



ROCK HILL

SOUTH CAROLINA

STAFF REPORT

Planning & Development Department

June 8, 2009

Request: Consider water & sewer utility service for Thomas Concrete site at 1190 Porter Road.

Location: The property is located on Porter Road, just south of the Porter Road/I-77 interchange. The tax map number is 622-00-00-007. The property is non-contiguous to the City limits.

Property Owner: Thomas Concrete of Carolina, Inc.
3701 N. Graham St.
Charlotte, NC 28206
704.333.0390

Size: Approximately 8.51 acres.

County Zoning: Urban Development District (UD)- Permitted uses include single-family dwellings, schools, horticulture and agriculture interests, neighborhood and community parks, churches, duplexes, multi-plexes, child care centers, nursing homes, personal service establishments i.e. beauty shops; Laundromats; restaurants; convenience retail establishments i.e. grocery stores; professional services, i.e. business or financial offices; commercial recreation establishments i.e. game rooms; clinics, office buildings, educational institutions, commercial schools, research facilities, townhouses, museums, motels, primary and secondary retail establishments, commercial parking lots, general business services, funeral homes, mini-warehouses, automobile service and repair shops, agriculture operations, cemeteries, churches, community centers, equestrian operations, mining operations, mobile homes on individual lots, outdoor recreation facilities, roadside stands, schools, utilities, manufacturing uses and services, and warehousing establishments.

Purpose: City water & sewer services are requested to serve a new office building. The bulk of the site will be used as a parking area for concrete trucks. The building and parking area will be buffered from the surrounding roads and properties by existing vegetation that is to be maintained. If any buffers are disturbed during development, re-planting will be required. Water will be provided from the existing line along Porter Road and sewer will be provided by an extension of the line from Interconnect Drive.

Staff comments: The property owner will be required to execute an annexation agreement with the City.

Staff recommends approval of the service utility request subject to compliance with the attached site plan and execution of an annexation agreement.

Attachments: Location Map
Site Plan
Landscaping Plan

CITY OF ROCK HILL

155 JOHNSTON STREET, P.O. BOX 11706
ROCK HILL, SC 29731-1706, 803-329-7000

Development Services - Permit Application Center

P.O. Box 11706, or 155 Johnston Street
 Rock Hill, South Carolina 29731-1706
 Phone: 803-329-7080 or 803-329-7089
 FAX: 803-329-7228 -- website: www.cityofrockhill.com



UTILITY SERVICE REQUEST: Application for Water and/or Sewer Connections on Existing Lines

Applicant/Owner Information

Applicant Name AMICUS ENGINEERING (NICK PARKER) Telephone 704-573-1621
 Mailing Address 4400 MORRIS PARK DRIVE, SUITE J, CHARLOTTE, NC 28227
 Owner Name (if not applicant) DARRELL MYERS - THOMAS CONCRETE Telephone 704-333-0390
 Mailing Address 3701 N. GRAHAM ST., CHARLOTTE, NC 28206

Type of Service(s) Requested (please check all that apply)

Water Tap on Existing Line Extension of Water Line _____
 Sewer Tap on Existing Line Extension of Sewer Line

Property Information NOTE: THIS INFORMATION MUST ACCOMPANY APPLICATION

Subject Property Address [#]: 1190 [STREET]: PORTER ROAD
 Tax Map Number(s) 6220000007 Existing Zoning UD
 Acreage of Property 8.51

Reason for Requesting Service ___ dry well new development ___ other: _____

A Copy of the Deed OR Plat for this Property MUST be attached in order to process application.

Information to Applicant

In order for properties located outside of the corporate limits to receive access to water and/or sewer service, the owner(s) of the above-mentioned property must sign an agreement placing a restrictive covenant on the property. The agreement obligates the owner(s) and all future owner(s) to sign annexation petition(s) when requested by the City at any time in the future when annexation of the area becomes feasible. It also authorizes Spencer & Spencer P. A., as Attorneys in Fact for the Owner, to sign annexation petitions.

Signature of Applicant

2/17/09
 Date

FEB 18 2009
20070096-3

February 17, 2009

City of Rock Hill
Development Services – Permit Application Center
155 Johnston Street
Rock Hill, South Carolina 29731-1706



Amicus Engineering
Sustainable Systems Design & Development

Attention: Utilities Department

Reference: **1190 Porter Road**
Utility Service Request

To Whom It May Concern:

Attached are 3 copies of the preliminary site layout, landscaping plan, utility plan, and sewer profile for the proposed gravel parking lot at 1190 Porter Road in York County, South Carolina. Also attached to this letter is the ^(Plan # 20070096-4) Utility Service Request: Application for Water and/or Sewer Connections on Existing Lines. ⁽²⁰⁰⁷⁰⁰⁹⁶⁻³⁾ Should you have any questions or require additional information, feel free to contact us at (704) 573-1621.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeff McIntyre".

Jeff McIntyre
Project Manager



ROCK HILL
SOUTH CAROLINA

Utility Service
Request for
Thomas Concrete

Legend

-  City Limit
-  Building
-  Zoning District Boundaries
-  Subject Property

Zoning Data

Existing: UD
(County)



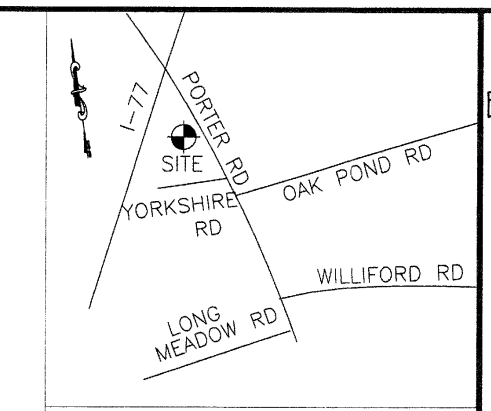
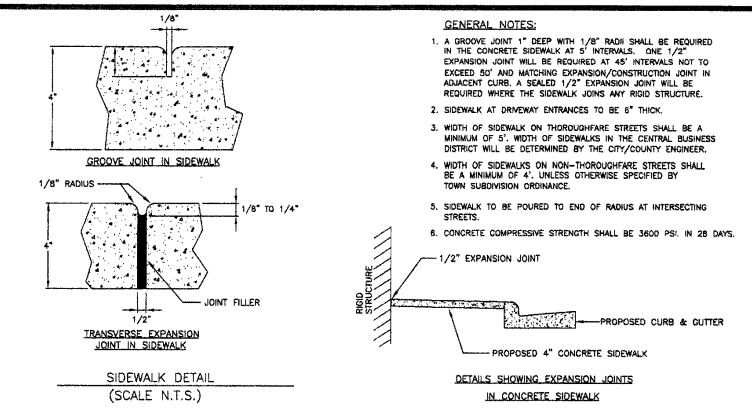
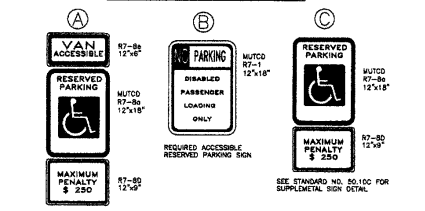
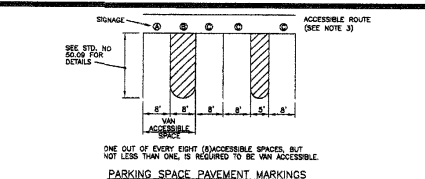
Development Services
Department
City of Rock Hill
06/02/09



Lot or Parking Area	ACCESSIBLE PARKING CHART		Total = Accessible Spaces Provided
	Required	Provided	
Office	2	9	1

a. Required number of parking spaces based on York County Zoning Ordinance - Article 155.445.
 b. MINIMUM - (1 space per 300 sq GFA) x (432 sq) = 2 parking spaces required.

TOTAL PARKING SPACES PROVIDED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED TO BE VAN ACCESSIBLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	1
301 TO 400	8	1
401 TO 500	9	2
501 TO 1000	2% OF TOTAL	1 IN EVERY 5 ACCESSIBLE SPACES
1001 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000	1 IN EVERY 5 ACCESSIBLE SPACES



GENERAL SITE PLAN NOTES:
 1. ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY. ALL SIGNS MUST MEET THE REQUIREMENTS SET FORTH BY THE YORK COUNTY ZONING ORDINANCE AND ANY COVENANTS THAT MAY APPLY FOR THE AREA.
 2. SIDEWALKS SHALL BE CONSTRUCTED OF NOT LESS THAN 3,600 PSI CONCRETE AND SHALL BE 4 INCHES THICK, CONCRETE BASE EXCEPT WHERE A SIDEWALK CROSSES A DRIVEWAY IT SHALL BE 6 INCHES THICK. SIDEWALK SHALL BE COMPACTED TO SOLE OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE SURFACE OF THE SIDEWALK SHALL BE STEEL TROWEL AND LIGHT BROOM FINISH AND WITH AN ACCEPTABLE CURING COMPOUND. TOLDED JOINTS SHALL BE PROVIDED AT INTERVALS OF NOT LESS THAN 5 FEET AND EXPANSION JOINTS AT INTERVALS OF NOT MORE THAN 45 FEET. THE SIDEWALK SHALL HAVE A LATERAL SLOPE OF (1/4) INCH PER FOOT.
 3. ALL PARKING SPACES SHALL BE 9 FT WIDE AND 18 FT DEEP. SURGRADE FOR PARKING LOT AND LOADING AREAS TO BE COMPACTED TO 100% MAXIMUM DENSITY OBTAINABLE WITH A STANDARD PROCTOR TEST. SEE DETAILS SHEET FOR PAVEMENT REQUIREMENTS IN LOADING AND PARKING AREAS.
 4. ADDRESS MUST BE ASSIGNED AND POSTED ON THE BUILDING WITH 6-INCH NUMBERS IN A VISIBLE LOCATION FOR CITY EMERGENCY RESPONSE TEAMS.
 5. HVAC AND SIMILAR TYPES OF INCIDENTAL MACHINERY OR EQUIPMENT SHALL BE SCREENED FROM VIEW OR LOCATED IN SUCH A MANNER AS TO NOT BE VISIBLE FROM THE STREET. TRASH RECEPTACLES, DUMPSTERS, UTILITY METERS, ABOVE-GROUND TANKS, SATELLITE DISHES, AND ANTENNAS SHALL BE SIMILARLY SCREENED.
 6. ALL MEASUREMENTS ARE TAKEN FROM EDGE OF PAVEMENT OR GRAVEL, UNLESS OTHERWISE NOTED.

ACCESSIBLE PARKING STANDARD (SCALE N.T.S.)
 SECTION 4.12 (3) OF THE AMERICAN WITH DISABILITIES ACT (ADA), SEE 4.12 (3) (5) FOR MEDICAL CARE FACILITIES.
 NOTES:
 1. ALL 12'x18' ACCESSIBLE SPACES (RT-BA & RT-1) SHALL BE MOUNTED AT LEAST 7 FEET FROM GRADE TO EDGE OF SIGN FACE (MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED IN AN AREA BETWEEN SIDEWALK AND BUILDING FACE IN WHICH PEDESTRIANS ARE NOT EXPECTED TO WALK.
 2. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION AND SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT.
 3. IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMP ARE REQUIRED AT LOADING ZONE AREA.
 SEE STANDARD NO. 50108 & 50100 FOR SUPPLEMENTAL SIGN DETAIL.

ADDITIONAL SITE PLAN AND LAYOUT NOTES:
 THESE NOTES ARE STANDARD SITE DEVELOPMENT NOTES AND SOME OF THESE NOTES MAY NOT APPLY TO THIS SPECIFIC SITE.
 1. COORDINATE ALL STREET GRADERS IN INTERSECTION WITH INSPECTOR.
 2. ANY NECESSARY ROAD IMPROVEMENTS AT 1190 PORTER ROAD TO BE COORDINATED WITH JURISDICTIONAL INFRASTRUCTURE DEPARTMENT PRIOR TO CONSTRUCTION.
 3. DEVELOPER WILL PROVIDE STREET SIGNS (IF REQUIRED) IN CONJUNCTION WITH STATE AND LOCAL REQUIREMENTS.
 4. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
 5. IN ROLLING AND HILLY TERRAINS, RESPAVING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
 6. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
 7. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.3% SLOPE ON THE DRIVE AND PARKING AREAS.
 8. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE LOCAL INSPECTOR.
 9. THE PURPOSE OF A STORM DRAINAGE EASEMENT IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
 10. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
 11. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BROOKS/CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
 12. ANY BUILDING WITHIN THE 100+1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF LOCAL FLOODPLAIN REQUIREMENTS AND RESTRICTIONS.
 13. ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURE BUILT ON LOT SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS).
 14. P.E. SEALED SHOP DRAWINGS FOR ANY RETAINING WALLS MUST BE SUBMITTED TO CITY/COUNTY ENGINEER PRIOR TO CONSTRUCTION.
 15. "AS BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY ZONING ORDINANCE.
 16. NON-STANDARD ITEMS (E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
 17. INTERNATIONAL BUILDING CODE (IBC), LATEST EDITION, REQUIRES SEPARATE PERMITS FOR RETAINING WALLS, FOUR (4) FEET IN HEIGHT AND GREATER, AND STAND-ALONE WALLS AND FENCES OF SIX (6) FEET IN HEIGHT AND GREATER.

NOTE TO G.C.:
 PER THE CITY OF ROCK HILL, TREE PROTECTION TO EXTEND JUST BEYOND THE DRIPLINE OF ALL LARGE TREES.

NOTE TO REVIEWER:
 THIS PROPOSED SITE WILL NOT BE USED AT NIGHT.

NOTE TO REVIEWER:
 EXISTING ADJACENT CURB CUTS, ACCESS POINTS, ROAD STRIPING, PORTER ROAD SPEED LIMIT, AND INTERCONNECT DRIVE SPEED LIMIT PER THE FIELD SURVEY CONDUCTED BY FORT STEUBEN ENGINEERING SERVICES ON APRIL 30, 2009.

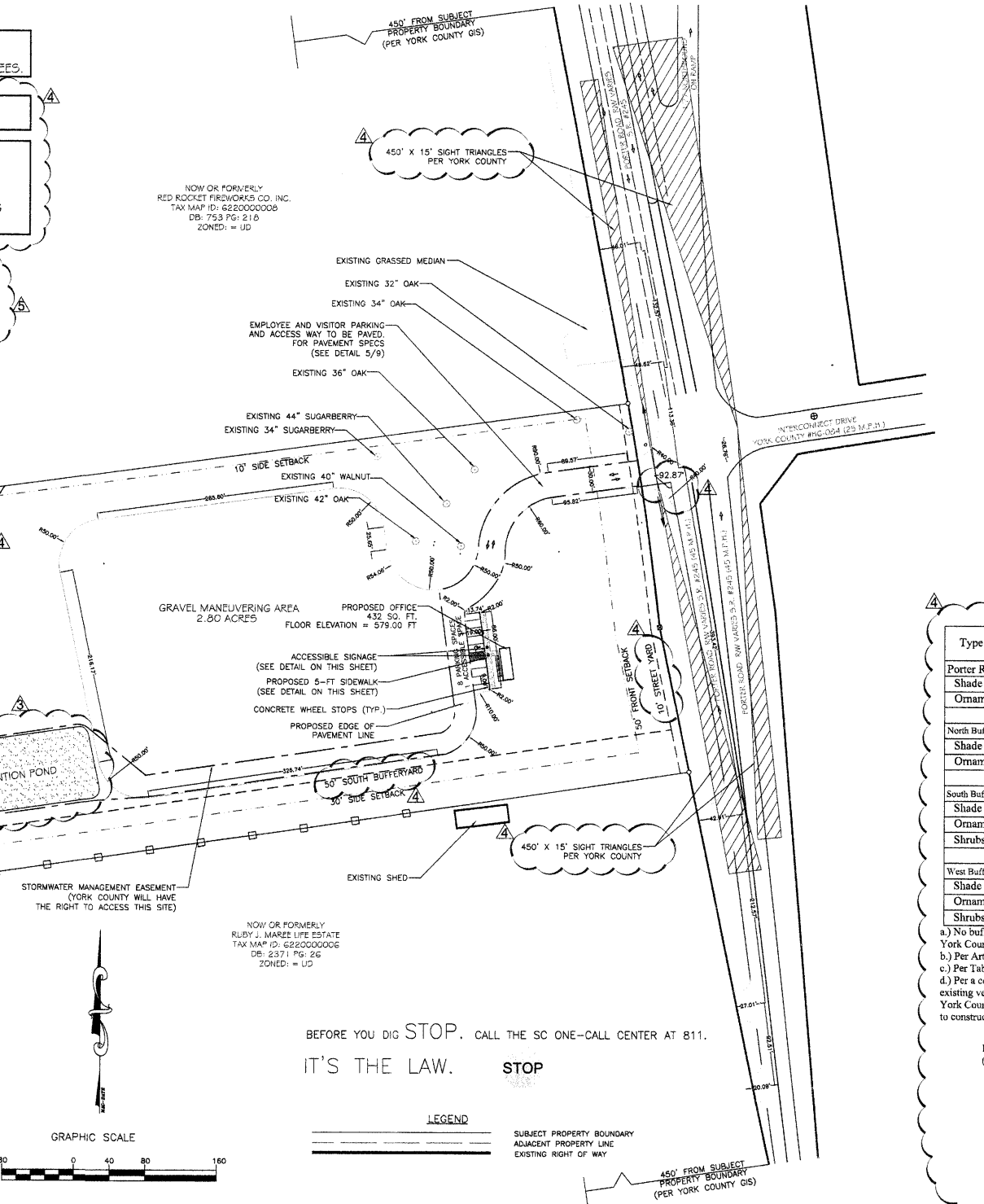
NOTE TO REVIEWER:
 PROPOSED BUILDING AND PARKING ORIENTATION HAS BEEN MODIFIED FROM THE PREVIOUS SUBMITTAL PER THE PROPERTY OWNER'S REQUEST.

ADDITIONAL SITE PLAN AND LAYOUT NOTES:
 THESE NOTES ARE STANDARD SITE DEVELOPMENT NOTES AND SOME OF THESE NOTES MAY NOT APPLY TO THIS SPECIFIC SITE.
 1. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE APPROVED PLAN, SECTION 155.536 OF THE YORK COUNTY COMMERCIAL DEVELOPMENT STANDARDS.
 2. ADDITIONAL INFORMATION WILL BE REQUIRED FOR YORK COUNTY BUILDING AND CODES ON THE HANDICAPPED PARKING.
 3. THE SITE IS SUBJECT TO THE YORK COUNTY TREE ORDINANCE, SECTION 155.534 OF THE YORK COUNTY COMMERCIAL DEVELOPMENT STANDARDS.
 4. CHOOSE FROM ONE OF THE FOLLOWING PROPOSED SITE CONDITIONS: WOODED, PARTIALLY WOODED, TRADITIONALLY CLEARED, OR CLEARED. SECTION 155.534 AND 155.539 OF THE YORK COUNTY COMMERCIAL DEVELOPMENT STANDARDS.
 5. STATE IN A NARRATIVE FORM HOW THE TREE ORDINANCE REQUIREMENTS WILL BE MET: EXISTING, NEW, OR A COMBINATION. SECTION 155.534 OF THE YORK COUNTY COMMERCIAL DEVELOPMENT STANDARDS.
 6. ALL TREES WILL BE PLANTED IN ACCORDANCE WITH THE TREE ORDINANCE AND SHALL MEET THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI, 1990, PART 1), SECTION 155.534 AND 155.539 OF THE YORK COUNTY COMMERCIAL DEVELOPMENT STANDARDS.
 7. ALL TREES ARE TO BE NURSERY GROWN, BURLAP AND BALL (B&B) PREFERRED. MINIMUM TREE SIZE IS 2" CALIPER (MEASURED 6" ABOVE ROOT BALL), 8" MINIMUM HEIGHT FOR SINGLE STEM. SECTION 155.534 AND 155.539 OF THE YORK COUNTY COMMERCIAL DEVELOPMENT STANDARDS.
 8. ALL TREES ARE TO BE NURSERY GROWN, BURLAP AND BALL (B&B) PREFERRED. MINIMUM TREE SIZE IS 8 FEET IN HEIGHT, WITH A MAXIMUM OF THREE TO FIVE STEMS OR TRUNKS. SECTION 155.534 AND 155.539 OF THE YORK COUNTY COMMERCIAL DEVELOPMENT STANDARDS.
 9. PLANTING SHALL MEET STANDARD PLANTING DETAILS (TREE ORDINANCE GUIDELINES APPENDIX). EACH TREE SHALL BE ADEQUATELY WATERED AND MULCHED. STAKING AND GUYING ARE OPTIONAL; TRUNK WRAP CAN BE USED BUT IS NOT ENCOURAGED. NO EXPOSED WIRES SHALL DIRECTLY TOUCH TREE TRUNK OR BRANCHES. SECTION 155.534 AND 155.539 OF THE YORK COUNTY COMMERCIAL DEVELOPMENT STANDARDS.
 10. STATE THE TOTAL NUMBER OF PARKING SPACES AND AMOUNT OF IMPERVIOUS PARKING AREA. SECTION 155.534 OF THE YORK COUNTY COMMERCIAL DEVELOPMENT STANDARDS.
 11. THE MAINTENANCE OF REQUIRED BUFFERYARDS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL SUCH YARDS WILL BE PROPERLY MAINTAINED SO AS TO ASSURE CONTINUED BUFFERING. 500 TREES WILL BE REMOVED, SEEDS AND LITTER WILL BE CLEANED, AND FENCES WILL BE MAINTAINED AT ALL TIMES. FAILURE TO DO SO IS A VIOLATION OF THIS CHAPTER AND MAY BE REMEDIED BY THE ZONING ADMINISTRATOR IN THE MANNER PRESCRIBED FOR OTHER VIOLATIONS. SECTION 155.534 OF THE YORK COUNTY COMMERCIAL DEVELOPMENT STANDARDS.
 12. PROPERTY OWNERS MUST FOLLOW A ROUTINE SCHEDULE OF WATERING, FERTILIZATION, PEST CONTROL AND PRUNING. PERIODICALLY AFTER THE DATE OF ORIGINAL APPROVAL OF THE DEVELOPMENT, THE SITE SHALL BE RE-INSPECTED FOR CONTINUED COMPLIANCE WITH THE ORIGINAL REQUIREMENTS OF THIS CHAPTER. TREES, WHICH ARE DETERMINED TO BE DEAD, DISEASED, DAMAGED OR MALNOURISHED ACCORDING TO GUIDELINE A, SHALL BE CORRECTED. SECTION 155.537 OF THE YORK COUNTY COMMERCIAL DEVELOPMENT STANDARDS.
 13. TREES THAT DIE AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE TO THESE SPECIFICATIONS SHALL BE REMOVED AND REPLACED BY THE OWNER WITH A NEW TREE PLANTED PER MITIGATION TREE CHART IN THE TREE ORDINANCE GUIDELINES AND AS DIRECTED BY THE APPROPRIATE AUTHORITY. SECTION 155.539 OF THE YORK COUNTY COMMERCIAL DEVELOPMENT STANDARDS.

NOW OR FORMERLY NORMAN DEVELOPMENT CO. INC.
 TAX MAP ID: 6220000002
 DB: 2001 PG: 216
 ZONED = UD

NOW OR FORMERLY RUBY J. MAREE LIFE ESTATE
 TAX MAP ID: 6220000006
 DB: 2371 PG: 26
 ZONED = UD

DEVELOPER'S CERTIFICATION:
 I, CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.
 I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THESE PLANS CONTAIN ALL INFORMATION REQUIRED BY THE ZONING ORDINANCE OF YORK COUNTY SC AND AS REFERRED BY THIS APPLICATION.
 I (WE) HEREBY CERTIFY THAT ALL LAND DISTURBING ACTIVITIES INCLUDING CLEARING, GRADING, CONSTRUCTION AND/OR REMEDIATION WILL BE DONE PURSUANT TO THIS PLAN AND AGREE TO IDENTIFY ANY PERSON DAMAGED BY FAILURE TO COMPLY WITH THE APPROVED PLAN. COUNTY AND STATE AUTHORITIES WILL BE ALLOWED TO ENTER UPON THE PROJECT SITE PROVIDED THEY PRESENT APPROPRIATE CREDENTIALS.
 5/18/09
 David M. Myers (DATE)
 V.P. Redman (PERMIT SIGNATORY)



VICINITY MAP
 SCALE: NTS
 REFERENCE: YORK COUNTY GIS

ZONING CODE SUMMARY
 PROJECT NAME: 1190 PORTER ROAD
 PROPERTY OWNER: THOMAS CONCRETE OF CAROLINA INC
 TAX MAP ID: 6220000007
 FEMA MAP #: 43091 C0316E
 FEMA PANEL #: 0316
 FEMA COMMUNITY #: 450193
 CIVIL PLANS PREPARED BY: AMIGS ENGINEERING, PC
 PHONE: 704-573-1621
 ZONING: UD JURISDICTION: YORK COUNTY
 SETBACK (FRONT): 50 FT
 MIN. SIDE YARD (N): 10 FT, MIN. SIDE YARD (S): 30 FT
 MIN. REAR YARD (1-77): 50 FT
 MIN. REAR YARD (1-77): 50 FT
 PARCEL SIZE: 3.70 ACRES (1.90 ACRES)
 TOTAL DISTURBED AREA: 4.71 ACRES
 PROPOSED USE: OFFICE
 PARKING PROVIDED: 9 SPACES
 ACCESSIBLE SPACES PROVIDED: 1 SPACES
 AREA OF BUILDING COVERAGE: 432 SQ. FT
 AREA OF ADDITIONAL STRUCTURAL COVERAGE: 0 SQ. FT
 TOTAL STRUCTURAL AREA: 432 SQ. FT
 AREA OF PARKING AND DRIVE COVERAGE (GRAVEL): 121,915 SQ. FT
 AREA OF PARKING AND DRIVE COVERAGE (PAVEMENT): 13,077 SQ. FT
 AREA OF SIDEWALK COVERAGE: 475 SQ. FT
 AREA OF ADDITIONAL IMPERVIOUS COVERAGE: 0 SQ. FT
 TOTAL IMPERVIOUS AREA: 135,697 SQ. FT
 PERCENT IMPERVIOUS AREA: 36.6%

Type of Yard	Buffer Yard Class	Buffer Yard Width	Actual Length	Required Plantings	Proposed Plantings
Porter Road	Class A	10 ft	388 ft		
Shade Tree				4 per 100 ft (b.)	0 (d.)
Ornamental Tree				12 per 100 ft (b.)	0 (d.)
North Buffer Yard (e.)	Class C	50 ft	0 ft		
Shade Tree				N/A	N/A
Ornamental Tree				N/A	N/A
Shrubs				40 per 100 ft (c.)	0 (d.)
South Buffer Yard	Class C	50 ft	900 ft		
Shade Tree				22 per 100 ft (b.)	0 (d.)
Ornamental Tree				24 per 100 ft (b.)	0 (d.)
Shrubs				40 per 100 ft (c.)	0 (d.)
West Buffer Yard	Class C	50 ft	429 ft		
Shade Tree				22 per 100 ft (b.)	0 (d.)
Ornamental Tree				24 per 100 ft (b.)	0 (d.)
Shrubs				40 per 100 ft (c.)	0 (d.)

a) No bufferyard required for proposed office use abutting an existing commercial site per the York County Zoning Ordinance, Article 155.412.
 b) Per Article 155.412 of the York County Zoning Ordinance.
 c) Per Table 6-300(D)(3) of the City of Rock Hill Zoning Ordinance.
 d) Per a conversation that Fort Steuben Engineering Services had with Danny Jones on 03-17-2009, the existing vegetation will be used in lieu of any proposed plantings. Landscape Contractor to confirm with York County and the City of Rock Hill that the existing vegetation meets the minimum requirements prior to construction.

MINIMUM TREE CALIPER REQUIREMENTS
 For Office Buildings, provide a minimum of 40 inches in caliper per acre.
 (8.59 acres) x (40 inches in caliper per acre) = 346.60 inches in caliper

PLANT LEGEND
 60' FT SHADE RADIUS
 RED MAPLE SHADE TREE
 WAX MYRTLE SHRUB
 FLOWERING DOWDOOD ORNAMENTAL TREE

FORT STEUBEN ENGINEERING SERVICES
 129 Hiddenwood Drive
 Steubenville, Ohio 43953
 Building Design
 Structural Analysis
 Civil Site Design
 Telephone: 740.266.6745
 Facsimile: 740.266.9366

Seals:
 PROFESSIONAL ENGINEER
 No. 23031
 PROFESSIONAL ENGINEER
 No. C02815

5/20/2009

PROPOSED OFFICE AND PARKING LOT
 1190 PORTER ROAD
 ROCK HILL, SOUTH CAROLINA

FOR: THOMAS CONCRETE OF CAROLINA, INC.
 3701 N. GRAHAM STREET
 CHARLOTTE, NC 28206

Project Number: 17-08-070
 Date: 05-19-2009
 Drawn By: JLM
 Checked By: EE

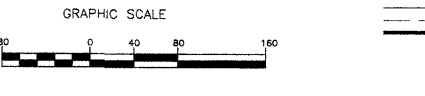
Revisions:
 05-10-2009 Original Submittal
 05-30-2009 Per City of Rock Hill
 05-30-2009 Per York County
 05-10-2009 Per City of Rock Hill
 05-10-2009 Per York County
 05-19-2009 Per Property Owner

Sheet Title: **SITE LAYOUT**

Sheet No: **C-2.0**

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REFERENCE: ALL PARCEL AND BOUNDARY AND TOPOGRAPHIC INFORMATION FOR THIS PROPERTY AND ADJACENT PROPERTIES REFERENCED FROM YORK COUNTY GIS DEPARTMENT. PROPERTY DIMENSIONS AND COORDINATES FOR PROPERTY REFERENCED FROM A BOUNDARY SURVEY COMPLETED BY WHITE LAND SURVEYING.



BEFORE YOU DIG STOP. CALL THE SC ONE-CALL CENTER AT 811.
 IT'S THE LAW. STOP

LEGEND
 SUBJECT PROPERTY BOUNDARY
 ADJACENT PROPERTY LINE
 EXISTING RIGHT OF WAY

LANDSCAPE-BUFFERYARD AND SCREENING NOTES

- GENERAL NOTES (PER YORK COUNTY ZONING ORDINANCE) - SINGLE STEM TREE:**
1. ALL TREES ARE TO BE NURSERY GROWN, BURLAP AND BALL (B&B) PREFERRED. MINIMUM TREE SIZE IS 2" CALIPER (MEASURED 6" ABOVE ROOT BALL), 8' MINIMUM HEIGHT.
 2. REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, STRAPPING, WIRE OR NYLON TWINE FROM ROOT BALL. AFTER SETTING IN HOLE, CUT AWAY TOP 2/3 OF WIRE BASKET, IF PRESENT, AND TOP 1/3 OF BURLAP.
 3. SOAK PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION. FOR MULCH, USE PINE NEEDLES OR SEASONED MULCH (4").
 4. WRAP TREES FROM GROUND TO LOWEST BRANCHES WITH BURLAP OR TREE WRAP PAPER (OPTIONAL). SECURE NEAR TOP AND BOTTOM WITH HEMP STRING ONLY.
 5. STAKING IS OPTIONAL. RUBBER HOSE AND ROPE OR WIRE FOR STAKING IS NOT RECOMMENDED. NO WIRE OR ROPE IS TO BE IN DIRECT CONTACT WITH TRUNK. REMOVE ALL TRUNK WRAP, TREE STRAPS, AND STAKING WIRE OR ROPE AFTER ONE GROWING SEASON.
 6. GUY WIRES ARE NOT PERMITTED IN THE STREET RIGHT-OF-WAY.
 7. ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI, 1990, PART 1, "SHADE AND FLOWERING TREES"). FOR EXAMPLE:

CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
2"	12-14'	16'	24"	16"
3"	14-18'	18'	32"	21"

- GENERAL NOTES (PER YORK COUNTY ZONING ORDINANCE) - MULTI-STEM TREE:**
1. ALL TREES ARE TO BE NURSERY GROWN, BURLAP AND BALL (B&B) PREFERRED. MINIMUM TREE SIZE IS 8 FEET IN HEIGHT, WITH A MAXIMUM OF THREE TO FIVE STEMS OR TRUNKS.
 2. REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, STRAPPING, WIRE OR NYLON TWINE FROM ROOT BALL. AFTER SETTING IN HOLE, CUT AWAY TOP 2/3 OF WIRE BASKET, IF ANY, AND TOP 1/3 OF BURLAP.
 3. SOAK PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION. FOR MULCH, USE PINE NEEDLES OR SEASONED MULCH (4").
 4. WRAP TREES FROM GROUND TO LOWEST BRANCHES WITH BURLAP OR TREE WRAP PAPER (OPTIONAL). SECURE NEAR TOP AND BOTTOM WITH HEMP STRING ONLY.
 5. STAKING IS OPTIONAL. RUBBER HOSE AND ROPE OR WIRE FOR STAKING IS NOT RECOMMENDED. NO WIRE OR ROPE IS TO BE IN DIRECT CONTACT WITH TRUNK. REMOVE ALL TRUNK WRAP, TREE STRAPS, AND STAKING WIRE OR ROPE AFTER ONE GROWING SEASON.
 6. GUY WIRES ARE NOT PERMITTED IN THE STREET RIGHT-OF-WAY.
 7. ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI, 1990, PART 1, "SHADE AND FLOWERING TREES"). FOR EXAMPLE:

HEIGHT	MINIMUM ROOT BALL DIAMETER	MINIMUM ROOT BALL DEPTH
8'	22"	15"

GENERAL NOTES (PER YORK COUNTY ZONING ORDINANCE) - TREE PLANTING ON A SLOPE:

1. ALL TREES ARE TO BE NURSERY GROWN, BURLAP AND BALL (B&B) PREFERRED. MINIMUM TREE SIZE IS 2 INCHES CALIPER IF SINGLE STEM (MEASURED 6 INCHES ABOVE ROOT BALL), EIGHT FEET MINIMUM HEIGHT; FOR MULTI-STEM TREES MINIMUM SIZE IS 8 FEET IN HEIGHT, WITH A MAXIMUM OF THREE TO FIVE STEMS OR TRUNKS.
2. REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, STRAPPING, WIRE OR NYLON TWINE FROM ROOT BALL. AFTER SETTING IN HOLE, CUT AWAY TOP 2/3 OF WIRE BASKET, IF ANY, AND TOP 1/3 OF BURLAP.
3. SOAK PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION. FOR MULCH, USE PINE NEEDLES OR SEASONED MULCH (4").
4. WRAP TREES FROM GROUND TO LOWEST BRANCHES WITH BURLAP OR TREE WRAP PAPER (OPTIONAL). SECURE NEAR TOP AND BOTTOM WITH HEMP STRING ONLY.
5. STAKING IS OPTIONAL. STAKE ON UPHILL SIDE OF TREE ONLY. RUBBER HOSE AND ROPE OR WIRE FOR STAKING IS NOT RECOMMENDED. NO WIRE OR ROPE IS TO BE IN DIRECT CONTACT WITH TRUNK. REMOVE ALL TRUNK WRAP, TREE STRAPS, AND STAKING WIRE OR ROPE AFTER ONE GROWING SEASON.
6. GUY WIRES ARE NOT PERMITTED IN THE STREET RIGHT-OF-WAY.
7. ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI, 1990, PART 1, "SHADE AND FLOWERING TREES"). FOR EXAMPLES, SEE APPENDICES A-2 AND A-3.

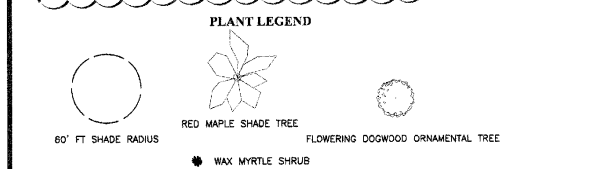
- GENERAL NOTES (PER ROCK HILL ZONING ORDINANCE):**
1. DECIDUOUS CANOPY OR SHADE TREES SHALL BE A MINIMUM OF TWO INCHES IN CALIPER AT THE TIME OF PLANTING, AS DETERMINED IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2004, AS AMENDED. MULTI-STEM VARIETIES SHALL BE A MINIMUM OF TEN (10) FEET IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING.
 2. UNDERSTORY, SMALL MATURING, OR ORNAMENTAL TREES SHALL HAVE A CALIPER OF TWO (2) INCHES AT TIME OF PLANTING, AS DETERMINED IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2004, AS AMENDED. MULTISTEM VARIETIES SHALL BE A MINIMUM OF TEN (10) FEET IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING.
 3. EVERGREEN TREES SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING.
 4. DECIDUOUS SHRUBS WHICH ARE UPRIGHT IN NATURE SHALL BE A MINIMUM OF TWENTY-FOUR (24) INCHES IN HEIGHT AT THE TIME OF PLANTING, AND EVERGREEN SHRUBS SHALL BE A MINIMUM OF EIGHTEEN (18) INCHES IN HEIGHT AT THE TIME OF PLANTING.

Type of Yard	Buffer Yard Class	Buffer Yard Width	Actual Length	Required Plantings	Proposed Plantings
Porter Road	Class A	10 ft	388 ft		
Shade Tree				4 per 100 ft (b.)	0 (d.)
Ornamental Tree				12 per 100 ft (b.)	0 (d.)
North Buffer Yard (a.)	Class C	50 ft	0 ft		
Shade Tree				N/A	N/A
Ornamental Tree				N/A	N/A
South Buffer Yard	Class C	50 ft	900 ft		
Shade Tree				22 per 100 ft (b.)	0 (d.)
Ornamental Tree				24 per 100 ft (b.)	0 (d.)
Shrubs				40 per 100 ft (c.)	0 (d.)
West Buffer Yard	Class C	50 ft	429 ft		
Shade Tree				22 per 100 ft (b.)	0 (d.)
Ornamental Tree				24 per 100 ft (b.)	0 (d.)
Shrubs				40 per 100 ft (c.)	0 (d.)

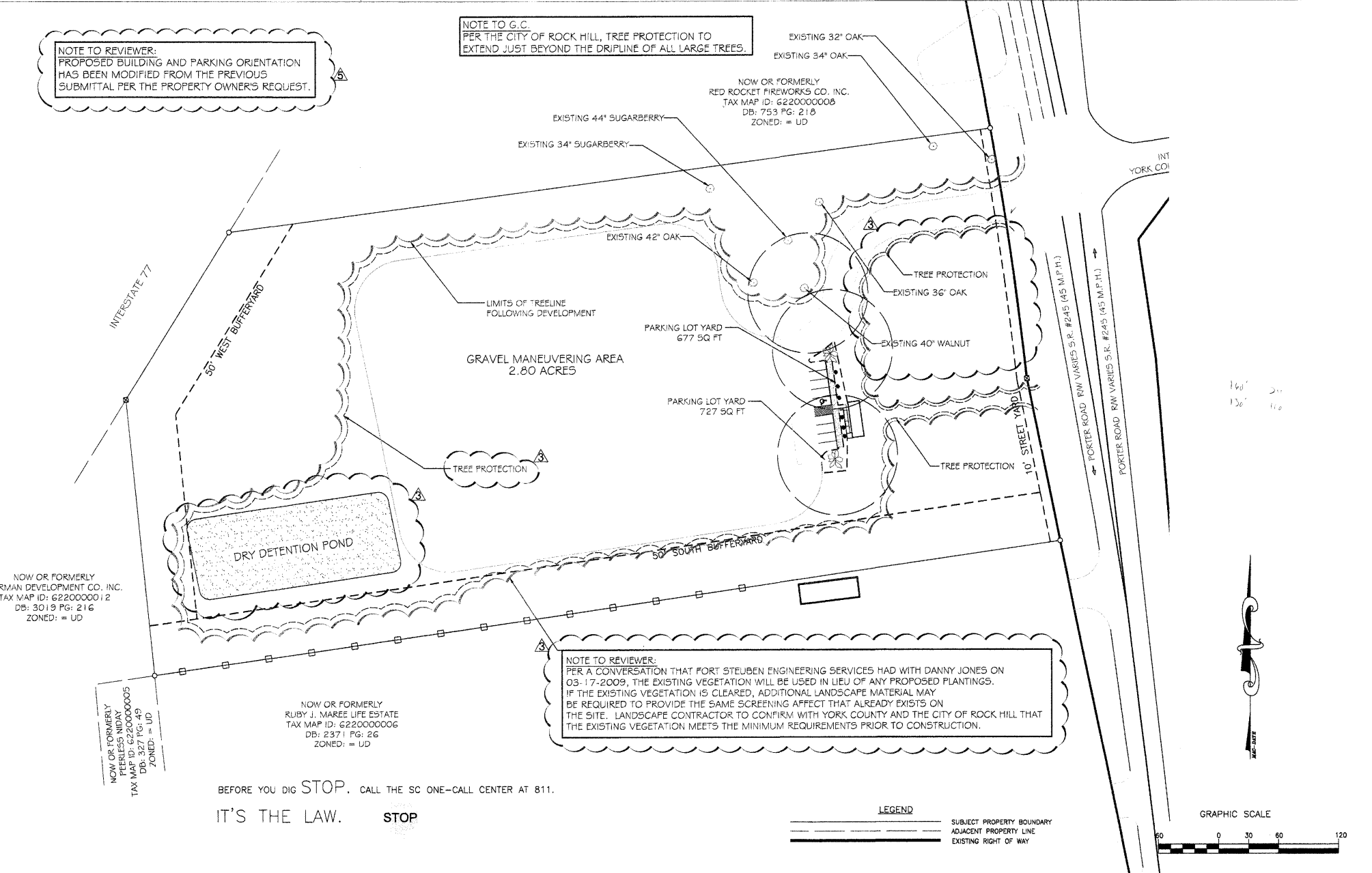
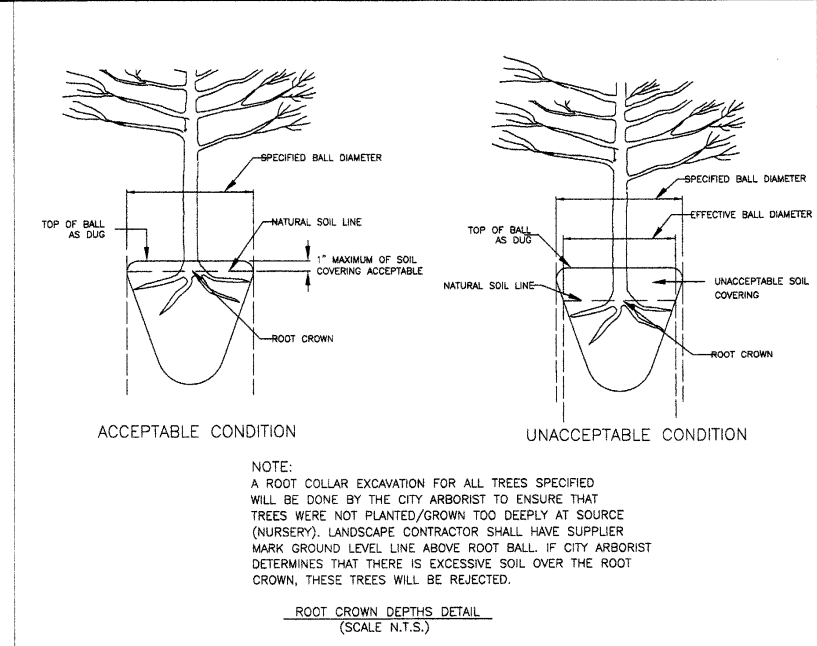
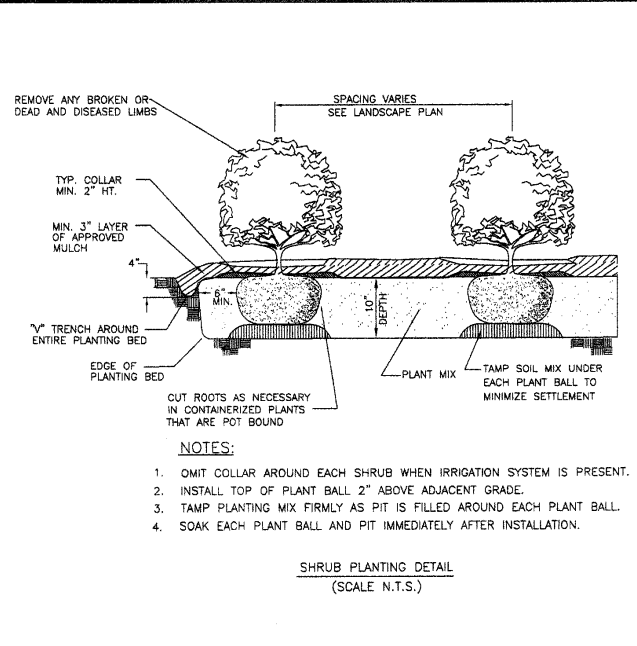
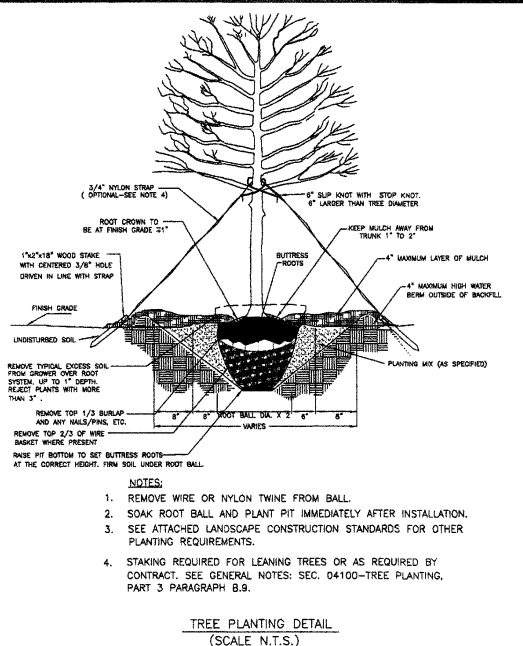
- a.) No bufferyard required for proposed office use abutting an existing commercial site per the York County Zoning Ordinance, Article 155.412.
 b.) Per Article 155.412 of the York County Zoning Ordinance.
 c.) Per Table 6-300(D)(3) of the City of Rock Hill Zoning Ordinance.
 d.) For a conversation that Fort Steuben Engineering Services had with Danny Jones on 03-17-2009, the existing vegetation will be used in lieu of any proposed plantings. Landscape Contractor to confirm with York County and the City of Rock Hill that the existing vegetation meets the minimum requirements prior to construction.

INTERNAL PLANTING REQUIREMENTS
 Provide a minimum of 10% landscape area, as a percentage of total impervious parking area.
 Impervious parking area (paved) = 13,077 sq. ft.
 Landscaped area = 1,404 sq. ft.
 Landscape area as a percentage of total impervious parking area = 10.7%

MINIMUM TREE CALIPER REQUIREMENTS
 For Office Buildings, provide a minimum of 40 inches in caliper per acre.
 (8.59 acres) x (40 inches in caliper per acre) = 346.60 inches in caliper



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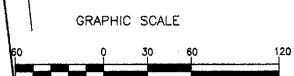
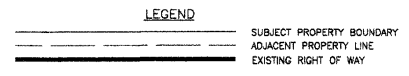


NOTE TO REVIEWER:
 PROPOSED BUILDING AND PARKING ORIENTATION HAS BEEN MODIFIED FROM THE PREVIOUS SUBMITTAL PER THE PROPERTY OWNER'S REQUEST.

NOTE TO G.C.:
 PER THE CITY OF ROCK HILL, TREE PROTECTION TO EXTEND JUST BEYOND THE DRIPLINE OF ALL LARGE TREES.

NOTE TO REVIEWER:
 PER A CONVERSATION THAT FORT STEUBEN ENGINEERING SERVICES HAD WITH DANNY JONES ON 03-17-2009, THE EXISTING VEGETATION WILL BE USED IN LIEU OF ANY PROPOSED PLANTINGS. IF THE EXISTING VEGETATION IS CLEARED, ADDITIONAL LANDSCAPE MATERIAL MAY BE REQUIRED TO PROVIDE THE SAME SCREENING AFFECT THAT ALREADY EXISTS ON THE SITE. LANDSCAPE CONTRACTOR TO CONFIRM WITH YORK COUNTY AND THE CITY OF ROCK HILL THAT THE EXISTING VEGETATION MEETS THE MINIMUM REQUIREMENTS PRIOR TO CONSTRUCTION.

BEFORE YOU DIG STOP. CALL THE SC ONE-CALL CENTER AT 811.
 IT'S THE LAW. STOP



FORT STEUBEN ENGINEERING SERVICES

129 Hiddenwood Drive
 Steubenville, Ohio 43953
 Building Design
 Structural Analysis
 Civil Site Design
 Telephone: 740.266.6745
 Facsimile: 740.266.9366

Seals:

5/20/2009
 PROPOSED OFFICE AND PARKING LOT
 1190 PORTER ROAD
 ROCK HILL, SOUTH CAROLINA
 FOR:
 THOMAS CONCRETE OF CAROLINA, INC.
 3701 N. GRAHAM STREET
 CHARLOTTE, NC 28206

Project Number: 17-08-070
 Date: 05-19-2009
 Drawn By: JLM
 Checked By: EE

Revisions:

Date	Description
02-10-2009	Original Submittal
05-10-2009	Per City of Rock Hill
05-10-2009	Per York County
05-10-2009	Per City of Rock Hill
05-10-2009	Per York County
05-19-2009	Per Property Owner

Sheet Title:
LANDSCAPING PLAN
 Sheet No:
C-3.0