



Rezoning Analysis-Report to City Council

Meeting Date: October 24, 2011

Location: The property is located at the southwest corner of Dave Lyle Boulevard and Red River Road, and extends to Meeting Boulevard along both sides of a future Cross Pointe Drive extension.

Addresses: 1045, 1075, 1159, 1180, 1183, 1179, and 1175 Red River Rd; 2434 Dave Lyle Blvd; and 2390, 2468, 2382, 2384, 2386, 2474, and 2360 Cross Pointe Dr

Tax Parcel Numbers: 700-00-00-018, 667-01-01-107, 667-01-01-033, 667-01-01-034, 667-01-01-028, 700-00-00-020, 700-00-00-019, 700-00-00-021, and 700-00-00-050

Site Area: Approximately 39.88 acres

Request: Rezone from Community Commercial (CC) in the City and Industrial Development (ID) in the County to Planned Development-Commercial (PD-C). Annex a portion of the proposed property into the City.

Applicant: R. Warren Norman Co. /First Land Co.
2685 Celanese Road
PO Box 36518
Rock Hill, South Carolina 29732

Owners: Landover One, LLC; First Land Company; Norman Dev. Co., Inc.; and Norman, MOJ, LLC. All have same address as applicant.

Site Description

The subject property contains approximately 39.88 undeveloped acres. A portion of this land has been annexed into the City and is zoned Community Commercial (CC). Another portion of it has not been annexed yet and is zoned Industrial Development (ID) in the County.

The property is located at the southwest corner of Dave Lyle Boulevard and Red River Road, and extends to Meeting Boulevard along both sides of a future Cross Pointe Drive extension.

Surrounding uses include retail sales, self-service storage, single-family, and undeveloped property in commercial and industrial zoning districts.

Proposal

The R. Warren Norman Co. /First Land Co. is requesting the rezoning from Community Commercial (CC) in the City and Industrial Development (ID) in the County to Planned Development-Commercial (PD-C) as well as the annexation of the portion of this site that remains in the County so that it may develop a project that would include two large retailers, and a mix of other uses such as but not limited to smaller retailers, restaurants, banks, offices, and a gas station.

This project is proposed as a Planned Development (PD), which means that the attached Terms and Conditions, PD Master Plan, and associated exhibits would dictate

the uses that the development could include as well as the development standards associated with the various uses.

The project is proposed to deviate from the standards of the Rock Hill Zoning Ordinance (RHZO) in several material ways—

- by not providing a trail along Red River Road, nor installing sidewalks along Dave Lyle Boulevard, Red River Road, nor along the southern portion of the warehouse retail parcel; and by providing few pedestrian pathways (only one each in the parking lots of the sporting goods store and the warehouse retail store);
- by providing less overall landscaping on the sites of the sporting goods store and the warehouse retail store than the RHZO requires; by allowing the rear detention pond to count as open space without providing an associated amenity area; and by providing a smaller rear buffer on the warehouse retail use than the RHZO requires;
- by installing substantially larger wall signs for the sporting goods store than the RHZO allows; and by installing two large project signs at the main Dave Lyle Boulevard entrances to the development; and
- by providing less architectural detail on the sporting goods store than the RHZO requires.

Additionally, a couple of key elements of the PD remain under negotiation between City staff and the developer. Please see the below Staff Comments' section.

Please see the attached PD Terms & Conditions document, PD Master Plan, and other exhibits for more details about this proposed project.

Existing Zoning District Summary

Portion in City: Community Commercial (CC)- The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community, including shopping centers and large retail establishments. These commercial uses should provide appropriate appearance, parking, traffic movement, and landscaping elements, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials, at the intersection of arterials, and along growth corridors as identified in the Comprehensive Plan, but should not create or promote strip commercial development. Higher density residential uses are allowed above street-level, and as separate stand-alone uses.

Portion in County: Industrial Development District (ID)- Permitted uses include agriculture operations, cemeteries, churches, community centers, equestrian operations, mining operations, outdoor recreation facilities, roadside stands, schools, utilities, manufacturing uses and services, and warehousing establishments.

Proposed Zoning District Summary

Planned Development - Commercial (PD-C)- The purpose of the PD-C district is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

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

A portion of the subject property was annexed into the City and zoned Community Commercial on June 13 of this year.

A 14.5-acre track of land opposite this project on Red River Road at 2532 Dave Lyle Boulevard and 1060 Red River Road is also requesting annexation and rezoning, from Industry General (IG) in York County to Community Commercial (CC) in the City. Please see petition M-2011-20.

RELATIONSHIP TO PUBLIC PLANS

Vision 2020 Comprehensive Plan

The City's Vision 2020 Land Use Map shows that this property is within the Existing Retail/Employment sub-area of the Interstate Corridor Character Area. This area should continue to be anchored by regional retail and related uses, as well as business and industrial parks. The Interstate Corridor should be dominated by a combination of employment intensive uses and regional retail, as well as integrated with high density multi-family housing where appropriate. Ensure traffic access and circulation is carefully planned and coordinated to create efficient and safe circulation systems. Site design should feature safe and convenient pedestrian friendly facilities as well as human scale signage and lighting. Overall architectural themes should be established, with a focus on quality and relation to architecture of surrounding structures. The proposed Dave Lyle Boulevard extension will impact this area indirectly by opening up a major regional connection to the east.

Other Plans

Transportation

An unfunded transportation improvement project directly affects these properties. The Dave Lyle Boulevard Extension from Waterford Park Drive to US-521, including a bridge across the Catawba River, has been proposed for future development.

Conclusion

The requested rezoning is generally consistent with the City of Rock Hill Vision 2020 Comprehensive Plan and Vision 2020 Land Use Map.

PUBLIC INVOLVEMENT

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

- September 4 & 18: Planning Commission public hearing advertisements published in *The Herald*.
- September 16: Rezoning notification signs posted on subject property.
- September 16: Rezoning notification postcards sent to 24 property owners within 300' of the subject property.

Neighborhood Meeting

A neighborhood meeting took place on August 30, 2011. Minutes of the meeting are attached.

Public Hearing

The Rock Hill Planning Commission held a public hearing on this application on October 4, 2011. The applicant presented information about the proposal and there were no comments from the public.

Mr. Warren Norman, applicant, 2680 Claxton Drive, presented additional information on the rezoning application, noting that the truck access for Academy Sports may be revised to provide full truck access off Red River road. This proposed change will require further investigation and revision of the traffic study.

Mr. Christopher asked if this section of Red River Road was planned to be widened under the Pennies for Progress program. Mr. Norman stated that the Pennies for Progress project covered a section of Red River Road that is further north, between Celanese Road and the railroad tracks.

Mr. Christopher asked if bike parking would be available and asked about the size of the vehicle parking spaces. Mr. Burhans stated that bike parking will be available and Mr. Norman stated that the vehicle parking spaces would be 9½ feet wide.

STAFF COMMENTS

Outstanding Issues

A couple of key elements of the PD remain under negotiation between City staff and the developer. As proposed by the developer, they include:

- using substantial amounts of smooth-finished CMU on the warehouse retail building, not providing glazing on the warehouse retail building to the extent required by the RHZO, and not installing a parapet wall on any sides of the warehouse retail building to conceal rooftop utilities;
- complete exemption from the gas station and associated service building from many RHZO requirements; and
- a full-access drive onto Red River Road between Phases I and II.

The developer has asked to continue working with staff on these elements of the project over the next few weeks. The intent is to have all issues resolved no later than final reading of the ordinance that would create this PD.

Subsequent to the Planning Commission meeting, the warehouse retail user has agreed to provide a textured pedestrian walkway between its parking lot and store.

RECOMMENDATIONS

Staff Assessment

This proposed development is consistent with the Comprehensive Plan and the existing commercial land uses of the area. It would result in a logical and orderly development pattern, would mitigate any resulting traffic impacts, and would positively impact the value of surrounding properties.

Staff Recommendation

Staff recommends approval.

Planning Commission Discussion

At their October meeting, the Planning Commission held the following discussion:

Mr. Christopher asked if he understood correctly that a greenway would not be constructed along Red River Road. Ms. Youngblood stated that it would not be built on the project side of the road but that it would be on the opposite side of the road once that area was developed.

Dr. Robinson asked for clarification on the deviations mentioned on page two of the document submitted. Ms. Youngblood stated that the applicant could best answer the question, but that the design standards of the Zoning Ordinance were suited more for a neighborhood-oriented and pedestrian scaled site rather than the large site under current consideration.

Mr. Norman addressed Dr. Robinson's request for clarification of deviations. He noted that the deviations and move to Planned Development (PD) rezoning were as result of the signage needs for Academy Sports, stating that the sign request that met the company's specifications would not have met the current code. He added that many of the building façade issues would be addressed in accordance with the design standards and significant attempts to address staff concerns have been made.

Mr. Graham asked if staff was comfortable with the application. Ms. Youngblood stated that generally staff was comfortable with it and that there were still some items under negotiation.

Planning Commission Recommendation

Following the public hearing at its October meeting, the Planning Commission unanimously voted to recommend that City Council approve the proposed Planned Development-Commercial zoning.

Attachments

- Annexation Map
- Rezoning Map
- Terms and Conditions, PD Master Plan, and associated exhibits
- Neighborhood Meeting Minutes

For copies of the following attachments, see the digital version of the report on the City's Web site:

- Annexation Application
 - Rezoning Application
-

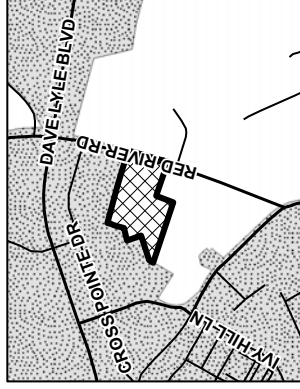
Staff Contact: Leah Youngblood
lyoungblood@cityofrockhill.com
803.329.5569



ROCK HILL
SOUTH CAROLINA
ANNEXATION MAP

Red River
Road Area IV

**ANNEXATION TO THE
CITY OF ROCK HILL**

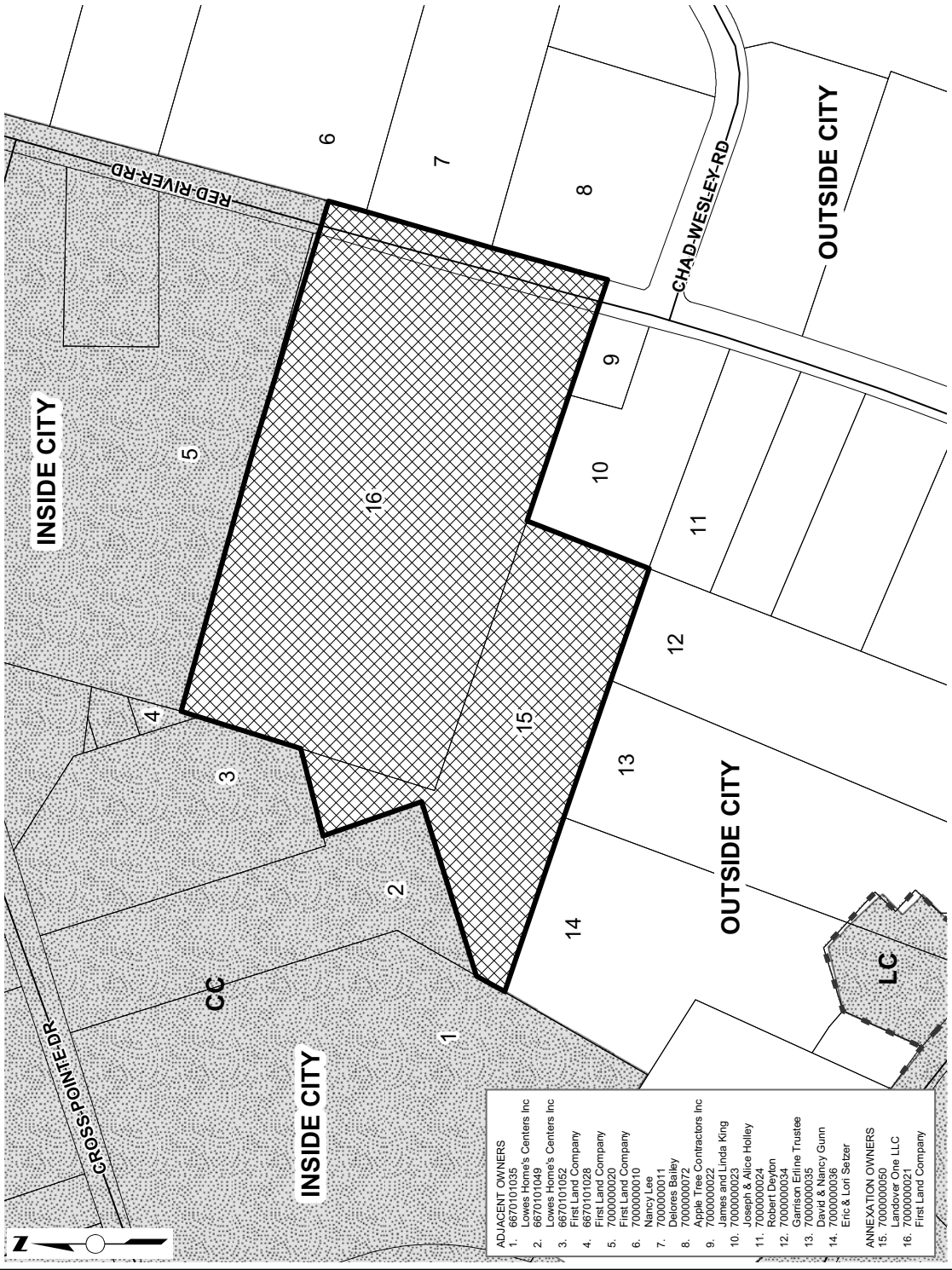


ZONING: PD-C
WARD: WARD 3
ACREAGE: 17.46



THIS MAP WAS COMPILED FROM PLATS AND
OTHER AVAILABLE INFORMATION.
NO ACTUAL FIELD SURVEY WAS PERFORMED.

GIS ADMINISTRATOR _____ DATE _____



ADJACENT OWNERS	
1.	6670101035 Lowe's Home's Centers Inc
2.	6670101049 Lowe's Home's Centers Inc
3.	6670101052 First Land Company
4.	6670101028 First Land Company
5.	7000000022 First Land Company
6.	7000000010 Nancy Lee
7.	7000000011 Delores Bailey
8.	7000000072 Apple Tree Contractors Inc
9.	7000000022 James and Linda King
10.	7000000022 James and Linda King
11.	7000000024 Robert Deyton
12.	7000000034 Garrison Erline Trustee
13.	7000000035 David & Nancy Gunn
14.	7000000036 Eric & Lori Seizer
ANNEXATION OWNERS	
15.	7000000050 Landover One LLC
16.	7000000021 First Land Company



ROCK HILL
SOUTH CAROLINA

M-2011-19

Legend



City Limit



Zoning District Boundaries



Area of Interest

Zoning Data

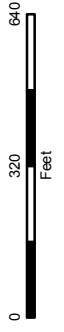
Current:

IG, CC

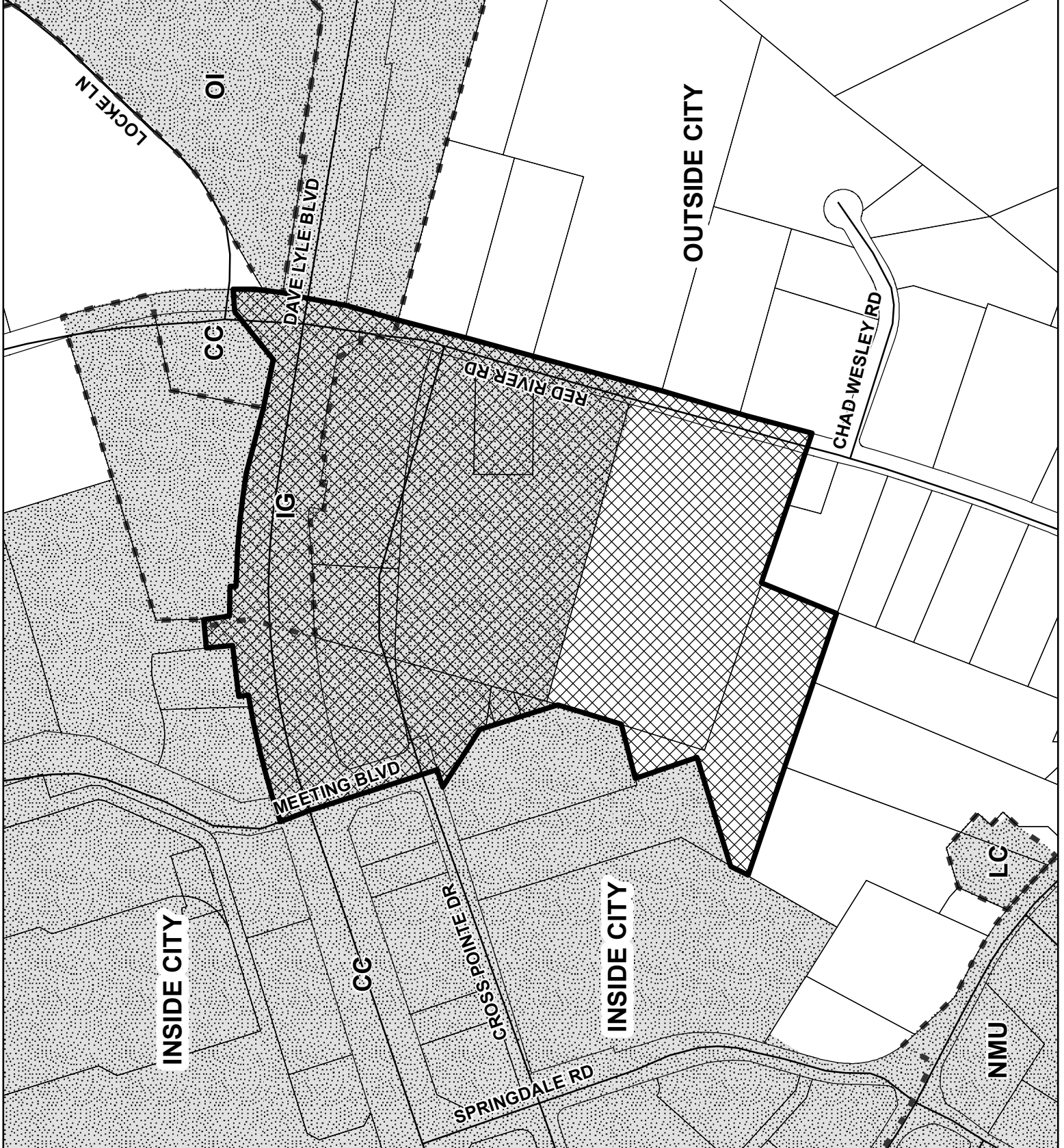
ID (county)

Proposed:

PD-C



Planning & Development
Services Department
City of Rock Hill
9/19/11



Red River Road Planned Development Terms & Conditions

Rezoning Case #M2011-19

I. General Provisions and Administration

- A. Effect of Rock Hill Zoning Ordinance: The Rock Hill Zoning Ordinance (RHZO) serves as the foundation of regulations applying to the Project. Due to the size, complexity and environmental and physical constraints associated with the project, the Planned Development (PD) Terms and Conditions are set forth in this document. This document, used in conjunction with the attached exhibits, constitutes the approved plan for the project. The development of these areas is regulated by the RHZO, except as specifically allowed for in this document and exhibits or as specifically amended in this document or exhibits.
- B. Status of Exhibits. The *PD Master Plan (Exhibit A)* and the other attached exhibits to this document are specifically designed to reflect the overall design intent, as well as required elements and commitments defined for the Project. No inadvertent detail or graphic not clearly specified on the exhibits is intended to contradict the specific requirements of the RHZO, as applied based on the terms of this document.
- C. Order of Control: In the case of a contradiction, the order of control is: 1) the PD Terms and Conditions, 2) the *PD Master Plan (Exhibit A)* or other exhibits where specific details have been called out, 3) the RHZO (if amended after the creation of this document, then the amended version of the RHZO applies), and 4) the PD Master Plan or other exhibits for general items that have not been specifically called out.
- D. Flexibility Built Into Terms and Conditions. The Terms and Conditions, the *PD Master Plan (Exhibit A)*, and other exhibits of this Planned Development may be modified or amended through the process set forth in this document and/or the process set forth for such in the RHZO.
- E. Effect of Planned Development Approval on Phase II: The approval of the Terms and Conditions, the *PD Master Plan (Exhibit A)*, and other exhibits of this Planned Development as they relate to Phase II shall also serve as Major Site Plan approval. However, if during the civil plan review stage, City staff determines that the project is different in any material way from that which is contemplated by this PD, staff may request that Phase II as a whole or any part of Phase II returns to the Planning Commission for consideration of amendment to this PD.

II. Project Description

- A. Brief Project Narrative: The Red River Road Planned Development is a commercial development located at the intersection of Dave Lyle Boulevard with

Red River Road and Meeting Boulevard, anticipated to consist of a large sporting goods store, a large warehouse retail store with a gas station, and several retail stores, offices, and/or restaurants.

- B. Location: 1045, 1075, 1159, 1180, 1183, 1179, and 1175 Red River Rd; 2434 Dave Lyle Blvd; and 2390, 2468, 2382, 2384, 2386, 2474, and 2360 Cross Pointe Dr
- C. Size: approximately 39.88 acres.
- D. Description of Phases: This Planned Development includes the following components. See the *PD Master Plan (Exhibit A)* for a graphic depiction of these phases. See the “Development Standards” section of this document for information about the phasing of infrastructure.
- Phase I: Phase I is expected to consist of a retail sporting goods store (Academy Sports) of approximately 72,000 square feet, an outparcel that is expected to be occupied by retail and/or restaurant uses, and two stormwater ponds.
 - Phase II: Phase II is expected to consist of a warehouse retail use of approximately 136,000 square feet to the south of Cross Point Drive as well as a gas station on one of the outparcels to the north of Cross Point Drive.
 - Phase III: Phase III is expected to consist of the future development of the remaining outparcels to the north of Academy Sports.

These phases as described are an estimation of future development patterns and are not meant as a requirement for this project to develop in the order described above. For example, it is very possible that some or all of the outparcels in Phase III could develop prior to Phase II and even prior to Phase I.

III. Permitted Uses

It is contemplated that Phase I will include a sporting goods store, other retail uses, office uses, and restaurant uses; that Phase II will include a large warehouse retail store, other retail uses, restaurant uses, and a gas station; and that the outparcels in Phase III will include office, retail, and restaurant uses. However, all uses allowed in the Community Commercial (CC) zoning district will be permitted in all three phases.

IV. Development Standards

The PD district will comply with all applicable regulations in the RHZO, with the exception of the items noted below.

A. Phasing of improvements:

- *Exhibit J: “Traffic Impact Analysis: Red River Commercial Project”* prepared by Feester, P.C., for the Warren Norman Company, Inc., on September 6, 2011, and subsequent amendments, is included by reference in these Terms and Conditions.
- The following items that either serve the associated phase or are shown on any exhibit as being part of the associated phase are required to be installed concurrent with the development of the associated phase:
 - water infrastructure (see below for special off-site improvement requirement during Phase II)
 - sewer infrastructure
 - road and sidewalk infrastructure (see details in chart below)
 - stormwater infrastructure
 - landscaping

	Required road improvements	Required sidewalk and pedestrian pathways installation	Required off-site utilities infrastructure
Phase I	<ul style="list-style-type: none"> • Construction of Cross Point Extension between Meeting Boulevard and Red River Road. The Red River Road at Cross Point Extension shall be constructed as a right-in/right-out only intersection using the current SCDOT ARMS Manual. • Construction of a truck access on Red River Road behind the Phase I development which will allow only delivery trucks to access the site. Access will be a one-way/right-in-only truck access. 	<ul style="list-style-type: none"> • Installation of sidewalk along southern edge of Cross Point Extension from Meeting Boulevard to Red River Road. • Installation of sidewalk along eastern edge of Meeting Boulevard Extension to the south of Cross Point Extension to the corner of the Phase II warehouse retail building’s parking lot. • Installation of pedestrian pathway between the Phase I building and outparcel No. 7. This pathway should connect to the sidewalk described in the above bullet point. • Installation of a pedestrian pathway between the sidewalk along Cross Point Extension and the parking lot of the Phase II warehouse retail building. 	<ul style="list-style-type: none"> • None

Phase II	<ul style="list-style-type: none"> • Construct a right turn lane on Meeting Boulevard between Dave Lyle Boulevard and Cross Point Extension. • At the Dave Lyle Boulevard/Meeting Boulevard signal, modify the pavement markings on the turn lane at the intersection of Dave Lyle Boulevard. • At the Dave Lyle Boulevard/Meeting Boulevard signal, modify signal heads to allow for split side street phasing. • At the Dave Lyle Boulevard/Meeting Boulevard signal, modify signal phasing for protect/permitted phasing for the left turn onto Meeting Boulevard. • Installation of the truck access drive and its associated landscaping that is shown on the PD Master Plan running parallel to Red River Road. • Construction of a full movement access on Red River Road near the southern boundary of the site. 	<ul style="list-style-type: none"> • Installation of a pedestrian pathway between the property line of the Phase II warehouse retail building south of Cross Pointe Extension and the Phase II warehouse retail building. This will complete the pedestrian pathway begun in Phase I that runs from the sporting goods store and the Phase II warehouse retail building. • Installation of a sidewalk that extends the length of its property line along the northern side of Cross Pointe Extension upon the development of the gas station associated with Phase II. 	<ul style="list-style-type: none"> • A 12-inch waterline along the entire property fronting Red River Road must be installed during the development of Phase II.
Phase III	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Installation of a sidewalk on the northern edge of Cross Point Extension, the eastern edge of Meeting Boulevard to the north of Cross Pointe Drive, and the western edge of Red River Road to the north of Cross Pointe Drive. These sidewalks will be 	<ul style="list-style-type: none"> • None

		installed by the developer of each parcel as it is developed.	
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C. Sidewalks and trails: Sidewalks will be provided and phased as shown on *Exhibit E: Sidewalks/Pedestrian Pathways* and as described in the above chart. Sidewalks will not be provided along Dave Lyle Boulevard nor along Red River Road. The trail along Red River Road that is included in the Rock Hill Trails and Greenways Master Plan is anticipated to be paid for and installed on the property to the east of the road by others, not by the developer or any of the businesses associated with this PD.

D. Parking Spaces/Drive Aisles/Pedestrian Pathways:

- Parking for Phase I and the warehouse retail building of Phase II will be provided as shown on the *PD Master Plan (Exhibit A)*. The warehouse retail building of Phase II will not include a primary drive aisle meeting the RHZO standards. The number of spaces for Phase I and the warehouse retail building of Phase II may be provided within a range of 5% above or below that shown on the *PD Master Plan (Exhibit A)*, not counting an additional 50 parking spaces allowed for outparcel No. 7.
- The parking standards of the RHZO shall apply to Phase III.
- Sidewalks and pedestrian pathways shall be provided as shown on *Exhibit E: Sidewalks and Pedestrian Pathways*. They will be phased as described above in the section called *Phasing Standards*.
- The Phase II warehouse retail use will provide a textured pedestrian crossway between the parking lot and the building. **[Note: This changed after the Planning Commission meeting.]**

E. Access on Phase III: The outparcels in Phase III shall gain their access via Cross Point Drive only and not via Dave Lyle Boulevard, Red River Road, nor Meeting Boulevard. The access driveways for these outparcels onto Cross Point Drive are anticipated to be provided as shown on the *PD Master Plan (Exhibit A)* and are expected to meet the requirements of the RHZO. All parcels in Phase III will provide internal cross access between the parcels where practicable.

F. Landscaping/buffering:

- The landscaping and buffering for Phase I will follow the *Landscape Plan for Phase I (Exhibit C)* and *PD Master Plan (Exhibit A)*.
- In terms of landscaping, Phase II will follow in nature and scope the *Landscape Plan for Phase I (Exhibit C)*. In terms of buffering, Phase II will provide buffers as shown on the *PD Master Plan (Exhibit A)*.
- Phase III will follow the RHZO in terms of landscaping and buffering.
- Because all of the trees on this property were removed for harvesting soil, addressing elevation issues, and grading prior to annexation, tree retention is not required on any of these phases. However, on-site tree mitigation measures will be implemented in lieu of canopy preservation.

- Because the various components of the project are designed to work as a whole, the buffers ordinarily required by the RHZO between the phases will not be provided, but the 10-foot perimeter strip will be honored.

G. Maximum lot coverage/open space/fencing:

- The maximum lot coverage will be as shown on the *PD Master Plan (Exhibit A)*.
- Open space will be provided as shown on *Open Space for All Phases (Exhibit D)*. Because the open space for the entire project is provided in Phase I and on the warehouse retail building in Phase II, the gas station in Phase II and all of Phase III will not be required to provide open space
- The stormwater pond to the south of the warehouse retail building in Phase II that serves this project will count toward open space provided without the provision of an associated amenity area because it is unlikely that a pond to the rear of a large commercial project would be used as an amenity area.
- The pond to west of outparcel No. 7 will include an amenity area consisting of: stamped concrete features, benches, a pedestrian pathway, and decorative fencing (not chainlink fencing) around the pond.
- The pond to the south of the warehouse retail building in Phase II will have black vinyl chainlink fencing around it.
- The retaining wall to the south of the warehouse retail building in Phase II building will have black vinyl chainlink fencing on top of it for safety reasons.
- No other fencing is anticipated in any phase.

H. Detention ponds: Permanent stormwater detention and water quality Best Management Practices (BMPs) for the entire development are to be addressed through approved engineering practices acceptable to the City.

I. Maintenance of Common Areas: The maintenance of common areas will be either by the owner of each parcel or through an agreement with the owners of all parcels to collectively maintain the common areas.

J. Sidewalk sales: Phase I includes an area adjacent to the primary building entrance of the sporting goods store that is approximately 10 feet by 20 feet for sidewalk sales. The sporting goods store (or future occupiers of the space) will display products for sale in this area. No landscaping will be required in this area in order for room to exist to showcase the items for sale. If desired in the future, the warehouse retail building in Phase II also will be allowed to have a similarly sized area adjacent to the primary building entrance for sidewalk sales.

K. Density and Intensity: The density and intensity of Phases I and II will generally follow those specifically depicted on the *PD Master Plan (Exhibit A)* or will be in conformance with the RHZO. The density and intensity of the outparcels in Phase III will comport with the RHZO.

L. Dimensional Standards: All dimensional standards for all three phases will follow the regulations of the CC district with the exception of those depicted in any attached exhibit and:

- The maximum height for the sporting goods store and the building attached to its rear will be approximately 45 feet.
- The maximum height for the warehouse retail building in Phase II will be approximately 37 feet, not counting any parapet walls that are negotiated as described in the next Section.

M. Architectural Design:

- Phase I: The amount of glazing for the Academy Sports portion of the Phase I buildings will be provided as shown on the renderings. The entrance to Phase I shall be located as shown on the *PD Master Plan (Exhibit A)*. All other architectural design of the Phase I buildings will follow the requirements set forth in the RHZO.
- Phase II
 - i. Warehouse retail building: The Phase II warehouse retail building will use smooth-face CMU block as a material; will not provide glazing to the extent required by the RHZO; and will screen the rooftop utility units with a parapet wall only on the three sides of the building that face the primary and second parking lots, and Red River Road. [Points still under negotiation between City staff and the developer.] The entrance to Phase II shall be located as shown on the *PD Master Plan (Exhibit A)*. All other architectural design of the Phase II warehouse retail building including but not limited to façade massing, pedestrian zones, and service and dumpster area screening, will follow the requirements set forth in the RHZO. If modification from any of these standards is desired, the Planning Commission may consider modifying the architectural design requirements.
- Phase III: The outparcels in Phase III will conform to the requirements of the RHZO in terms of architectural design. If modification from these standards is desired upon development, the Planning Commission may consider modifying the architectural design requirements.

N. Signage: All signage shall meet the RHZO with the exceptions noted below.

- The wall signs for Academy Sports shall be installed as shown on *Exhibit G: Wall Signs for Academy Sports*. If the name or branding of Academy Sports changes in the future, the same amount of square footage will be allowed for the new name or brand as described above.
- Monument signs will be allowed at the intersection of Dave Lyle Boulevard and Galleria Boulevard as shown on *Exhibit F: Signage* and *Exhibit H: Signs F and G on Signage Plan*, one at the intersection of Red River Road and Dave Lyle Boulevard and one at the intersection of Dave

Lyle Boulevard and Meeting Boulevard. They will be constructed as shown on *Exhibit H: Signs F and G on Signage Plan*; however, the configuration and sign copy of the interior panels may change as long as the sign retains or lowers its overall dimensions and uses the same or essentially the same materials as shown.

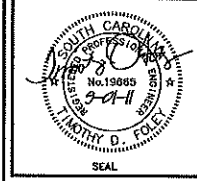
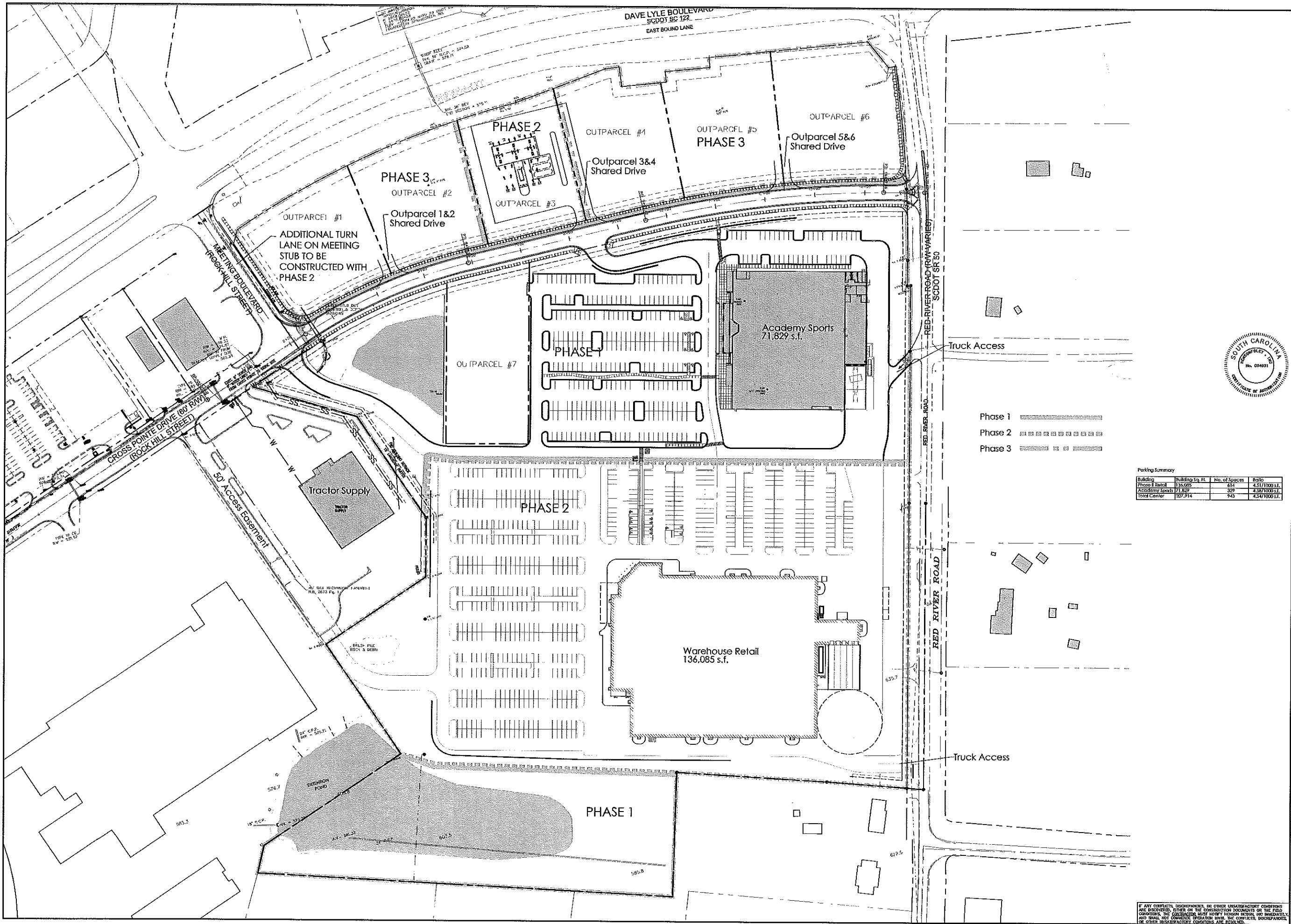
- One freestanding sign as shown on *Exhibit F: Signage* and *Exhibit H: Signs E* will be allowed at the corner of Meeting Boulevard and Cross Point Drive. It will be constructed as shown on *Exhibit E*; however, the configuration and sign copy of the interior panels may change as long as the sign retains or lowers its overall dimensions and uses the same or essentially the same materials as shown.
 - One freestanding sign will be allowed on the western portion of the Phase II warehouse retail parcel near the southern access drive there.
 - Signs denoting that the truck access drive is for trucks only must be installed during the development of the warehouse retail building portion of Phase II.
- O. Exterior lighting: All exterior lighting will follow the requirements set forth in the RHZO, except that for security and safety reasons, the Phase II warehouse retail building will have wall pack lights on all sides of the building that will remain on during the night and also will leave a small percentage of the parking lot lights on during the night.
- P. Gas station: The gas station canopies and associated service building will comply with the RHZO in all respects. [Point still under negotiation between City staff and the developer.]

V. Exhibits:

- Exhibit A: PD Master Plan
- Exhibit B: Architectural Renderings of Sporting Goods Store
- Exhibit C: Planting Plan for Phase I
- Exhibit D: Open Space for All Phases
- Exhibit E: Sidewalks/Pedestrian Pathways
- Exhibit F: Signage Location Plan
- Exhibit G: Wall Signs for Academy Sports
- Exhibit H: Sign E
- Exhibit I: Signs F and G on Signage Plan
- Exhibit J: Excerpt from Traffic Impact Analysis
- Exhibit K: Survey
- **Exhibit L: Phase II Architectural Renderings [Added after Planning Commission meeting; architectural design of Phase II buildings remains under review and negotiation between City staff and the developer]**

- Exhibit M: Revised PD Master Plan [Added after Planning Commission meeting; newly proposed access drive onto Red River Road remains under review and negotiation between City staff and the developer]
- Exhibit N: Sign H on Signage Plan [Added after Planning Commission meeting]

DRAFT



ISSUED FOR CONSTRUCTION
INITIALED/DATED AS APPROVED
BY HENSONFOLEY, INC.
INITIAL / DATE

- Phase 1 [Symbol]
- Phase 2 [Symbol]
- Phase 3 [Symbol]

Parking Summary

Building	Building Sq. Ft.	No. of Spaces	Ratio
Phase 2 Retail	136,085	614	4.51/1000 s.f.
Academy Sports	71,829	329	4.58/1000 s.f.
Total Center	207,914	943	4.54/1000 s.f.

Red River Road Planned Development
Road: Hill, SC

Exhibit A: Planned Development Master Plan

Revisions:

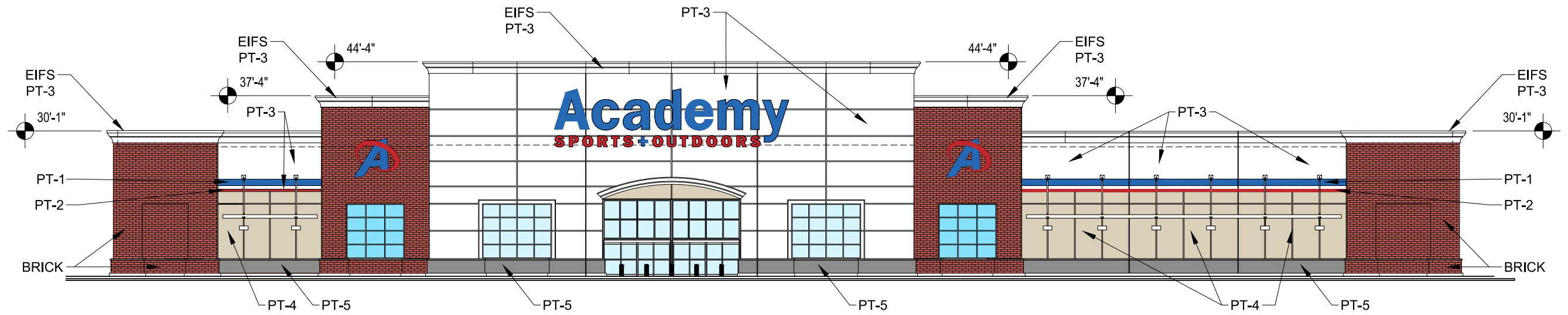
Bid Plans:

File Name: s-base-21109
Project Number: 21109
Date: Sep. 1, 2011 Drawn By: TDF

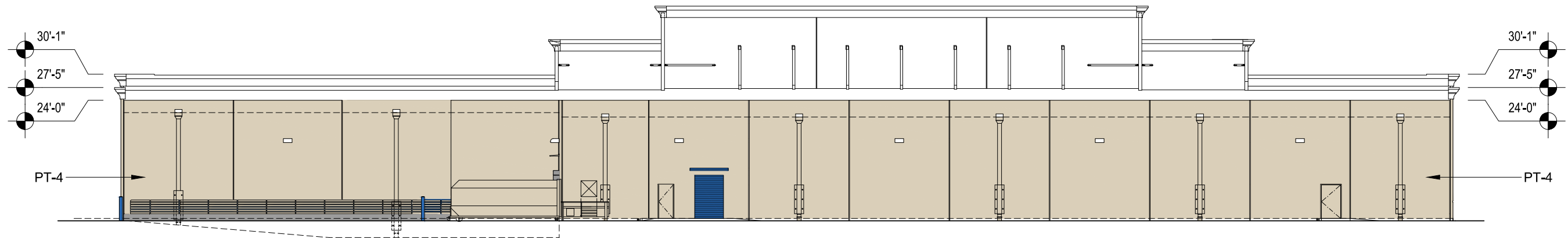
Sheet 01 of 01

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE ENCOUNTERED, EITHER ON THE CONSTRUCTION SCHEDULES OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY HENSON RESTORATION IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

Exhibit B-1



Front



Back

ACADEMY'S STANDARD COLORS

PAINT SELECTIONS

- PT-1 ICI 1490 30BB 15/346
- PT-2 SW2911 POMPEII RED
- PT-3 SW7005 PURE WHITE
- PT-4 SW 2136 COLONNADE GRAY
- PT-5 BENJAMIN MOORE KENDALL CHARCOAL HC-166

BRICK

RED COLORED BRICK WITH WHITE STONE CAP

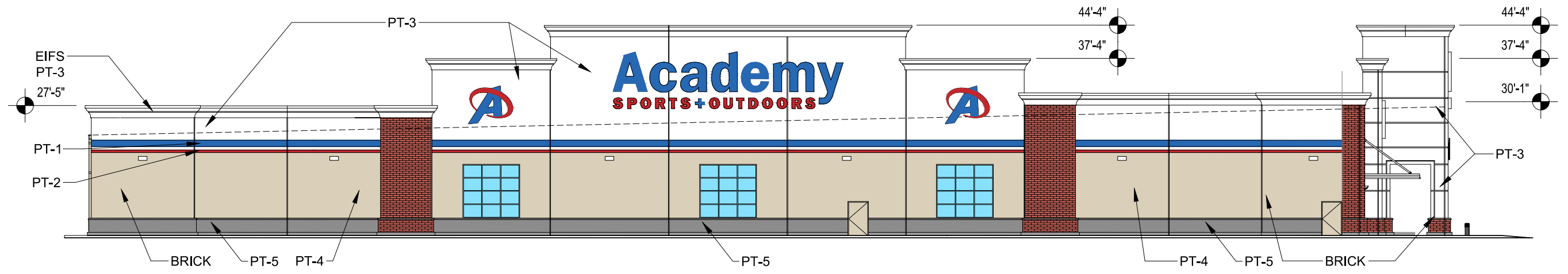
WALLS

CONCRETE TILT WALL PANELS - TEXTURED PAINT

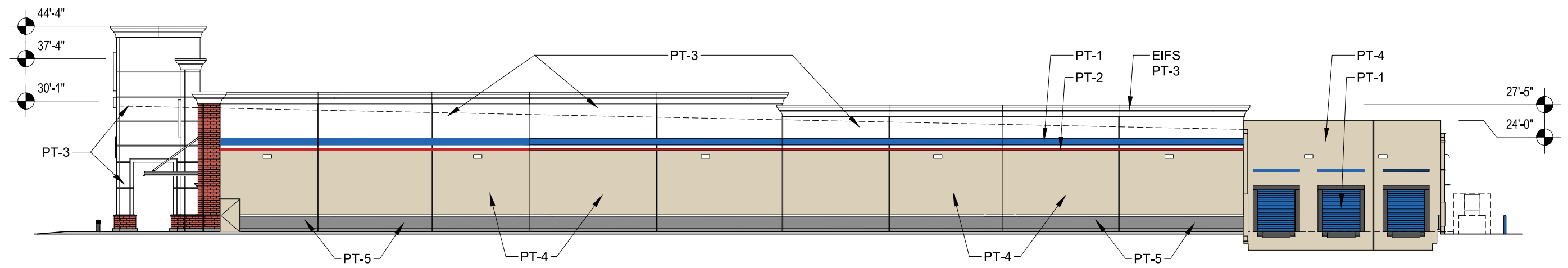


ROCK HILL, SC
Proposed Elevations
06/02/11

Exhibit B-2



Left

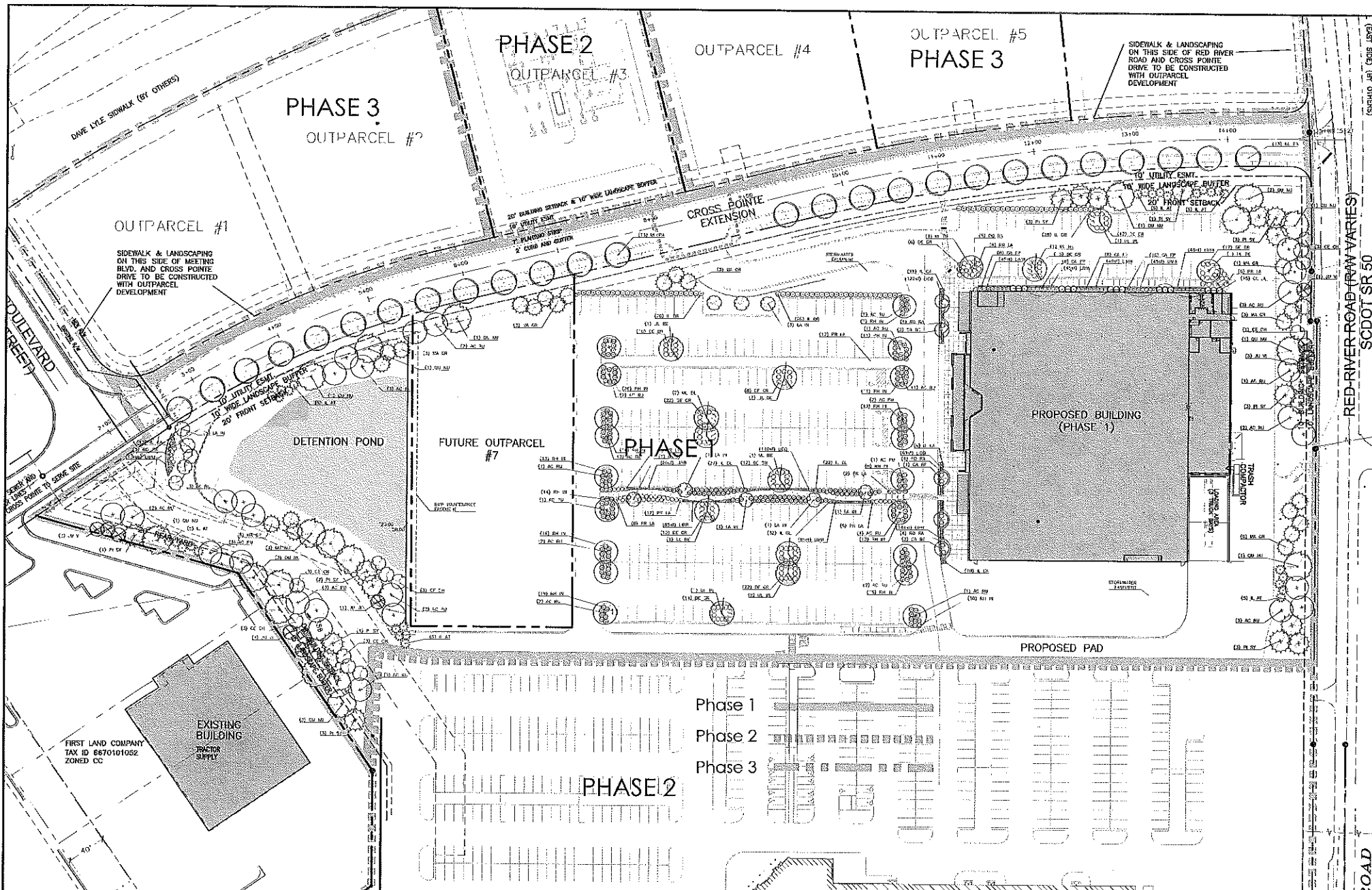


Right

ACADEMY'S STANDARD COLORS	
PAINT SELECTIONS	
PT-1	ICI 1490 30BB 15/346
PT-2	SW2911 POMPEII RED
PT-3	SW7005 PURE WHITE
PT-4	SW 2136 COLONNADE GRAY
PT-5	BENJAMIN MOORE KENDALL CHARCOAL HC-166
BRICK	
RED COLORED BRICK WITH WHITE STONE CAP	
WALLS	
CONCRETE TILT WALL PANELS - TEXTURED PAINT	



ROCK HILL, SC
 Proposed Elevations
 06/02/11



INTERNAL PLANTING REQUIREMENTS:

1. TOTAL MINIMUM (MINUS) AREA SHALL BE 10% OF THE TOTAL IMPERVIOUS AREA FOR THE ENTIRE SITE WITH NEW SITES AND 5% OF THE TOTAL IMPERVIOUS AREA FOR REMOVED SITES.

TOTAL SITE AREA: \$250 AC
 TOTAL REMOVED AREA: \$1700 AC

NET CANOPY BLEND (MIN):
 REQUIRED AREA: 100 MINIMUM (±1.71 AC)
 PROVIDED AREA: 122 ± AC

REQUIRED TREES: 187 TREES (1 TREE/400SF)
 PROVIDED TREES: 196 TREES

TREE PLANTING NOTES:

- ALL TREES SHALL BE PLANTED PER CITY OF ROCK HILL STANDARDS AND DETAILS.
- ALL SHRUBS AND TOP 2/3 OF VARIETY MUST BE CUT AWAY AND REMOVED FROM THE ROOT BALL PRIOR TO BACKFILLING PLANTING PIT.
- LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONTACT WITH POWER LINES OR SIGNS, CALL THE UTILITY FORESTEN TO REMOVE BEFORE PLANTING.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES.
- NEW TREES SHALL BE A MINIMUM 2\"/>

TREE PROTECTION NOTES:

PROTECT THE BARRICADES SHALL BE PLACED AROUND ALL PROTECTED TRIFFS DESIGNATED TO BE SAVED IN DEVELOPMENT. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL DEVELOPMENT ACTIVITIES ARE COMPLETE OR CONSTRUCTION IS ACCORDING WITH STANDARDS SET FORTH IN THIS SECTION. THE AREA WITHIN THE PROTECTIVE BARRICADE SHALL BE KEPT FREE OF ALL BUILDING MATERIALS, DEBRIS OR OTHER CONSTRUCTION DEBRIS. CONSTRUCTION OF VEHICLES AND MATERIALS, AND GRADING SHALL NOT TAKE PLACE WITHIN THE DRIPLINE OF THE PROTECTED TRIFFS TO BE PROTECTED. BARRICADES SHALL BE SET AT A MINIMUM DISTANCE FROM THE BASE OF PROTECTED TRIFFS ACCORDING TO THE FOLLOWING STANDARDS:

- FOR TRIFFS 10\"/>

GENERAL PLANTING NOTES:

- THIS PLAN FOR PLANTING LOCATIONS ONLY. IF ON-SITE CONDITIONS VARY FROM THIS, CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR EXISTING PLANT MATERIAL TO BE REMOVED AND/OR RELOCATED.
- CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND AND ABOVE GROUND UTILITIES. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE COST OF REPAIR TO ALL DAMAGED UTILITIES.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT GUARANTEE PERIOD.
- WHERE TREES ARE PLANTED BY ROADS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- PLANTING SIZE DETERMINATION:
 SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. BRANCHES ARE NOT TO BE USED FOR ANY TRUNK GROWTH. SHEDDING BRANCHES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
 SHRUBS: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL LEAVES.
- ALL PLANTS SHALL BE FRESHLY CUT, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT FEEDS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. ALL ROOT-BOUND PLANTS SHALL BE REJECTED.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVED IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TRIFFS LOCATED WITHIN FOUR FEET OF SHRUBS SHALL HAVE 2\"/>

11. ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONTACTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.

12. CONTRACTOR TO SIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO BE OFF DRAINAGE AND TO BE FREE FROM SOILS. IF SIGNIFICANT RELOCATIONS ARE REQUIRED, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH RELOCATIONS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY OF PLANT MATERIALS.

13. SHRUBS, GRASSES AND GROUNDCOVERS SHALL BE TRANSMISSIONALLY SPACED AT SPACING SHOWN ON PLANTING PLANS.

14. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE OWNER'S REPRESENTATIVE AND APPROVED IN WRITING BY THE OWNER PRIOR TO INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.

15. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURBS, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.

16. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, CONTINUED ON MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION. CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASONS.

17. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES WHERE POSSIBLE. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.

18. REFER TO PLANTING DETAILS FOR ADDITIONAL PLANTING INFORMATION.

19. ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GRADING.

20. LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.

HensonFoley
 Landscape Architecture / Civil Engineering
 10224 Hickorywood Lane, Suite 101A, Northville, NC 28088
 P: 704.875.8789 | F: 704.875.8789 | www.hensonfoley.com

N
 W E
 S
 NORTH ARROW

Graphic Scale 1" = 80 ft.

SOUTH CAROLINA
 PROFESSIONAL SEAL
 No. 004951
 MATHIAS D. TOLE
 LANDSCAPE ARCHITECT

ISSUED FOR CONSTRUCTION
 INITIALS/DATED AS APPROVED
 BY HENSONFOLEY, INC.
 INITIAL / DATE

Red River Road Planned Development
 Rock Hill, SC

Exhibit C: Phase 1 Planting Plan

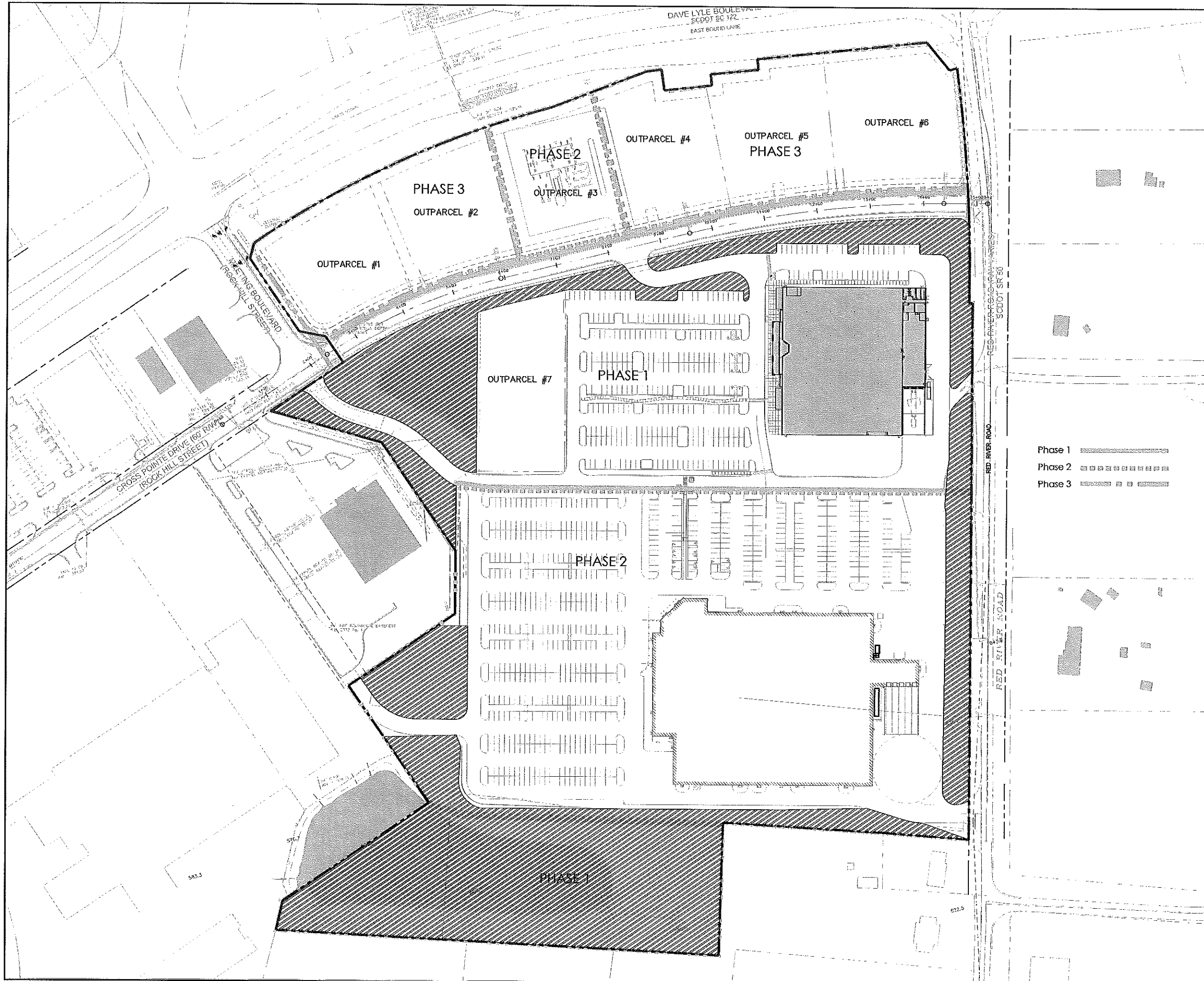
Revisions:
 SEPT. 1, 2011 - CITY REVIEW

Bid Plans:

File Name: s-bac-21109
 Project Number: 21109
 Date: Sept. 1, 2011 Drawn By: TDF

Sheet 01

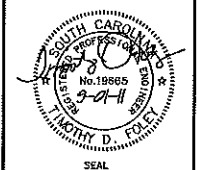
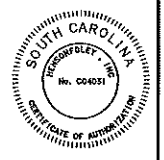
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
TREES					
AC RU	Acer rubrum 'Franksred'	Red Sunset Red Maple	3" cal.	B&B	As Shown
CA BE	Carpinus betulus 'Fastigata'	Pyramidal European Hornbeam	2.5" cal.	B&B	As Shown
CE CH	Cercis canadensis	Eastern Redbud	3" cal.	B&B	As Shown
IL AT	Ilex x attenuata 'Fosteri #2'	Foster's #2 Holly	6-8ft min.	B&B	As Shown
JU VI	Juniperus virginiana 'Canaertii'	Canaertii Eastern Red Cedar	6-8ft min.	B&B	As Shown
LA IN	Lagerstroemia 'Sarah's Favorite'	Sarah's Favorite White Crapemyrtle	10ft min.	As Shown	As Shown
MA OR	Magnolia grandiflora 'TMGH' P.P.#11612	Allea Southern Magnolia	6-8ft min.	B&B	As Shown
PI SY	Pinus sylvestris	Scotch Pine	6-8ft min.	B&B	As Shown
QU NU	Quercus nuttallii 'QNSTD' P.P.#16254	Sangria Red Leaf Nuttall Oak	3" cal.	B&B	As Shown
UL BE	Ulmus parvifolia 'UPMTF' P.P.#11295	Bosquio Lacebark Elm	2.5" cal.	B&B	As Shown
UL PA	Ulmus parvifolia 'Emer II' P.P.#7592	Allea Lacebark Elm	2.5" cal.	B&B	As Shown
SHRUBS					
CL JA	Cleyera japonica 'Conthery' PP#11735	Bronze Beauty Cleyera	4ft ht. min.	Cont.	As Shown
DE GR	Deutzia gracilis 'Nikko'	Dwarf Nikko Deutzia	24" ht. min.	Cont.	As Shown
GA FP	Gardenia jasminoides 'Frostproof'	Frostproof Gardenia	18" ht. min.	Cont.	As Shown
IL CA	Ilex cornuta 'Carissa' P.P.# 3187	Carissa Holly	18" ht. min.	Cont.	As Shown
IL DB	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	18" ht. min.	Cont.	As Shown
IL GL	Ilex glabra 'Chanzin' P.P.# 6982	Nordic Inkberry Holly	18" ht. min.	Cont.	As Shown
PR LA	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	18" ht. min.	Cont.	As Shown
RH IN	Rhaphiolepis indica 'Monte' P.P.# 5862	Indian Princess Indian Hawthorn	18" ht. min.	Cont.	As Shown
RO RA	Rosa 'Radrazz' PP#11636	Knock Out Rose 'Radrazz'	18" ht. min.	Cont.	As Shown
GRASSES / PERENNIALS / GROUNDCOVER / SOD					
LI BB	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal.	Cont.	16in o.c.
LI MW	Liriope muscari 'Monroe's White'	Monroe's White Lilyturf	1 gal.	Cont.	16in o.c.
SOD	ALL SEED/SOD TO BE REBEL IV IMPROVED VARIETY BLEND				



OPEN SPACE REQUIREMENTS:
 TOTAL SITE AREA: 39.88AC (1737451.97SF)
 REQUIRED: 5.98 AC (15%)
 SHOWN: 8.48 AC (21.3%)



- Phase 1 [Symbol]
- Phase 2 [Symbol]
- Phase 3 [Symbol]



ISSUED FOR CONSTRUCTION
 INITIALLED/DATED AS APPROVED
 BY HENSONFOLEY, INC.
 INITIAL / DATE

Red River Road Planned Development
 Rock Hill, SC
 Exhibit D: Open Space / All Phases

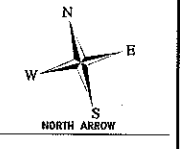
Revisions:

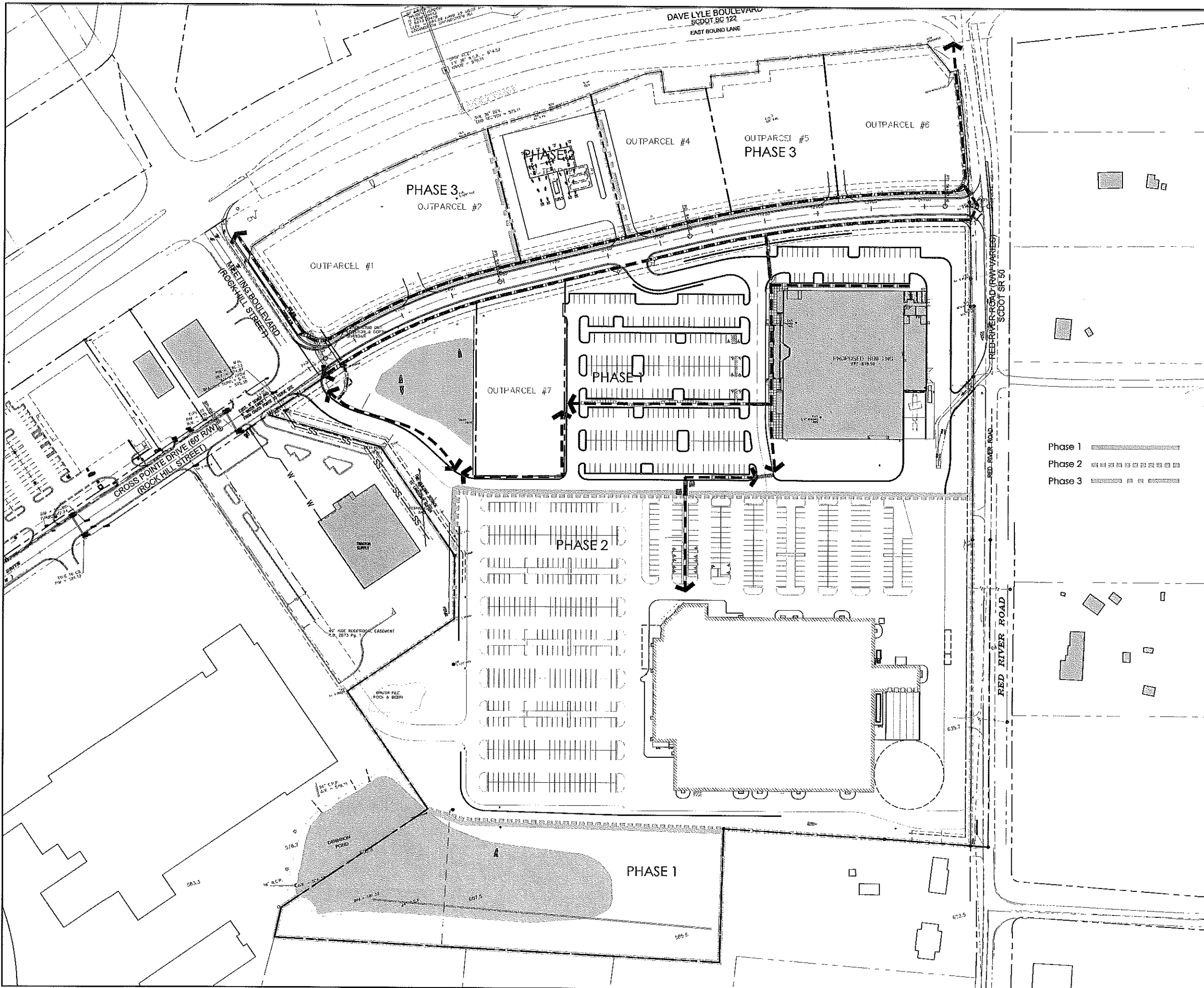
Bid Plans:

File Name: s-base-21109
 Project Number: 21109
 Date: Sep. 1, 2011 Drawn By: TDF
 Sheet 01

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY HENSON FOLEY, INC. IMMEDIATELY AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

HensonFoley
 Landscape Architecture / Civil Engineering
 10224 Hensonswood Hill Avenue, Suite 107A, Asheville, NC 28928
 P: 704.251.1615 | F: 704.251.0291 | www.hensonfoley.com





- Phase 1 [Symbol]
- Phase 2 [Symbol]
- Phase 3 [Symbol]



ISSUED FOR CONSTRUCTION
INITIALED/DATED AS APPROVED BY
HENSONFOLEY, INC.
INITIAL / DATE

Red River Road Planned Development
Rock Hill, SC

Exhibit E: Sidewalk and Pedestrian Pathways

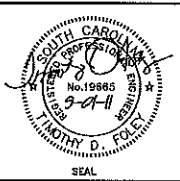
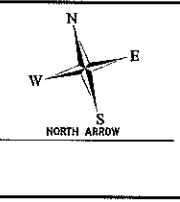
Revisions:

Bid Plans:

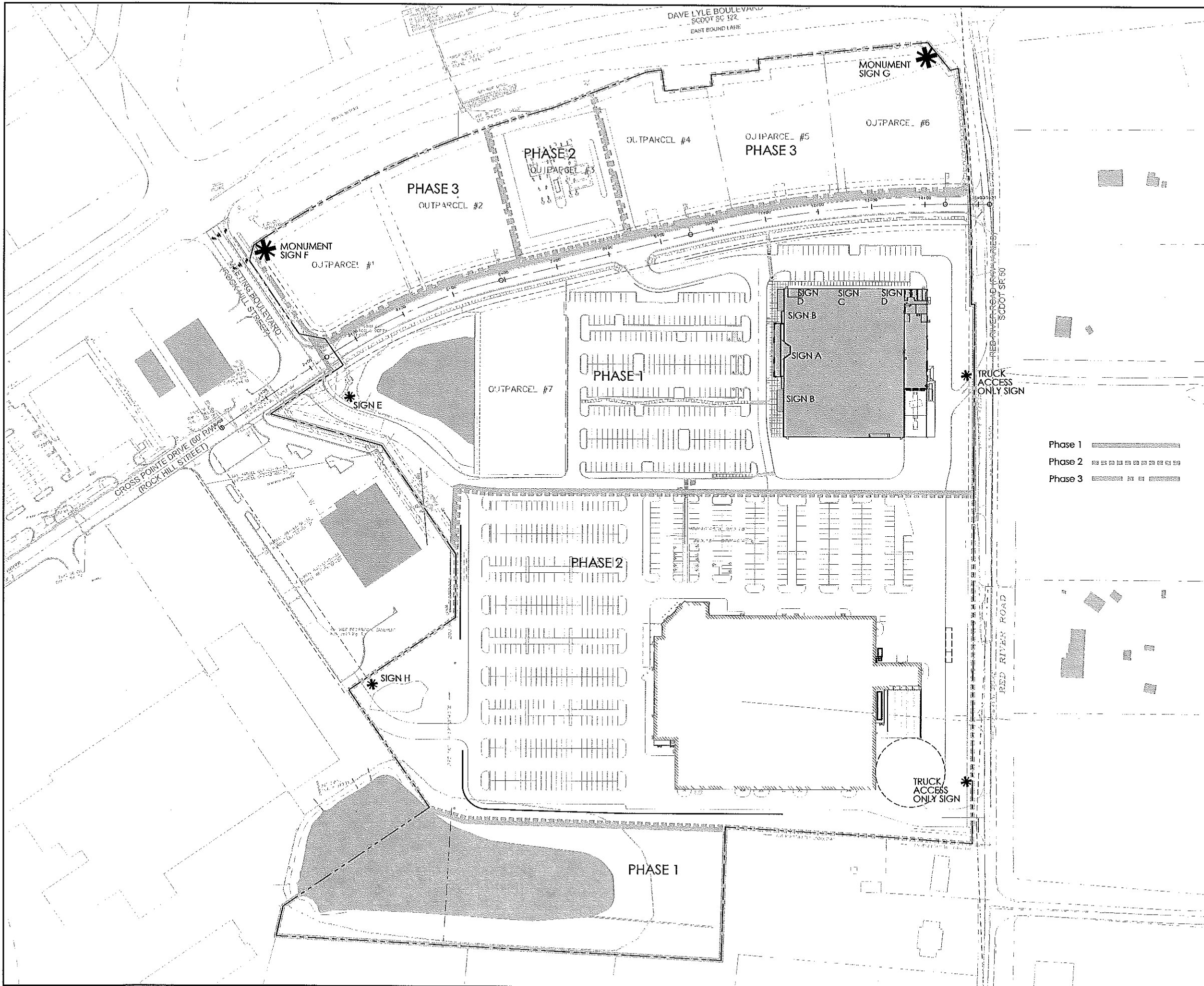
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Project Number: 21109
Date: Sept. 1, 2011 Drawn By: TDF
Sheet of

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY HENSONFOLEY, INC. IMMEDIATELY AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

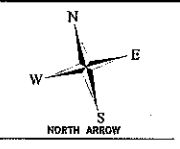
HensonFoley
Landscape Architecture & Civil Engineering
10224 Hickorywood Hill Avenue, Suite 101-A, Huntersville, NC 28078
P: 704.871.6115 F: 704.871.0799 www.hensonfoley.com



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HENSONFOLEY, INC.
INITIAL / DATE



- Phase 1 [Symbol]
- Phase 2 [Symbol]
- Phase 3 [Symbol]



ISSUED FOR CONSTRUCTION
 INITIALLED/DATED AS APPROVED BY
 HENSONFOLEY, INC.
 INITIAL / DATE

Red River Road Planned Development
 Rock Hill, SC
Exhibit F: Signage

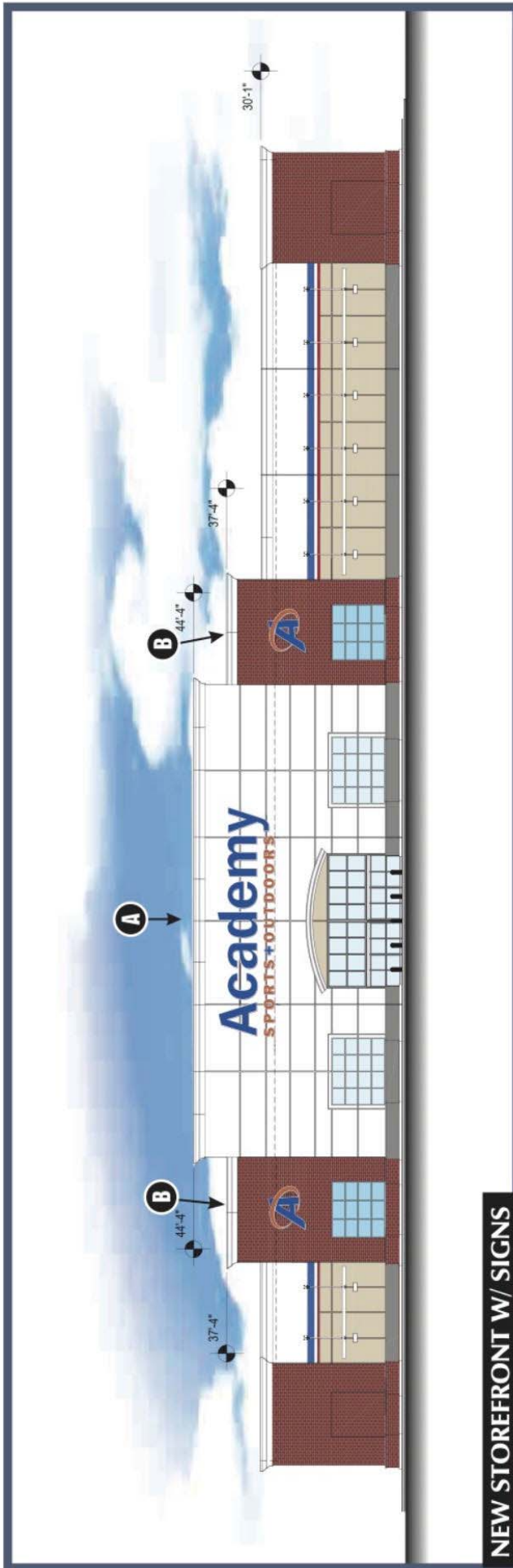
Revisions:

1/28/11 - REVISED SIGN CALL OUTS

Bid Plans:

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE ENCOUNTERED, EITHER ON THE CONSTRUCTION DRAWINGS OR IN THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY HENSONFOLEY IMMEDIATELY. ANY SMALL, UNCORRECTED DISCREPANCIES, CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE ASSAULT.

EXHIBIT G-1



NEW STOREFRONT W/ SIGNS

Scale: 1/32"=1'-0"

A 47'-7 3/4"

Academy
SPORTS+OUTDOORS

41'-10 1/4"

B 9'-3"
8'-0"

L.E.D. Channel Letters:
-Internally Illuminated w/ L.E.D.s
-Self-Contained Power Supplies
559.3 Sq. Ft.

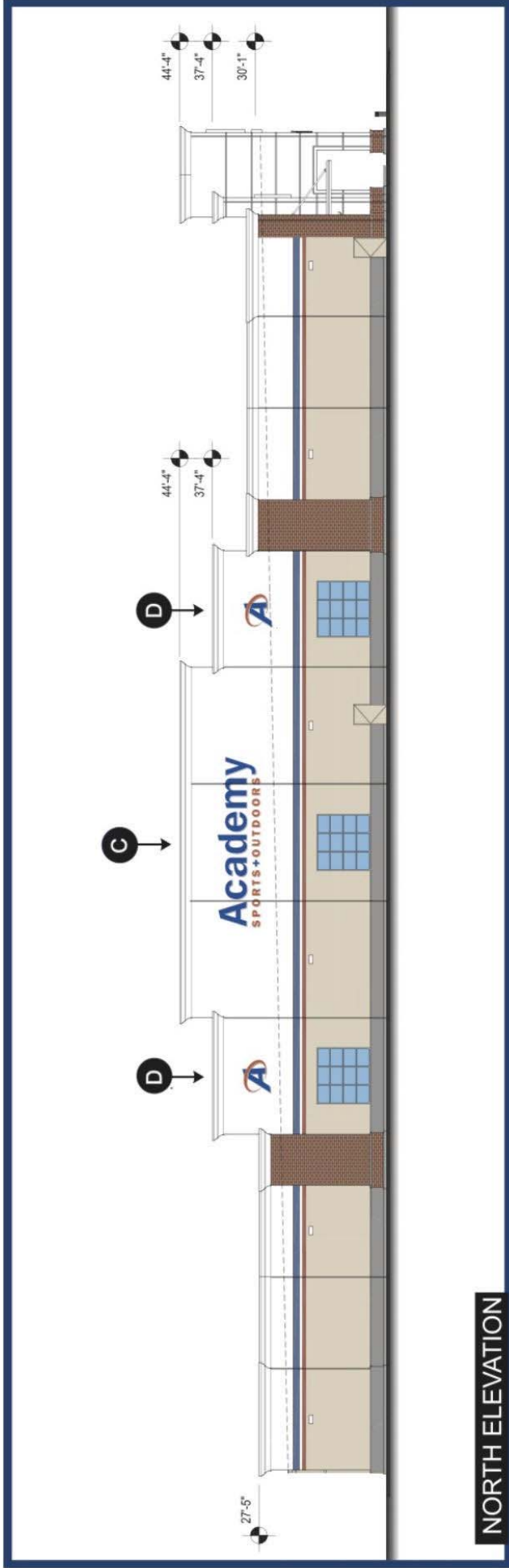
Colors:
Blue - pms 293
3630-97 bristol blue
Red - 3630-33

L.E.D. Channel Letter:
-Internally Illuminated w/ L.E.D.s
-Self-Contained Power Supplies
74.0 x 2 = 148 Sq. Ft.

THIS DRAWING IS FOR CONCEPTION PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

I.D. ASSOCIATES 1771 INDUSTRIAL ROAD • DOTHAN, ALABAMA • 36303 PH (888) 303-5534 • FAX (334) 836-1401 • www.idassociatesinc.com	CLIENT: ACADEMY SPORTS	DRAWN BY: RSM	APPROVED BY:
	LOCATION: ROCKHILL, SC	SCALE: NOTED	APPROVAL DATE:
ACCOUNT REP.: ROS	STORE NO.: 8/16/11RM	FILE:	DRAWING NO.: Academy Sports Rockhill Sc VAR R5
DATE: 4/11/2011	REV:	REV:	 Underwriters Laboratories Inc. <small>LABORATORIES</small>

EXHIBIT G-2



NORTH ELEVATION

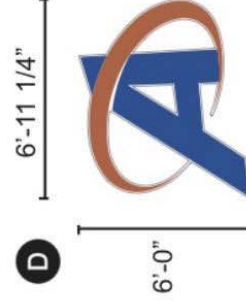
Scale: 1/32"=1'-0"

Academy
SPORTS+OUTDOORS

35'-5"
31'-1 1/2"

L.E.D. Channel Letters:
-Internally Illuminated w/ L.E.D.S
-Self-Contained Power Supplies
312.04 Sq. Ft.

Colors:
Blue - pms 293
3630-97 bristol blue
Red - 3630-33



L.E.D. Channel Letter:
-Internally Illuminated w/ L.E.D.S
-Self-Contained Power Supplies
41.6 x 2 = 83.2 Sq. Ft.

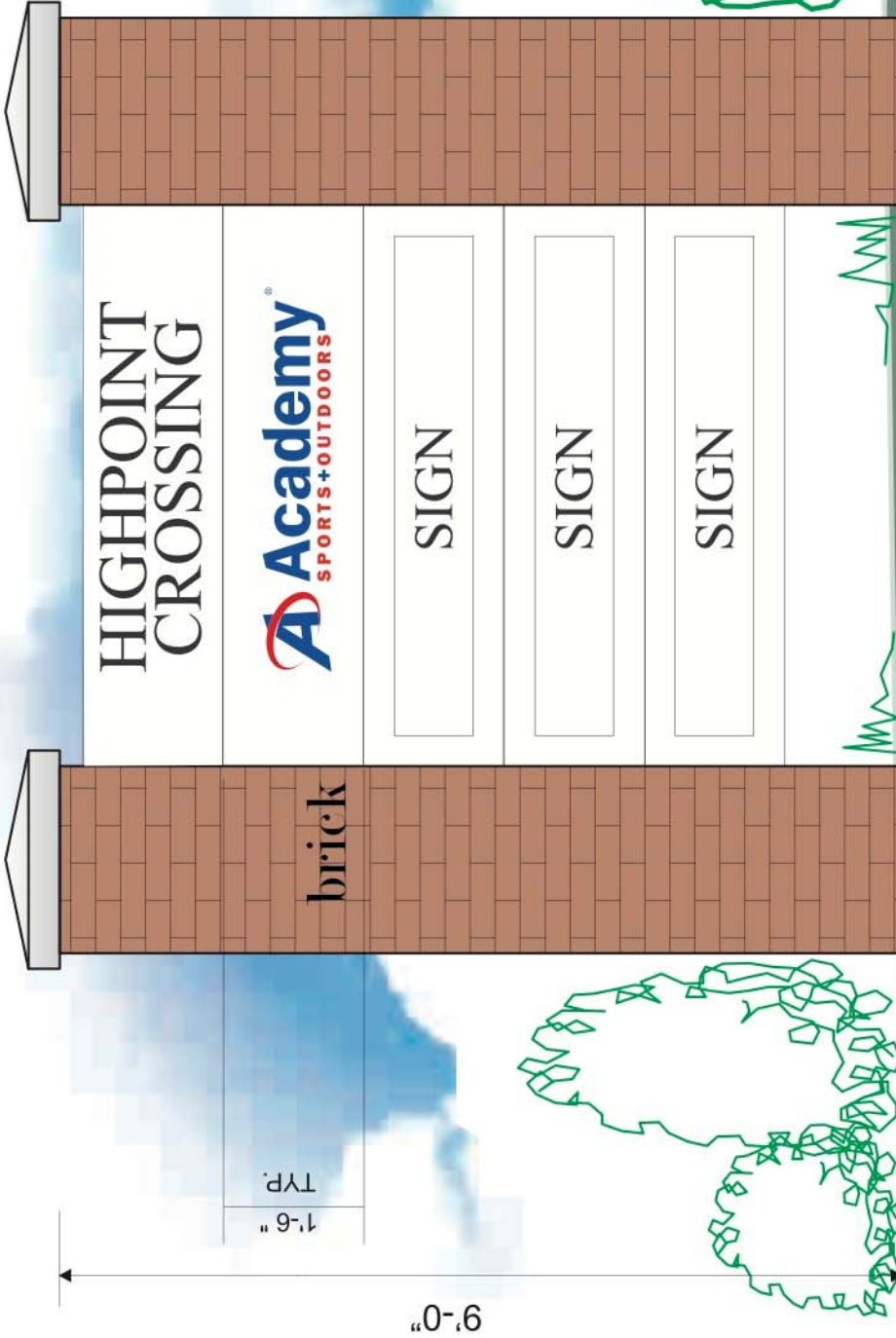
THIS DRAWING IS FOR CONCEPTION PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

I.D. ASSOCIATES 1771 INDUSTRIAL ROAD • DOTHAN, ALABAMA • 36303 PH (888) 303-5534 • FAX (334) 836-1401 • www.idassociatesinc.com	CLIENT: ACADEMY SPORTS	REV: 6/29/2011KJR REV: 6/30/2011KJR	DRAWN BY: RSM	APPROVED BY:
	LOCATION: ROCKHILL, SC	REV: 8/16/11RM	SCALE: NOTED	APPROVAL DATE:
ACCOUNT REP.: ROS	STORE NO.: ROCKHILL, SC	REV: 4/11/2011	FILE: L:\PRESENTATION\CUSTOMERS\SS\SC\ROCKHILL\AS-ROCKHILL_SC-SIGN.CDR	DRAWING NO.: Academy Sports Rockhill Sc VAR R5



Underwriters Laboratories Inc.
LABORATORIES

Exhibit H Sign E



Scale: 1/2"=1'-0" Free-standing Sign

Shared Tenant @ 9'-0" OAH

Exact specifications to be determined prior to manufacturing

Academy Panel Colors:
 -3M 3630-97 Bristol Blue Vinyl
 -3M 3630-33 Red Vinyl
 Background- White

THIS DRAWING IS FOR CONCEPTION PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

I.D. ASSOCIATES		CLIENT: ACADEMY SPORTS		REV: 6/29/2011KJR	DRAWN BY: RSM	APPROVED BY:
1771 INDUSTRIAL ROAD • DOTHAN, ALABAMA • 36303 PH (888) 303-5534 • FAX (334) 836-1401 • www.idassociatesinc.com		LOCATION: ROCKHILL, SC	STORE NO.:	REV: 6/30/2011KJR	SCALE:	APPROVAL DATE:
		ACCOUNT REP.: ROS	DATE: 4/11/2011	REV: 8/16/11RM		NOTED
				REV:		L:\PRESENTATION\CUSTOMERS\SS\SC\ROCKHILL\AS-ROCKHILL_SC-SIGN.CDR
				REV:		DRAWING NO.: Academy_Sports_Rockhill Sc_VAR_R5
						Underwriters Laboratories Inc.® UL LISTED

INTRODUCTION

The Warren Norman Company, Inc. plans to develop approximately 18 acres located in the southwest corner of the Dave Lyle Boulevard at Red River Road intersection. The property is currently located in York County and is zoned Industrial Development District (ID). The property is proposed to be annexed into the City of Rock Hill in the future and will be zoned Community Commercial (GC) under the City's zoning classification.

At full build out in 2021, the proposed development is projected to generate 15,946 daily, 604 morning peak hour and 1,548 afternoon peak hour trips. Both entering and exiting trips are included these numbers.

The area influence includes the following intersections along Dave Lyle Boulevard:

1. Dave Lyle Boulevard (SC 122) at Red River Road (S-50) - Signalized
2. Dave Lyle Boulevard (SC 122) at Meeting Boulevard - Signalized

Access to the site will be provided off of Meeting Boulevard and Red River Road. Accesses on Red River Road will include a right-in/right-out entrance at Crosspointe Extension and a full movement access on Red River Road near the southern property boundary. The site plan for Phase 1, 2 and 3 is shown on the following page.

Each intersection within the area of influence was analyzed under the 2011 existing conditions, the 2012, the 2019 and the 2021 Build scenarios. The completion of Phase 1, Phase 2 and Phase 3 correspond to the 2012, 2019 and 2021 Build scenarios.

From the traffic analysis, both the Dave Lyle Boulevard at Red River Road and the Dave Lyle Boulevard at Meeting Boulevard intersections will have the capacity to accommodate the additional trips from the proposed development with improvements. Both signalized intersections will operate at a level of service "C" or better during all peak periods and scenarios analyzed.

It is recommended that the following improvements be constructed during Phase I:

- Construct Crosspointe Extension - Between Meeting Boulevard and Red River Road. The Red River Road at Crosspointe Extension shall be constructed as a right-in/right-out only intersection using current SCDOT ARMS Manual.
- Construct a full movement access on Red River Road near the southern boundary of the site.
- Construct a truck access on Red River Road behind the Phase I development which will allow only delivery truck to enter the site. Access will be a one-way / right-in only truck access.

REVISIONS BY	DATE	DESCRIPTION

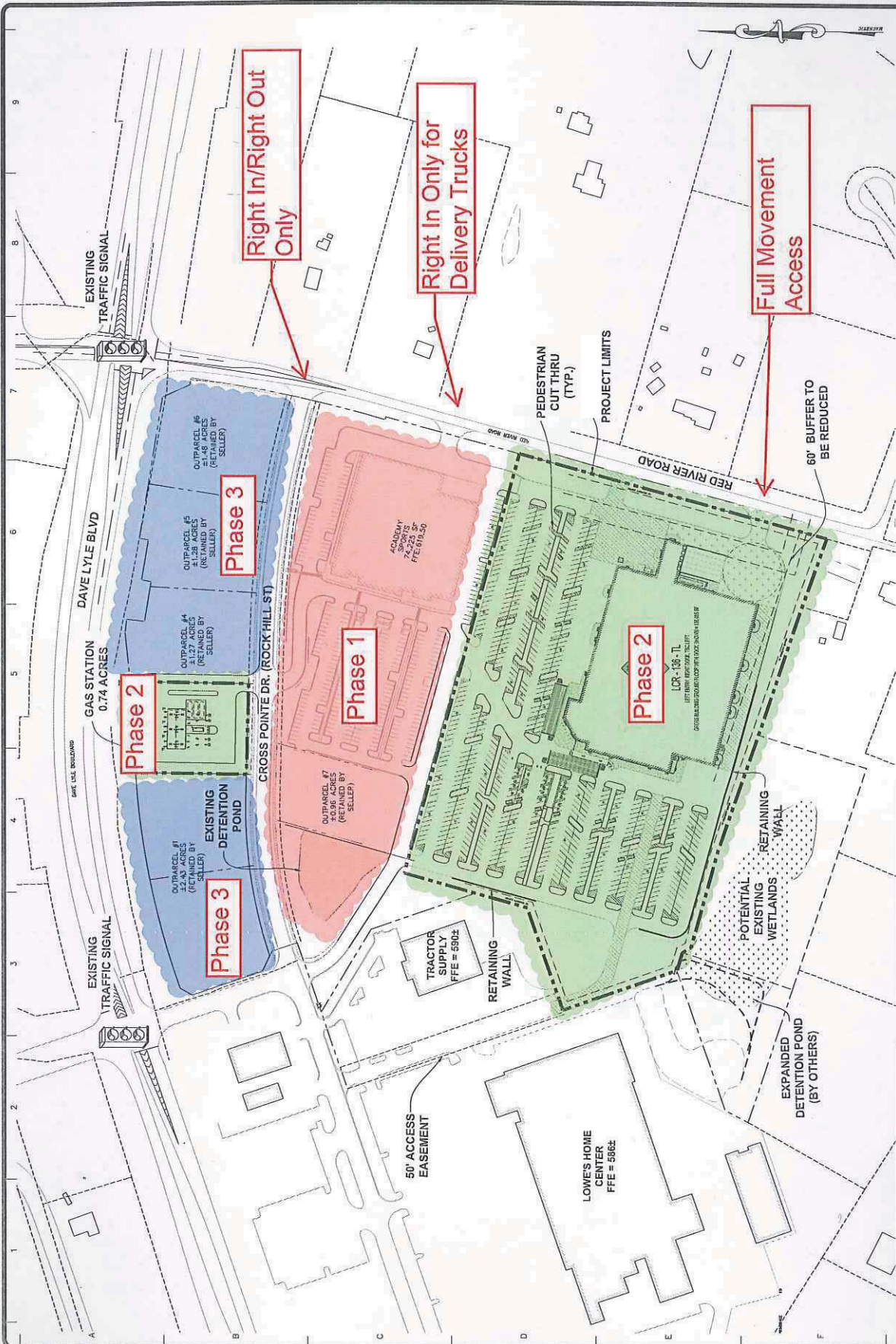
ADC
ENGINEERING SPECIALISTS
123 TECHNICAL BLDG
SUITE 100
MEMPHIS, TN 38119
901-525-1234

PLANNING & DESIGN
ARCHITECTS
1234 MAIN ST
MEMPHIS, TN 38103
901-555-1234

WALMART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716
CITY OF ROCKHILL, SC

PROFESSIONAL ENGINEER
STATE OF TENNESSEE
NO. 12345
J. D. SMITH
1234 MAIN ST
MEMPHIS, TN 38103
901-555-1234

P6
OF 6 SHEETS
SITE PLAN



CIVIL LEGEND - SITE

- PROPOSED PARKING SPACES (AS SHOWN)
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT

PARKING RATIO		
BUILDING SQ. FT.	NO. OF SPACES	RATIO
150,000	600	4.45/1000 SF.
74,225	292	3.40/1000 SF.
20,510	865	4.07/1000 SF.

ACREAGE SUMMARY	
IN ACRES	
GAS STATION	15.97 +/- AC.
TRACTOR SUPPLY	1.17 +/- AC.
TOTAL	17.04 +/- AC.

**CONCEPTUAL/REC
SITE PLAN #6**

It is recommended that the following improvements be constructed during Phase 2:

- Construct a right turn lane on Meeting Boulevard between Dave Lyle Boulevard and Crosspointe Extension.
- At the Dave Lyle Boulevard/Meeting Boulevard signal, modify the pavement markings on the Meeting Boulevard approach to provide a left turn lane, a shared left/thru lane and a right turn lane at the intersection of Dave Lyle Boulevard.
- At the Dave Lyle Boulevard/Meeting Boulevard signal, modify signal heads to allow for split side street phasing.
- At the Dave Lyle Boulevard/Meeting Boulevard signal, modify signal phasing for protect/permitted phasing for the left turn onto Meeting Boulevard.

No improvements are recommended during Phase 3 development.

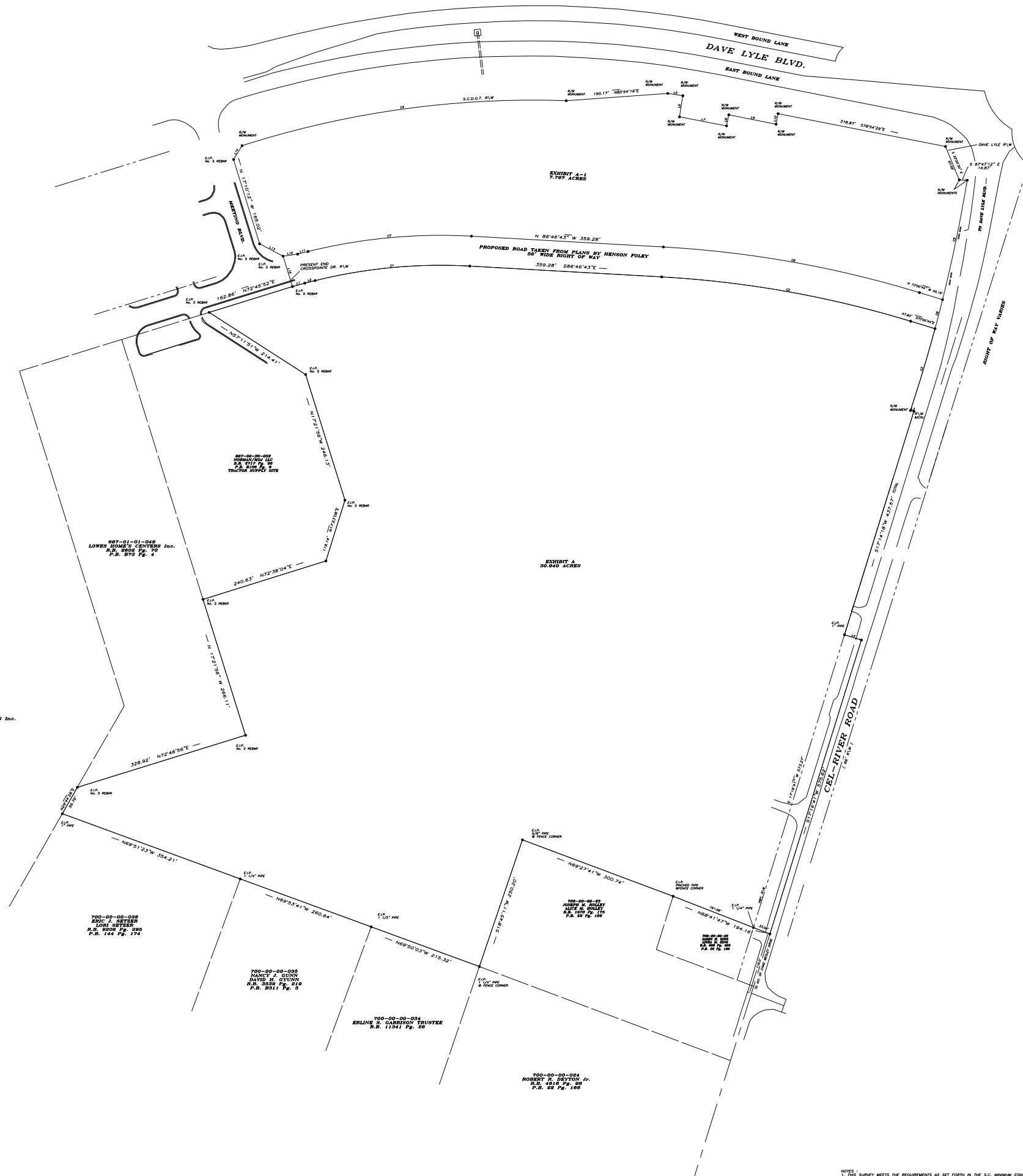


EXHIBIT A-1
7.707 ACRES

EXHIBIT A
30.840 ACRES

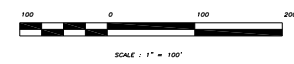
LINE TABLE

LINE	BEARING	DISTANCE
L1	N72°21'30"W	24.04
L2	N72°21'30"W	25.00
L3	S72°21'30"E	25.00
L4	S72°21'30"E	13.50
L5	S72°21'30"E	13.50
L6	S88°24'20"W	40.01
L7	S72°21'30"E	25.00
L8	S11°29'43"E	13.74
L9	N10°28'41"E	20.08
L10	N88°01'02"E	25.00
L11	N88°01'02"E	25.00
L12	N88°01'02"E	25.00
L13	N88°01'02"E	25.00
L14	N88°01'02"E	25.00
L15	N12°08'42"W	59.48

CURVE TABLE

CHORD	LENGTH	ARC	AREA	CHORD
100.00	100.00	100.00	100.00	100.00
100.00	100.00	100.00	100.00	100.00
100.00	100.00	100.00	100.00	100.00
100.00	100.00	100.00	100.00	100.00
100.00	100.00	100.00	100.00	100.00
100.00	100.00	100.00	100.00	100.00
100.00	100.00	100.00	100.00	100.00
100.00	100.00	100.00	100.00	100.00
100.00	100.00	100.00	100.00	100.00
100.00	100.00	100.00	100.00	100.00

PLAT OF PROPERTY
SURVEYED FOR
WARREN NORMAN COMPANY
NEAR ROCK HILL
YORK COUNTY, SOUTH CAROLINA
June 1, 2011



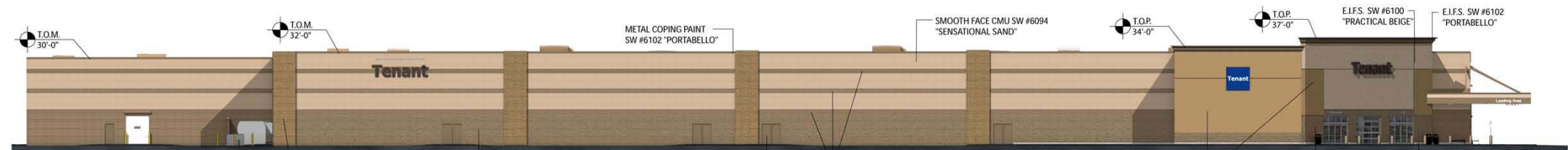
JAMES T. POORE, Jr.
LAND SURVEYING, Inc.
4414 SIMPSON ROAD
EDGEMOOR, S.C. 29712
SCPLS 15191
(803) 789-7006

NOTES:
1. SURVEY MEETS THE REQUIREMENTS AS SET FORTH IN THE S.C. MINIMUM STANDARDS MANUAL OF LAND SURVEYING FOR A CLASS "A" SURVEY HAVING AN UNADJUSTED PRECISION THAT EXCEEDS 1:10,000.
2. AREA COMPUTED BY D.M.S.
3. C.L.S. = CENTERLINE OF ROAD FOUND.
4. I.C.S. = ALL'S RESERV WITH I.S. COR.

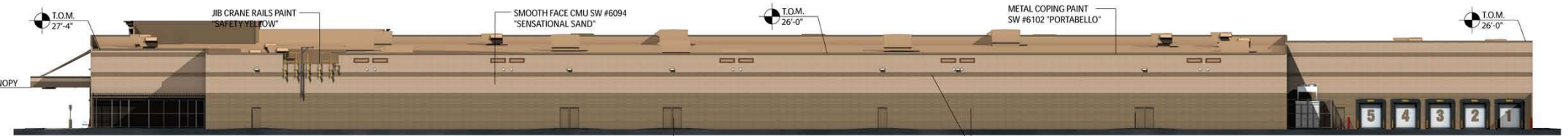
20110430rev.dwg 6-1-11 8:24:52 pm EST

CERTIFICATION JAMES T. POORE, JR. SCPLS 15191

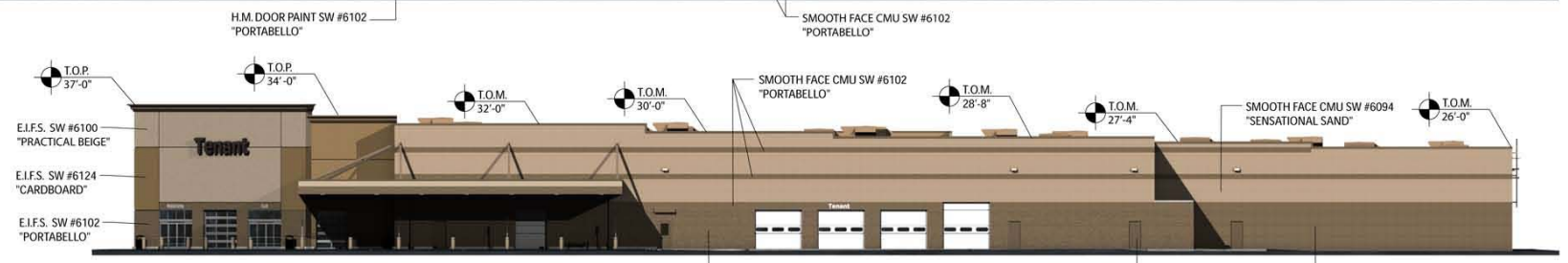
TAX MAP	ZONING	FILED 20110430REV
		F.B.



Front Elevation



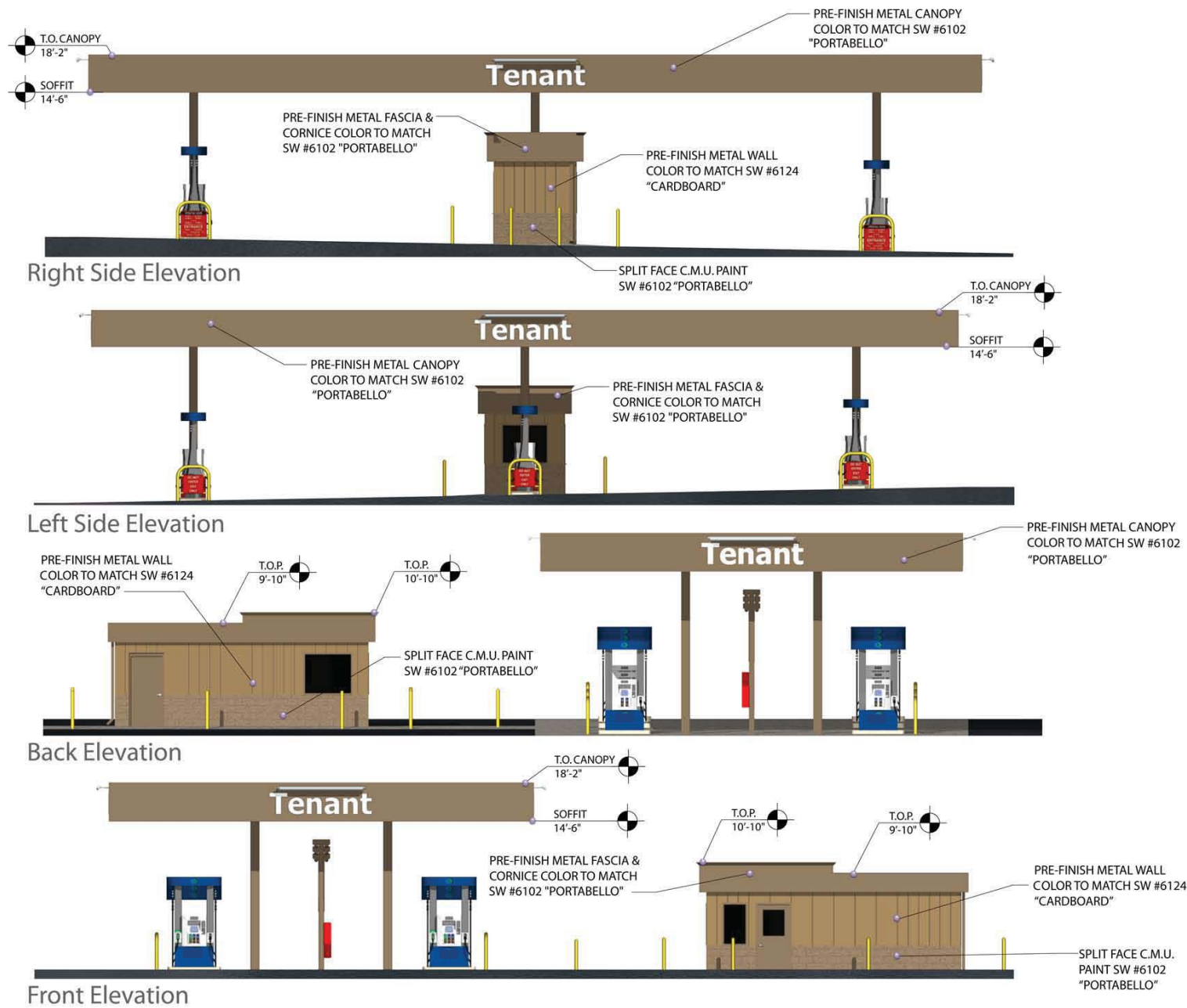
Rear Elevation



Right Side Elevation



Left Side Elevation



REVISIONS	BY

ADC
ENGINEERING SPECIALISTS
 SITE SERVICES \ BUILDING ENVELOPE \ STRUCTURAL

1224 WILKINS HALL ROAD
 WASHINGTON, SC 29160
 843-544-9147
 Fax: 843-544-9142
 ADC@ADCENGINEERS.COM

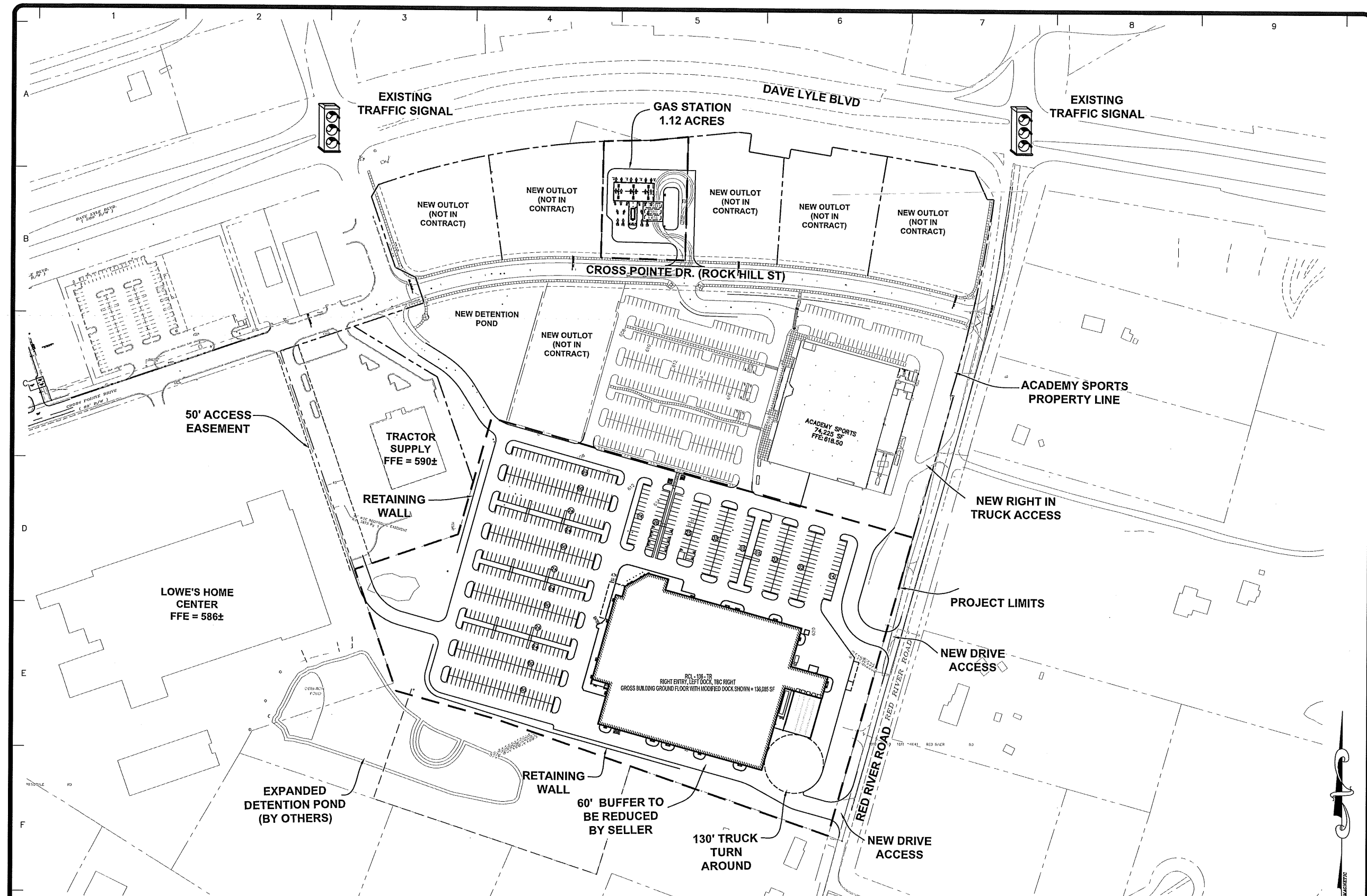
PROFESSIONAL ENGINEER
 STATE OF SOUTH CAROLINA
 No. 10000
 License Expires 12/31/2011

PROFESSIONAL ENGINEER
 STATE OF ARIZONA
 No. 2297
 License Expires 12/31/2011

PROFESSIONAL ENGINEER
 STATE OF MISSISSIPPI
 No. 10000
 License Expires 12/31/2011

(STORE #84250)
 ROCKHILL, CITY OF ROCKHILL, SC
 WALMART STORES, INC.
 2001 SE 10TH STREET
 BENTONVILLE, AR 72716

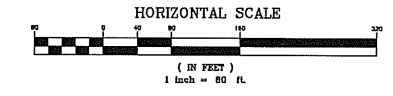
DRAWN BY: SID
 CHECKED BY: LKB
 DATE: 10/06/11
 SCALE: NTS
 JOB NO.:
 SHEET:
P11
 OF SHEETS
 SITE PLAN



ACREAGE SUMMARY IN ACRES	
GAS STATION	15.49 +/- AC.
TOTAL	1.12 +/- AC.
	16.61 +/- AC.

PARKING RATIO			
BUILDING SQ. FT.	NO. OF SPACES	RATIO	
136,085	804	4.44/1000 SF.	
74,225	331	4.46/1000 SF.	
210,310	936	4.45/1000 SF.	

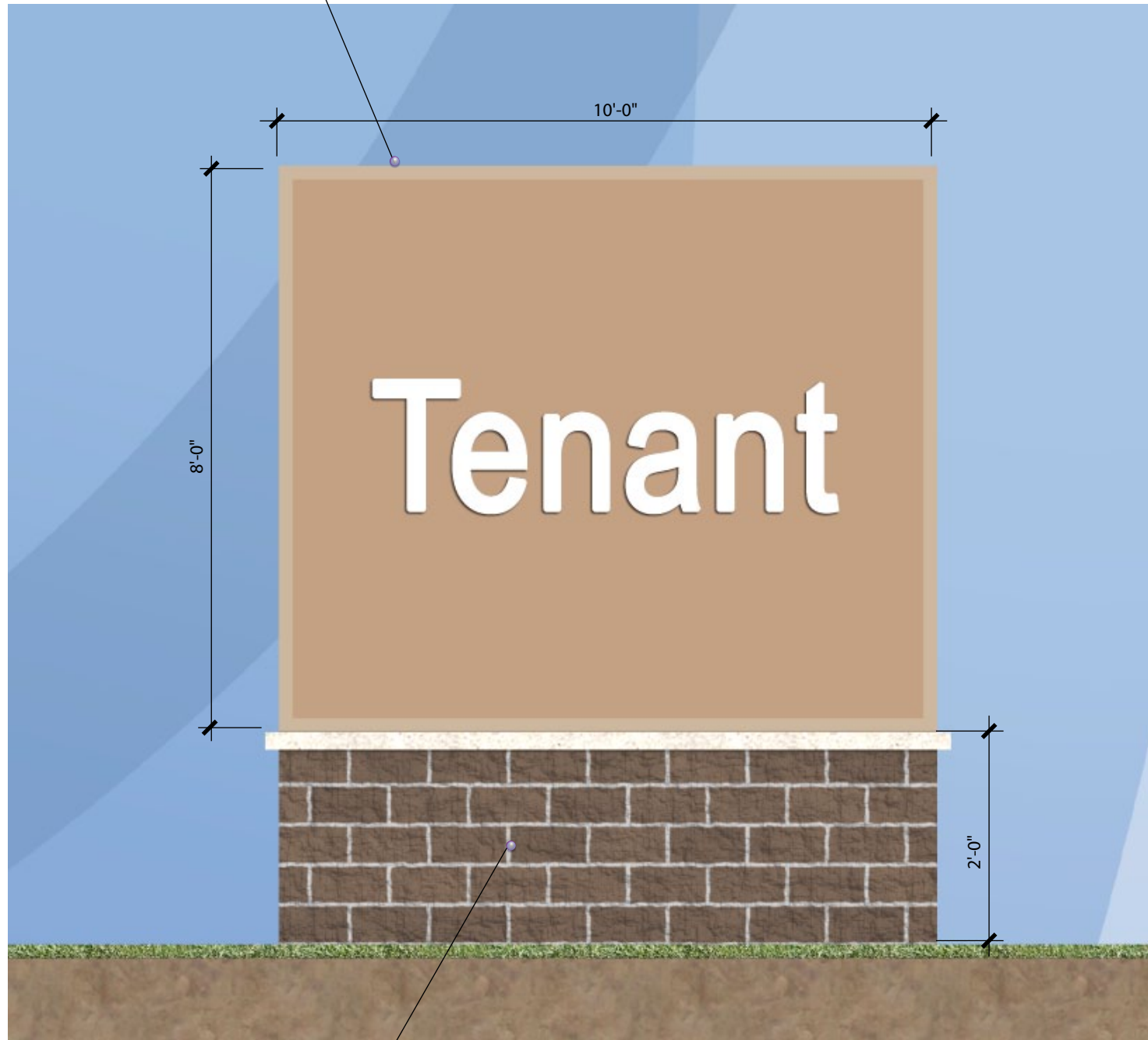
- CIVIL LEGEND - SITE**
- PROPOSED PARKING SPACES (9.5'x18')
 - HEAVY DUTY ASPHALT PAVEMENT
 - STANDARD DUTY CONCRETE PAVEMENT
 - HEAVY DUTY CONCRETE PAVEMENT



**CONCEPTUAL/REC
 SITE PLAN #11**

*CARTS OBSTRUCTED BY CART CORRALS (20) ARE NOT INCLUDED IN PARKING COUNT

PAINT INTERNALLY LIT CABINET
SW# 6100 "PRACTICAL BEIGE"



PAINTED SPLIT FACE CMU BASE

SIGN AREA 80.00 S.F.

Front Elevation



OPAQUE SIGN FACE "SANDSTONE"

PAINT INTERNALLY LIT CABINET
SW# 6100 "PRACTICAL BEIGE"

Perspective



03 OCTOBER 2011

MONUMENT SIGN

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