk, though contemporary in nature, will allow for an appropriate inclusion of this structure into the immediate site and surrounding historic district. The distinguishing original qualities and character of this site and environment will not be harmed.

STAFF RECOMMENDATION

Planning staff recommends that the application for a certificate of appropriateness for the Visit York County kiosk be approved by HRB with the condition that the brick veneer on the kiosk remain unpainted, and that it matches the brick piers which are incorporated into the adjacent fence at Hobo's Restaurant. Additionally, any signage lighting must be external, e.g., uplighting or silhouette lighting.

ATTACHMENTS

1. Application for **Certificate of Appropriateness** with drawings.

Date Received: 06.12.24
Historic Review Board Date: 07.09.24

Application for a Certificate of Appropriateness

Town of Fort Mill, South Carolina

Owner / Applicant Information:

Applicant Name: Visit York County

Mailing Address: PO Box 11377, Rock Hill, SC 29730

Telephone Number: 803-329-5200

Property Information:

Address: 203 Main Street, Fort Mill, SC 29715

Current Zoning:

Current Use of Property: Visitor Information Signage

Submission Checklist

- ☑ Completed application*
- ☑ Drawings and specifications of proposed improvements*
- ☑ Site plan showing location of proposed improvements*
- ☑ Application fee ($125 residential / $250 non-residential)*

Additional materials may be required
*Required with submission

Work Summary: Please check all areas that apply to the proposed improvements

☐ **DEMOLITION**

☐ **NEW STRUCTURE**

☐ **EMERGENCY REPAIR**

☑ **GRAPHICS/SIGNAGE**

☐ **MAINTENANCE**

REHABILITATION
- ☐ Foundations
- ☑ Masonry
- ☐ Siding
- ☐ Roof
- ☐ Gutters/downspouts
- ☐ Chimney
- ☐ Doors/entrances
- ☐ Windows
- ☐ Porch
- ☐ Cornice/frieze
- ☐ Ornamentation
- ☐ Awning/canopy
- ☐ Storefront
- ☐ Color/painting
- ☐ Other

ADDITIONS TO EXISTING
- ☐ Room addition
- ☐ Garage
- ☐ Porch or deck
- ☐ Greenhouse
- ☐ Dormer
- ☐ Skylight
- ☐ Chimney
- ☑ Other

SITE WORK
- ☑ Fence or wall
- ☐ Site lighting
- ☐ Street furniture
- ☐ Special features
- ☐ Parking
- ☑ Walks, patios
- ☐ Other

APPLICATION CONTINUED ON NEXT PAGE

Date Received: 06.12.24
Historic Review Board Date: 07.09.24

Explanation of Work: Please use the area below to provide a detailed explanation of the proposed work. When explaining the work, please provide information on the design, materials, colors, as well as installation/construction procedures. For example, when applying for a wall sign please provide detail on the design of the sign, what materials will be used, what colors will be used, and how will the sign will be affixed to the wall. Please attach continuation sheets as needed.

Visit York County installed a kiosk 10+ years ago in downtown Fort Mill. This kiosk provides a map and information beneficial to visitors and residents of York County. Given the age of the kiosk, we are in the process of updating with a digital kiosk and renovated appearance. The digital kiosk will connect directly with the Visit York County website to provide upcoming events, restaurants, and attractions. The kiosk will be enclosed with a new roof and brick wall (please see attachment). This will provide a much needed and revamped information kiosk that fits downtown Fort Mill.

Acknowledgement of Requirements: The applicant acknowledges that the information provided is complete and that any exterior modification, except for ordinary maintenance or repair (not involving change in design, material, color, or outer appearance), shall not commence until the Historic Review Board approves the specific modification through a Certificate of Appropriateness. Additional permitting may be required prior to beginning work, including zoning review, stormwater/engineering review, building permitting, and business licensing. Please note, incomplete submissions will not be accepted.

Signature 6/6/24
Date


Visit York County Kiosk
CUMMING
213



Overview

The interactive outdoor kiosk will encourage visitor spending, promote local events, and drive traffic to local businesses while serving residents and visitors alike.

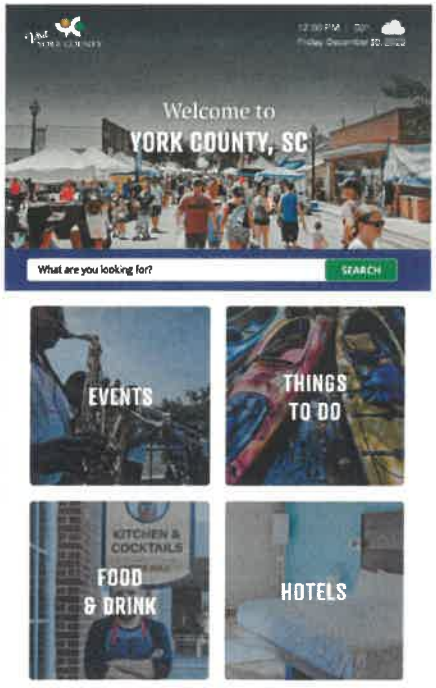
TrueOmni

PURPOSE

- ✓ **Promote dining at local restaurants and other eating and drinking establishments in downtown and surrounding area**
- ✓ **Promote the Town of Fort Mill's historic and cultural venues, recreational facilities, and events**
- ✓ **Highlight the uniqueness and flavor of the local community**
- ✓ **Enhance the experience of Fort Mill for visitors and residents**
- ✓ **Encourage visitor spending and economic impact in the Town of Fort Mill**

FEATURES

- Fully integrates with VisitYorkCounty.com
- User demographics and performance data
- Itinerary builder
- Maps including nearby restaurants, shops, and things to do
- Event promotions and advertising opportunities
- Social media wall
- Weather, translation capabilities, and more

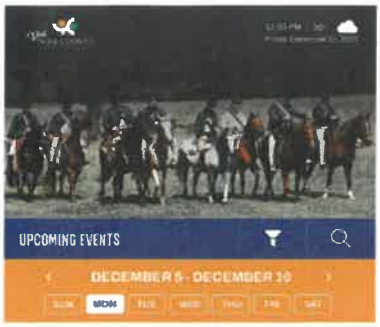


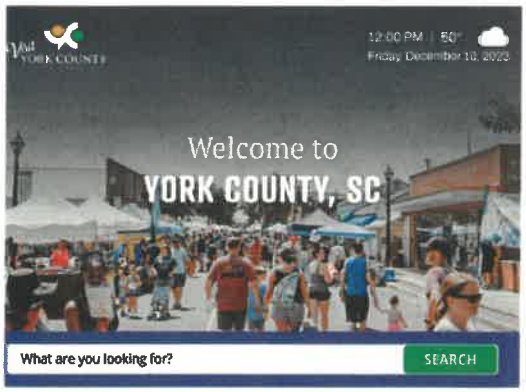
Visit York County will assume the software expenses and ongoing maintenance obligations.

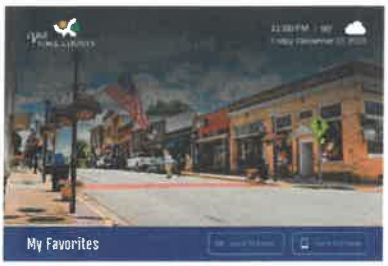
The Visit York County team will maintain the content that populates to the kiosk, working with the Town of Fort Mill to ensure relevant events are promoted appropriately.

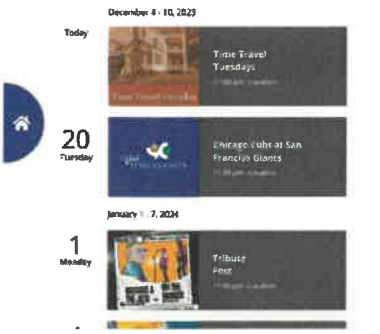
24-7 support is provided by True Omni.

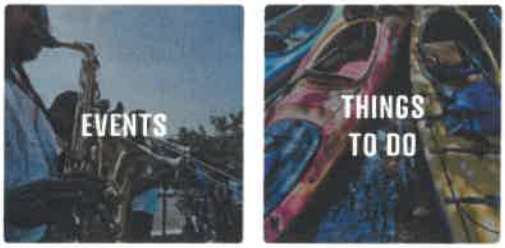
Ideal installation:
July 2024 - Sept 2024


UPCOMING EVENTS
DECEMBER 6 - DECEMBER 10


Welcome to
YORK COUNTY, SC
What are you looking for?
SEARCH

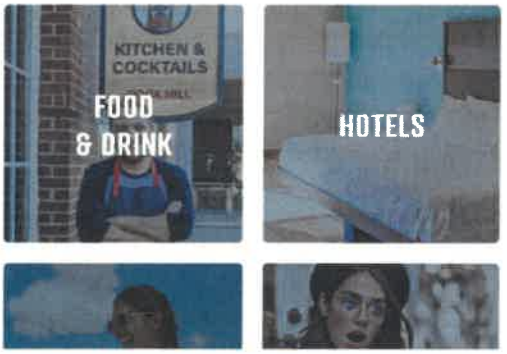

My Favorites


December 6 - 10, 2023
Today
Time Travel Tuesdays
20
Tuesday
Chicago Cubs at San Francisco Giants
January 1 - 7, 2024
1
Monday
Tribute Fest


EVENTS
THINGS TO DO




TITLE
BREWING
Fun Club
December 7 - January 30, 2023
1234 Some Street City, State 12345
DESCRIPTION


KITCHEN & COCKTAILS
FOOD & DRINK
HOTELS


Check out the best photos shared by visitors and locals.
#VisitYorkCounty


12:00 PM | 50°
Friday, December 10, 2023


Itinerary Builder
8:00 AM
SKIP
10:00 AM
SKIP
Delete


York Coffee Roastery
Geeks and Sweets
Dollar General
Subway


See ADS
Find TRUE OMNIChannel
SAVE 10%
SEE MORE

MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD
July 9th, 2024
112 Confederate Street
4:30 PM

Present: Chairwoman Megan Brinton, Vice Chairman David Booth, Scott Couchenour, Hynek Lettang, Elizabeth Leventis, Jessica Scarlett, Joanne Walker, Planning Director Penelope Karagounis, Senior Planner Alex Moore

Absent: N/A

Guests: Kevin Toevs (Fort Mill History Museum); Mariah Price (Fort Mill Economic Partners); Christia Humburg (Fort Mill History Museum); Andy Clinton (Visit York County); Jamie Shirey (Fort Mill History Museum); Adam Ackerman (Fort Mill Economic Partners)

CALL TO ORDER

Chairwoman Megan Brinton called the meeting to order at 4:31 PM.

APPROVAL OF MINUTES

Chairwoman Megan Brinton entertained a motion to approve the minutes from the June 11th, 2024, HRB meeting. Chairwoman Brinton stated that she noticed her name was spelled wrong in the minutes. Senior Planner Moore indicated he would get this corrected. Scott Couchenour made a motion to approve the minutes. Vice Chairman David Booth seconded the motion. Then, by a vote of 7-0, the minutes for the June 11th, 2024, meeting were approved.

OLD BUSINESS

1. Request for a Certificate of Appropriateness (COA)—Modification

The first item on the agenda was old business involving a request for a modification of a previously approved certificate of appropriateness (COA) at the Fort Mill History Museum located at 107 Clebourne Street.

Senior Planner Alex Moore gave a brief overview of the application and associated materials for this request. He noted that the property was granted a certificate of appropriateness by the HRB in February 2024 to construct a three-foot tall fence along the perimeter of the property as well as exterior painting and repair of architectural elements of the building. He indicated that the fence portion of the project was well underway, but that an unapproved arbor had also been included. Upon discovery of the arbor, planning staff requested that the history museum return to the HRB to request that a modification to the previously approved COA be granted so that all improvements on site will have been reviewed and to allow for the arbor to remain.

Senior Planner Moore stated that planning staff finds that the modification would be in keeping with the Secretary of Interior's Standards and recommends that the arbor be added as a modification to the previously approved COA. He noted that several representatives of the history museum were present at the meeting, including Jamie Shirey, Christia Humburg, and Kevin Toevs. Moore then opened the floor to questions from HRB members for staff or for the applicants in attendance.

Vice Chairman Booth asked if it was known where the SCDOT right-of-way was in relation to the project.

Senior Planner Moore stated that the edge of the SCDOT right-of-way is located at the back of the sidewalk and that SCDOT has verified that the fence as placed will be out of their right-of-way. Thus, the arbor as placed, is also out of the SCDOT right-of-way.

Vice Chairman Booth then asked if the arbor as constructed is within the parameters of what the building department will allow.

Senior Planner Moore stated that he discussed this with the building plans reviewer for the town and that the area covered by the arbor did not meet the threshold required for the issuance of a building permit.

HRB member Scott Couchenour asked if the entirety of the fence was going to be painted white.

Jaime Shirey, representing the history museum, indicated that they would let the fence and arbor dry out for a time before it was painted. Then, it was their intention to paint everything either white or the accent cream color, which is on the house, and maybe even three shades lighter than this.

Chairwoman Brinton asked if the HRB had approved this color for the fence.

Senior Planner Moore stated that at the time of the COA approval in February, the application indicated that the fence would be white.

After some discussion with HRB, Mr. Shirey indicated that the preferred color for both the fence and the arbor will be dover white.

There being no other questions, Chairwoman Brinton entertained a motion.

HRB member Scott Couchenour made a motion to accept the arbor as built with the understanding that the fencing and arbor will be painted white or dover white.

HRB member Elizabeth Leventis seconded this motion.

The HRB then approved the COA modification by a vote of 7-0 with the provision that the fencing and arbor may be painted white or dover white.

NEW BUSINESS

1. Request for a Certificate of Appropriateness (COA)

The first new business item included an application for a COA submitted by Visit York County to replace an existing kiosk in downtown Fort Mill with an updated unit. Senior Planner Moore provided a brief overview of the application.

Senior Planner Moore stated that the applicant is Visit York County, and that the property is owned by Bayles Mack. The proposed kiosk will update the existing one which has been in place for approximately ten years. The new kiosk will include digital features which will allow pedestrians in downtown Fort Mill the ability to connect with content produced by Visit York County, including information on events, restaurants, and other attractions. This site is listed on the National Register of Historic Places (NRHP). The proposed kiosk will fall under the category of other improvements within the town's historic district guidelines. This section considers guidelines for signage along with guidelines for pedestrian and site features.

Senior Planner Moore stated that the kiosk as proposed would have a signage component, and that this signage would be categorized as interpretive signage. This type of signage communicates information to visitors on natural, cultural, and historic resources. An interpretive sign may be placed by a non-profit organization or a national, state, or local agency. With all signage in the historic district, internal illumination is not allowed.

Senior Planner Moore then noted that the historic district guidelines address the concept of the kiosk structure within the outdoor amenity spaces and furnishings section. Outdoor amenity spaces should be designed and located to promote pedestrian activity and to complement historic buildings. Site furnishings should complement the surrounding context and should be strategically located to serve as an accent to a streetscape, plaza, park, or other public area.

Senior Planner Moore stated that the design of the kiosk, though contemporary in nature, will allow for an appropriate inclusion of this structure into the immediate site and surrounding historic district. The distinguishing original qualities and character of this site and the environment will not be harmed by this kiosk. Thus, staff recommends that the application for the COA be approved by HRB with the condition that the brick veneer on the kiosk remain unpainted and that it matches the brick piers which are incorporated into the adjacent fence at Hobo's Restaurant. Additionally, any signage lighting must be external.

Senior Planner Moore then noted that Andy Clinton, President & CEO of Visit York County, was in attendance to answer in any questions that the HRB may have regarding the kiosk. He then opened the floor to HRB members to ask questions to planning staff or to Mr. Clinton.

HRB member Joanne Walker asked about nature of the kiosk screen in terms of what level of lighting it would emit in downtown.

Senior Planner Moore stated that the screen would be digital and face Main Street.

Andy Clinton of Visit York County responded that the kiosk would have a digital, interactive touch screen. The information available via this digital touch screen would focus on things available in Fort Mill. He started that the kiosk screen would essentially be like a large computer touch screen.

Planning Director Penelope Karagounis interjected that maybe this computer touch screen could be designed to be dormant when not in use and thus not emit any light except when in use.

Mr. Clinton responded that it would just have a background screen with an appropriate image for Fort Mill and that once you touch the screen it goes to the Visit York County home page.

HRB member Elizabeth Leventis responded that it seemed that the proposed kiosk was almost a new category unto itself in terms of the historic district.

There was then discussion about the orientation of the kiosk screen and signage as related to Main Street. While the HRB was generally amenable to the digital screen as proposed, HRB member Hynek Lettang stated that he believed that the kiosk as designed was not a good fit for this location. He indicated that further research should be done to ensure that it would be a better fit aesthetically.

HRB member Jessica Scarlett stated that she had some concerns with the size of the brick wall on the proposed kiosk. She indicated that this may impede sight lines for pedestrians walking northeast along Main Street. This brick wall would then also impede sight lines for the gazebo and park for pedestrians walking southwest along Main Street. She also noted that this could present a safety issue. Additionally, Ms. Scarlett stated that she believed that the proposed provision to have paper circulars available on the kiosk was redundant to the digital information screen.

Mr. Clinton responded that he understood these concerns and that he could take these ideas back to the architect. He did state that he believed that there needed to be more than just a kiosk alone and that the brick structure facilitated this.

Vice Chairman Booth suggested some design elements on the kiosk which would allow for a lower brick wall.

HRB member Hynek Lettang stated that the kiosk would be well served to have a design which incorporated seating.

The HRB was amenable to the idea of having a seating element incorporated into the kiosk design along with a diminished brick wall.

Vice Chairman Booth then asked whether the signage on the kiosk as proposed was in conformance since one of the signs was on the top of the kiosk.

Senior Planner Moore stated that technically this sign did not meet the definition of a roof sign because per the zoning ordinance the kiosk was not a building and therefore would have no roof. With this signage, the primary mandate would be that it is not internally illuminated and that it fit in with the surroundings.

Chairwoman Brinton asked if potential sun damage to the digital screen would be something that should be addressed.

Mr. Clinton indicated that True Omni, the kiosk manufacturer, would certainly have this factored in with their products. He stated that Visit York County would be taking care of any maintenance issues with the kiosk.

HRB member Scott Couchenour asked if this kiosk would qualify for the accommodation tax.

Mr. Clinton stated that yes, this would pay for a portion of the kiosk.

Chairwoman Brinton asked if the information which would be available on this kiosk currently available on the Visit York County website or would this be a new initiative that would need to be implemented.

Mr. Clinton responded that the kiosk would pull information from the Fort Mill portion of the Visit York County website.

HRB member Joanne Walker reiterated that her concerns were that the kiosk screen will be too bright at night and that it will be like this 24/7. She stated that she would like for there to be function built into the kiosk to allow the screen to snooze until someone activated it by touch.

HRB member Jessica Scarlett stated that she would like for the applicant to present some color selections involving the brick and canopy materials for the kiosk.

Vice Chairman David Booth made a motion to defer action on the request for the COA until such time that the applicant can resubmit a new kiosk design based on comments received from the HRB.

Hynek Lettang seconded this motion.

The HRB voted 7-0 to approve this motion for deferral.

2. Request for a Certificate of Appropriateness (COA)

The second new business item included an application for a COA to place a mural on the northwestern exterior wall of 105 Clebourne Street. The applicant for this COA was Fort Mill Economic Partners. Senior Planner Moore provided a brief overview of the application.

Senior Planner Moore stated that the property is owned by Clebourne Properties, LLC. The property is in the historic district, but it is not listed on the National Register of Historic Places. It was constructed in approximately 1971. The subject building elevation has been painted at some point in the past. Currently the paint seems to be in poor condition and does not fully cover the wall.

Senior Planner Moore stated that the historic district guidelines indicate that proposed changes to surface materials, including color and texture, will necessitate that a COA be issued. The proposed mural will be completed by local artist Debbie Whitsett, owner of Olive's Mud Puddle. Sherwin Williams brand paint along with anti-graffiti coating will be applied to the building. It is anticipated that the mural will last approximately 15 years. The application indicates that Fort Mill Economic Partners state that they will be held responsible for maintenance and clean up of the mural. Through a memorandum of understanding, the owner of the property, the property manager, and current tenant of the building have each agreed for this mural to be completed.

Senior Planner Moore stated that planning staff believes that the Secretary of Interior's Standards will be upheld with the proposed mural project. The mural will not destroy significant historical, architectural, or cultural materials. Additionally, the mural will design is compatible with the size, scale, color, material, character of the property and neighborhood. The surface on which the mural is proposed to be placed is substandard in appearance. Replacement of the existing surface color and material with a mural illustrating the agricultural heritage of Fort Mill will provide a much-improved visual at this location. Thus, planning staff recommends that the application for a COA be approved as submitted.

Senior Planner Moore then noted that Mariah Price, Executive Director of Fort Mill Economic Partners, was in attendance to answer in any questions that the HRB may have regarding the mural. He then opened the floor to HRB members to ask questions to planning staff or to Ms. Price.

HRB member Hynek Lettang asked if a portion of the brick was unpainted.

HRB member Joanne Walker stated that a portion of the brick was unpainted, per the picture provided.

Senior Planner Moore replied that the mural as proposed could be modified so that it would not cover the unpainted brick.

HRB member Joanne Walker then noted that upon visiting the property she noticed that a portion of the brick near the lower portion of the elevation was powdering. She asked what would be done to prepare the brick surface for painting the mural.

Mariah Price, Executive Director of Fort Mill Economic Partners, indicated that they would rely on the expertise of Debbie Whitsett for this.

There was then discussion regarding how the unpainted brick on this elevation became this way and when that occurred. Senior Planner Moore opened the Google Street View of this building which indicated that in 2007 the entirety of this building elevation was painted. Based on this, the HRB became amenable to the entirety of the elevation being covered with the mural.

Vice Chairman David Booth asked if there would be an opportunity for public input for this mural.

Ms. Price indicated that there were no plans for public input for the mural.

Adam Ackerman, a member of the board of Fort Mill Economic Partners, stated that Ms. Whitsett had presented several different options to Fort Mill Economic Partners. After consideration, the board determined that the mural with the peach trees would be the best.

Planning Director Penelope Karagounis added that Fort Mill Economic Partners had taken the initiative on this and approached the property owner about the mural. Thus, there is no public money involved and no public input on the mural would be necessary.

Vice Chairman Booth noted that since the mural would be representing what the Fort Mill Economic Partners believes Fort Mill is, public feedback would be ideal.

Mr. Ackerman stated that most people on the board of Fort Mill Economic Partners have been around Fort Mill for a very long time. This was the first time that they have undertaken a mural concept, but that they hoped to do more. They believed that peach trees represented Fort Mill.

Planning Director Karagounis stated that she understood the point that Vice Chairman Booth was making, but that this was not a town project. She agreed that if it were a town property that there should be public input.

HRB member Jessica Scarlett asked if there would need to be any safety signage installed in the alley beside this building.

Planning Director Karagounis stated that there were no plans for any safety signage because this is private property.

HRB member Joanne Walker stated that her main concern was the longevity of the mural. There was a discussion on this for which the consensus was that it would be up to the Fort Mill Economic Partners to make provisions for maintenance of this mural.

HRB member Elizabeth Leventis made a motion to approve the COA application as submitted.

HRB member Scott Couchenour seconded the motion.

Then by a vote of 7-0, the HRB approved the COA as submitted to allow for the mural to be placed on the northwestern elevation wall at 105 Clebourne Street.

There being no further business, Chairwoman Brinton adjourned the meeting at 5:41 PM.

Respectfully submitted,

Alex J. Moore, AICP

Senior Planner

July 26th, 2024

HISTORIC REVIEW BOARD

Applicant: Visit York County
Subject Property: 201 Main Street
Property Owner: B. Bayles Mack
Tax Map # 020-02-01-004
Zoning District: Local Commercial, LC/Historic District
Zoning Case: 2024-257

REQUEST

At the last HRB meeting on July 9th, 2024, by a vote of 7-0, the board voted to defer action on the Visit York County kiosk until such time the applicant could redesign the kiosk based on discussion at that meeting. This conversation included concerns about the scope of the brick wall within the composition of the kiosk, the possibility of including a seating element within the design, and a request for the applicant to provide material samples for the kiosk. To this end, the applicant has resubmitted drawings to address concerns of the HRB. These illustrations are attached to the staff report. Additionally, the applicant will provide material samples at the meeting for the HRB to examine.

VICINITY MAP



DISCUSSION

As was noted at the July 9th HRB meeting, the proposed kiosk will be an update to the current kiosk which has been in place for at least ten years. It will include digital features which will allow pedestrians in downtown Fort Mill the ability to connect directly with the Visit York County website to learn more about events, restaurants, and attractions. This kiosk will be enclosed with a new roof and brick wall. This proposed kiosk will be an upgrade over the existing kiosk in downtown Fort Mill.

This property is located within the downtown historic district. The overall property is listed on the National Register of Historic Places (NRHP). The relevant guidelines for the proposed kiosk include "other improvements track" as noted on page 7 of the Town of Fort Mill Historic District Design Guidelines. This track considers design guidelines for signage along with guidelines for pedestrian and site features as noted within Chapter 5 and Chapter 6 respectively.

For the signage component of this kiosk, the relevant historic district guidelines categorize the signs as interpretive signs. See page 108 within Chapter 5 of the historic district guidelines. An interpretive sign refers to a sign or group of signs that provide information to visitors on natural, cultural, and historic resources or other pertinent information. An interpretive sign may be erected by a non-profit organization or may be a public sign erected by a national, state, or local agency.

It should also be noted that the signage guidelines of Chapter 5 state that internal illumination of signage is not appropriate. Therefore, any lighting of this signage must be done externally.

Interpretive signage should be designed to be simple in character. The sign face should be easily read and viewed by pedestrians. An interpretive sign should remain subordinate to its context.

Chapter 6 of the historic district guidelines indicates that new construction within the town's historic district should incorporate new site and building designs that contribute to the historic character of the district and promote an active, pedestrian-oriented street front. The specific elements described within this chapter include outdoor amenity spaces, site furnishings, awnings and canopies, site and building lighting, service areas & building equipment, site features, and parking.

Of these elements, portions of the sections covering outdoor amenity spaces and site furnishings seem to be most relevant to the proposed kiosk. Outdoor amenity spaces should be designed and located to promote pedestrian activity and to complement historic buildings. Site furnishings should complement the surrounding context and should be strategically located to serve as accent to a streetscape, plaza, park, or other public area.

SECRETARY OF INTERIOR'S STANDARDS

The Secretary of Interior's Standards typically serve as the basis for determining the approval, approval with modifications, or denial of certificate of appropriateness by the HRB. While the current proposal involves a small, contemporary design, these standards will indeed be relevant in weighing this proposal.

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its original intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which have taken place in the course of time are evidence of the history development of a building, structure, or site and its environment. These changes may have acquired significance, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visible qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by history, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.
8. Every reasonable effort should be made to protect and preserve archaeological resources affected by, or adjacent to the property.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Staff Findings

The design of this kiosk, though contemporary in nature, will allow for an appropriate inclusion of this structure into the immediate site and surrounding historic district. The distinguishing original qualities and character of this site and environment will not be harmed.

Staff Recommendation

For the July 9th, 2024, meeting, planning staff recommended that HRB approve the submittal. Staff valued the discussion that the HRB put forth at the July meeting and believes that the design changes that the applicant has put forth are positive. Moreover, staff welcomes additional discussion on the kiosk and will stand in support of the design which HRB ultimately chooses to approve.

Attachments

1. Revised kiosk design drawings



3 | PERSPECTIVE 03
A006



2 | PERSPECTIVE 02
A006



1 | PERSPECTIVE 01
A006

NOT FOR CONSTRUCTION

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contact@vin-yet.com
rock hill 803.324.5531
asheville 828.619.0301
charleston 843.619.7662

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Revision Schedule

Rev #	Revision Description	Date

PLAN NORTH TRUE NORTH

York County Kiosks
FORT MILL

PERSPECTIVES

A23078	07.25.24

A006

V:\VYA\Projects\2023\A23078_YorkCountyKiosks\Revit\A23081_YorkCountyKiosksFortMillHISTORICBOARDREVISIONS.rvt
7/25/2024 12:35:45 PM

MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD
August 13, 2024
112 Confederate Street
4:30 PM

Present: Chairwoman Megan Brinton, Vice Chairman David Booth, Elizabeth Leventis, Joanne Walker, Scott Couchenour, Hynek Lettang, Planning Director Penelope Karagounis, Senior Planner Alex Moore, Planner Lauren Hebert

Absent: Jessica Scarlett

Guests: Erna O'Brien (T2 Architectural Consulting), John Bolos (Blue Root Acupuncture), Allison Cleveland (Visit York County), Brown Simpson (Visit York County), Kathy May (Bossy Beulah's), Lari McAbee Meza (Vinyet Architecture), Cary Vargo (Town of Fort Mill)

CALL TO ORDER

Chairwoman Megan Brinton called the meeting to order at 4:30 PM.

APPROVAL OF MINUTES

Chairwoman Megan Brinton entertained a motion to approve the minutes from the July 9th, 2024, HRB meeting. Scott Couchenour made a motion to approve the minutes. Elizabeth Leventis seconded the motion. Then, by a vote of 6-0, the minutes for the July 9th, 2024, meeting were approved.

OLD BUSINESS

1. Request for Certificate of Appropriateness (COA)

The first item on the agenda was old business involving an application for a COA submitted by Visit York County to replace a visitor information kiosk in downtown Fort Mill.

Senior Planner Alex Moore provided an overview of the application, noting that at the previous HRB meeting on July 9th, 2024, the board voted to defer action on the proposed kiosk until the applicant could submit a redesign based on the HRB comments. The comments made by the board at the July 9th meeting included concerns about the size of the brick, the possibility of including a seating element, and a request for the applicant to provide material samples.

Mr. Moore noted that the applicant had resubmitted drawings with changes to the brick wall opening and the addition of a seating element.

Joanne Walker asked if the kiosk would always be illuminated. Allison Cleveland (Visit York County) indicated that the screen on the kiosk can be programmed to go into sleep mode during certain hours and can be woken up with a tap.

Chairwoman Megan Brinton asked how the screen would function in the sunlight. Ms. Cleveland responded that the screen is designed to be in the sunlight and heat and comes with a three-year warranty.

Mr. Couchenour asked who would be responsible for the maintenance of the kiosk. Ms. Cleveland stated that it would be the responsibility of Visit York County. Mr. Couchenour asked if someone from the Town would notify Visit York County if repairs were needed on the kiosk. Planning Director Penelope Karagounis noted that staff monitors the historic district and would notify Visit York County if any repairs are needed.

Mr. Couchenour asked for clarification on the function of the posterboard on the kiosk. Lari Meza (Vinyet Architecture) explained that the board is double-sided and is intended to be used to advertise events in town. Ms. Cleveland elaborated that the board would be used for advertising community-driven events such as the Strawberry Festival but would not be accessible for advertising events such as yard sales.

Mr. Couchenour asked if the Town would be able to place promotional items on the board. Ms. Cleveland indicated that is correct and that the purpose of the board is to make information available to drive people into the restaurants and shops downtown.

Vice Chairman David Booth noted that the clearance between the poster board and brick needs to be small enough so that it cannot be climbed through by children. Ms. Meza indicated that the same codes can be followed for the kiosk as those used for railings.

Ms. Meza provided material samples to the board for the brick, canopy, columns, and grout.

Mr. Couchenour asked if the columns at Hobo's have pre-cast or brick caps and if the town has a specific blue color that could be used for the lettering on the kiosk. Planning Director Penelope Karagounis stated that the Town does have a specific color for logos and uniforms. Mr. Couchenour asked if it would be ideal if the lettering matched the Town logo color. Staff indicated that would be ideal. Ms. Cleveland stated that the lettering could match the Town logo color.

Mr. Moore showed that the columns at Hobo's have brick caps. Mr. Booth asked if there was a preference for either brick or pre-cast caps. Mr. Moore stated that the Town does not have a standardized brick column design but that it would be appropriate for the kiosk columns to match the columns at Hobo's.

Ms. Walker asked if the inside of the kiosk would be illuminated with the light in the ceiling and if the outside poster would be illuminated. Ms. Meza stated that she could look into how to illuminate the poster from both sides. Mr. Couchenour pointed out that there are lamp posts in the vicinity of the kiosk that provide some illumination.

Mr. Couchenour questioned if the letters on the top of the kiosk meet historic district guidelines. Mr. Moore indicated that, when referencing the ordinance, they meet the guidelines because the kiosk is not a structural building. Therefore, the letters are not considered a roof sign.

Ms. Brinton asked if the roof-mounted letters are stable being in that location. Ms. Meza indicated that the signage is done by a sign manufacturer that designs the signage to certain specifications to ensure the letters are mounted securely. Ms. Brinton asked for confirmation that there will be no external lighting on the letters. Ms. Meza indicated that is correct and there will be no external lighting on the letters.

Mr. Booth asked if the blue lettering would stand out enough in front of the beige brick. Ms. Meza stated that she believes the blue will pop in contrast to the brick.

Ms. Brinton expressed that she would prefer not to have the lettering on the top of the kiosk structure. Ms. Leventis indicated that she likes the look of the proposed kiosk, but if it gets approved as submitted, there needs to be language that explains why it is not considered a roof sign.

Mr. Booth asked the applicant if the sign manufacturer may change the proposed signage and if the HRB would need to review those changes. Ms. Meza explained that the signage provider would typically submit their own plans to the reviewers to be reviewed separately. Mr. Moore indicated that would not need to come back to the HRB and asked the board for clarification on the location of the lettering.

Ms. Meza showed the board possible alternative locations for the lettering including on the front of the canopy or the brick columns. Mr. Booth suggested moving the lettering onto the front of the canopy and asked if the letters would shrink or if the canopy would be enlarged. Ms. Meza explained that would depend on font and letter size.

Mr. Couchenour suggested moving the “Fort Mill” lettering to replace the “Information” lettering on the column. Mr. Moore mentioned the possibility of placing the town logo on the column as well.

Mr. Booth indicated that the information lettering is important, and an alternative may be to place the “Fort Mill” lettering on the other side of the column. Ms. Cleveland explained that because realtors and others are starting to use touchscreens to promote businesses, the “Information” lettering is important to distinguish between those and the information kiosk.

Ms. Walker suggested moving the “Information” lettering to the side of the column and placing “Fort Mill” lettering on the front. Mr. Couchenour indicated that he would agree with that. Ms. Meza stated there may be issues with children being able to touch the letters causing the letters to fall off the wall.

Mr. Moore asked if the HRB wants another sign to come back before the board. Mr. Booth suggested the board make a note for the changes to the design. Mr. Couchenour asked if the applicant would be amenable to the changes suggested, replacing the “Information” lettering with “Fort Mill” lettering, moving the “Information” to the sidewalk side of the column, and removing the “Fort Mill” lettering on the top of the kiosk. Ms. Cleveland indicated that would be okay in order to get the information in front of visitors.

Hynek Lettang expressed that he prefers the kiosk design as submitted. Mr. Booth indicated that placing the letters on the column would make them more visible. Ms. Meza noted that there is an existing lamp post near the kiosk area to help light the letters on top of the kiosk.

Ms. Cleveland explained that the name “Fort Mill” can be incorporated into the kiosk in multiple ways including near the poster board.

Ms. Leventis stated that having “Information” on one side of the column and “Fort Mill” on the other would make it look cluttered.

Mr. Booth suggested moving forward with the approval of the kiosk and coming back with the signage submittal.

Mr. Couchenour made a motion to approve the kiosk as submitted with the blue lettering being the Town of Fort Mill blue. The motion was seconded by Mr. Lettang. The motion passed with a vote of 5-1 with Chairwoman Megan Brinton opposing the motion.

NEW BUSINESS

1. Request for Certificate of Appropriateness (COA)

The first new business item on the agenda involved the application for a COA submitted by Angela Soto for signage and awning fabric at 227 Main Street (Blue Root Acupuncture).

Senior Planner Alex Moore gave a brief overview of the request, including the proposed exterior signage on the front and rear of the building along with the installation of new awning fabric on the existing awning structure. Mr. Moore explained the applicant is proposing vinyl graphic window signage on the front door and windows, a projecting sign in the center of the façade, a wall sign on the rear façade, and new awning fabric. Staff recommended approval of the COA application as submitted.

Mr. Booth asked the applicant if they had seen a mock-up of the projecting sign and its size. Erna O’Brien (T2 Architectural Consulting) stated that the sign cannot get too large to stay within the standards.

Ms. Brinton clarified that the projecting sign can be up to twelve square feet in size so the proposed sign could get larger. John Bolos (Blue Root Acupuncture) indicated that a larger sign would be preferred if that is an option.

There being no further questions or discussion, Ms. Brinton called for a motion. Mr. Booth made a motion to approve the COA with the note that the projecting sign size can be increased up to the allowable amount of twelve square feet. The motion was seconded by Ms. Walker. The motion passed with a vote of 6-0.

2. Request for Certificate of Appropriateness (COA)

The second new business item on the agenda involved the application for a COA submitted by Noble Food and Pursuits (Bossy Beulah’s) for a window sign and temporary sign at 314 N White Street.

Senior Planner Alex Moore provided a brief overview of the application including an interior window sign and temporary signage adjacent to North White Street. Mr. Moore noted that internal sign illumination is not appropriate per the historic district guidelines. Staff recommended that HRB approve the window sign’s dimensions, but not the sign being internally illuminated. Mr. Moore noted that the temporary signage has been removed, and that staff recommends that temporary signage approval be granted under the parameters noted for administrative review.

Ms. Brinton asked if the temporary signage requirements are only for the historic district. Mr. Moore explained that the requirements are for the entire town.

Kathy May, Store Operator of Bossy Beulah’s, asked if the neon would be required to be removed. Mr. Booth stated that it would not be able to be turned on. Ms. May explained that the sign is used to notify customers when the restaurant is open, especially when it is dark.

Mr. Moore asked if there is currently uplighting on the monument sign in front of the restaurant. Ms. May indicated that there is uplighting on the monument sign, but that it is not bright.

Ms. Leventis noted the complexity of the issue in that the sign is technically inside. Mr. Lettang asked how far away from the window the sign could be placed to not make it a window sign. Ms. May explained that the sign is approximately eight to twelve inches away from the window.

Mr. Lettang commented that, given the distance from the window, the sign would be an interior sign. Ms. May stated that the sign is not on the window and hangs from the ceiling where it is wired electrically into the lighting.

Ms. May asked if there is a certain distance the sign needs to be away from the window to not be considered a window sign. The board stated that the historic district guidelines to not list a specific distance.

Mr. Booth indicated that if the sign was on a back wall, it would be considered wall signage and not window signage.

Ms. Walker explained that she would be okay designating the sign as inside lighting, but that if the HRB approves, there would need to be a standard set outlining the distance from the window to be considered an inside sign.

Mr. Booth asked staff if it would be possible to defer action on the window sign and ask for clarification on what a window sign is defined as. Planning Director Penelope Karagounis explained that the standards are in the historic district guidelines. Ms. Brinton pointed out that the guidelines define wall signs as including those hanging interior to a display window.

Ms. Karagounis explained that the HRB does have the option to defer action for staff to further investigate if the design standards need to be modified.

Mr. Booth made a motion to defer action until the HRB has had the opportunity to review guidelines with staff and make clarifications on the guidelines for window signage. The motion was seconded by Ms. Leventis. The motion passed with a vote of 6-0.

Ms. Leventis made a motion to approve the temporary signage to be reviewed administratively by staff. The motion was seconded by Mr. Lettang. The motion passed with a 6-0 vote.

There being no further items for discussion, Mr. Couchenour made a motion to adjourn. The motion was seconded by Ms. Walker. The motion passed by a 6-0 vote.

The meeting was adjourned at 5:35 PM.