



ROCK HILL PLANNING COMMISSION MEETING

Date: June 6, 2023
Time: 6:00 P.M.
Location: Rock Hill City Hall, City Council Chambers
155 Johnston Street
Rock Hill, SC 29730

A G E N D A

Pledge of Allegiance

1. Approval of minutes of May 2, 2023 meeting.

PUBLIC HEARING ITEMS*

2. Hold public hearing and consider a recommendation to City Council on petition M-2023-18 by the True Homes LLC to rezone approximately 10.6 acres at 2098 Dutchman Drive and adjacent right-of-way from Single-Family 5 (SF-5) to Single-Family Attached (SF-A). Tax Parcel 636-02-01-003.

NEW BUSINESS ITEMS**

3. Consideration of a request by Little Diversified Architectural Consulting (Frank Miller) for Major Site Plan approval for an Assisted Living Facility at 193 Old Rawlinson Road. (Plan # 20222478).
4. Other Business.
5. Adjourn.

The public hearing portion of the meeting can be viewed online at www.cityofrockhill.com/livestream. Please contact Dennis Fields at 803-329-5687 or Dennis.Fields@cityofrockhill.com with any questions related to items on the agenda.

* The Planning Commission makes a recommendation to City Council on most Public Hearing items. Recommendations made at this meeting are tentatively scheduled for consideration by City Council on June 26, 2023. City Council agendas are posted online at www.cityofrockhill.com/councilagendas on the Friday prior to each meeting.

** The Planning Commission makes the final decision on New Business items.

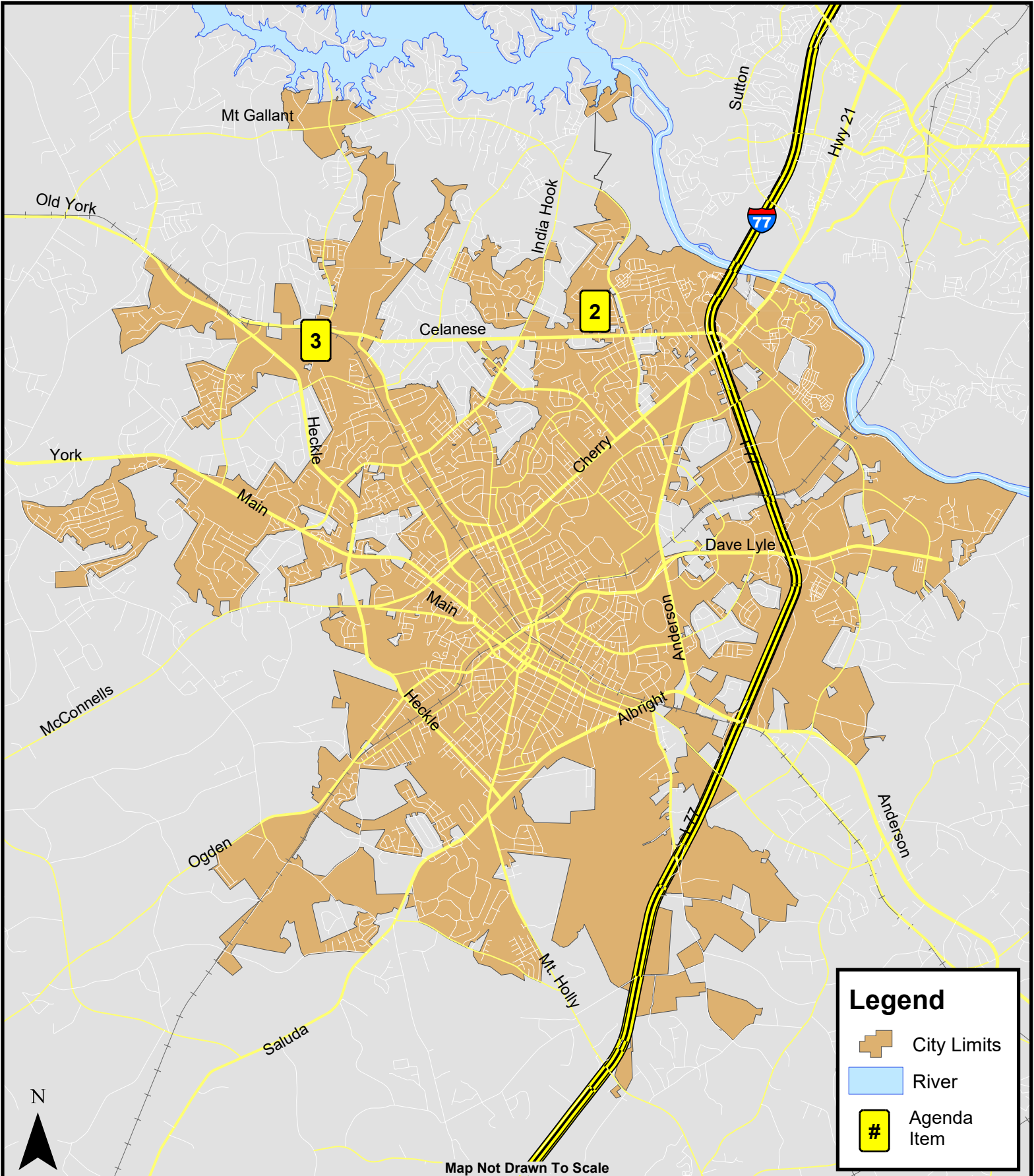
PLANNING & DEVELOPMENT

155 JOHNSTON STREET, ROCK HILL, SC 29730 (803) 329-7080

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Planning Commission Agenda Items

City of Rock Hill, SC
June 6, 2023
Planning Commission



A public hearing of the Planning Commission was held on Tuesday, May 2, 2023, at 6 p.m. in City Council Chambers, 155 Johnston Street, Rock Hill SC.

MEMBERS PRESENT Duane Christopher, Shelly Goodner, Randy Graham, M. Stephanie Haselrig, Jonathan Nazeer, Darrell Watts

MEMBERS ABSENT Carl Dicks

STAFF PRESENT Dennis Fields, Eric Hawkins, Shana Marshburn, Leah Youngblood, Diana Fragomeni

1. Approval of minutes of the April 12, 2023, meeting.

Mr. Christopher made a motion to approve the minutes from the April 12th, 2023, meeting. Mr. Nazeer seconded, and the motion passed unanimously by a vote of 6-0 (Mr. Dicks absent).

PUBLIC HEARING ITEMS

2. Hold public hearing and consider a recommendation to City Council on petition M-2023-14 by Lazy Hawk Property Owners Association to rezone approximately 43.52 acres at two unaddressed parcels west of 3623 Lazy Hawk Road from Planned Development (PD) in York County to Industry General (IG) and Design Overlay District (DOD). The subject property is proposed to be annexed into the City of Rock Hill. Tax Parcels 617-00-00-026, and -085.

Mr. Fields asked the Commission if they were acceptable to hearing agenda items 2 and 3 presented together, as they are contiguous properties, and not to repeat the information for each agenda item. Chair Graham stated this was acceptable.

Dennis Fields, Planner III, presented the staff report.

Mr. Graham asked if the buffer yards that Staff recommending is 150 feet and 200 feet, even though technically the code requires only 100 feet. Mr. Fields said yes that is correct.

Mr. Graham explained to the audience that the Planning Commission cannot add conditions of approval to their recommendation. He added that they can support verbally for the minutes, but conditions cannot be part of the motion or recommendation. Any conditions would need to be implemented by City Council.

Mr. Watts stated that it looks like the buffer has trees and asked if the developer will leave the trees. Mr. Fields stated he believes so. Mr. Fields stated he had a conversation with the developer the previous day and explained that the buffers would largely be left undisturbed.

Mr. Watts asked about the dumpster location for this area pertaining to the residents and the noise level. Mr. Fields stated there is no specific requirement of where a dumpster can be located, but typically the dumpsters are placed near the loading dock areas for industrial uses, so there would not be additional

screening needed for dumpsters in these areas. He added that it would be odd for the dumpster to be placed by the parking lot area, since the trash trucks need a larger area to collect them. Mr. Graham stated the Commission would see the dumpster placement at the major site plan level and this evening the discussion is only about zoning.

Chair Graham opened the floor for public comment.

Mr. Harry Johnson, 3591 Enterprise Drive, Rock Hill, SC stated he is in support of this development and is very happy with the Blanchard group, Eric Hawkins, and Dennis Fields, and thanked them for cooperation prior to the meeting. Mr. Johnson added that he is extremely confident that Rock Hill will use the same protections and restrictions in their plans as the current York County PD uses.

Ms. Goodner and Mr. Graham stated that they were verbally in support of the additional recommendations, even though they cannot be conditions of their recommendation. Mr. Graham asked the members if they agreed, and everyone agreed.

Mr. Nazeer made a motion to recommend approval the proposed IG and DOD zoning. The motion was seconded by Mr. Christopher and was approved by a vote of 6-0 (Mr. Dicks absent).

3. **Hold public hearing and consider a recommendation to City Council on petition M-2023-15 by Tom Cat Too LLC and Cat Real Estate Holdings LLC to rezone approximately 92.66 acres at 3777 Lazy Hawk Road, 907, 930, and 947 Caterpillar Drive, from Planned Development (PD) in York County to Industry General (IG) and Design Overlay District (DOD). The subject property is proposed to be annexed into the City of Rock Hill. Tax Parcels 617-00-00-001 & -077.**

Dennis Fields, Planner III, presented the staff report.

Chair Graham opened the floor for public comment. Mr. Graham stated that Mr. Johnson was signed up for both item two and three and asked Mr. Johnson whether he wanted to make any additional comments again. Mr. Johnson stated he previously spoke for both items.

Mr. Graham stated he again would support the conditions that will be presented to City Council and all members agreed.

Ms. Haselrig made a motion to recommend approval of the proposed IG and DOD zoning. The motion was seconded by M. Nazeer and was approved by a vote of 6-0 (Mr. Dicks absent).

4. **Hold public hearing and consider a recommendation to City Council on petition M-2023-17 by Children’s Attention Home Inc. to rezone approximately 1.81 acres at 304, 308, 316, 322, & 328 Kuykendal Street and adjacent right-of-way from Single-Family 5 (SF-5) to Office and Institutional (OI). Tax Parcels 629-22-07-003 to -007.**

Ms. Goodner recused herself from this item due to that fact that she previously served as a board member of the Children’s Attention Home, Inc.

Shana Marshburn, Planner II, presented the staff report.

Mr. Christopher asked if the homes were going to be developed and owned by the Children's Attention Home. Ms. Marshburn stated yes, the Children's Attention Home will own and maintain the properties.

Mr. Christopher asked if the homes are under the new regulations for single family homes. Ms. Marshburn stated yes, because these are two-story homes, and the predominant character of the neighborhood is single-story homes, the design would have to meet the current design standards that were adopted in August of 2022.

Mr. Christopher asked if the homes would have garages. Ms. Marshburn stated there is no proposal for garages.

Chair Graham opened the floor to the applicant. Emily Parrish, 4671 Channing Parkway, Rock Hill, SC (applicant), stated that the Children's Attention Home was requesting to rezone this property to align with the current zoning of the existing facility property that they own and operate nearby. She stated that they are planning to expand their programs to better serve the community, youth, and young adults aged 18 to 20. She stated that they have a population of young adults who are looking to take the next steps towards independence and need additional support along the way and that is what this program does. She added that the program is a supervised independent living program that is a steppingstone for young adults to be prepared to go out on their own.

Ms. Haselrig asked if the expectation would be that these children, after moving through the program, go out into the world on their own. Ms. Parrish stated yes, that is one of the options. She added that some of the young adults need extra support to make sure finances and things are in place so that they will be successful. Ms. Parrish stated that the program still accepts people that are 18 years old and that there is an application process. She stated that the Attention Home makes sure that the children coming into the program are aware of their expectations, their goals, and how the program can support those needs. Young adults can come through the existing program or students can join this new program if they meet the criteria for admission.

Mr. Graham asked what type of supervision is available through the program. Ms. Parrish stated that these are young adults who are either in school, pursuing their GED, or attending higher education at institutions like York Tech or other facilities. She added that some students have two jobs to build up savings quickly. Staffing depends on what the needs of the young adults are and their schedules, but that they are supervised to some capacity 24 hours a day, so they are never left alone at the facilities, similar to the other existing programs they operate.

Chair Graham opened the floor for public comment.

Donald Liester, 22 Peyton Road, Columbia, SC, gave each commissioner a handout, with pictures of the homes in the area. He stated he was made aware of this proposal when he received the blue postcard, and he feels the blue postcards do not promote realistic feedback from the community. He felt that going out into the community and speaking with the residents in a particular area is a better gauge of what the community's stance is for project. He stated that he is opposed to this proposal. He went on to mention that the style of housing for this program is not consistent with the existing neighborhood. Mr. Liester stated that the

background of some of these youths is probably undesirable. Mr. Graham responded stating that the Planning Commission would not make that assumption and that this was Mr. Liester's opinion. Mr. Liester said that it has been his experience where he presently lives in Columbia, that there have been issues with students that are unsupervised related to parking, partying, and neighborhoods being destroyed.

Mr. Graham asked if Mr. Liester is a property owner in the area. Mr. Liester stated he is a property owner and owns three lots on Kuykendal, north of the site. Mr. Graham asked if Mr. Liester has had any issues with the current operation of Children's Attention Home. Mr. Liester stated that to his knowledge, he hadn't. He added that he did have a break-in with one of his two homes, but that it wasn't related to the applicant. He stated neighbors have told him that there is lot of drug paraphernalia along the pathway to the lake in that area.

Mr. Christopher asked if there was a meeting with the neighbors. Ms. Marshburn stated there is no requirement for a neighborhood meeting because this is not a Master Plan rezoning request, but that staff did offer the applicant mailing addresses if they wanted to hold a voluntary neighborhood meeting. Ms. Marshburn was not aware if the applicant had a neighborhood meeting. Mr. Christopher asked Ms. Marshburn if staff had received any other emails or phone calls from other neighbors. Ms. Marshburn stated only Mr. Liester had called prior to the meeting, but that the applicant did have others ask about the project when the existing house was being demolished on the site.

Ms. Haselrig asked if parking has been considered since there are several young adults of driving age. Ms. Marshburn stated based on the number of clients, the zoning ordinance only requires four parking spaces per house.

Mr. Graham stated the new houses would be submitted to the City for review and staff would need to approve the permits, which includes the required parking standards. He then asked Ms. Parrish if she'd like to add anything further.

Ms. Parrish stated this is the first step of the process. She added that most of the children will not have vehicles. Ms. Parrish stated that having a vehicle could be a possibility, and that they will make sure there is space if a student has a car, but that the likelihood of that happening is very low.

Mr. Christopher asked Ms. Parrish if she can address Mr. Liester's concerns of activities, behavior, and supervision. Mr. Christopher also asked if there have been calls from neighbors about noise or parties. Ms. Parrish stated that this is part of a supervised program and that the children are not allowed to have parties. The expectation is that the students are working, going to school, learning independent living skills so that they can leave the program and be successful, contributing citizens. She added that if ever there were a situation with those types of behaviors were to occur, then it would not be appropriate for those children to remain in the program.

Mr. Christopher asked if there would be an adult living at the facility while supervising. Ms. Parrish stated yes, and that it is based loosely on a current 24-hour program which already works and has been successful for the past six years.

Mr. Graham stated the reason we are considering this proposal is because it is an extension of a current program that is supervised.

Mr. Nazeer stated that with affordable housing crisis the way it is, it is a great service to the city.

Ms. Haselrig made a motion to recommend approval of the rezoning. The motion was seconded by Mr. Christopher and approved by a vote of 5-0 (Ms. Goodner recused, Mr. Dicks absent).

5. **Hold public hearing and consider a recommendation to City Council on petition M-2023-18 by the True Homes LLC to rezone approximately 10.6 acres at 2098 Dutchman Drive and adjacent right-of-way from Single-Family 5 (SF-5) to Single-Family Attached (SF-A). Tax Parcel 636-02-01-003.**

No action was taken on this item. This item was deferred by the applicant until the June Planning Commission meeting.

6. **Hold public hearing and consider a recommendation to City Council on petition M-2023-19 by City of Rock Hill Planning Commission to rezone approximately 53.8 acres at 214 Quantz Street, 1493 & 1507 Dave Lyle Blvd, 200, 225, 226, 236, 240, 267, 300, & 309 Northpark Drive and adjacent right-of-way from Industry Heavy (IH) to Industry General (IG). Tax Parcels 628-04-01-001 (portion), -004, -014, -021, 628-20-01-001 to -005, 630-10-02-001, 630-10-03-002 to -005 & -007.**

Dennis Fields, Planner III, presented the staff report.

Chair Graham stated the Planning Commission is the applicant since they sponsored the item at their last meeting.

Chair Graham opened the floor for public comment and there was none.

Mr. Christopher made a motion to approve the rezoning application. The motion was seconded by Mr. Watts and was approved by a vote of 6-0 (Mr. Dicks absent).

7. **Hold public hearing and consider a recommendation to City Council on petition M-2023-20 by Wade McCauley and Roscoe Shiplett to rezone approximately 2.28 acres at 1105 Hearn Street and adjacent right-of-way from Single-Family 3 (SF-3) to Multiple-Family Residential (MFR). Tax Parcel 632-03-11-003.**

Dennis Fields, Planner III, presented the staff report.

Mr. Christopher asked why the fence is on the inside of the buffer, which makes most the 40-foot buffer unusable and asked why isn't it part of the open space. Mr. Fields stated that the intent is that the fence appearance would be broken up with landscaping from the neighbor, so it doesn't feel like a wall at their property line. He added that they could have it a few feet in and could have landscaping on both sides to break up the appearance from both sides. Mr. Christopher asked if landscaping will be maintained. Mr. Fields stated that the management company will maintain the area on both sides of the fence.

Mr. Graham asked if there was going to be a strip of SF-3 between this rezoning and the apartments. Mr. Fields stated that is correct, explaining that the strip was purchased with the apartments to the south and is part of their property, so that section would remain SF-3.

Mr. Christopher asked if there was a change in grade or was the 40-foot area

because of the buffer requirements. Mr. Fields stated the buffer requirement is 50-feet, or 40-feet with a fence, from all of the surrounding uses.

Mr. Fields stated that the applicant held a voluntary neighborhood meeting and one person attended, who was a representative of the adjacent apartment complex.

Chair Graham opened the floor to the applicant. Matt Crawford, Keck and Wood, 300 Technology Center Way, Rock Hill (applicant's representative), was available for questions.

Mr. Christopher asked Mr. Crawford if he envisions needing to get into the buffer for the grading. Mr. Crawford stated no, since the site is flat, but if so, it would be very minimal.

Chair Graham opened the floor for public comment.

Brandyn Lanpher, 1086 Hearn Street, Rock Hill, SC stated he rents an apartment next door to the site. He stated that he often walks through the property and thinks it should remain wooded. He said it is a peaceful spot and he sometimes takes pictures of wildlife on the property. He stated he is against the proposal and knocking down any more trees in the city.

Mr. Christopher stated he understands that we do not want to remove every single tree in the City of Rock, yet this plan shows that 40 percent of the trees will still be on the site because of the large buffers that are surrounding the project.

Mr. Christopher made a motion to recommend approval of the rezoning application. The motion was seconded by Mr. Nazeer and was approved by a vote of 6-0 (Mr. Dicks absent).

NEW BUSINESS ITEMS**

- 8. Consideration of a request by Legacy Park East Industrial Properties LLC for Preliminary Plat approval for creation of a new public street (Plan #20150404).**

Shana Marshburn, Planner II, presented the staff report.

Ms. Goodner made a motion to approve the preliminary plat. The motion was seconded by Mr. Nazeer and was approved by a vote of 6-0 (Mr. Dicks absent).

- 9. Consideration of a request by Eastwood Homes to rename public roads within the Waterford Commons subdivision.**

Shana Marshburn, Planner II, presented the staff report.

Mr. Christopher asked if this proposal was approved by 911. Ms. Marshburn stated yes and there are only four streets being renamed.

Mr. Nazeer asked if the streets were named after a significant person and if there's a possibility we could run into an issue with the name in the future. Ms. Marshburn stated that she is not sure if the streets are named after anyone significant.

Mr. Christopher made a motion to approve the proposed names. The motion was seconded by Ms. Goodner and was approved by a vote of 6-0 (Mr. Dicks absent).

- 10. Consideration of a request by STIWA US INC and Plott Hound Engineering for Major Site Plan approval for an industrial development at an unaddressed**

property south of 1600 Porter Road. (Plan # 20222586).

Shana Marshburn, Planner II, presented the staff report.

Mr. Christopher asked if they are approving just the site layout and not the structure and the way it looks. Ms. Marshburn stated that is correct.

Mr. Graham asked if this is the only zoning district where parking can be deferred. Ms. Marshburn stated no, any use can defer parking. Mr. Graham asked if it is up to the applicant to make that determination. Ms. Marshburn stated that the applicant has to demonstrate that they can function with less parking and they have to show where the required parking could be provided on the site plan. Mr. Fields stated that deferred parking is normally only done with industrial uses.

Mr. Nazeer asked who makes the final determination on deferred parking. Ms. Marshburn stated the applicant would have to provide documentation explaining why they do not need as much parking as required and then it is a staff decision. Discussion followed about the varying parking needs of industrial uses. Mr. Fields stated that in all cases, the site plan must show an area where the required parking can be provided.

Mr. Christopher asked if this location is owner occupied. Mr. Fields stated yes, the applicant has purchased the property already.

Ms. Goodner made a motion to approve the Major Site Plan. The motion was seconded by Mr. Christopher and was approved by a vote of 6-0 (Mr. Dicks absent).

11. Other Business. None

12. Adjourn.

There being no further business, the meeting adjourned at 7:37 p.m.



Staff Report to Planning Commission M-2023-18



Meeting Date: June 6, 2023

Petition by True Homes LLC to rezone approximately 10.6 acres at 2098 Dutchman Drive and adjacent right-of-way from Single-Family 5 (SF-5) to Single-Family Attached (SF-A).



Reason for Request: The applicant is requesting the rezoning in order to develop townhomes on the property.

Staff Recommendation: Staff recommends denial of the proposed SF-A zoning.

SEE ATTACHED REPORT FOR MORE INFORMATION



Location: 2098 Dutchman Drive
Tax Parcel(s): 636-02-01-003
Site Area: 10.6 Acres (includes right-of-way)
City Council Ward: Ward 2 (Kathy Pender)
Request: Rezone property from Single-Family 5 (SF-5) to Single-Family Attached (SF-A).
Proposed Development: Construct approximately 40 townhome units.
Applicant: True Homes LLC (Shaun Gasparini)
2649 Brekonridge Centre Drive
Monroe, NC 28110
Owner: Rock Hill School District #3
660 N Anderson Road
Rock Hill, SC 29730

Site Description

The subject property is undeveloped and wooded. It is located along Dutchman Drive, north of Celanese between Rosewood Drive and Crosstrail Ridge. The property has frontage on Dutchman Drive (local roadway). Surrounding uses include multi-family apartments to the west, single-family detached homes to the north and east, and the Westminster Catawba Christian School (former Rosewood Elementary School) to the south.

The property is currently owned by the Rock Hill School District, who recently sold the former school property to the south to Westminster Catawba Christian School. The School District is selling the property since they no longer have use for the property.

Development Proposal

The applicant is requesting the rezoning in order to facilitate the development of approximately 40 single-family attached (townhome) units on the property, which is approximately 4 units per acre. The proposed use is a conditional use in the SF-A zoning district. The proposed buildings would front public streets with on-street parking, and have rear alleyways leading to the driveways and garages, as required by the City's zoning ordinance.

Access would be provided from Dutchman Drive via three new public streets and three new private alleyways. The project would also construct sidewalk along the western side of Dutchman Drive south to Celanese Road for pedestrian connectivity.

In addition, the project would be required to have two amenity features and a minimum 50-foot-wide landscape buffer from residential uses and a minimum 75-foot-wide buffer from the Westminster school property to the south.

Existing Zoning District Summary

Single-Family Residential 5 (SF-5): These residential districts are established to primarily provide for single-family detached residential development. A few complementary uses customarily found in residential zoning districts, such as religious institutions, may also be allowed.

One primary difference between these districts is the minimum lot size for development and other dimensional standards that are listed in full in Chapter 6: Community Design Standards.

Proposed Zoning District Summary

Single-Family Attached (SF-A): The SF-A district is established and intended to allow single-family attached housing products such as townhouses, duplexes, and quadruplexes, or other products where each unit has a separate parcel of land associated with it. This district is designed with the intent of developing single-family attached products and conveying them to owner-occupants in fee simple.

The maximum residential density allowed is eight dwelling units per developable acre. The intent is to generally limit areas of single-family attached projects to concentrations of 200 units.

Rezoning to this zoning district should involve land that is:

1. Located only in the Old Town area shown on the Comprehensive Plan's Future Land Use Map or within Neighborhood Residential areas shown on the Comprehensive Plan's Future Land Use Map that are bounded by Interstate 77 to the east, Celanese Road/Old York Road to the north, Heckle Boulevard to the west, and Albright Road/East Main Street/South Anderson Road to the south. See map in Appendix 3-D.
2. Located in areas that support the City's long-term redevelopment and development goals and have long-term value by the amenity of their location.
3. Located adjacent to areas with existing or emerging walkable environments near restaurants, shopping, recreation, colleges, and major employment centers, and near areas where the potential for future transit service has been identified.
4. Located in areas that do not negatively impact existing neighborhoods or constrain higher-value uses such as prime commercial and industrial areas.
5. Of a size that is in scale and able to be integrated with the surrounding mix of uses to create an overall sense of place and community.
6. Large enough to support on-site amenities suitable to the location, but not so large so as to become repetitive and overwhelming to the surrounding development

Zoning History of the Property and Previous Rezoning Cases in the Area

Case M-2022-28: Denied a request to rezone properties on Rosewood and Dutchman Drive from SF-5 and SF-3 to NC.

Case M-2022-16: Approved Annexation and Rezoning to LC for property at 1933 Mt. Gallant Road.

Case M-2021-06: Annexed and rezoned 24 parcels on the north side of Celanese Road, Dutchman Drive, Rosewood Drive, Hilltop Road, and Celanese Road, as part of a 75% annexation area. Properties were zoned SF-3 and NC.

Cases M-2020-12 & M-2019-19: The property on the south side of the Celanese Road/Hilltop Road intersection was annexed in September of 2019, and the property at the northeast corner of the Celanese Road/Hilltop Road intersection was annexed in August of 2020. Both of these areas were zoned NC upon annexation.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The property has frontage on Dutchman Drive (City maintained local road). The site will also be accessed from Dutchman Drive via three new public streets. There are no existing sidewalks along Dutchman Drive; however, the developer is proposing to install sidewalk on the west side of the street, from the site to Celanese Road, when the site is developed. All new public streets would have sidewalks on both sides, as required.

A traffic study is not required, as the small number of units does not exceed the 100 peak hour trip threshold.

The property is not located on a current My Ride transit route.

Public Utilities

All necessary utilities are available to the site.

Public Schools

The property is in the attendance zones of India Hook Elementary School, Sullivan Middle School, and Rock Hill High School. (School zones subject to change.)

RELATIONSHIP TO PUBLIC PLANS

Comprehensive Plan Update – Rock Hill 2030

This parcel is in the Edge Management character area of the Future Land Use Map of the Comprehensive Plan Update – Rock Hill 2030. The Comprehensive Plan states that the Edge Management character area should discourage growth and prevent sprawl. Growth may be permitted if utilities are available, and the development is compatible with surrounding uses. The character area should allow for the conservation of agricultural land and other environmentally unique and/or important areas.

The rezoning relates to the Compressive Plan Core Values as follows –

- Reinforce Strong Neighborhoods: Such a development would support further diverse housing options in proximity to services, employment centers, and transit.
- Grow Inside First: Limit residential growth in areas of concern which includes north of Celanese Road until current congestion issues have been resolved.

Although utilities are present and the rezoning would provide more diverse housing options, the development is not consistent with the Comprehensive Plan and Future Land Use map, since the development will increase congestion on Celanese Road.

PUBLIC INVOLVEMENT

Staff hereby certifies that the required public notification actions have been completed as follows:

- April 14: Planning Commission public hearing advertisement published in *The Herald*.
- April 14: Rezoning notification signs posted on subject property.
- April 14: Rezoning notification postcards sent to property owners and tenants within 300 feet of the subject property.

Public Feedback

Staff received several phone calls and emails regarding the request, of which all but one was opposed to the request. Increased traffic was the main reason for opposition. See the attached emails from residents.

Neighborhood Meeting

A neighborhood meeting was held on May 31, 2023. Approximately 30 residents attended, who were mostly opposed to the rezoning request. Increased traffic and buffers were the most discussed topics. A summary of the meeting is attached.

RECOMMENDATIONS

Staff Assessment

The City's Zoning Ordinance has specific criteria that must be evaluated as part of a rezoning request to Single-Family Attached (SF-A). Although the proposed 40-unit townhouse development is well below the concentration of 200 units and 8 units per acre limitations, it does not meet the locational requirements outlined in the zoning district's description.

The ordinance states that rezonings to this zoning district should involve land that is located in the Neighborhood Residential areas shown on the Comprehensive Plan's Future Land Use Map that are bounded by Interstate 77 to the east, Celanese Road/Old York Road to the north, Heckle Boulevard to the west, and Albright Road/East Main Street/South Anderson Road to the south. Additionally, projects should be located adjacent to areas with existing or emerging walkable environments near restaurants, shopping, recreation, colleges, and major employment centers, and near areas where the potential for future transit service has been identified.

Although the applicant is proposing a sidewalk connection to Celanese Road, it is not located along an existing or planned My Ride Bus transit route and Staff believes the project is not located close enough to existing shopping centers, grocery stores, or restaurants to meet the criteria intent. Additionally, it is outside of the defined area outlined in the Comprehensive Plan.

Furthermore, the Comprehensive Plan discourages any increase in residential density that could add commuter traffic and negatively impact the existing traffic congestion on Celanese Road.

For these reasons, staff is not able to recommend approval of the rezoning request.

Staff Recommendation

Staff recommends denial of the rezoning to SF-A.

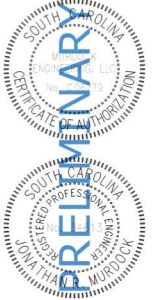
Attachments

- Sketch Plan
- Rezoning Map
- Existing Conditions Map
- Emails from Residents
- Neighborhood Meeting Summary 05/31/23

To see the applications submitted for this case, go to: www.cityofrockhill.com/PlanInfo.

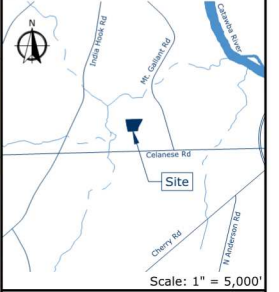
Staff Contact: Dennis Fields, Planner III
Dennis.Fields@cityofrockhill.com
803-329-5687

Engineer:

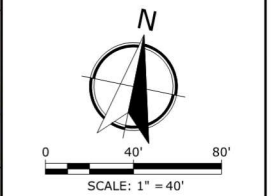


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Map:

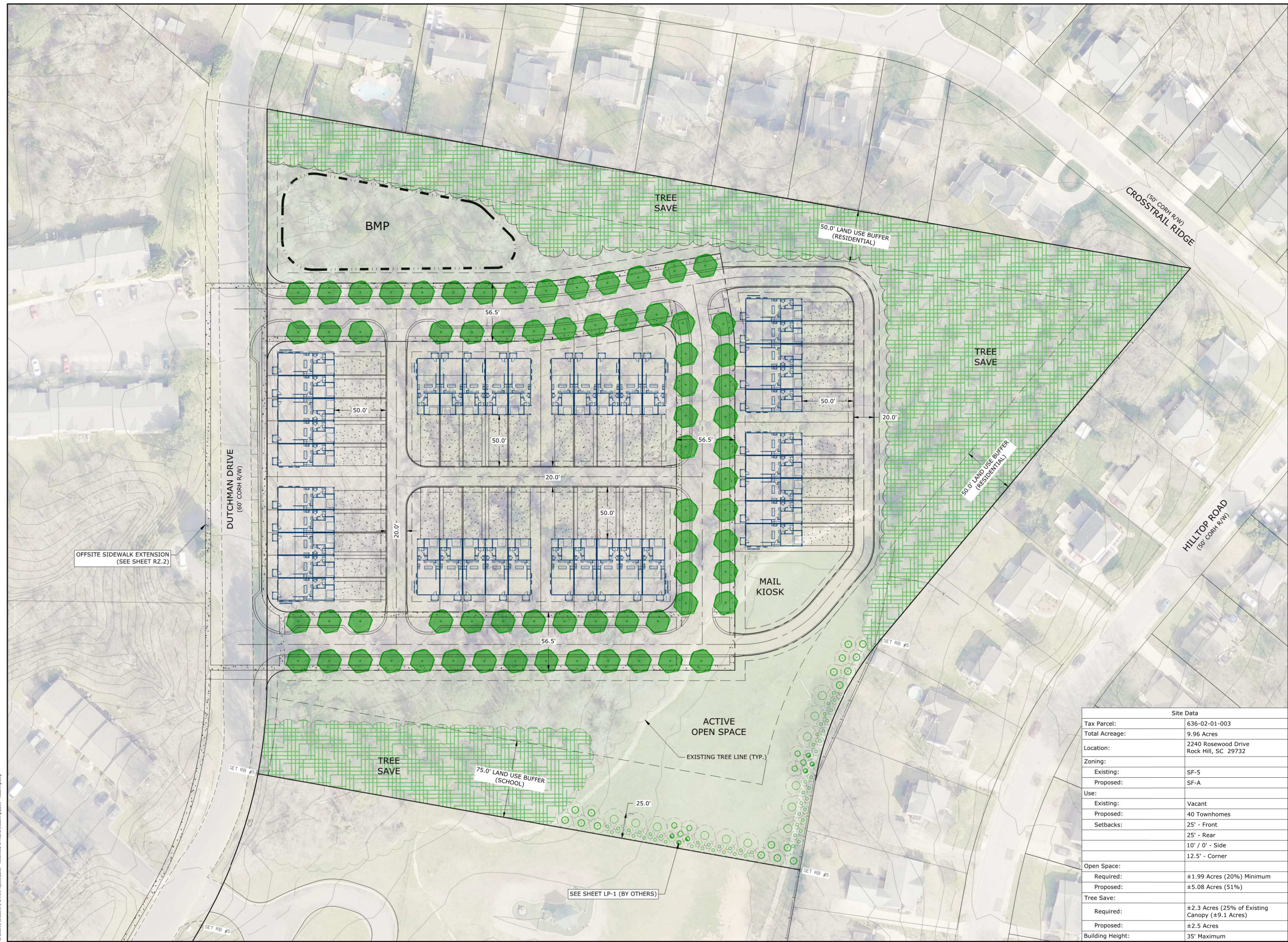


Drawing Orientation & Scale:



Date: June 1, 2023

Revised:



Site Data	
Tax Parcel:	636-02-01-003
Total Acreage:	9.96 Acres
Location:	2240 Rosewood Drive Rock Hill, SC 29732
Zoning:	
Existing:	SF-5
Proposed:	SF-A
Use:	
Existing:	Vacant
Proposed:	40 Townhomes
Setbacks:	25' - Front 25' - Rear 10' / 0' - Side 12.5' - Corner
Open Space:	
Required:	±1.99 Acres (20%) Minimum
Proposed:	±5.08 Acres (51%)
Tree Save:	
Required:	±2.3 Acres (25% of Existing Canopy (±9.1 Acres))
Proposed:	±2.5 Acres
Building Height:	35' Maximum

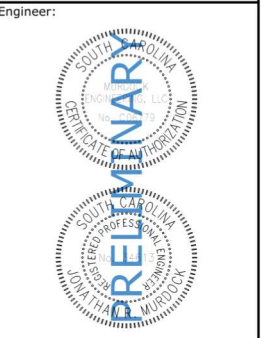
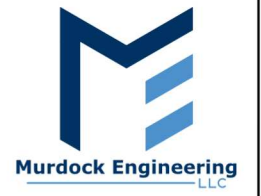
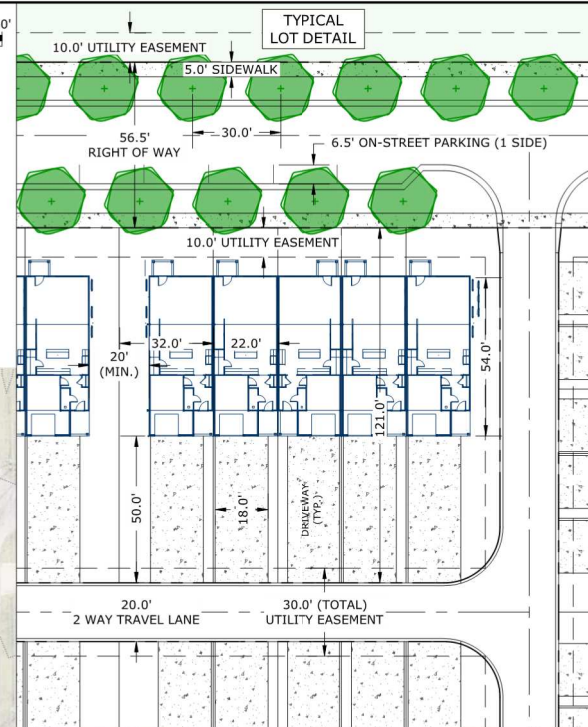
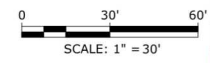
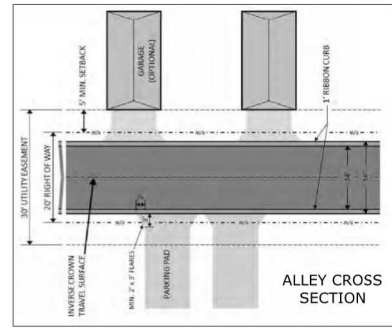
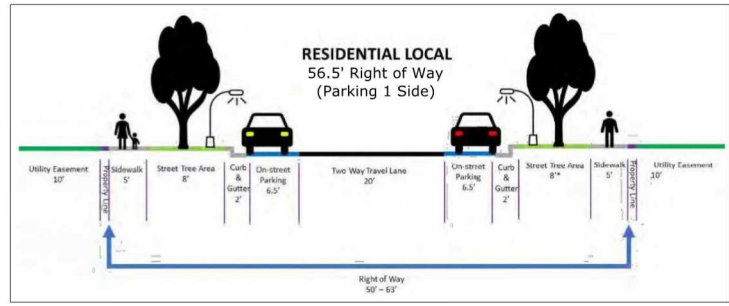
Conceptual Site Plan
for
**Rosewood
Townhomes**
City of Rock Hill, South Carolina

Prepared For:
True Homes, LLC
2649 Brekonridge Centre Drive
Monroe, North Carolina
(704) 779-4126

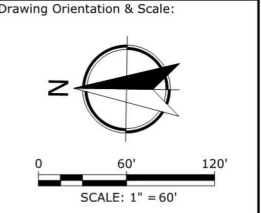
Project Number: **2210**

Sheet Name: **Rezoning Plan**

Sheet Number: **RZ.1**



This drawing and the design shown thereon are the property of Murdock Engineering, LLC. The reproduction or unauthorized use without written consent is prohibited. Furthermore, this drawing shall not be used for construction purposes until the engineer of record has delivered signed and sealed copies to the appropriate parties and all required fees have been paid, permits have been acquired, and easements have been obtained to do so.
© Murdock Engineering, LLC 2022



Date: June 1, 2023

Revised:

Conceptual Site Plan for
Rosewood Townhomes
City of Rock Hill, South Carolina

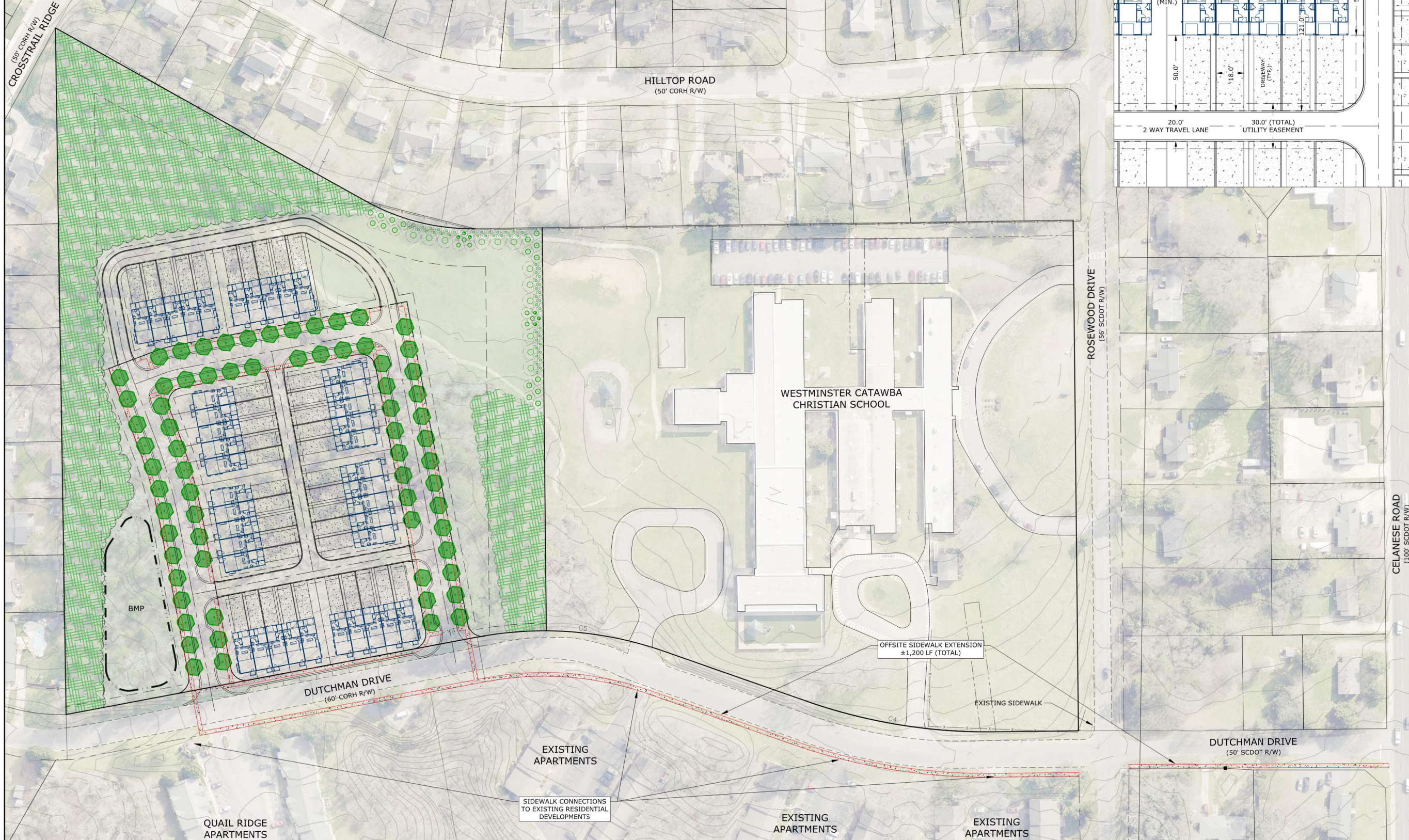
Prepared For:
True Homes, LLC
2649 Brekonridge Centre Drive
Monroe, North Carolina
(704) 779-4126

Project Number: **2210**

Sheet Name:
Offsite Sidewalk Extension & Details

Sheet Number:
RZ.2

C:\Users\Murdoch\My Drive\Projects\2210 - Rosewood SPR/CAO/Planning\2210 - Rezoning.dwg



HILLTOP ROAD
(50' CORH R/W)

WESTMINSTER CATAWBA
CHRISTIAN SCHOOL

ROSEWOOD DRIVE
(56' SCDOT R/W)

CELANESE ROAD
(100' SCDOT R/W)

DUTCHMAN DRIVE
(60' CORH R/W)

DUTCHMAN DRIVE
(50' SCDOT R/W)

QUAIL RIDGE
APARTMENTS

EXISTING APARTMENTS

SIDEWALK CONNECTIONS TO EXISTING RESIDENTIAL DEVELOPMENTS

EXISTING APARTMENTS

EXISTING APARTMENTS

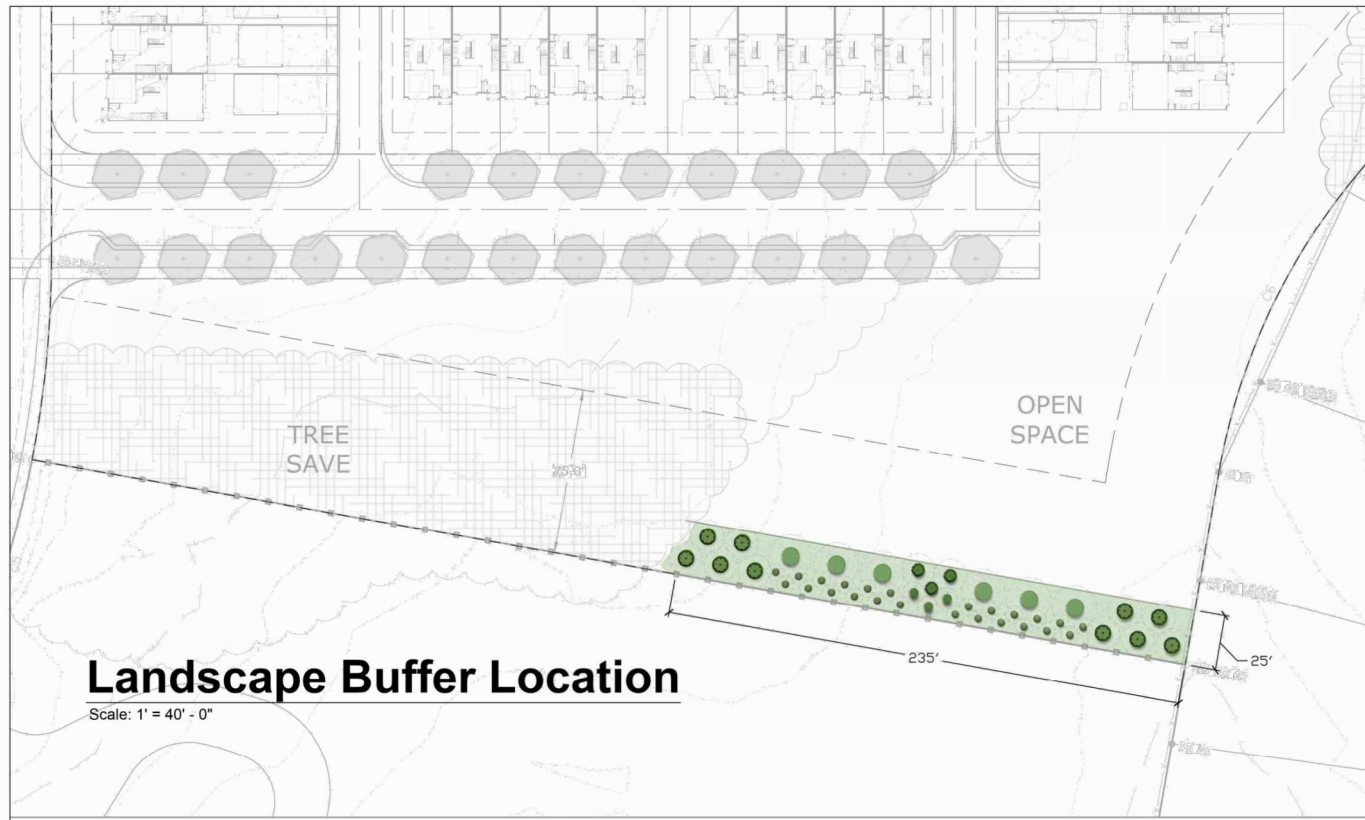
OFFSITE SIDEWALK EXTENSION
±1,200 LF (TOTAL)

EXISTING SIDEWALK

BMP

C-5

C-4



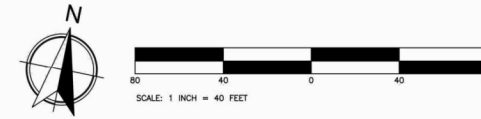
Landscape Buffer Location

Scale: 1" = 40' - 0"

Plant Schedule

To Be Reviewed Onsite With Architect

SYB	QTY	PLANT TYPE	SIZE
	6	Canopy Shade Tree: Willow Oak, Red Maple, (option match w/street trees)	2-3" Cal
	3	Tall Evergreen Canopy Tree: Loblolly Pine	2" Cal
	10	Tall Evergreen Screening: Southern Magnolia (Bracken's Brown)	6-7'
	3	Large Evergreen Holly: Nellie R. Stevens	7' - 8', 30+ Gal
	24	Large Screening Shrub: Osmanthus	4-5', 15+ Gal



PROJECT NAME: Rosewood
 PROJECT NUMBER:
 FILE:
 ISSUED DATE: 2023/01/08
 REVISIONS:
 △ 2023/01/23

NOTATIONS:
 Contractor(s) to verify all site conditions, layouts, dimensions, grades, specifications and material selections. Drawings for conceptual design and layout purposes. Adjustments may be needed in regards to grades and exact layout.



wilburn | associates
 landscape | design
 golf | build
 manage
 T: 1.704.942.5667
 E: office@warchitectural.com
 W: www.warchitectural.com
 M: PO Box 1509, Cornelius, NC 28031



T: 1.704.238.1229
 M: 2656 Brekonridge Centre
 Monroe, NC 28110

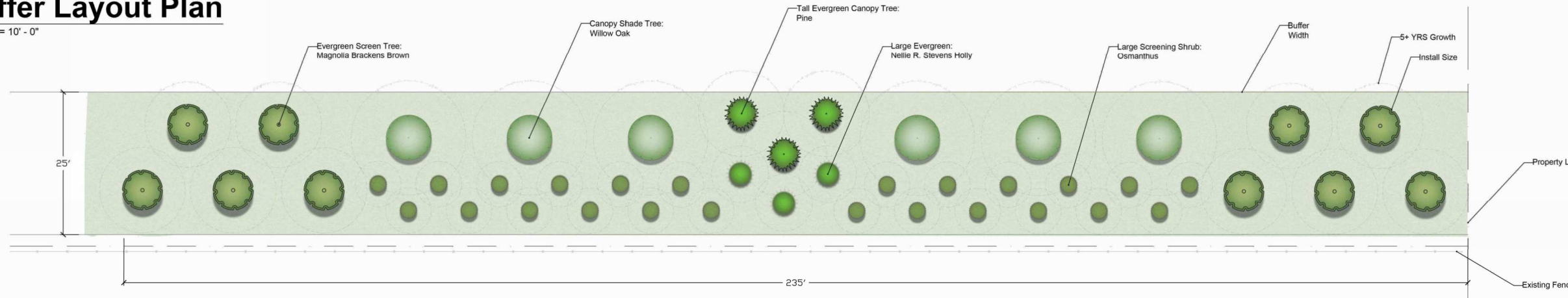
Buffer Elevation

Scale: 1" = 10' - 0"



Buffer Layout Plan

Scale: 1" = 10' - 0"



Rosewood
 Mixed Use Development
 City of Rock Hill, South Carolina

SCALE: 1.0" = 40' 0"

SHEET TITLE:
Landscape Buffer Plan

SHEET No: 1 OF 1

LP-1





M-2023-18

Legend

- Subject Property
- Limited Commercial (LC)
- Multi-Family 15 (MF-15)
- Neighborhood Commercial (NC)
- Planned Unit Development (PUD)
- Single-Family 3 (SF-3)
- Single-Family 5 (SF-5)

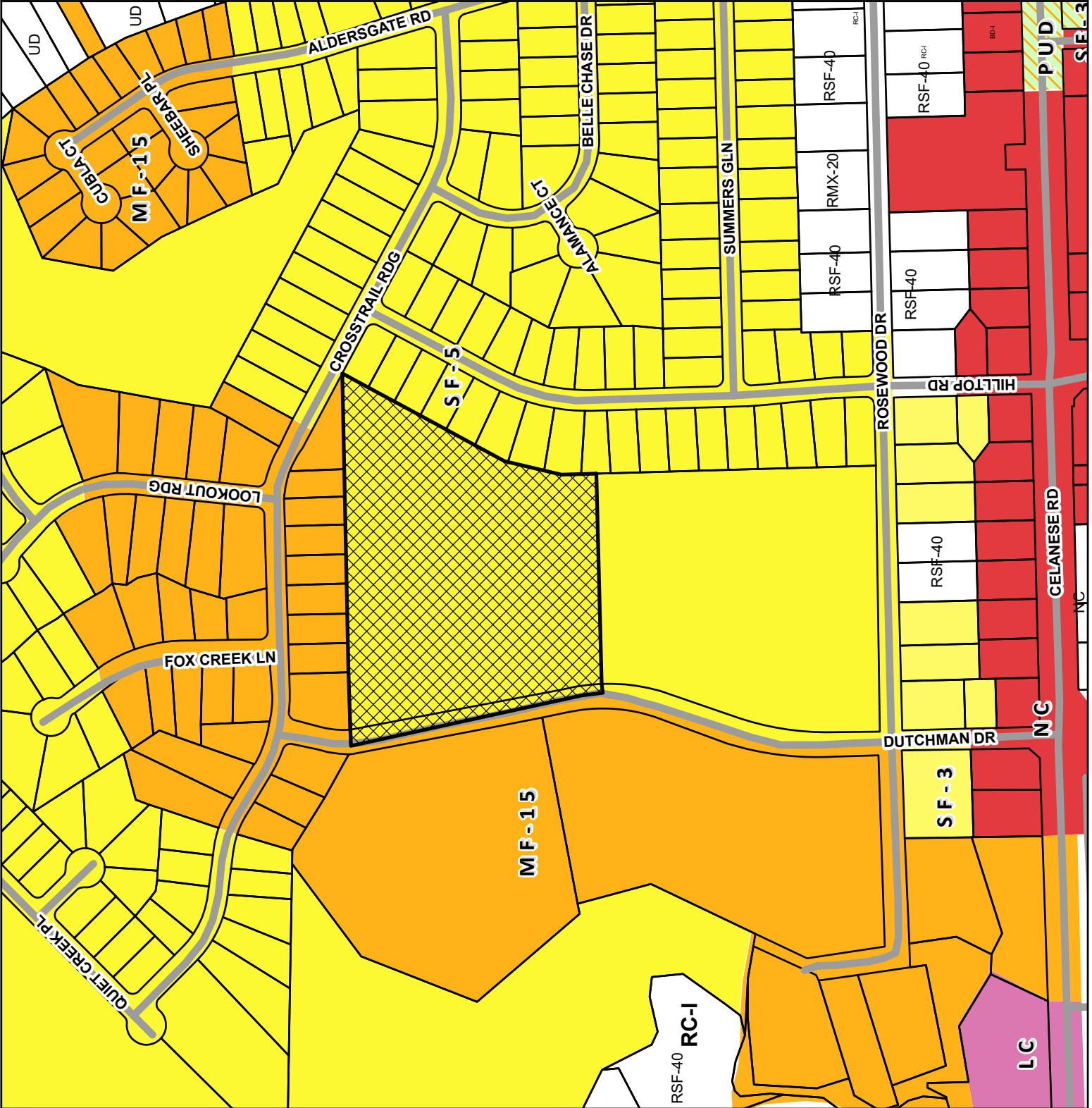
Zoning Data

Current: SF-5

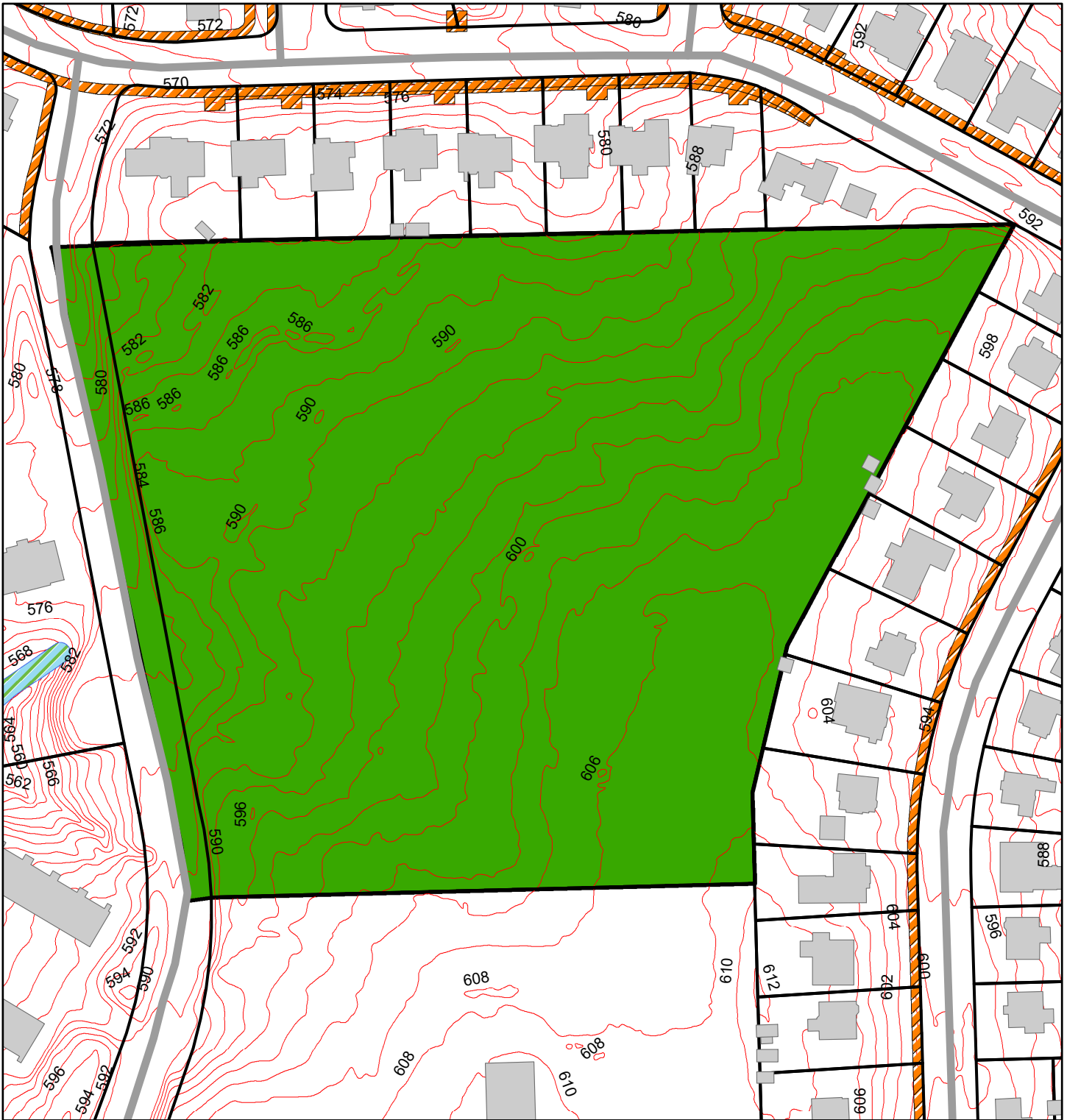
Proposed: MFR










Planning & Development
Department
City of Rock Hill
05-02-2023

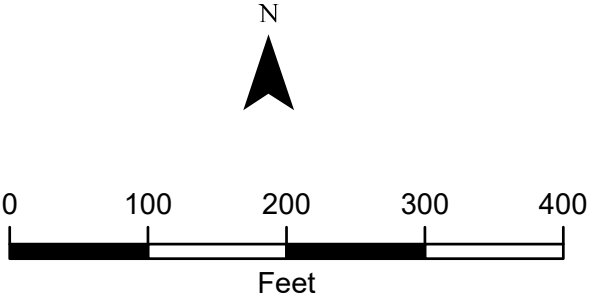


Existing Conditions Case #M-2023-18



Legend

 Building Footprints (2019)	 Utility Easement
 Parcels	 Contours
 Street	 Subject Property
 Wetlands	



From: jason chasteen <jason_chasteen@yahoo.com>
Sent: Tuesday, April 18, 2023 12:10 PM
To: Fields, Dennis
Subject: Re: Rock Hill Rezoning Case M-2023-18
Attachments: M-2023-18 Site Plan 11x17.pdf

CAUTION: not from City of Rock Hill...from Unknown Source...Beware, proceed with CAUTION

Dear Rock Hill Planning & Development,

I am writing to express my deep concern about the proposed rezoning of our neighborhood (Rock Hill Rezoning Case M-2023-18). As a member of this neighborhood, I strongly oppose this plan, and I urge you to reconsider it.

I believe that rezoning our neighborhood will have a negative impact on our community in several ways. First, it will lead to increased traffic congestion and noise pollution, making it more difficult for residents to move around and enjoy their homes. Second, it will likely result in the destruction of green spaces which are a part of the character of our neighborhood. .

Furthermore, I believe that this rezoning plan has been proposed without sufficient input from the residents of our community. It is critical that any major changes to our neighborhood are made with the involvement of those who will be most affected by them. I urge you to take the time to listen to the concerns and suggestions of residents and to work with us to find a better solution that takes into account the needs and priorities of everyone who lives here.

In conclusion, I strongly urge you to reject the proposed rezoning plan and to work with us to find a better way forward for our community. Thank you for your attention to this important matter.

Kind regards,

Jason Chasteen

On Monday, April 17, 2023 at 09:57:04 AM EDT, Fields, Dennis <dennis.fields@cityofrockhill.com> wrote:

Fields, Dennis

From: cityofrockhill@cityofrockhill.com on behalf of Webmaster City of Rock Hill
<cityofrockhill@cityofrockhill.com>
Sent: Monday, May 1, 2023 10:28 PM
To: Fields, Dennis
Subject: Rezoning M2023-18

CAUTION: not from City of Rock Hill...from Unknown Source...Beware, proceed with CAUTION

Message submitted from the <Rock Hill, SC> website.

Site Visitor Name: Alyssa Dodd
Site Visitor Email: AlyssaDodd@gmail.com

My name is Alyssa Dodd and I'm a property owner at 2184 Fox Creek Lane, Rock Hill, SC, 29732 within the Hidden Forest neighborhood. I'm writing to provide public comment regarding Rezoning, M2023-18. March 2023 marked my two-year anniversary in this home. I conducted extensive research for each property I considered. That included zoning for undeveloped parcels nearby. I recognize the importance of zoning regulation in alignment with our city's comprehensive plan to support strong neighborhoods. I was aware that 2098 Dutchman Dr. was owned by the RH School District and zoned SF-5. Has True Homes LLC purchased this parcel or are they submitting this rezoning request on behalf of the property owner? According to the York County and City of Rock Hill GIS databases the district is still listed as the owner. While the City's Zoning Ordinance encourages neighborhood meetings for "potentially impactful land use in terms of compatibility with surrounding uses, traffic, aesthetics, or other areas of concern" I am not aware of a meeting to gather input from our neighborhood in advance of this hearing. After noticing the sign I became aware of the rezoning request. I am writing to share that the current zoning is appropriate for this parcel, consistent with the comprehensive plan, and should remain in place. I am not supportive of this rezoning request to SF-A and have concerns with traffic and aesthetic impacts, as well as stormwater runoff impacts in our challenging area along Celanese Road. I found very limited information online. If there's additional information for public review regarding proposed development plans could you please let me know? I appreciate the Planning Commission's consideration and encourage the Commission to recommend City Council NOT approve this rezoning request. Thank you.

24 May 2023

To: Dennis Fields (Rock Hill Planning Commission)

From: Ernest LaCasse 2177 Fox Creek Lane, Rock Hill, SC 29732 phone: 803-322-3260

Subject: M-2023-18 rezone 10.6 acres at 2098 Dutchman Drive and adjacent right-of-way from Single-Family (SF-5) to Single-Family Attached (SF-A)

Review of the Rock Hill Planning Commission Meeting Agenda for M-2023-18, dated 2 May 2023 (M-2023-18 rescheduled for June 2023) indicates that a request form True Homes LLC has been submitted to rezone approximately 10.6 acres at 2098 Dutchman Drive, Rock Hill, SC from the existing zone of (SF-5) Single-Family Detached, to zone (SF-A) Single-Family Attached, with the intent to construct 40 each "single-family attached" units to be sub-divided into 8 structures (5 each attached single-family units) per structure. These units would not be apartments for rent but instead would be Single-Family Attached units for sale.

Review of the Rezoning Analysis-Report to Planning Commission for M-2023-18 pages 1-4, the Staff assessment states "**Staff is not able to recommend approval for this rezoning request**"..... **with supporting explanations shown below:**

- Comprehensive Plan - City of Rock Hill 2030: discourages any increase in residential density that could add commuter traffic and negatively impact the existing traffic congestion on Celanese Road.
- City's Zoning Ordinance has specific criteria that must be evaluated as part of a re-zoning request to Single-Family Attached (SF-A). Proposal does not meet the local requirements outlined in the district's description.
- Location is not located along an existing or planned My Ride Bus route.
- This project is not located close enough to existing shopping centers, grocery stores, or restaurants to meet the criteria intent.

Addition notes:

- Traffic congestion within "Hidden Forest" and access to Celanese Road is one of the most popular concerns of current residents.
- This 10.6 Acres is most likely the permanent home of one or more Red Tail Hawks (which have been routinely seen within the neighborhood of "Hidden Forest" daily for an estimated 18 months. Red Tail Hawks are protected by several US and SC State laws with the most predominant law being the federal Migratory Bird Treaty Act of 1918, which provides protection to numerous species in addition to the red-tailed hawk. True Homes LLC would be expected to contract with a wild life expert to survey the 10.6 acres in question to determine if the Red Tail Hawks have an active nest. Picture of Red Tail Hawk on flag pole of home located on Valley Road available upon request.
- In addition the 10.6 acres is home to a herd of deer. If the 10.6 acres is rezoned to SF-A these deer would most likely be forced to cross Celanese Road more often increasing the risk of causing additional vehicle accidents.
- Request by residents of Hidden Forest to be submitted recommending that the Rock Hill School District donate these 10.6 acres of land to City of Rock Hill to be used a wild life sanctuary.

Sincerely,

Ernest LaCasse



Rosewood Townhomes Neighborhood Meeting Minutes

Date: May 31, 2023

Time: 5:00 PM

Location: Aldersgate United Methodist Church

Attendees:

Shaun Gasparini - True Homes

Jonathan Murdock - Murdock Engineering

Dennis Fields - City of Rock Hill

See attached sign in sheet - Community Attendees

Presentation:

- Summary of anticipated rezoning schedule
- Site information
- Rezoning Petition Summary
- Proposed Site Plan
- Proposed Off-Site Sidewalk Extension
- Proposed Townhome Rendering
- Proposed Townhome Elevations
- Summary of City of Rock Hill Architectural Requirements

Questions/Concerns

- Responses/Discussion

Concerned with adding "cut-through" traffic to avoid Celanese Road

- The only additional traffic should be from the proposed development and should not contribute to this existing issue

Would prefer to see less dense development to lessen traffic impacts

- May not have as much of impact as it would seem because single family detached homes typically generate more trips per home than townhomes

Concerned with impact of development on existing neighborhood road

- City roads should be able to handle the additional traffic from 40 units
- Larger concern is added traffic to Celanese Road

How much will townhomes sell for?

- Depends on market after construction is complete (± 2 years)

Concerned that another developer could purchase the units and turn into Section 8 housing

- This would not be allowable with this rezoning petition
- Developer willing to consider adding deed restriction to limit the number of rental units to 25% of the total development (10 units) following the initial sale of the Single Family Attached Lots

Who would the community communicate with if the property is not kept up after all of the homes are sold?

- Community will have a Homeowners Association
- City of Rock Hill also monitors compliance with certain community standards

Concern that existing townhomes in other developments in the area are not selling

- True Homes does extensive market research to determine the viability of each of their projects
- Existing Townhome developments not selling may be a mis-perception

Are there any comparable communities in the area to see what this product looks like?

- Handsmill on Lake Wylie

Concerned with safety on Dutchman Drive as speeding is currently an issue

- The addition of on-street parking should serve as a traffic calming measure

Will development have a connection to Crosstrail Ridge?

- No frontage on Crosstrail Ridge
- Proposed tree save in this area

Would like to see proposed landscape screening adjacent to the school wrap the southeast corner of the site to the tree save area.

- Revised rezoning plan accordingly

Why is SF-A more appropriate than SF-5?

- Transitional use
 - Apartments to west
 - School to south
 - Single Family to north & east
- Feasibility of development on a small site <10 acres
- Larger buffer to adjacent properties

Name	Address
John Stephens	2196 Crosstrail Ridge Rock Hill, SC 29732
Suzanne Charlton	2190 Crosstrail Ridge Rock Hill, SC 29732
Sarah Stephens	2196 Crosstrail Ridge Rock Hill, S.C 29732
John E Hayes	2202 Crosstrail Ridge
Michael & Della Clarkson	2139 Fox Creek Ln RH. SC 29732
Marilyn Millman	2018 Hill Top Rd. Rock Hill, S.C. 29732
Tim Sullivan	2284 Evening Pl Rock Hill SC 29732
BOB TOGGWEILER	2308 CROSSTRAIL RIDGE
Bob Kyle	2305 CROSSTRAIL RIDGE
Bob + Sonya Spalding	2211 Crosstrail Rdg.
Donna Workman	2184 Crosstrail Ridge
Cecilia O'NEILL	2176 Fox Creek Lane
Ernie La Casse	2177 Fox Creek Ln

Mike Cooke	1995 Hilltop Rd
Joe Sampson	2183 Lookout Ridge
Bill Wood	2777 Lookout Ridge
Alice Baker	1977 Hilltop Rd.
Amy Harwell	1983 Hilltop Rd
Mark Watkins	2273 Crosstrail Ridge
WADE WINKLER	2162 QUIET CREEK PLACE
DENNIS HAYNES	2148 QUIET CREEK PI.
DAVID TRACY	2221 CROSSTRAIL RIDGE
LEYKA ROSARIO	2293 CROSSTRAIL RIDGE



Agenda Item 3
Planning Commission Report

Meeting Date: June 6, 2023

PROJECT NAME: Rock Hill Assisted Living Center
PLAN TYPE: Major Site Plan
PLAN NUMBER: 20222478
TAX MAP NUMBER: 542-03-01-261
LOCATION: 193 Old Rawlinson Road (NW Corner of Heckle Blvd and Rawlinson Road Intersection).
PROPERTY OWNER: Joslin Partners LLC (John Godbold)
121 Wylie Cove Ln
Rock Hill, SC 29732
PROJECT CONTACT: Little Diversified Architectural Consulting (Frank Miller)
615 S. College Street, Suite 1600
Charlotte, NC 28202
704-676-3397

Land Use Information Type: Continuing Care Facility
Zoning: Community Commercial (CC)
Land Area: ~12.2 Acres

Background The subject property is currently undeveloped and wooded. The property is located at the northwest corner of Heckle Boulevard and Rawlinson Road. It is bordered on the west by Old Rawlinson Road. The property is zoned Community Commercial (CC), which allows Continuing Care Facilities as a permitted use.

Continuing Care Facilities accommodate a range of living options designed for senior citizens to move to different parts of the community as their health care needs change. The applicant is proposing 100 beds for Assisted Living and 100 Independent Living units for seniors.

Dev. Information Buildings: 1 Building
Floors: 4 Stories
Floor Area: 50,000 sq ft building footprint; 200,000 sq ft total

Parking Required: 188 spaces
Proposed: 186 spaces

A comment has been included to add two additional spaces to meet the required parking. Staff believes there is adequate room on the site to achieve this.

Streets There are no new public streets created with this Major Site Plan; however, the City is working with both the applicant and the adjacent property owner (Comporium), to establish an off-site public street connection between Old Rawlinson Road

and Bates Street. This connection is extremely important in the City's long term transportation goals and consistent with the Rock Hill-Fort Mill Area Transportation Study (RFATS) collector street plan, which envisions these connections to promote interconnectivity and reduce/minimize long term traffic congestion on major roadways.

The attached site plan shows all the required on-site improvements; however, to help establish the important public street connection, the City is working with the applicant to reallocate funding from some required site improvements to the public street connection. Items that may not be constructed include sidewalks along Rawlinson Road and Old Rawlinson Road, the shared-use path along Heckle Boulevard, and sanitary sewer material cost differences.

In the event that the right-of-way for the Bates Street connection is not established, and an agreement for allocation of funds is not reached, then all required site improvements shown on the plan must be constructed.

Pedestrian Access

The applicant is required to construct 5-foot-wide sidewalks along Rawlinson Road and Old Rawlinson Road, and a 10-foot-wide shared-use path along Heckle Blvd. This shared use path must connect to the existing sidewalk along Heckle boulevard, that terminates approximately 300 feet to the north. A pedestrian connection is required for residential uses to the Wal-Mart shopping center.

The attached site plan currently shows all of the required on-site improvements, with exception of the connection to the existing sidewalk along Heckle Blvd discussed above.

Traffic Impact

The proposed development does not meet the 100 peak-hour trip threshold to require a Traffic Impact Analysis (TIA). The development would generate approximately 50 peak-hour trips.

Tree Retention

Required: 3.05 Acres (25%)

Proposed: 3.27 (27%)

The development will retain seven heritage trees and will remove four heritage trees. 24 additional trees with a minimum 3-inch caliper will be planted to mitigate the removed heritage trees.

Open Space

Open Space Required: 2.44 Acres

Open Space Proposed: 3.27 Acres

SPECIAL NOTES:

There are outstanding staff comments attached. These comments are editorial in nature and should not significantly impact the layout and function of the site.

RECOMMENDATION: Staff recommends approval of the Major Site Plan, subject to resolution of outstanding staff comments during the Civil Plan stage.

ATTACHMENTS: Major Site Plan
Plan Review Comments

Staff Contact: Dennis Fields, Planner III
Dennis.Fields@CityofRockHill.com
803.329.5687

James Earle McGehee
 PIN: 541000002
 Zoning: RSF-40 (YORK CO.)
 Land Use: Residential

Rock Hill School District #3
 PIN: 5420701191
 Zoning: OI

Country Oaks Drive
 (Rt. 64-108)
 Variable Width Public Right of Way

Carl H Covington
 PIN: 541000001
 Zoning: RSF-40 (YORK CO.)
 Land Use: Residential

TK Cleaning & Lawn Service LLC
 PIN: 5420701127
 Zoning: IG

TK Cleaning & Lawn Service LLC
 PIN: 5420701090
 Zoning: IG

Comporium Inc.
 PIN: 5420701014
 Zoning: IG

HMG Property LLC
 PIN: 5420301262
 Zoning: IG

- ### LAYOUT NOTES
- ALL TRAFFIC CONTROL SIGNAGE, DEVICES, AND STRIPING TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
 - ALL PAVING CUTS SHALL BE MADE BY SAW CUTS.
 - EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
 - CONTRACTOR TO COORDINATE ANY CHANGES IN FIELD CONDITIONS THAT MAY REVISE THE DESIGN WITH DESIGNER OF RECORD PRIOR TO PROCEEDING.
 - ALL DIMENSIONS ARE TO FACE OF CURB OR TO FINISHED FACE OF BUILDING UNLESS NOTED OTHERWISE.
 - ALL RADIUS ON CURBS SHALL BE 5'-0" UNLESS NOTED OTHERWISE.
 - ALL ACCESSIBLE PARKING SPACES SHALL DISPLAY APPROVED RESERVED PARKING SPACE SIGNAGE AS PRESCRIBED BY THE AMERICANS WITH DISABILITIES ACT (ADA), M.U.T.C.D., AND ANY ADDITIONAL STATE AND/OR LOCAL REQUIREMENTS. HEIGHT FROM FINISHED GRADE TO BOTTOM OF SIGN IN ANY LOCATION SHALL BE 84" MINIMUM.
 - ALL WORK WITHIN THE RIGHT OF WAY OF ALL ROADS AND HIGHWAYS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE STATE AND/OR LOCAL JURISDICTION. CONTRACTOR SHALL SECURE ALL NECESSARY DRIVEWAY AND ENCROACHMENT PERMITS PRIOR TO CONSTRUCTION. IF NECESSARY, CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION WITHIN THE RIGHT OF WAY, PER WORK AREA TRAFFIC CONTROL HANDBOOK (W.A.T.C.H.) STANDARDS.
 - A MINIMUM OF 18" IS TO BE MAINTAINED BETWEEN ALL PAVED SURFACES AND TOPS OF FOOTINGS.

IMPERVIOUS AREA TABLE

TYPE OF IMPERVIOUS AREA	NEW (SF)	EXISTING (SF)
ROOF	50,769	0
ASPHALT	96,713	0
CONCRETE	9,613	0
OTHER HARD SURFACE (GRASSPAVE, ETC.)	3,602	0
WATER SURFACE (WET POND)	0	0

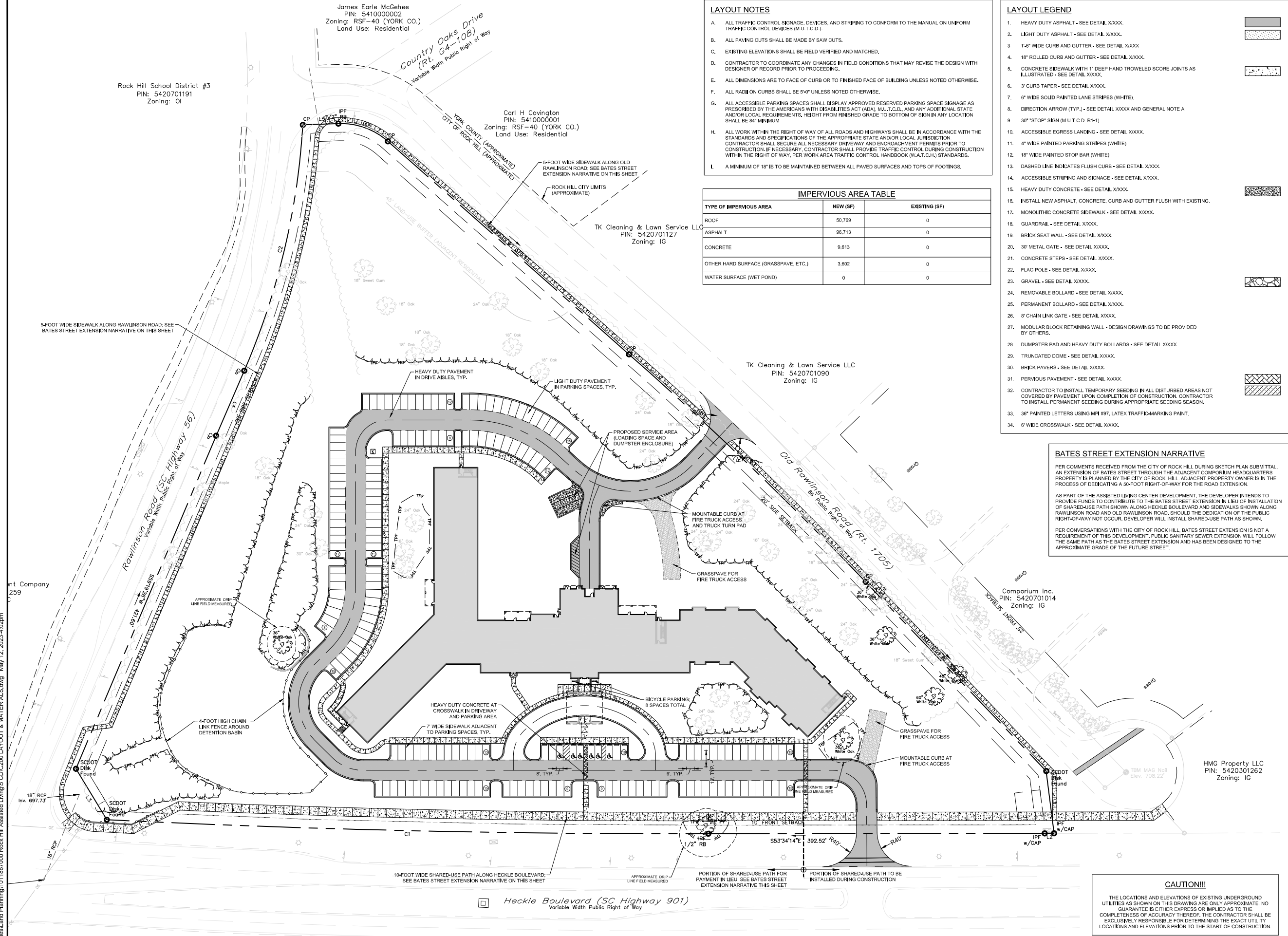
- ### LAYOUT LEGEND
- HEAVY DUTY ASPHALT - SEE DETAIL XXXX.
 - LIGHT DUTY ASPHALT - SEE DETAIL XXXX.
 - 1'-6" WIDE CURB AND GUTTER - SEE DETAIL XXXX.
 - 18" ROLLED CURB AND GUTTER - SEE DETAIL XXXX.
 - CONCRETE SIDEWALK WITH 1" DEEP HAND TROVELED SCORE JOINTS AS ILLUSTRATED - SEE DETAIL XXXX.
 - 3" CURB TAPER - SEE DETAIL XXXX.
 - 6" WIDE SOLID PAINTED LANE STRIPES (WHITE).
 - DIRECTION ARROW (TYP.) - SEE DETAIL XXXX AND GENERAL NOTE A.
 - 30" STOP SIGN (M.U.T.C.D. R-1).
 - ACCESSIBLE EGRESS LANDING - SEE DETAIL XXXX.
 - 4" WIDE PAINTED PARKING STRIPES (WHITE)
 - 18" WIDE PAINTED STOP BAR (WHITE)
 - DASHED LINE INDICATES FLUSH CURB - SEE DETAIL XXXX.
 - ACCESSIBLE STRIPING AND SIGNAGE - SEE DETAIL XXXX.
 - HEAVY DUTY CONCRETE - SEE DETAIL XXXX.
 - INSTALL NEW ASPHALT, CONCRETE, CURB AND GUTTER FLUSH WITH EXISTING.
 - MONOLITHIC CONCRETE SIDEWALK - SEE DETAIL XXXX.
 - GUARDRAIL - SEE DETAIL XXXX.
 - BRICK SEAT WALL - SEE DETAIL XXXX.
 - 30" METAL GATE - SEE DETAIL XXXX.
 - CONCRETE STEPS - SEE DETAIL XXXX.
 - FLAG POLE - SEE DETAIL XXXX.
 - GRAVEL - SEE DETAIL XXXX.
 - REMOVABLE BOLLARD - SEE DETAIL XXXX.
 - PERMANENT BOLLARD - SEE DETAIL XXXX.
 - 8" CHAIN LINK GATE - SEE DETAIL XXXX.
 - MODULAR BLOCK RETAINING WALL - DESIGN DRAWINGS TO BE PROVIDED BY OTHERS.
 - DUMPSTER PAD AND HEAVY DUTY BOLLARDS - SEE DETAIL XXXX.
 - TRUNCATED DOME - SEE DETAIL XXXX.
 - BRICK PAVERS - SEE DETAIL XXXX.
 - PERVIOUS PAVEMENT - SEE DETAIL XXXX.
 - CONTRACTOR TO INSTALL TEMPORARY SEEDING IN ALL DISTURBED AREAS NOT COVERED BY PAVEMENT UPON COMPLETION OF CONSTRUCTION. CONTRACTOR TO INSTALL PERMANENT SEEDING DURING APPROPRIATE SEEDING SEASON.
 - 36" PAINTED LETTERS USING MPM #97, LATEX TRAFFIC-MARKING PAINT.
 - 6" WIDE CROSSWALK - SEE DETAIL XXXX.

BATES STREET EXTENSION NARRATIVE

PER COMMENTS RECEIVED FROM THE CITY OF ROCK HILL DURING SKETCH PLAN SUBMITTAL, AN EXTENSION OF BATES STREET THROUGH THE ADJACENT COMPORIUM HEADQUARTERS PROPERTY IS PLANNED BY THE CITY OF ROCK HILL. ADJACENT PROPERTY OWNER IS IN THE PROCESS OF DEDICATING A 50-FOOT RIGHT-OF-WAY FOR THE ROAD EXTENSION.

AS PART OF THE ASSISTED LIVING CENTER DEVELOPMENT, THE DEVELOPER INTENDS TO PROVIDE FUNDS TO CONTRIBUTE TO THE BATES STREET EXTENSION IN LIEU OF INSTALLATION OF SHARED-USE PATH SHOWN ALONG HECKLE BOULEVARD AND SIDEWALKS SHOWN ALONG RAWLINSO ROAD AND OLD RAWLINSO ROAD. SHOULD THE DEDICATION OF THE PUBLIC RIGHT-OF-WAY NOT OCCUR, DEVELOPER WILL INSTALL SHARED-USE PATH AS SHOWN.

PER CONVERSATIONS WITH THE CITY OF ROCK HILL, BATES STREET EXTENSION IS NOT A REQUIREMENT OF THIS DEVELOPMENT. PUBLIC SANITARY SEWER EXTENSION WILL FOLLOW THE SAME PATH AS THE BATES STREET EXTENSION AND HAS BEEN DESIGNED TO THE APPROXIMATE GRADE OF THE FUTURE STREET.



W:\Consulting\Specialties\Land Planning\1011867000 Rock Hill Assisted Living\5 CD\200 LAYOUT & MATERIALS.dwg May 12, 2023-4:02pm

LITTLE
 CONSULTING ARCHITECTS

616 South College Street, Suite 1600
 Charleston, SC 29402
 P: 803.525.5399
 www.littleonline.com

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DATE FOR MAJOR SITE PLAN SUBMITTAL: 04/10/2023

NO.	REASON	DATE
1	MAJOR SITE PLAN REVIEW COMMENTS	05/11/2023

PROJECT TEAM:
 PRINCIPAL IN CHARGE: David C. Powell, RLA
 PROJECT MANAGER: Frank G. Miller, PE
 DESIGN TEAM: FGM-227

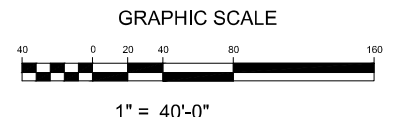
PROJECT NAME:
 Rock Hill Assisted Living
 193 Old Rawlins Road
 Rock Hill, SC 29732

PROJECT NUMBER:
 101.18670.00

ISSUE TITLE:
 LAYOUT PLAN

SCALE:
 C200

CAUTION!!!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESS OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



GRADING NOTES

- A. VERIFY ALL EXISTING GRADES AND REPORT ANY DISCREPANCIES TO DESIGNER OF RECORD.
- B. ALL NEW CONTOURS AND SPOT ELEVATIONS ARE SHOWN AS FINISHED GRADES. THE GRADING CONTRACTOR MUST MAKE ALLOWANCES FOR THICKNESS OF PAVING SECTIONS, CONCRETE SLABS, ETC.
- C. THE ENTIRE SITE WITHIN THE LIMITS OF CONSTRUCTION SHALL BE GRADED TO DRAIN FREELY. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED TO ESTABLISH A PERMANENT LAWN, WHETHER INSIDE OR OUTSIDE THE LIMITS OF CONSTRUCTION.
- D. NO SLOPES SHALL BE GRADED STEEPER THAN 3:1, UNLESS INDICATED OTHERWISE.
- E. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. ANY GRADING BEYOND THE PROPERTY LINE INDICATED ON THE CONSTRUCTION DOCUMENTS IS A VIOLATION AND IS SUBJECT TO A FINE. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- F. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION AND IS SUBJECT TO A FINE.
- G. ANY UNSUITABLE MATERIAL ON SITE IS TO BE QUANTIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO REMOVING. CONTRACTOR MUST NOTIFY OWNER OR OWNER'S REPRESENTATIVE IF UNSUITABLE MATERIAL IS ENCOUNTERED.
- H. CONTRACTOR MUST COORDINATE ALL DRAINAGE STRUCTURE GRATES SHOWN WITH FIELD CONDITIONS TO ENSURE THAT GRATES ARE FLUSH WITH FINISHED GRADE.
- I. IF UNDERGROUND ROOF DRAINS ARE ENCOUNTERED OR IF EXISTING ROOF DRAINS INTERFERE WITH APPROVED DESIGN, NOTIFY DESIGNER OF RECORD.
- N. 90 DAYS PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR IS TO PROVIDE DESIGNER OF RECORD WITH A PDF AND AUTOCAD AS-BUILT SURVEY (SEALED BY REGISTERED SURVEYOR) OF ALL STORMWATER CONTROL AND MANAGEMENT DEVICES SHOWING THE FIELD LOCATION, SIZE, DEPTH, AND PLANTED VEGETATION OF ALL MEASURES AND DEVICES AS INSTALLED. SURVEY TO INCLUDE ALL STORM INVERTS, OUTLET CONTROL WEIRS & ORIFICE DIAMETER, ORIFICE SIZE AND BMP CONTOURS AND SPL WAY ELEVATION & DIMENSIONS TO SUBMIT AS A CONDITION OF STORMWATER APPROVAL.
- O. A 24" VERTICAL SEPARATION MUST BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER PIPES UNLESS OTHERWISE NOTED.
- P. BENCHMARK LOCATIONS AND ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- Q. UPON COMPLETION OF CONSTRUCTION OPERATIONS AND PRIOR TO USE OF FACILITIES, THE CONTRACTOR IS TO FULLY FLUSH ALL SUBSURFACE STORMWATER CONDUITS USING FIRE HOSES OR OTHER WATER SOURCES OF EQUIVALENT MAGNITUDE. THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY OF THE SITE DURING THIS PROCEDURE.
- R. ALL DOWNSPOUTS TO CONNECT TO UNDERGROUND STORM SYSTEM WITH CAST IRON BOOT - SEE DETAIL XXXX.

ACCESSIBILITY NOTES

- A. AMERICANS WITH DISABILITIES ACT (ADA) REGULATIONS MANDATE A MAXIMUM OF 2% SLOPE IN ANY DIRECTION IN ACCESSIBLE PARKING SPACES AND ACCESS AISLES.
- B. ADA REGULATIONS MANDATE REQUIRED EGRESS SIDEWALKS FROM PARKING TO THE BUILDING ENTRANCE AND PUBLIC RIGHT OF WAY CANNOT EXCEED 2% CROSS SLOPE AND 5% (1:20) RUNNING SLOPE WITHOUT IT BEING CONSIDERED A RAMP.
- C. ADA REGULATIONS MANDATE RAMP SLOPES CANNOT EXCEED 2% CROSS SLOPE AND 8.33% (1:12) RUNNING SLOPE ALONG ANY PORTION OF THE RAMP. THE MAXIMUM ALLOWED RISE ALONG A SINGLE RAMP SECTION IS 30" MAXIMUM. A 60" x 60" LANDING AT THE TOP AND BOTTOM THAT DOES NOT EXCEED 2% SLOPE IN ANY DIRECTIONS IS ALSO REQUIRED.
- D. ALL GRADES IN THESE AREAS WILL BE VERIFIED BY DESIGNER OF RECORD (USING A 2" DIGITAL LEVEL) PRIOR TO FINAL APPROVAL.

CITY OF ROCK HILL NOTES

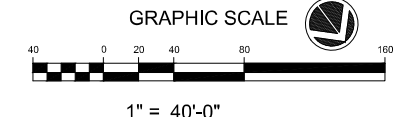
STORMWATER MITIGATION MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH CITY OF ROCK HILL INFRASTRUCTURE REQUIREMENTS FOR WATER QUALITY AND QUANTITY, INCLUDING TEMPORARY CONTROLS FOR THE LAND DISTURBANCE PHASE AND PERMANENT MEASURES FOR POST-CONSTRUCTION.

PRELIMINARY BMP CALCULATIONS:

VOLUME REQUIRED:	0.25 AC-FT PER DEVELOPED ACRE
VOLUME REQUIRED:	$(0.25 \text{ AC-FT} / \text{DEV. AC}) \times (8.0 \text{ DEV. AC}) = 1.5 \text{ AC-FT}$
VOLUME REQUIRED:	65,340 CF
VOLUME PROVIDED:	58,987 CF (BMP #1)
VOLUME PROVIDED:	10,740 CF (BMP #2)
VOLUME PROVIDED:	69,727 CF



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MAJOR SITE PLAN SUBMITTAL

DATE: 04/10/2023

NO.	REASON	PLAN	DATE
1	MAJOR SITE PLAN		04/10/2023
	REVIEW COMMENTS		

PROJECT TEAM
PREPARED BY: David C. Powlen, RLA
PROJECT MANAGER: Frank G. Miller, PE
DESIGN TEAM: FGM, SKG

Rock Hill Assisted Living
193 Old Rawlinson Road
Rock Hill, SC 29732

PROJECT NUMBER: 101.18670.00

SHEET TITLE: GRADING & DRAINAGE PLAN

SHEET NUMBER: C300

Rock Hill School District #3
PIN: 5420701191
Zoning: O1

Country Oaks (Rt. 64-108)
Variable Width Public Right of Way

Carl H Covington
PIN: 541000001
Zoning: RSF-40 (YORK CO.)
Land Use: Residential

TK Cleaning & Lawn Service LLC
PIN: 5420701127
Zoning: IG

TK Cleaning & Lawn Service LLC
PIN: 5420701090
Zoning: IG

Comporium Inc.
PIN: 5420701014
Zoning: IG

Heckle Boulevard (SC Highway 901)
Variable Width Public Right of Way

nt Company
259

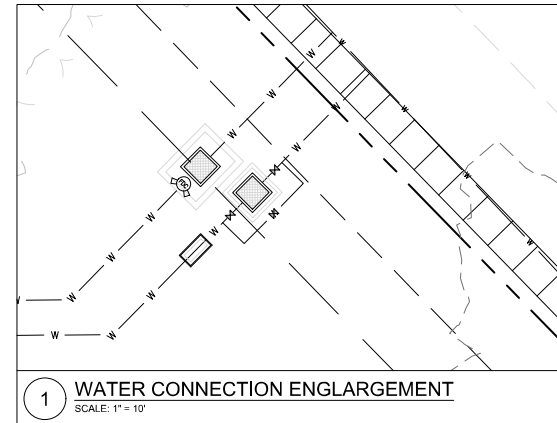
W:\Consulting\Specialties\Land Planning\1011867000 Rock Hill Assisted Living\5 CD\C300 GRADING & DRAINAGE.dwg May 12, 2023 4:01pm

WATER DISTRIBUTION NOTES

- A. WATER LINE TO BE INSTALLED PER STANDARD WATER SPECIFICATIONS FOR THE CITY OF ROCK HILL.
- B. MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATER LINE AND SANITARY SEWER LINES.
- C. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 18" VERTICAL CLEARANCE BETWEEN PIPES SHALL BE MAINTAINED UNLESS OTHERWISE DIRECTED BY THE DESIGNER OF RECORD. USE DUCTILE IRON PIPES FOR WATER MAINS WHEN CROSSING UNDER STORM DRAINS. USE CRUSHER RUN STONE BETWEEN STORM DRAINS AND PRESSURE MAINS.
- D. WHEN A WATER MAIN PARALLELS A STORM SEWER PIPE, A HORIZONTAL SEPARATION OF AT LEAST 10' SHOULD BE MAINTAINED WHERE PRACTICAL.
- E. ALL WATER LINES AND FORCE MAINS 4" AND LARGER SHALL BE PVC (AWWA C-900, SDR 14 OR LESS) PRESSURE CLASS 200, UNLESS OTHERWISE NOTED.
- F. ALL WATER LINES 3" AND SMALLER SHALL BE PVC (ASTM D-2241, SDR 21 OR LESS) PRESSURE CLASS 200, UNLESS OTHERWISE NOTED.
- G. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
- H. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" UNLESS OTHERWISE NOTED. ALL WATER SYSTEM FITTINGS SHALL BE MEGALUG RESTRAINED.
- I. COORDINATE INSPECTIONS OF ALL MECHANICAL RESTRAINTS AND CONNECTIONS TO EXISTING INFRASTRUCTURE WITH PERSONNEL OF LOCAL JURISDICTION PRIOR TO BACKFILLING.
- J. NUMBER 12 TRACER WIRE AND WARNING TAPE SHALL BE REQUIRED FOR ALL PRESSURE MAINS. EXTEND TRACER WIRE THROUGH VALVE BOXES FOR CONNECTION TO LOCATING EQUIPMENT.
- K. FOR WATER LINE SIZES 4" AND LARGER, PROVIDE THRUST BLOCKS AT ALL BENDS, TEES, AND VALVES. UNLESS NOTED TO HAVE MECHANICAL RESTRAINTED JOINTS. SEE DETAIL XXXX FOR THRUST BLOCKING.
- L. FIRE DEPARTMENT CONNECTION TO BE DESIGNED BY SPRINKLER DESIGNER. NUMBER AND SIZE OF CONNECTIONS AS WELL AS STANDPIPE SIZE TO BE DETERMINED BY SPRINKLER DESIGNER.

UTILITY NOTES

- A. AS A PART OF THIS CONTRACT, THE CONTRACTOR SHALL NOTIFY A PRIVATE UTILITY LOCATOR SERVICE, RESEARCH EXISTING DRAWINGS AND OTHER DOCUMENTATION, CONSULT WITH THE OWNER'S MAINTENANCE DEPARTMENT, AND DOCUMENT ANY OTHER BELOW-GRADE IMPROVEMENTS NOT CHARTED BY THE SURVEYOR. PRIOR TO BEGINNING CONSTRUCTION, ANY EXISTING UTILITIES AND BELOW-GRADE IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR IN A MANNER ACCEPTABLE TO THE OWNER.
- B. THE UTILITIES AND THE LOCATION SHOWN ON THE PLANS REPRESENT THE DESIGNER'S UNDERSTANDING OF EXISTING UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION. PRIOR TO ANY EXCAVATION, CONTRACTOR IS TO FIELD VERIFY THE LOCATION, DEPTH, AND EXISTENCE OF ALL UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, GAS, STORM, ETC.) WITH THE OWNER AND/OR THE APPROPRIATE UTILITY COMPANY. THE OMISSION OF, OR NON-EXISTENCE OF, OR INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS ABSOLUTE. DAMAGED UTILITIES SHALL BE REPAIRED/REPLACED AS THE CONTRACTOR'S EXPENSE. CONTRACTOR TO COORDINATE ANY FIELD CONDITIONS THAT MAY REVISE THE DESIGN WITH THE DESIGNER OF RECORD PRIOR TO PROCEEDING.
- C. CONTRACTOR SHALL MAINTAIN WATER, SEWER, ELECTRICAL AND OTHER UTILITY SERVICE TO EXISTING BUILDINGS SCHEDULED TO REMAIN AT ALL TIMES. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES (INCLUDING SANITARY SEWER, WATER, AND STORM DRAINAGE) FROM DAMAGE DURING CONSTRUCTION. THE DESIGNER OF RECORD SHALL BE IMMEDIATELY NOTIFIED OF ALL UNDERGROUND UTILITIES EXPOSED DURING CONSTRUCTION OR THOSE LEFT WITH LESS THAN ACCEPTABLE EARTH COVER. THE DESIGNER OF RECORD SHALL DETERMINE THE RESOLUTION OF THE UTILITY AND DETERMINE IF A CHANGE ORDER IS REQUIRED OR IF THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS INVOLVED.
- D. CONTRACTOR SHALL VERIFY ELECTRICAL CONNECTION(S) TO BUILDING WITH ARCHITECT AND COORDINATE WITH LOCAL POWER COMPANY PRIOR TO CONSTRUCTION.
- E. THE CONTRACTOR SHALL CONSTRUCT THE GRAVITY SEWER LATERAL, GRAVITY SEWER LINES, DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL, AND IN ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THESE PLANS, LOCAL REGULATIONS AND THE SPECIFICATIONS FOR THIS JOB. IN THE EVENT THAT THESE SPECIFICATIONS ARE NOT IN AGREEMENT, THE MOST STRINGENT SPECIFICATION SHALL GOVERN.
- F. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACKFILLING, SHALL BE DONE IN A FIRST-CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY DUCTILE IRON PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE DESIGNER OF RECORD, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED, IMMEDIATELY REMOVED FROM THE JOB SITE AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- G. SHOP DRAWINGS FOR ALL MATERIALS AND APPURTENANCES SHALL BE APPROVED BY THE GOVERNING JURISDICTION AND THE DESIGNER OF RECORD. NO WORK IS TO BEGIN UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED, APPROVED, AND RETURNED TO THE CONTRACTOR.
- H. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
- I. ALL UTILITY TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACKFILLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- J. MAINTAIN A MINIMUM 10" HORIZONTAL SEPARATION BETWEEN WATER MAINS AND STORM DRAIN PIPES, SANITARY SEWER AND FORCE MAIN LINES.
- K. WHERE WATER AND SEWER MAINS CROSS WITH LESS THAN 18" VERTICAL CLEARANCE, THE SEWER WILL BE 20' OF EITHER DUCTILE IRON PIPE OR CONCRETE ENCASED PIPE, CENTERED ON THE POINT OF CROSSING. WHEN A WATER MAIN PARALLELS A SEWER MAIN, A HORIZONTAL SEPARATION OF AT LEAST 10' SHOULD BE MAINTAINED WHERE PRACTICAL.
- L. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO BUILDING INCLUDING SANITARY SEWER LATERALS, DOMESTIC WATER AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND SCHEDULING OF THE TIE-INS/CONNECTIONS TO THEIR FACILITIES.
- M. THE SITE WORK CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH THEIR WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.
- N. ALL AT-GRADE UTILITIES ARE TO BE OUT OF THE CURB LINE. ALL ABOVE-GRADE UTILITIES SHALL BE LOCATED BEYOND THE RIGHT-OF-WAY LINE. FIRE HYDRANTS CAN BE ON THE RIGHT-OF-WAY LINE.



PROPOSED CONDUIT NOTE:
DEVELOPER WILL PROVIDE CONDUIT FOR POWER AND COMMUNICATION LINES. CONDUIT SHALL BE SCHEDULE 40 PVC GRAY PIPE. PROPOSED CONDUIT LAYOUT MUST INCLUDE SIZES, QUANTITIES, AND DEPTHS. THIS INFORMATION WILL BE PROVIDED DURING CIVIL PLAN REVIEW.

SANITARY SEWER NOTES

- A. SANITARY SEWER LINE(S) TO BE INSTALLED PER STANDARD SEWER SPECIFICATIONS FOR THE CITY OF ROCK HILL.
- B. SANITARY SEWER MAINS SHALL BE PVC (ASTM D3034-SDR 35) WITH STONE BEDDING EXCEPT WHERE DUCTILE IRON PIPE OR LONG SPAN STEEL PIPE IS SHOWN. DUCTILE IRON PIPE SHALL BE BITUMINOUS COATED, GCMENT LINED WITH PUSH-ON JOINTS CONFORMING TO ASA A21.54 PC350. TRANSITIONAL COUPLINGS SHALL BE USED FOR PVC/DI SEWER CONNECTIONS. SEWER SERVICES SHALL BE SCHEDULE 40 PVC. LONG SPAN STEEL PIPE SHALL BE COATED ON BOTH SIDES WITH 3 MILS EPOXY. ANY SEWER LINE PLACED AT 16" OR GREATER IN DEPTH SHALL BE DUCTILE IRON PIPE.
- C. ALL SEWER MANHOLES SHALL BE PRE-CAST CONCRETE WITH INTEGRALLY CAST WATERTIGHT CONNECTIONS.
- D. DUCTILE IRON PIPE SHALL BE IN ACCORDANCE WITH AWWA C150/A21.50 & AWWA C151/A21.51.
- E. PLACE CLEAN-OUTS ON SANITARY SEWER LINES PER PLUMBING CODE REQUIREMENTS.
- F. MAINTAIN A MINIMUM 24" VERTICAL SEPARATION BETWEEN SANITARY SEWER PIPES AND STORM DRAIN PIPES UNLESS NOTED OTHERWISE.
- G. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN THE TRENCH FOR ALL BURIED PIPE. BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. STONES, OTHER THAN CRUSHED BEDDING, SHALL NOT COME INTO CONTACT WITH THE PIPE AND SHALL NOT BE WITHIN 6" OF THE PIPE.
- H. CONTRACTOR TO LOCATE BUILDING TIE-INS PER PLUMBING PLANS.
- I. SEWER SERVICE LATERALS CONNECTION TO THE MAINLINE WITHIN 10' OF A MANHOLE MUST GO DIRECTLY INTO THE MANHOLE.
- J. COORDINATE INSPECTIONS OF ALL MANHOLE BOOTS AND STAINLESS STEEL BANDS AFTER INSTALLATION WITH LOCAL INSPECTOR(S) PRIOR TO BACKFILLING.
- K. FOR CLEANOUT INSTALLATION, SEE DETAIL XXXX.
- L. INTERIORS OF ALL SANITARY SEWER MANHOLES SHALL BE TREATED WITH ANTI-CORROSION COATING.

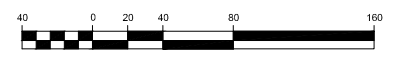
SITE UTILITY INFORMATION

SANITARY SEWER BASIN:	TOOLS FORK
RECEIVING PUMP STATION:	UNKNOWN (N/A?)
SEWER SERVICE:	CITY OF ROCK HILL 8" PUBLIC EXTENSION (FROM BATES STREET); SEE SHEET C600
WATER SERVICE:	CITY OF ROCK HILL 8" LINE (OLD RAWLINSON ROAD)
GAS SERVICE:	YORK COUNTY NATURAL GAS 6" LINE (HECKLE BOULEVARD) & 4" LINE (OLD RAWLINSON ROAD)
TELEPHONE SERVICE:	COMPORUM
INTERNET SERVICE:	COMPORUM



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GRAPHIC SCALE



1" = 40'-0"

Rock Hill School District #3
PIN: 5420701191
Zoning: OI

James Earle McGehee
PIN: 541000002
Zoning: RSF-40 (YORK CO.)
Land Use: Residential

Carl H Covington
PIN: 541000001
Zoning: RSF-40 (YORK CO.)
Land Use: Residential

TK Cleaning & Lawn Service LLC
PIN: 5420701127
Zoning: IG

FFE: 721.00

Heckle Boulevard (SC Highway 901)
Variable Width Public Right of Way

SEE SHEET C600 FOR PUBLIC SANITARY SEWER EXTENSION PLAN AND PROFILE

W:\Consulting\Specialties\Land Planning\1011867000 Rock Hill Assisted Living\5 CD\500 - C600 UTILITY.dwg May 12, 2023 3:13pm

LITTLE
CONSULTING ARCHITECTS, INC.

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Charlotte, NC 28202
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STATE OF SOUTH CAROLINA
LITTLE
DIVERSIFIED
ARCHITECTURAL
CONSULTING
INC. - 74081
REGISTERED ARCHITECT

MAJOR SITE PLAN SUBMITTAL

DATE: 04/10/2023

NO.	REASON	DATE
1	MAJOR SITE PLAN REVIEW COMMENTS	05/12/2023

PROJECT TEAM

PRINCIPAL IN CHARGE: David C. Powlen, RLA

PROJECT MANAGER: Frank G. Miller, PE

DESIGN TEAM: FGM, 777

PROJECT NAME: Rock Hill Assisted Living
193 Old Rawlinson Road
Rock Hill, SC 29732

PROJECT NUMBER: 101.18670.00

SHEET TITLE: UTILITY PLAN

SEE SHEET: C500

James Earle McGehee
 PIN: 5410000002
 Zoning: RSF-40 (YORK CO.)
 Land Use: Residential

Country Oaks Drive
 (Rt. 64-108)
 Variable Width Public Right of Way

Rock Hill School District #3
 PIN: 5420701191
 Zoning: O1

Carl H Covington
 PIN: 5410000001
 Zoning: RSF-40 (YORK CO.)
 Land Use: Residential

TK Cleaning & Lawn Service LLC
 PIN: 5420701127
 Zoning: IG

IRRIGATION NOTES

- A. ALL SODDED TURF AREAS (SEEDED AREAS EXCLUDED) ARE TO BE IRRIGATED WITH SPRAY HEADS AND ALL PLANTING AREAS TO BE IRRIGATED WITH DRIP IRRIGATION. ALL PHASES OF INSTALLATION TO BE INSPECTED BY LANDSCAPE ARCHITECT.
- B. CONTRACTOR TO PROVIDE IRRIGATION CONTROLLER WITH WEATHER STATION TO OPTIMIZE WATER CONSERVATION.
- C. CONTRACTOR SHALL VERIFY THAT AVAILABLE WATER PRESSURE IS ADEQUATE FOR IRRIGATION SYSTEM. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY ANY DISCREPANCIES AND REPORT SAID DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- D. CONTRACTOR TO PROVIDE IRRIGATION LAYOUT DESIGN TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MOBILIZATION.
- E. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF WATER METERS, BACKFLOW PREVENTORS, VALVES, ELECTRIC WIRING FOR THE IRRIGATION SYSTEM, ALL SLEEVING, ALL FITTINGS, ADAPTERS, ETC. TO COMPLETE THE IRRIGATION SYSTEM.
- F. CONTRACTOR SHALL ADJUST ALL HEADS IN FIELD TO ENSURE MAXIMUM COVERAGE, AND ELIMINATE OVERTHROW ONTO PAVED AREAS, BUILDING AND WALL SURFACES LOCATE HEADS 3" CLEAR OF ALL HARDSCAPE SURFACES; ALL AUTOMATIC VALVES SHALL BE INSTALLED IN A VALVE BOX AS SPECIFIED, COORDINATE SLEEVES WITH GENERAL CONTRACTOR.
- G. CONTRACTOR SHALL COORDINATE PIPING LAYOUT WITH LANDSCAPE PLAN TO ENSURE PIPES DO NOT INTERFERE WITH ROOT BALLS OF TREES OR ROWS OF SHRUBS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- H. CONTRACTOR SHALL VERIFY THAT ALL LOCAL AND STATE CODES ARE BEING OBSERVED.
- I. CONTRACTOR TO PROVIDE THRUST BLOCKS ON 3" MAIN AT ALL BENDS AND TURNS.
- J. PROVIDE IRRIGATION TO ALL STREET TREES WITHIN PROJECT LIMITS.
- K. PROVIDE GATE VALVES AT DOWNSTREAM SIDE OF BACKFLOW AND AT HYDRAULIC CONTROLLERS.
- L. CONTRACTOR SHALL DESIGN AND INSTALL A COMPLETE FUNCTIONING IRRIGATION SYSTEM FOR ALL GRASS/TURF AND PLANTING AREAS WITHIN PROJECT CONSTRUCTION LIMITS.
- M. PLANS SHALL INCLUDE A COMPLETE SEPARATION OF SHRUB AND TURF AREAS. PLANS SHALL INCLUDE CONTROLLER, ALL SLEEVING, ELECTRIC VALVES, HEADS, LATERALS, MAINS, DRIP LINES CONNECTIONS TO EQUIPMENT, AND ALL OTHER COMPONENTS NECESSARY FOR A WORKING IRRIGATION SYSTEM.
- N. ALL CONTROLLERS, VALVES AND HEADS TO BE MADE BY THE SAME MANUFACTURER.
- O. BACKFLOW PREVENTOR TO BE PROVIDED BY CONTRACTOR AND SHALL CONFORM TO REQUIREMENTS OF LOCAL AUTHORITIES.
- P. SEE ELECTRICAL PLANS FOR LOCATION OF CONTROLLER BOX.

LANDSCAPE AND PLANTING NOTES

- A. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER (FOR SINGLE STEM TREES).
- B. ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3" TO 5" TRUNKS, AND MINIMUM 8' TALL.
- C. ALL NEW PLANTING AREAS (GRASS/TURF, SOD, PLANTS, TREES, SHRUBS, GROUNDCOVER, ETC.) SHALL BE FINE GRADED PRIOR TO INSTALLATION. FINE GRADING SHALL CONSIST OF UNCOMPACTED SOIL THAT IS HAND RAKED, SMOOTH, AND FREE OF DEBRIS (NO STONES, ROOTS, OR ANY OTHER MATERIAL GREATER THAN 1" IN SIZE).
- D. TILL SOIL TO A DEPTH OF 24" FOR TREES AND SHRUBS AND 6" FOR GRASS/TURF. AMEND THE TOP 24" OF SOIL FOR TREES AND SHRUBS AND TOP 6" OF SOIL FOR GRASS/TURF TO MEET TOPSOIL/PLANTING MIX STANDARDS AS REQUIRED BY SPECIFICATIONS.
- E. CONTRACTOR IS REQUIRED TO PERFORM SOIL TESTS TO DETERMINE SOIL NUTRIENT REQUIREMENTS FOR ALL GRASS/TURF, SOD, PLANT, TREE, SHRUB, AND GROUNDCOVER AREAS. CONTRACTOR TO SUBMIT SOIL TEST TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MOBILIZATION.
- F. IN ADDITION TO THE SOIL MIXTURE, CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING SOIL AMENDMENTS AS INDICATED BY SOIL TESTS, AS WELL AS AN ADEQUATE DRAINAGE SYSTEM FOR PLANTING BEDS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN ENVIRONMENT SUITABLE FOR THE GROWTH OF HEALTHY PLANT MATERIAL. THE LANDSCAPE ARCHITECT MAY REQUIRE ADDITIONAL SOIL AMENDMENTS AND EXCAVATION OF EXISTING SOIL DURING ONSITE OBSERVATIONS PRIOR TO OR AFTER CONSTRUCTION. REFER TO PLANTING DETAILS FOR INFORMATION ON PLANTING BED PREPARATIONS. ALL PLANTING BEDS WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT TO DETERMINE DEPTH AND SOIL QUALITY FOLLOWING INSTALLATION.
- G. ALL PLANTING BEDS AND SOD/TURF/SEEDED AREAS TO RECEIVE AN AMENDED SOIL MIXTURE. SOIL MIX SHALL BE COMPOSED OF 75% EXISTING SOIL, 15% ORGANIC MATERIAL, AND 10% SAND. SUPPLEMENT SOIL MIX WITH NITROGEN CONCENTRATION AS DETERMINED BY SOIL TEST RESULTS.
- H. SITE LIGHT POLES GREATER THAN 15' TALL MUST BE A MINIMUM OF 30' AWAY FROM ALL TREES. SITE LIGHT POLES LESS THAN 15' TALL MUST BE A MINIMUM OF 15' AWAY FROM ALL TREES.
- I. ENSURE ALL TREES ARE A MINIMUM OF 15' FROM ALL UNDERGROUND UTILITIES (GAS, WATER, PHONE, AND ELECTRICAL LINES). CONTACT LANDSCAPE ARCHITECT IF FIELD MODIFICATIONS ARE REQUIRED.
- J. NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATIONS TO THE APPROVED PLANS. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE 'IN-FIELD MODIFICATIONS'.
- K. ALL DISTURBED AREAS SHALL BE LANDSCAPED (GRASS/TURF, SOD, PLANTS, TREES, SHRUBS, GROUNDCOVER, ETC.). ALL AREAS NOT DESIGNATED AS PLANTING BEDS OR SOD ARE TO BE SEEDED WITH GRASS SEED UNTIL A PERMANENT STAND OF GRASS IS ESTABLISHED PER THE SPECIFICATIONS.
- L. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.
- M. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- N. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES, SIGNS, UNDERGROUND UTILITIES, OR ANY OTHER SITE FEATURES, CONTACT LANDSCAPE ARCHITECT BEFORE PLANTING.
- O. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED AND SAID MATERIAL AS SPECIFIED IS ALSO AVAILABLE AT TIME OF INSTALLATION. NO SUBSTITUTIONS DUE TO PLANT AVAILABILITY WILL BE APPROVED.
- P. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING PLANS TO DETERMINE FINAL QUANTITIES. PROMPTLY REPORT ANY DISCREPANCIES WHICH MAY AFFECT BIDDING. GRAPHIC REPRESENTATION OF PLANTS SHALL SUPERCEDE QUANTITIES LISTED IN THE PLANT SCHEDULE.
- Q. ROOT TYPE MAY BE FREELY SUBSTITUTED FOR BALLED AND BURLAPPED OR CONTAINER GROWN PLANTS (UNLESS NOTED AS SPECIMEN TREES ON PLANT SCHEDULE). ALL OTHER SPECIFICATIONS ARE TO REMAIN UNCHANGED (HEIGHT, WIDTH, ETC.).
- R. FOR ALL TREES, SHRUBS, GROUNDCOVERS AND SOD - CONTRACTOR TO APPLY A PRE-EMERGENT HERBICIDE, GREEN OR EQUAL TO ALL PLANT BED AREAS AND PROVIDE DOCUMENTATION OF QUANTITY AND PRODUCT USED TO LANDSCAPE ARCHITECT PRIOR TO FINAL PROJECT APPROVAL.
- S. FOR ALL SEEDED GRASS/TURF - REMOVE WEEDS BEFORE SEEDING. WHERE WEEDS ARE PRESENT, APPLY SELECTIVE HERBICIDES TO ELIMINATE ALL WEEDS. DO NOT USE PRE-EMERGENT HERBICIDES.
- T. CONTRACTOR IS TO PROVIDE OWNER AN ESTABLISHED, HEALTHY, UNIFORM, CLOSE STAND OF GRASS, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10' SQ FT AREA AND BARE SPOTS ARE NOT TO EXCEED 5 BY 5 INCHES.
- U. ALL PLANT MATERIAL MUST BE PLANTED IN CORRELATION WITH THE APPROPRIATE GROWING SEASON OF INDIVIDUAL PLANT REQUIREMENTS. SOME PERENNIALS MAY REQUIRE A SPRING PLANTING IN ORDER TO SURVIVE A FULL WINTER DORMANCY.
- V. ALL PLANT MATERIAL AND WORKMANSHIP TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. REPLACEMENT PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS DOCUMENT AND SPECIFICATIONS. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS.
- W. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING THE PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.

MAINTENANCE NOTES

- A. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOVED, ALL PLANTS MAINTAINED AS DISEASE FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E. THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.
- B. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING, SHALL BE REPLACED DURING THE NEXT PLANTING SEASON, AND THE REPLACEMENT OF ANY TREE IN A TREE SAVIE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN, SHALL BE DURING THE NEXT PLANTING SEASON.



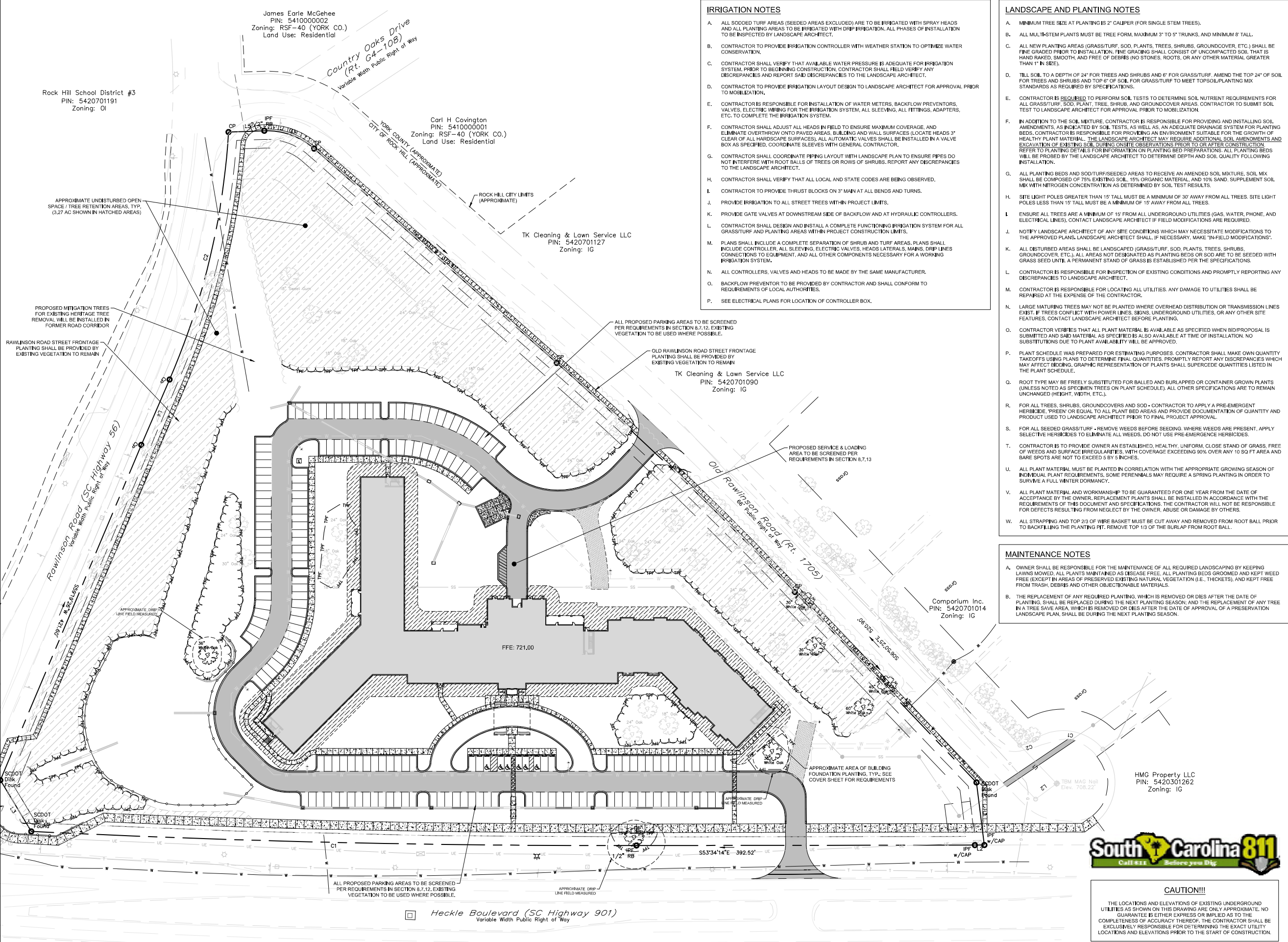
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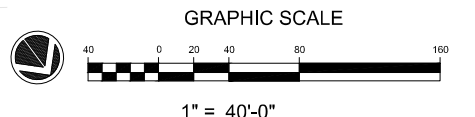
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CAUTION!!!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESS OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



MAJOR SITE PLAN SUBMITTAL

DATE: 04/10/2023

NO.	REASON	DATE
1	MAJOR SITE PLAN REVIEW COMMENTS	04/12/23

PROJECT TEAM
 PRINCIPAL IN CHARGE: David C. Powlen, RLA
 PROJECT MANAGER: Frank G. Miller, PE
 DESIGN TEAM: FGM, P7

PROJECT NAME: Rock Hill Assisted Living
 193 Old Rawlinson Road
 Rock Hill, SC 29732

PROJECT NUMBER: 101.18670.00

ISSUE TITLE: LANDSCAPE PLAN

SCALE: L100

Rock Hill Assisted Living Center - Plan Review Comments

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Review of: Major Site Plan
Status: Not Approved
Project: Rock Hill Assisted Living Center
Plan #20222478

Review Comments

Inspections: Conditional

1. Details consisting of but not limited to Fire apparatus access, Fire hydrant and Fire Department Connection type and location, accessibility, Knox Box location, sanitary sewer access/design, first floor elevation relative to the rim elevation of the next upstream manhole in the public sewer, Grease interceptor type and location and other wastewater pretreatment requirements, basic building code compliance items that surface prior to building plan submission etc. will be reviewed at the Civil Plan review phase.

Zoning: Conditional

1. This item requires Major Site Plan approval by the Planning Commission. It has been scheduled for June 6th Planning Commission meeting. The meeting will be held at Rock Hill City Hall in the City Council Chambers at 6 pm. Please have someone attend the meeting to ask questions from the Planning Commission.
2. The plan current shows 186 parking spaces, not 188 as required and stated in the parking table on Page 1. Please add two parking spaces to meet the 188 spaces required.
3. There is an ongoing effort to establish a public road connection from Bates Street to Old Rawlinson Road. Several of the typically required site and off-site improvements are not being required in order to direct funding to this street connection. These items include, but not limited to, changing from ductile iron pipe to PVC for the sanitary sewer connection, sidewalks along the frontages of Rawlinson Road, Old Rawlinson Road, and potentially the 10 foot shared use path along Heckle Blvd. The applicant is providing an estimated cost for tree clearing, earth work, materials and labor for these areas, which can be used to help fund this connection road. Staff will continue to work with the applicant on this important connection.

Infrastructure-Roadway: Conditional

1. Heckle, Old Rawlinson, and Rawlinson Rd. are all SCDOT ROW's. Any work in these ROW's are subject to SCDOT Encroachment Permit. Engineer needs to coordinate entrance locations with SCDOT.
2. Off-site ROW and/or Easement will need to be acquired for sanitary sewer.

Infrastructure-Water & Sewer: Conditional

1. Preliminary Willingness and Capability Application has been forwarded to City Water/Sewer Utility. Approval is currently pending.

Infrastructure-Stormwater: Conditional

1. Stormwater Mitigation shall be in accordance with City Ordinance requirements, Section 7.2.1 Stormwater Management & Erosion Control:
 - a. Peak flow rates for the post-development 2, 10, 25 & 100-yr SCS 6hr Type II storm events and the 10yr SCS 24hr Type II storm event shall not exceed pre-development rates, at all property line points of discharge.
 - b. Peak flow rates for the construction phase 2 & 10 6hr and 10yr 24hr storm events shall not exceed pre-dev rates, at all property line points of discharge.
 - c. Post Construction Water Quality (WQ) is required.
2. On-site conveyance systems shall be designed for the 25yr storm event.

Rock Hill Assisted Living Center - Plan Review Comments

P. 2 of 3

Infrastructure-Landscape: Conditional

1. There are four Heritage trees slated to be retained that have more than 10% disturbance to their Critical Root Zone (CRZ); these are the two white oaks (36" & 48") along Old Rawlinson Road, the 36" White Oak along the northern building facade (closest to pond #2), and the 36" White Oak along Heckle Blvd. Per Section 8.5.5. (B) 2., the area within the dripline, i.e., CRZ, of any heritage tree must not be subject to paving or soil compaction greater than 10% of the total dripline square footage. These all need to be addressed. See attached markup for some suggestions.
2. Trees over 18" DBH on the fringes of tree save area need to have tree protection fencing adjusted where able; if this is not possible then the tree should be removed by hand as to not damage the surrounding CRZs of adjacent trees. See attached markup for suggestions.
3. Location of transformer needs to be pushed behind the sidewalk and away from the landscape island; the associated easement needs to and around the transformer needs to be shown on the plan. See markup.
4. Parking lot islands need to be a minimum of 18'x19' for single islands. Some flexibility is available for areas that are near protected Heritage Trees. See markup for areas that should be adjusted.
5. No planting notes need to be shown on Landscape Sheet, L100, until Civil Plan. All planting notes should conform to the General Standards found in Section 8.7.3., and ANSI Z60. 1-2004. The general information provided as callouts and requirements shown on cover sheet are fine.
6. Heritage trees that cannot be saved will need to be mitigated using six, 3-inch caliper trees that are approved as Heritage Mitigation trees under Appendix 8-A of the zoning ordinance.

The civil plan will be required to be in compliance with all standards of sections 8.5, 8.6 and 8.7 of the zoning ordinance.

Utilities-Electrical: Conditional

1. Will City lighting be utilized? That may create conflicts with landscaping and setbacks. No trees are allowed in utility easement. Shrubbery is allowed but must maintain required clearances. Additional easement will be required once electric design is complete; 20' for our primary feed and 10' for the security light feed, if city lighting is used. Must have less than a 10% grade across the easement.
2. Please move the transformer between the sidewalk and the building. The island will be used for tree placement. Transformer must be on level ground, 10' from any above ground structure, 5' from any below ground structure, within 10' of paved access point, and 5' behind curbing or have protective bollards installed as needed.
3. Civil Construction Drawings must show conduit for power and communication lines. The conduit must be schedule 40 PVC Gray Pipe. The conduits must include conduit sizes, quantities, & depths. Coordinate with the City's assigned project engineer and Comporium's Engineering Department at (803) 326-6214(Sammie McClurkin) or (803)326-6082(George Stewart). A note must be placed on the plans indicating that the developer will provide and install the conduit.
4. Submit proposed meter locations.
5. Existing electric utilities must be located and shown on the plans.
6. Proposed facilities are to maintain 5' minimum horizontal separation from existing electric lines and facilities.
7. Show water meters, sewer taps, and fire hydrants no more than 1' into the utility easement. The utility easement will be used by City of Rock Hill electric and Comporium.

Planning - Transportation: Conditional

1. Access to Old Rawlinson Road and Heckle Blvd, as well as any work to be done within ROW of Rawlinson Road will require an SCDOT Encroachment Permit. Please provide any changes required through that process as an Official Change Order.
2. Shared Use Path along Heckle Blvd will need to extend and connect to existing sidewalk which currently terminates at intersection of Heckle Blvd / Old York Road, unless pedestrian connectivity is established via the Bates Street Extension. 10' wide shared use path will need to neck down to match

Rock Hill Assisted Living Center - Plan Review Comments

P. 3 of 3

5' sidewalk that is existing. As Assisted Living Center falls within Multi-Family Zoning and from my understanding it requires pedestrian connectivity to facilities like the Wal-Mart there in Newport. Connection to the existing sidewalk is essential for the development to be walkable to necessary facilities.

3. If dumpster enclosure is to feature two dumpsters, plans will be required to show path of sanitation truck access both dumpsters.
4. A crosswalk seems to be reflected on access to Heckle Blvd that is not aligned with 10' wide shared use path.
5. Pedestrian crossings on private access roads are required to be of contrasting color, texture or materials, such as but not limited to brick pavers, stamped & painted concrete or asphalt, when crossing drive aisles. Painted or striped crosswalks do not satisfy this requirement. Staff advise against stamped asphalt at locations with higher volume of vehicular traffic like access points to site from public roadways. Please refer to information provided for crosswalks.
6. With Bates Street Extension being planned, a pedestrian connection from the building to Old Rawlinson Road / Bates St Extension will be required.
7. Staff will continue coordinating with engineer and developer regarding the extension of Bates Street through the Civil Plan Review process.