



Know what's below.
Call before you dig.

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO ENSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LANCASTER WATER AND SEWER DISTRICT SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

TWO CAPITAL INDIAN LAND

LANCASTER COUNTY, SOUTH CAROLINA

TWO CAPITAL PARTNERS
3445 PEACHTREE RD., SUITE 465
P: 404.262.2661



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd., Ste 200 Charlotte, NC 28208
704.343.0608
www.drgroup.com

PRELIMINARY SITE PLAN

GENERAL NOTES:

- SURVEY INFORMATION OBTAINED BY CAROLINA SURVEYORS INC. IN JANUARY 2016.
- ARCHITECTURAL DIMENSIONS TO BE VERIFIED BY SURVEYOR. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- SURVEYOR SHALL REPORT ANY ENCROACHMENTS OR DISCREPANCIES GENERATED BY THE SITE PLAN AGAINST ANY SITE DEVELOPMENT REQUIREMENTS SPECIFIED BY THE SITE PLAN TO THE OWNER, LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO ANY ACTUAL CONSTRUCTION.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT FORT MILL HIGHWAY (SC 160) AND CALVIN HALL ROAD ARE TO BE COORDINATED WITH THE LANCASTER COUNTY ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER LANCASTER COUNTY ORDINANCE (9" SIGNS ONLY)
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- 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.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN IF REQUIRED ON PLANS ALONG FORT MILL HIGHWAY (SC 160) AND CALVIN HALL ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY LANCASTER COUNTY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE COUNTY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE COUNTY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- ANY BUILDING WITHIN THE 100'+1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF LANCASTER COUNTY.
- ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS COMMUNITY ENCROACHMENT (D.1) FLOODWAY ENCROACHMENT AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF LANCASTER COUNTY.
- ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON PROJECT SITE 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).
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO LANCASTER COUNTY ENGINEER PRIOR TO CONSTRUCTION.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO LANCASTER COUNTY ENGINEERING FOR APPROVAL.
- PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
- NONSTANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (LANCASTER COUNTY DEPARTMENT OF TRANSPORTATION/SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
- PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- THE DEVELOPER SHALL CONTACT THE LANCASTER COUNTY DEPARTMENT OF TRANSPORTATION/ SCOTD TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60- 90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
- ALL CONSTRUCTION TO CONFORM TO LANCASTER COUNTY LAND DEVELOPMENT STANDARDS.
- FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE COUNTY FIRE MARSHALL DURING THE BUILDING PERMIT PROCESS.

SWM BUFFER NOTES:

- THE STREAM SIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE MANAGED USE ZONE, AT A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 6-INCH CALIPER PER 1,000 SQUARE FEET. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES.
- PLANS CLEARLY INDICATE THAT NO FILL MATERIAL IS TO BE BROUGHT INTO THE BUFFER AND THAT NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS (EXCEPT NON-COMMERCIAL OUT BUILDINGS NOT EXCEEDING 150 SQUARE FEET.)
- GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE. HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
- THE OUTSIDE BOUNDARY OF THE BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES (GRADING, TREE CUTTING OR STUMPING, ETC.) AT THE SITE AND THIS FENCING MUST BE CALLED OUT ON PLANS.
- THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS AND THIS MARKER MUST BE CALLED OUT ON THE PLANS.

ENGINEER'S NOTES:

- CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INTERPRETATIONS FOR ANY QUESTIONS REGARDING THESE DRAWINGS PRIOR TO COMMENCEMENT OF WORK OR ORDERING OF MATERIALS AND SHALL BEAR THE COST OF ALL REWORK IF NOT PROPERLY COORDINATED.
- CONTRACTOR SHALL PROVIDE ENGINEER RECORD DRAWING INFORMATION FROM A REGISTERED LAND SURVEYOR UPON COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ANY EXCAVATION PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY
- THE ENGINEER OF WORK SHALL NOT BE RESPONSIBLE FOR THE ENFORCEMENT OF SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY STANDARDS, LAWS AND REGULATIONS.
- CONTRACTOR SHALL ADJUST ALL PROPOSED AND EXISTING FACILITIES TO FINAL GRADE.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE FIELD DATA AND THE INFORMATION SHOWN HEREON. ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY WORK DONE WITHOUT PROPER NOTIFICATION AND COORDINATION.
- THE ENGINEER PREPARING THESE PLANS SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE DESIGN ENGINEER PRIOR TO IMPLEMENTATION.
- PRIVATE WATER AND SANITARY SEWER SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH S.C.D.E.N.R. REGULATIONS IN THE PRESENCE OF THE ENGINEER PRIOR TO ACTIVATION OF FACILITIES.
- EXISTING SANITARY SEWER AND WATER SYSTEM SHOWN PER PROVIDED SURVEY AND LANCASTER COUNTY REFERENCE DRAWINGS. EXISTING PUBLIC UTILITY INFORMATION IS SHOWN FOR REFERENCE ONLY AND EXISTING SIZES, INVERTS AND LOCATIONS SHALL BE FIELD VERIFIED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SUBSTRUCTURES, WHETHER SHOWN HEREON OR NOT, AND PROTECT FROM DAMAGE DURING INSTALLATION. THE EXPENSE OF REPAIR OR REPLACEMENT OF SAID STRUCTURES SHALL BE BORNE BY THE CONTRACTOR.
- A LICENSED UTILITY CONTRACTOR WILL INSTALL THE TAPS AND METERS. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE TAPS AND METERS TO CMUD STANDARDS AND REGULATIONS.
- SANITARY YARD HYDRANTS SHALL NOT BE "STOP AND DRAIN", "STOP AND WASTE", OR "WEEP HOLE" TYPE HYDRANTS.
- IF CONTRACTOR OPTS TO INSTALL PRECAST STRUCTURES, CONTRACTOR SHALL BE REQUIRED TO VERIFY RIM ELEVATIONS AND LAYOUT OF ALL PIPES, INCLUDING SIZE AND INVERTS OF EXISTING FACILITIES, PRIOR TO THE ORDERING OF MATERIALS.
- IT SHALL BE THE RESPONSIBILITY OF THE INSTALLER TO ADJUST ALL PRECAST STRUCTURES TO FINISHED GRADE IN ACCORDANCE WITH AGENCY SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS. NO ADDITIONAL PAYMENT WILL BE MADE FOR ADJUSTING FACILITIES TO FINISHED GRADE.
- FIRE HYDRANTS ARE TO BE 10' CLEAR OF ANY OBSTRUCTIONS.
- FDC LOCATIONS SHALL BE IN ACCORDANCE W/ LANCASTER COUNTY FIRE DEPARTMENT REQUIREMENTS.
- FIRE SPRINKLER SIZING AND FDC CONNECTIONS TO BE SIZED AND LOCATED PER THE RECOMMENDATIONS OF THE FIRE SPRINKLER CONSULTANT. ALL REFERENCES SHOWN HEREON ARE FOR SCHEMATIC PURPOSES ONLY.

SITE DATA

TAX MAP NO: 00050009001
REZONING PETITION #: RZ-015-011
ZONING: MF (MAX 8 UNITS/ ACRE)
SITE AREA: 43.01 AC
EXISTING USE: SINGLE FAMILY
PROPOSED USE: MULTI FAMILY
PROPOSED UNITS: 313 UNITS PROPOSED
DENSITY: 7.27 UNITS/ACRE

PARKING REQUIRED: 1.5 SPACES FOR EACH UNIT
1.5 X 313 = 470 SPACES MINIMUM
PARKING PROVIDED: 569 SPACES (1.81 SPACES EACH UNIT)

OPEN SPACE REQUIRED: 10% OF 43.01 AC = 187,351.56 SF
OPEN SPACE PROVIDED: 460,743.25 SQ FT (10.57 ACRES OF TREE SAVE AREA)

FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: 35'
PERIMETER BUFFER YARD TYPE: 2 (20')

NOTE: EXISTING TREES GREATER THAN 24" IN DIAMETER WILL BE PRESERVED AND INCORPORATED INTO AREAS DESIGNATED OPEN SPACE WHERE PRACTICABLE.

FUTURE AMENITY STRUCTURES SHALL NOT COUNT TOWARD REQUIRED OPEN SPACE, PER CSOD ORDINANCE.

SWM BUFFER AREA BASED ON STREAM AND WETLAND TOP OF BANK DELINEATION AS PROVIDED BY CAROLINA SURVEYORS INC. ISSUE DATE JANUARY 2016, P.O. BOX 267 PINEVILLE NC, 28134, 889.7601

SITE ACCESSIBILITY NOTES

- ALL BUILDINGS WITHIN THE BOUNDARY OF THIS SITE, UNLESS OTHERWISE STATED AS EXEMPT, SHALL HAVE "ACCESSIBLE ROUTES" AS REQUIRED THAT CONFORM TO THE REQUIREMENTS OF "THE AMERICANS WITH DISABILITIES ACT", "FAIR HOUSING STANDARDS", ICC ANSI A 117.1-209 AND GOVERNING STATE HANDICAP CODE STANDARDS.

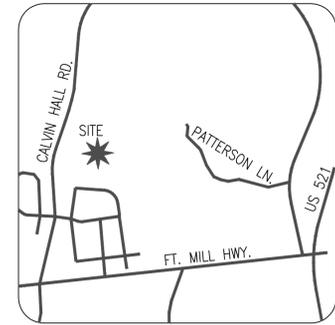
THESE STANDARDS FOR ACCESSIBILITY INCLUDE, BUT ARE NOT LIMITED TO:

- MAXIMUM WALK SLOPE = 1:20
- MAXIMUM RAMP SLOPE = 1:12 WITH RAILING
- MAXIMUM CROSS SLOPE = 1/4" PER FOOT (2%)
- ALL WALKS TO BE BROOM FINISHED CONCRETE UNLESS OTHERWISE SPECIFIED ON THESE DRAWINGS.
- MAXIMUM ACCESSIBLE ROUTE LENGTH (NC) = 200'

- THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ALL DIRECTIONS.
- CONTRACTOR TO CONTACT DESIGN RESOURCE GROUP FOR ANY VARYING SITE CONDITIONS OR DISCREPANCIES AFFECTING SITE ACCESSIBILITY REQUIREMENTS.

ADDITIONAL ACCESSIBLE ROUTE NOTES FOR ACCESSIBILITY COMPLIANCE WITH ICC/ANSI A117.1-2009, AND 2010 ADA STANDARDS.

- PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN COMMON USE AREAS TO COMPLY WITH ANSI 2009 SECTION 307, INCLUDING:
 - PROTRUSION LIMITS: OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH. EXCEPTIONS INCLUDE HANDRAILS, DOOR CLOSERS, AND DOOR STOPS.
 - POST MOUNTED OBJECTS: OBJECTS ON POSTS OR PYLONS SHALL BE PERMITTED TO OVERHANG 4" MAXIMUM WHERE MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR. OBJECTS ON MULTIPLE POSTS OR PYLONS WHERE THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12" SHALL HAVE THE LOWEST EDGE OF SUCH OBJECT EITHER 27" MAXIMUM OR 80" MINIMUM ABOVE THE FLOOR.
 - REDUCED VERTICAL CLEARANCE: GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE OBJECT PROTRUSION IS BEYOND THE LIMITS ALLOWED BY SECTIONS 307.2 AND 307.3, AND WHERE THE VERTICAL CLEARANCE IS LESS THAN 80" ABOVE THE FLOOR. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE 27" MAXIMUM ABOVE THE FLOOR.
- PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN PUBLIC USE AREAS TO COMPLY WITH 2010 ADA SECTION 307, INCLUDING:
 - 2010 ADA SECTION 307.2: OBJECTS PROJECTING FROM WALLS
 - 2010 ADA SECTION 307.4: MINIMUM CLEAR HEADROOM
 - FLOOR AND GROUND SURFACES IN COMMON USE AREAS SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH ANSI 2009 SECTIONS 302
 - FLOOR AND GROUND SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL BE STABLE, FIRM, AND SLIP-RESISTANT AND SHALL COMPLY WITH 2010 ADA SECTION 302.
 - CHANGES IN LEVEL IN COMMON USE AREAS SHALL COMPLY WITH ANSI 2009 SECTION 303, INCLUDING:
 - ANSI 2009 SECTION 303.2: VERTICAL
 - ANSI 2009 SECTION 303.3: BEVELED
 - ANSI 2009 SECTION 303.4: RAMPS
 - CHANGES IN LEVEL ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL COMPLY WITH 2010 ADA SECTION 303, INCLUDING:
 - 2010 ADA SECTION 303.2: VERTICAL
 - 2010 ADA SECTION 303.3: BEVELED
 - 2010 ADA SECTION 303.4: RAMPS
 - IF TREES OR OTHER PLANTING OVERHANG ALONG THE CIRCULATION ROUTES AT THE SIDEWALK WITHOUT PROTECTION AT 27" A.F.F. OR LOWER, ASSURE THEY DO NOT EXTEND GREATER THAN 4" INTO CIRCULATION ROUTE AT A HEIGHT OF 80" ABOVE GRADE OR LOWER. (1986 ANSI, SECTION 4.4.1)
 - THE CONTROLS AT ANY ADDITIONAL COMMON USE ELEMENT SUCH AS THE GATE HARDWARE, FIRE PIT, POOL SHOWER, ETC. WHICH ARE INTENDED TO BE USED BY THE RESIDENTS AND THEIR GUESTS ARE LOCATED ON AN ACCESSIBLE ROUTE, WITHIN THE REQUIRED REACH RANGE OF 15"-48" A.F.F. AND ARE OPERABLE WITH ONE HAND USING 5LB MAXIMUM PRESSURE WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST (1986 ANSI, SECTION 4.25 & ANSI 2009, SECTION 308)



VICINITY MAP
(NOT TO SCALE)

CONSULTANTS:

DEVELOPER: TWO CAPITAL PARTNERS
3445 PEACHTREE RD., SUITE 465
ATLANTA GA, 30326
404.262.2661

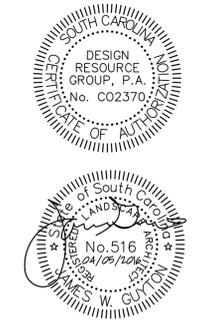
ARCHITECT: NILES BOLTON ASSOCIATES
3360 PEACHTREE ROAD NW
SUITE 600
ATLANTA, GA 30305
404-365-7600

LANDSCAPE ARCH: DESIGN RESOURCE GROUP, PA
2459 WILKINSON BOULEVARD
SUITE 200
CHARLOTTE, NC 28208
704.343.0608

CIVIL ENGINEER: DESIGN RESOURCE GROUP, PA
2459 WILKINSON BOULEVARD
SUITE 200
CHARLOTTE, NC 28208
704.343.0608

SURVEYOR: CAROLINA SURVEYORS INC.
P.O. BOX 267
PINEVILLE NC, 28134
889.7601

SHEET SCHEDULE	
C0.00	COVER SHEET
C1.00	SURVEY
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN
C2.02	SITE PLAN
C2.03	SITE PLAN
C2.04	SITE PLAN
C2.05	ACCESSIBLE ROUTE PLAN
C5.00	OVERALL UTILITY PLAN
C5.01	UTILITY PLAN
C5.02	UTILITY PLAN
C5.03	UTILITY PLAN
C6.00	REQUIRED PLANTING PLAN
C6.01	REQUIRED PLANTING PLAN
C6.02	REQUIRED PLANTING PLAN
C6.03	REQUIRED PLANTING PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	SITE DETAILS
C8.03	SITE DETAILS



PRELIMINARY SITE PLAN

TWO CAPITAL INDIAN LAND

LANCASTER COUNTY, SOUTH CAROLINA

TWO CAPITAL PARTNERS
3445 PEACHTREE RD., SUITE 465
ATLANTA, GA 30326
404.262.2661

COVER SHEET

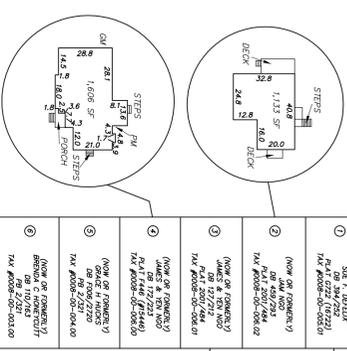
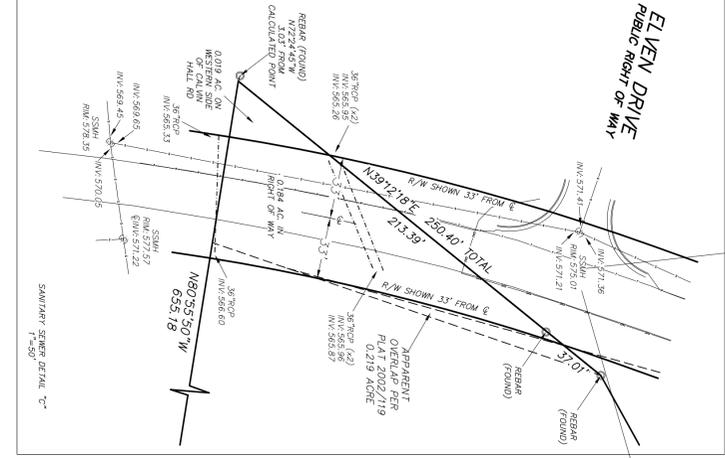
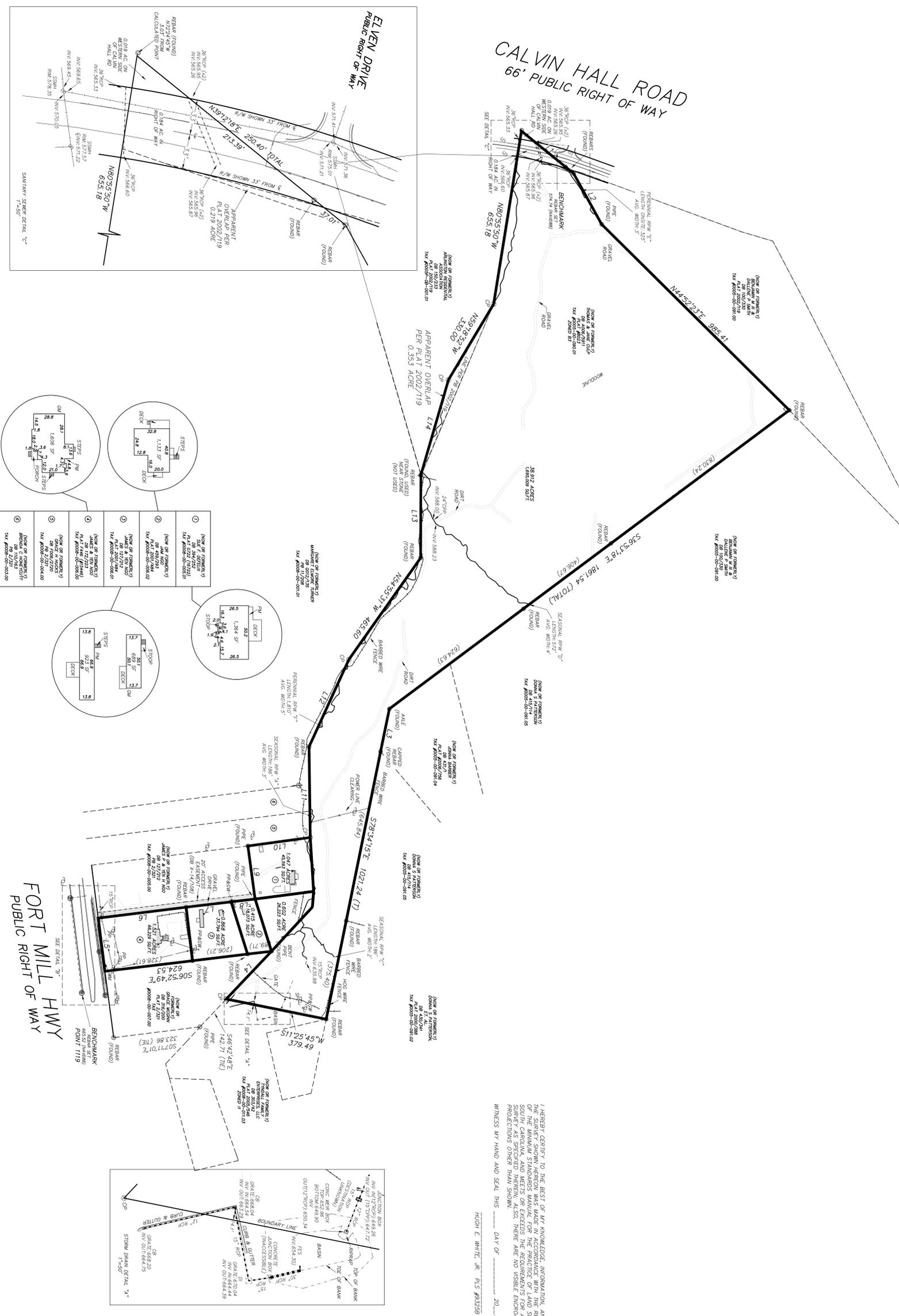


SCALE:

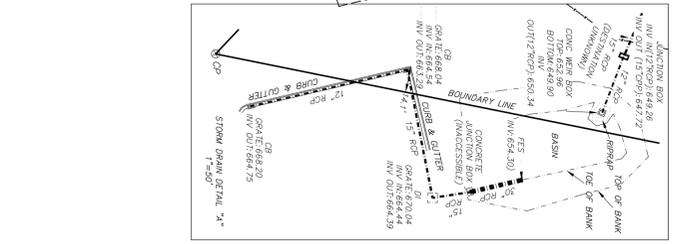
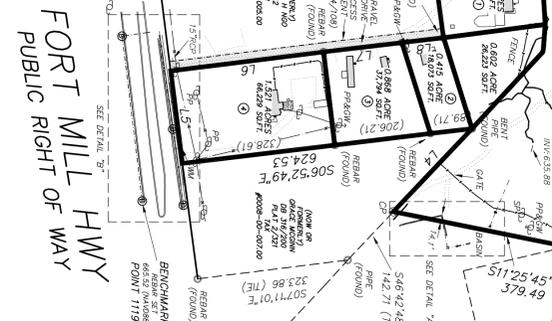
PROJECT #: 507-002
DRAWN BY: KC
CHECKED BY: SK

APRIL 5, 2016

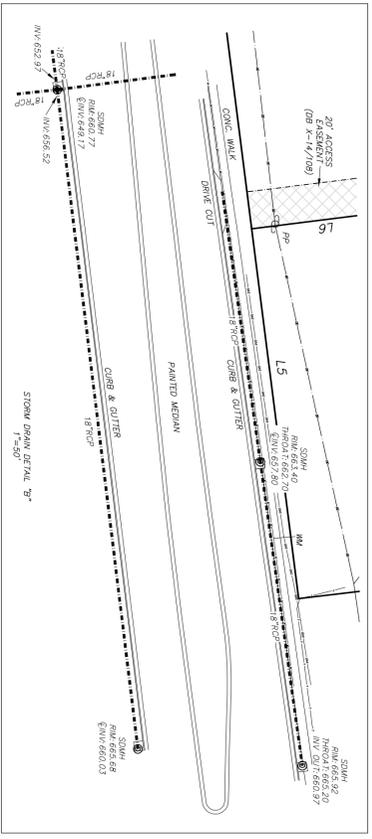
REVISIONS:



①	(NOW OR FORMERLY) OWNED BY: [Name]	PLAT: [Number]	DATE: [Year]
②	(NOW OR FORMERLY) OWNED BY: [Name]	PLAT: [Number]	DATE: [Year]
③	(NOW OR FORMERLY) OWNED BY: [Name]	PLAT: [Number]	DATE: [Year]
④	(NOW OR FORMERLY) OWNED BY: [Name]	PLAT: [Number]	DATE: [Year]



LINE	BEARING	LENGTH
L1	N39°12'14"E	250.40
L2	N61°12'14"E	217.76
L3	S78°25'02"W	163.12
L4	N46°42'48"W	245.44
L5	S82°47'00"W	200.48
L6	N07°07'09"W	329.86
L7	N06°47'03"W	168.92
L8	N06°48'05"W	89.97
L9	S82°13'14"W	200.23
L10	N07°49'44"W	234.34
L11	S89°15'12"W	339.34
L12	N65°55'32"W	357.97
L13	N89°52'05"W	310.05
L14	N73°53'22"W	370.18



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1968, AS AMENDED, AND THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20__

HUGH E. WHITE, JR. PLS #93296

A BOUNDARY & TOPOGRAPHICAL SURVEY SHOWING PROPERTY ON

CALVIN HALL ROAD
(NEAR THE INTERSECTION OF ELVEN DRIVE)

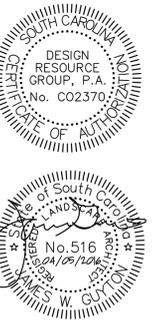
SURVEYED FOR: TWO CAPITAL PARTNERS
AREA: 43.365 ACRES

INDIAN LAND, LANCASTER COUNTY, SOUTH CAROLINA

CAROLINA SURVEYORS, INC.
P. O. BOX 267 PINEVILLE, N. C. 28134 - 0267

HUGH E. WHITE, JR., NCRLS & SCRLS 889-7601
CERTIFICATE OF AUTHORIZATION NC-C-1242 SC-886

DATE	REVISIONS:	SCALE: 1" =
		2015\BAT\CALV
		2015\C\CALV
		DRAWN BY: NI
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		FIELD WORK: L
		JANUARY 20,

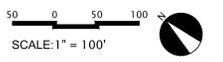


PRELIMINARY SITE PLAN

TWO CAPITAL INDIAN LAND
 LANCASTER COUNTY, SOUTH CAROLINA

TWO CAPITAL PARTNERS
 3445 PEACHTREE RD., SUITE 405
 ATLANTA, GA 30326
 404.262.2661

OVERALL SITE PLAN

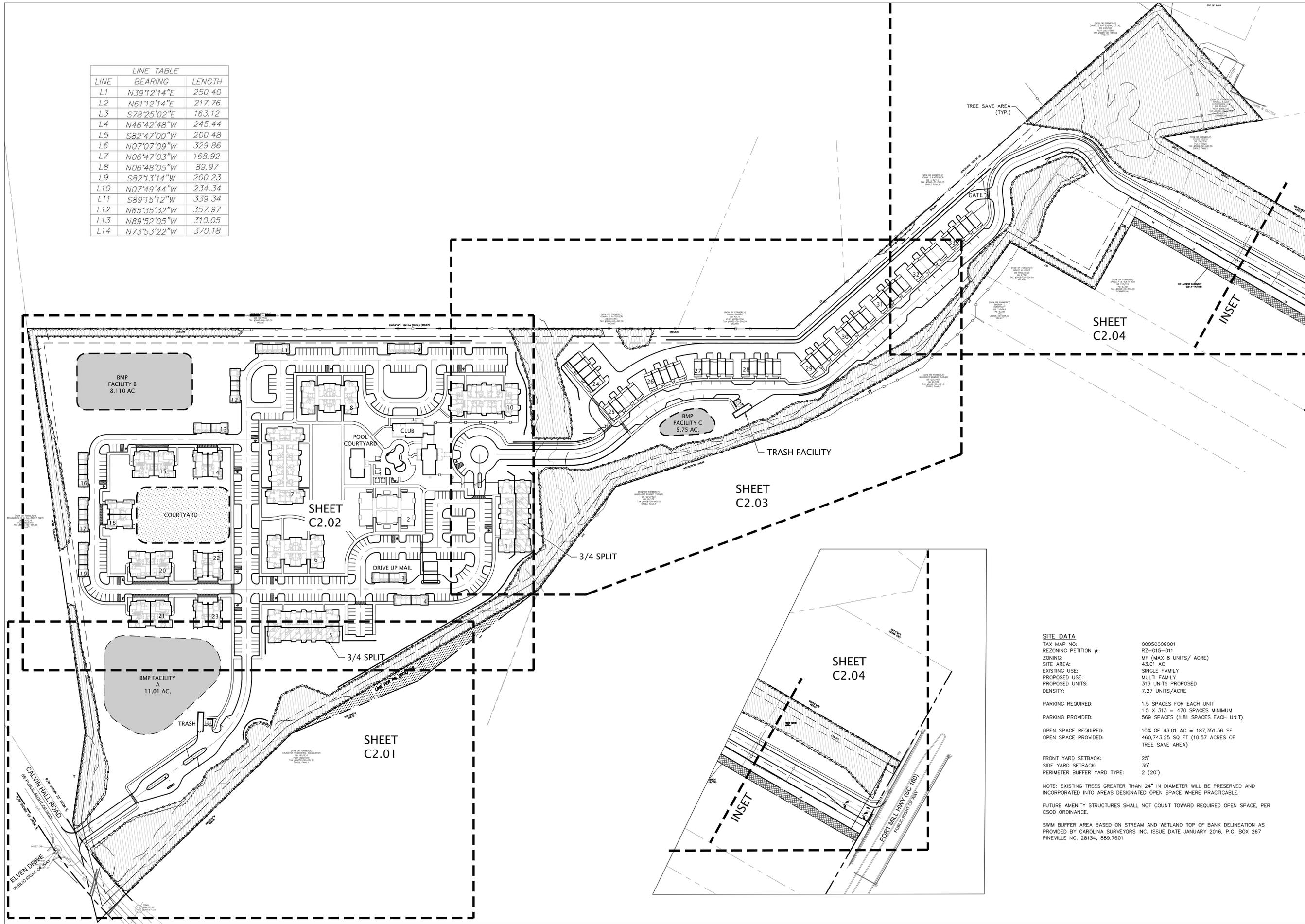


PROJECT #: 507-002
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L11	S89°15'12"W	339.34
L12	N65°35'32"W	357.97
L13	N89°52'05"W	310.05
L14	N73°53'22"W	370.18



SITE DATA

TAX MAP NO:	00050009001
REZONING PETITION #:	RZ-015-011
ZONING:	MF (MAX 8 UNITS/ ACRE)
SITE AREA:	43.01 AC
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	MULTI FAMILY
PROPOSED UNITS:	313 UNITS PROPOSED
DENSITY:	7.27 UNITS/ACRE

PARKING REQUIRED:	1.5 SPACES FOR EACH UNIT
PARKING PROVIDED:	1.5 X 313 = 470 SPACES MINIMUM
	569 SPACES (1.81 SPACES EACH UNIT)

OPEN SPACE REQUIRED:	10% OF 43.01 AC = 187,351.56 SF
OPEN SPACE PROVIDED:	460,743.25 SQ FT (10.57 ACRES OF TREE SAVE AREA)

FRONT YARD SETBACK:	25'
SIDE YARD SETBACK:	35'
PERIMETER BUFFER YARD TYPE:	2 (20')

NOTE: EXISTING TREES GREATER THAN 24" IN DIAMETER WILL BE PRESERVED AND INCORPORATED INTO AREAS DESIGNATED OPEN SPACE WHERE PRACTICABLE.

FUTURE AMENITY STRUCTURES SHALL NOT COUNT TOWARD REQUIRED OPEN SPACE, PER CS08 ORDINANCE.

SWIM BUFFER AREA BASED ON STREAM AND WETLAND TOP OF BANK DELINEATION AS PROVIDED BY CAROLINA SURVEYORS INC. ISSUE DATE JANUARY 2016, P.O. BOX 267 PINEVILLE NC, 28134, 889.7601

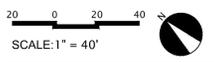


PRELIMINARY SITE PLAN

TWO CAPITAL INDIAN LAND
LANCASTER COUNTY, SOUTH CAROLINA

TWO CAPITAL PARTNERS
3445 PEACHTREE RD., SUITE 405
ATLANTA, GA 30326
404.262.2661

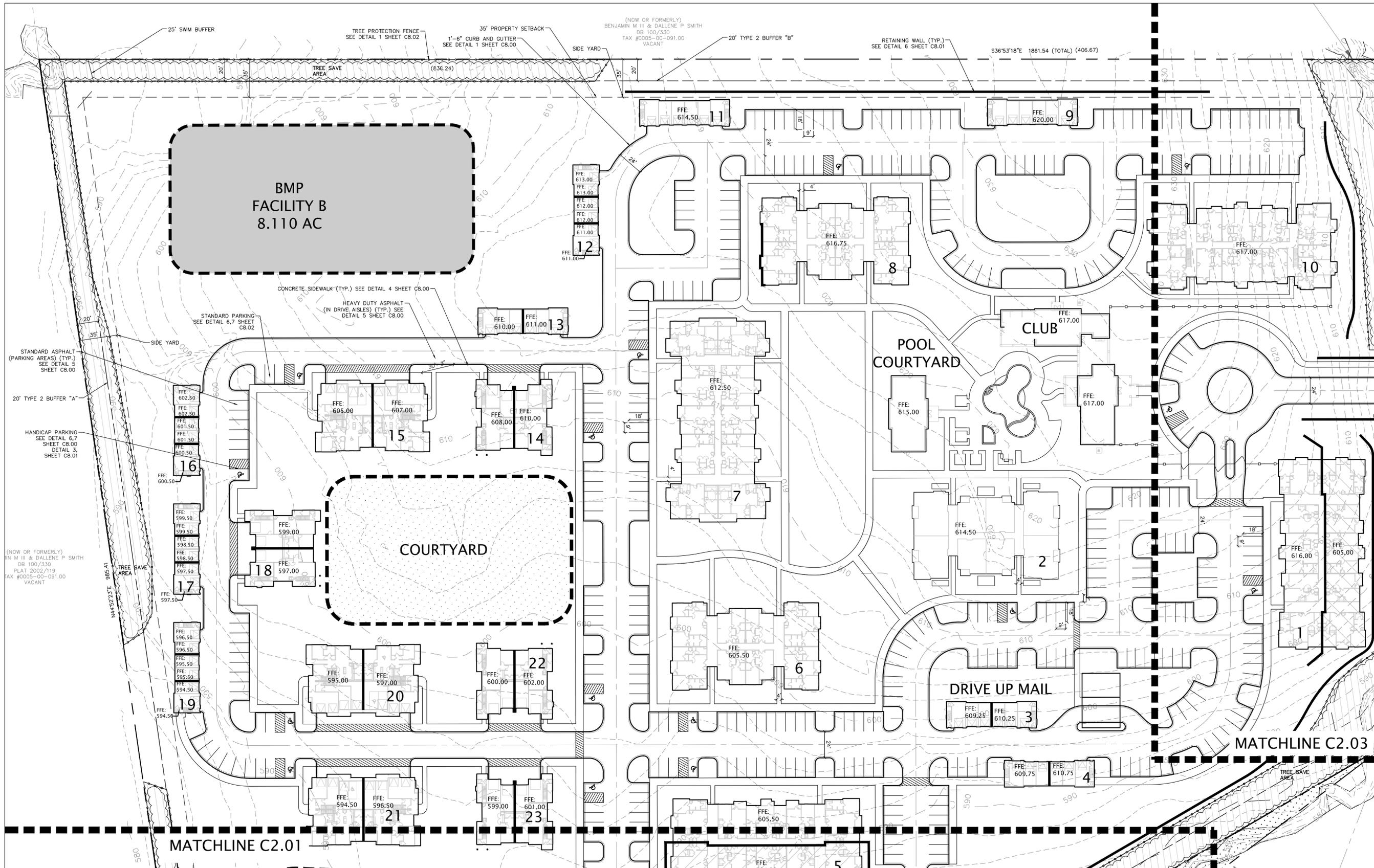
SITE PLAN



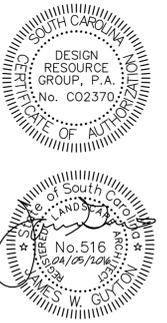
PROJECT #: 507-002
DRAWN BY: KC
CHECKED BY: SK

APRIL 5, 2016

REVISIONS:



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO ENSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LANCASTER WATER AND SEWER DISTRICT SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



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 ATLANTA, GA 30326
 404.262.2661

SITE PLAN



PROJECT #: 507-002
 DRAWN BY: KC
 CHECKED BY: SK

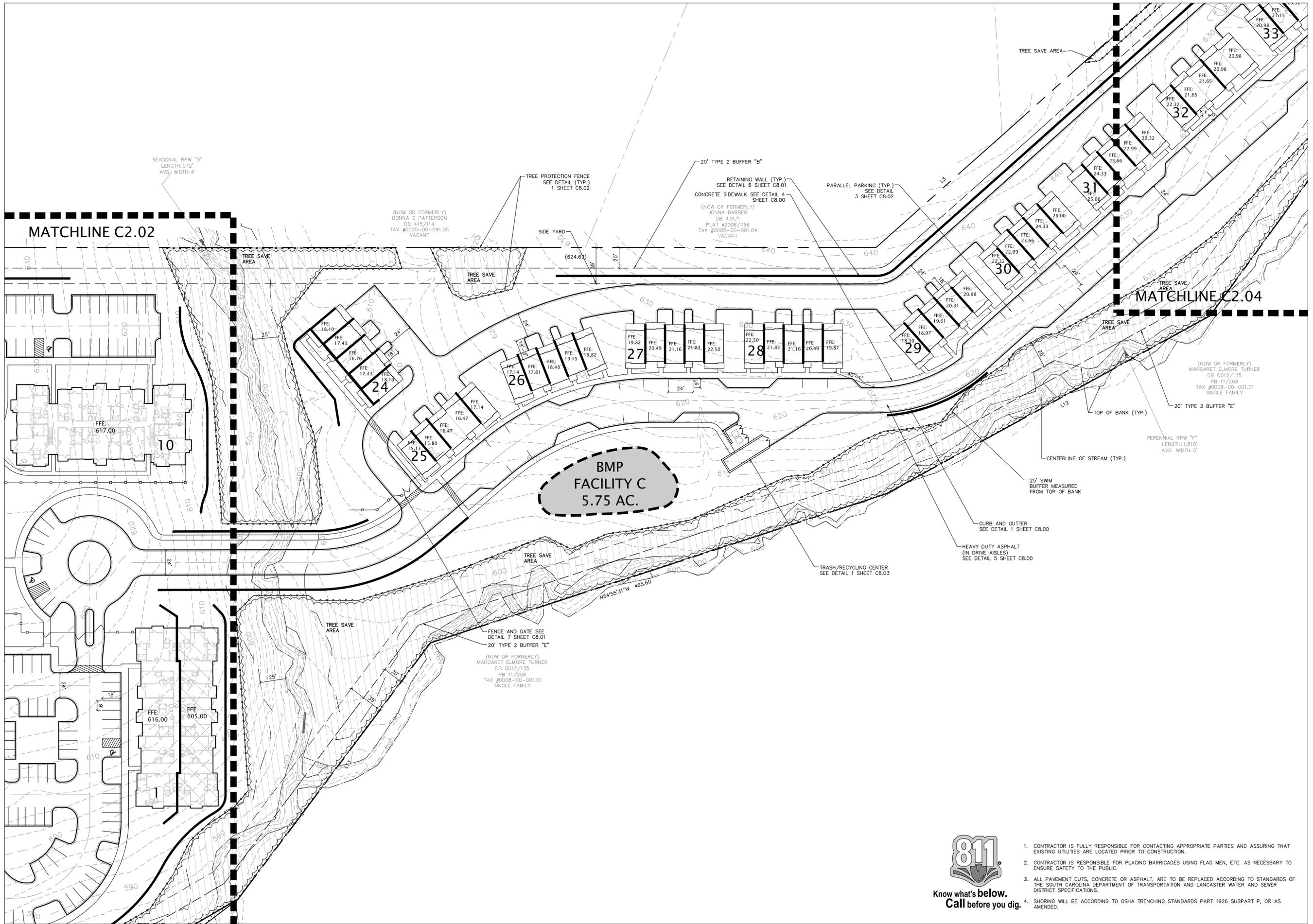
APRIL 5, 2016

REVISIONS:



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

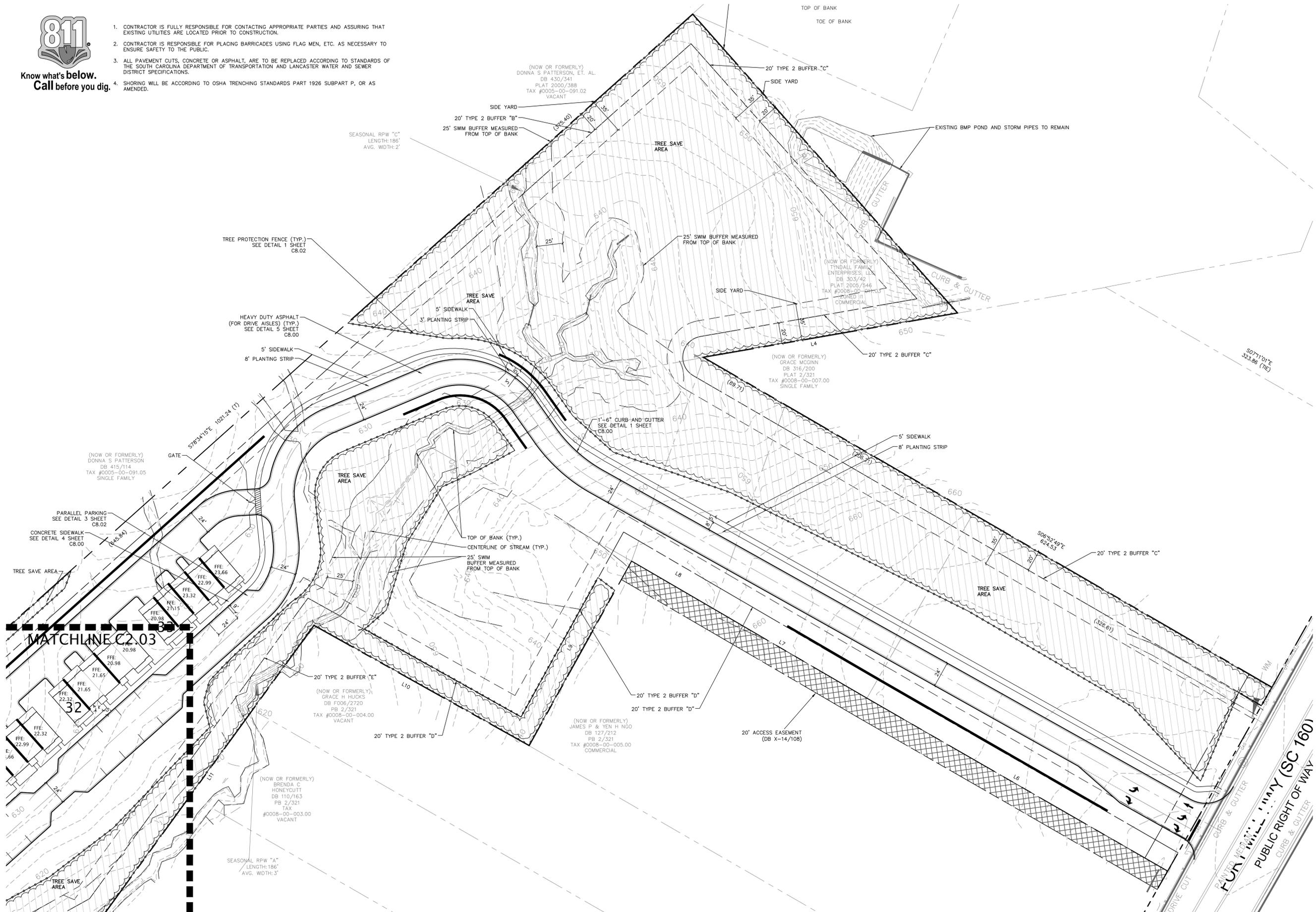
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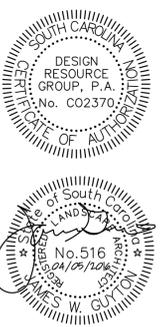
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LANDSCAPE ARCHITECTURE
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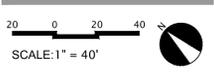


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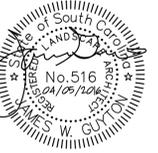
SITE PLAN



PROJECT #: 507-002
DRAWN BY: KC
CHECKED BY: SK

APRIL 5, 2016

REVISIONS:

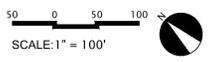


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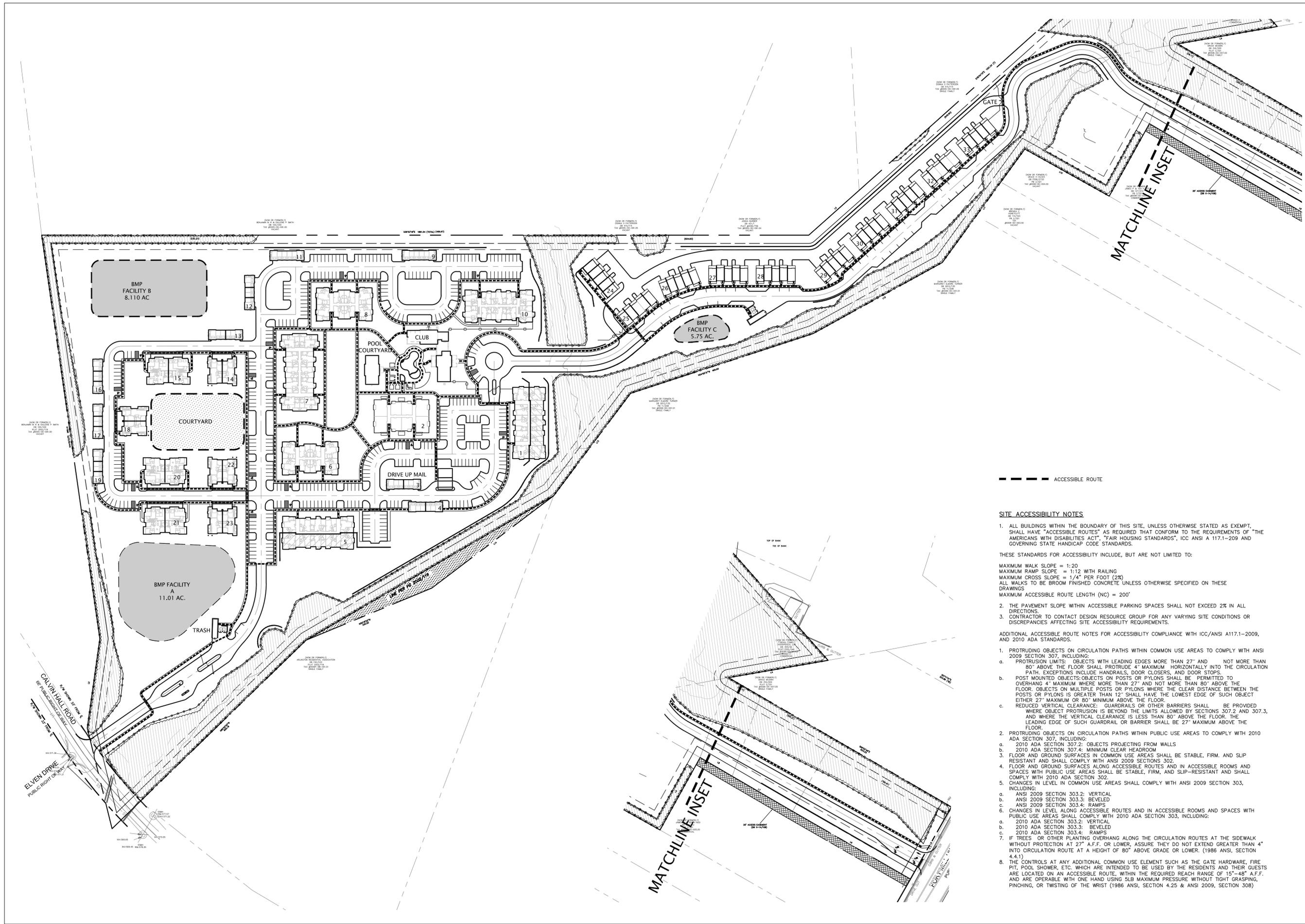
ACCESSIBLE
ROUTE PLAN



PROJECT #: 507-002
DRAWN BY: KC
CHECKED BY: SK

APRIL 5, 2016

REVISIONS:



--- ACCESSIBLE ROUTE

SITE ACCESSIBILITY NOTES

1. ALL BUILDINGS WITHIN THE BOUNDARY OF THIS SITE, UNLESS OTHERWISE STATED AS EXEMPT, SHALL HAVE "ACCESSIBLE ROUTES" AS REQUIRED THAT CONFORM TO THE REQUIREMENTS OF "THE AMERICANS WITH DISABILITIES ACT," "FAIR HOUSING STANDARDS," ICC ANSI A 117.1-209 AND GOVERNING STATE HANDICAP CODE STANDARDS.

THESE STANDARDS FOR ACCESSIBILITY INCLUDE, BUT ARE NOT LIMITED TO:

MAXIMUM WALK SLOPE = 1:20
MAXIMUM RAMP SLOPE = 1:12 WITH RAILING
MAXIMUM CROSS SLOPE = 1/4" PER FOOT (2%)
ALL WALKS TO BE BROOM FINISHED CONCRETE UNLESS OTHERWISE SPECIFIED ON THESE DRAWINGS
MAXIMUM ACCESSIBLE ROUTE LENGTH (NC) = 200'

2. THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ALL DIRECTIONS.

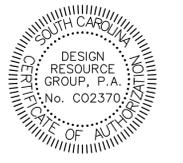
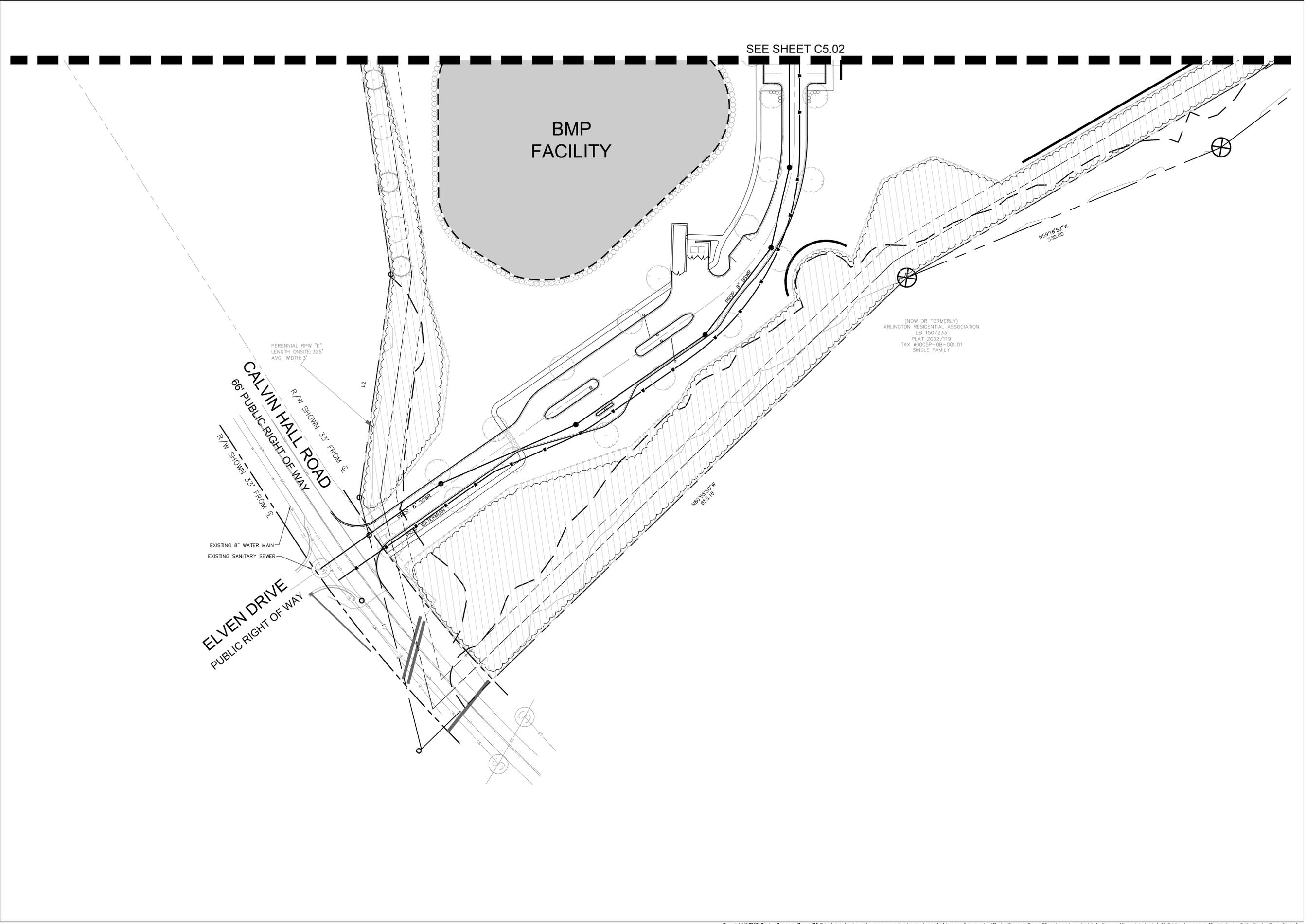
3. CONTRACTOR TO CONTACT DESIGN RESOURCE GROUP FOR ANY VARYING SITE CONDITIONS OR DISCREPANCIES AFFECTING SITE ACCESSIBILITY REQUIREMENTS.

ADDITIONAL ACCESSIBLE ROUTE NOTES FOR ACCESSIBILITY COMPLIANCE WITH ICC/ANSI A117.1-2009, AND 2010 ADA STANDARDS.

1. PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN COMMON USE AREAS TO COMPLY WITH ANSI 2009 SECTION 307, INCLUDING:
a. PROTRUSION LIMITS: OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH. EXCEPTIONS INCLUDE HANDRAILS, DOOR CLOSERS, AND DOOR STOPS.
b. POST MOUNTED OBJECTS: OBJECTS ON POSTS OR PYLONS SHALL BE PERMITTED TO OVERHANG 4" MAXIMUM WHERE MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR. OBJECTS ON MULTIPLE POSTS OR PYLONS WHERE THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12" SHALL HAVE THE LOWEST EDGE OF SUCH OBJECT EITHER 27" MAXIMUM OR 80" MINIMUM ABOVE THE FLOOR.
c. REDUCED VERTICAL CLEARANCE: GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE OBJECT PROTRUSION IS BEYOND THE LIMITS ALLOWED BY SECTIONS 307.2 AND 307.3, AND WHERE THE VERTICAL CLEARANCE IS LESS THAN 80" ABOVE THE FLOOR. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE 27" MAXIMUM ABOVE THE FLOOR.

2. PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN PUBLIC USE AREAS TO COMPLY WITH 2010 ADA SECTION 307, INCLUDING:
a. 2010 ADA SECTION 307.2: OBJECTS PROJECTING FROM WALLS
b. 2010 ADA SECTION 307.4: MINIMUM CLEAR HEADROOM
3. FLOOR AND GROUND SURFACES IN COMMON USE AREAS SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH ANSI 2009 SECTIONS 302.
4. FLOOR AND GROUND SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL BE STABLE, FIRM, AND SLIP-RESISTANT AND SHALL COMPLY WITH 2010 ADA SECTION 302.
5. CHANGES IN LEVEL IN COMMON USE AREAS SHALL COMPLY WITH ANSI 2009 SECTION 303, INCLUDING:
a. ANSI 2009 SECTION 303.2: VERTICAL
b. ANSI 2009 SECTION 303.3: BEVELED
c. ANSI 2009 SECTION 303.4: RAMPS
6. CHANGES IN LEVEL ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL COMPLY WITH 2010 ADA SECTION 303, INCLUDING:
a. 2010 ADA SECTION 303.2: VERTICAL
b. 2010 ADA SECTION 303.3: BEVELED
c. 2010 ADA SECTION 303.4: RAMPS
7. IF TREES OR OTHER PLANTING OVERHANG ALONG THE CIRCULATION ROUTES AT THE SIDEWALK WITHOUT PROTECTION AT 27" A.F.F. OR LOWER, ASSURE THEY DO NOT EXTEND GREATER THAN 4" INTO CIRCULATION ROUTE AT A HEIGHT OF 80" ABOVE GRADE OR LOWER. (1986 ANSI, SECTION 4.4.1)

8. THE CONTROLS AT ANY ADDITIONAL COMMON USE ELEMENT SUCH AS THE GATE HARDWARE, FIRE PIT, POOL SHOWER, ETC. WHICH ARE INTENDED TO BE USED BY THE RESIDENTS AND THEIR GUESTS ARE LOCATED ON AN ACCESSIBLE ROUTE, WITHIN THE REQUIRED REACH RANGE OF 15"-48" A.F.F. AND ARE OPERABLE WITH ONE HAND USING 5LB MAXIMUM PRESSURE WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST (1986 ANSI, SECTION 4.25 & ANSI 2009, SECTION 308)

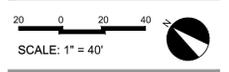


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TWO CAPITAL PARTNERS
3445 PEACHTREE RD., SUITE 465
ATLANTA, GA 30326
404.262.2681

UTILITY PLAN

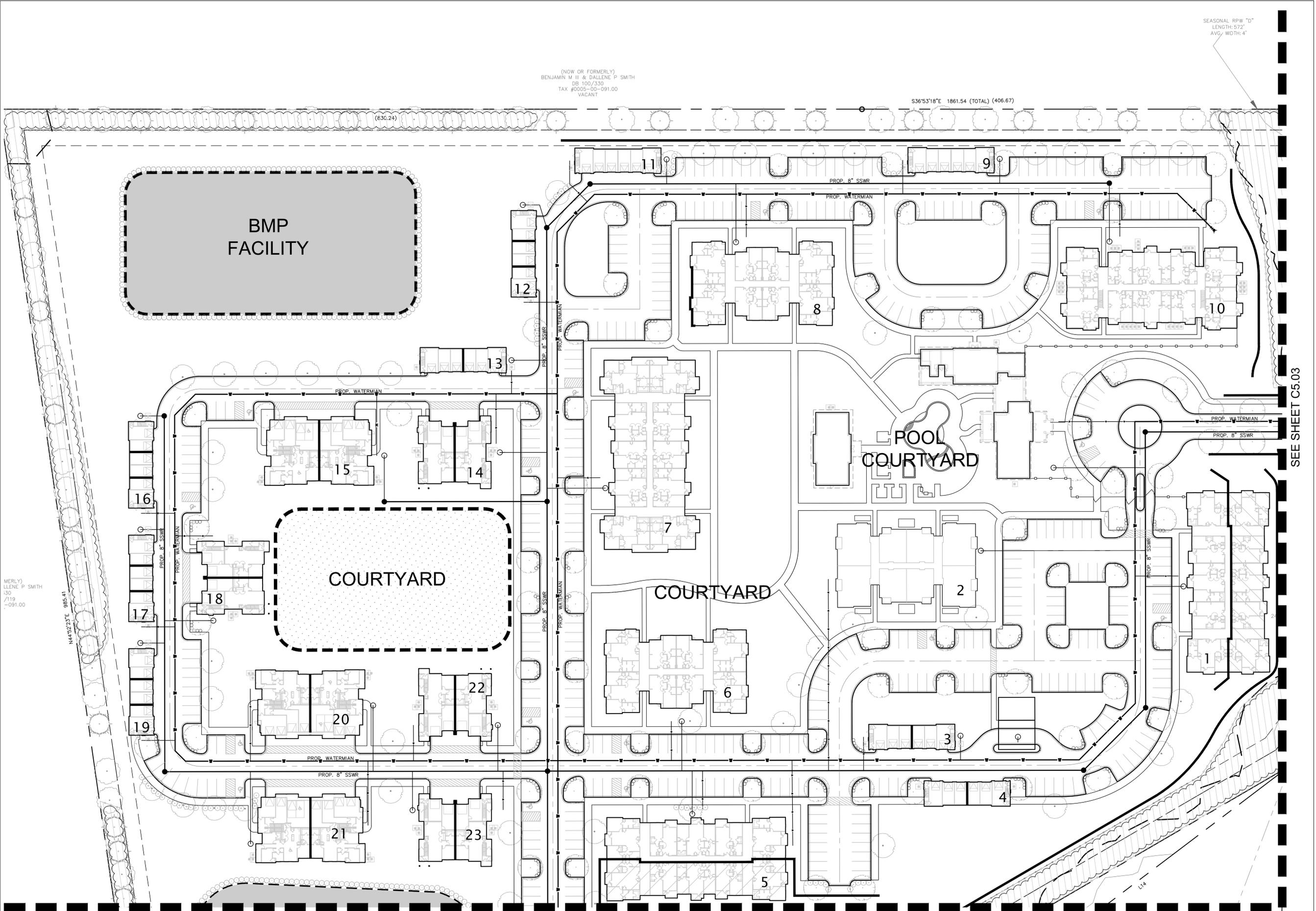


PROJECT #: 507-002
DRAWN BY: KL
CHECKED BY: MM

APRIL 5, 2016

REVISIONS:

C:\Users\jg07\OneDrive\Documents\Two Capital Partners - CUP PROPERTY\DWG - ELOT SHEETS\16-0510



(NOW OR FORMERLY)
 BENJAMIN M III & DALLENE P SMITH
 DB 100/330
 TAX #0009-00-091.00
 VACANT

S36°53'18"E 1861.54 (TOTAL) (406.67)

SEASONAL RPW "D"
 LENGTH: 572'
 AVG. WIDTH: 4'

(NOW OR FORMERLY)
 LLENE P SMITH
 130/119
 -091.00

N44°52'23"E 885.41

C:\Users\mm0107\OneDrive\Documents\2016\05\20160507-002 TWO CAPITAL PARTNERS - CDP PROPORTIONAL PLAN - PLOT SHEETS\A-WORKING

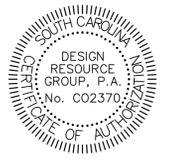
SEE SHEET C5.01

SEE SHEET C5.03



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UTILITY PLAN



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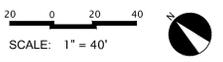


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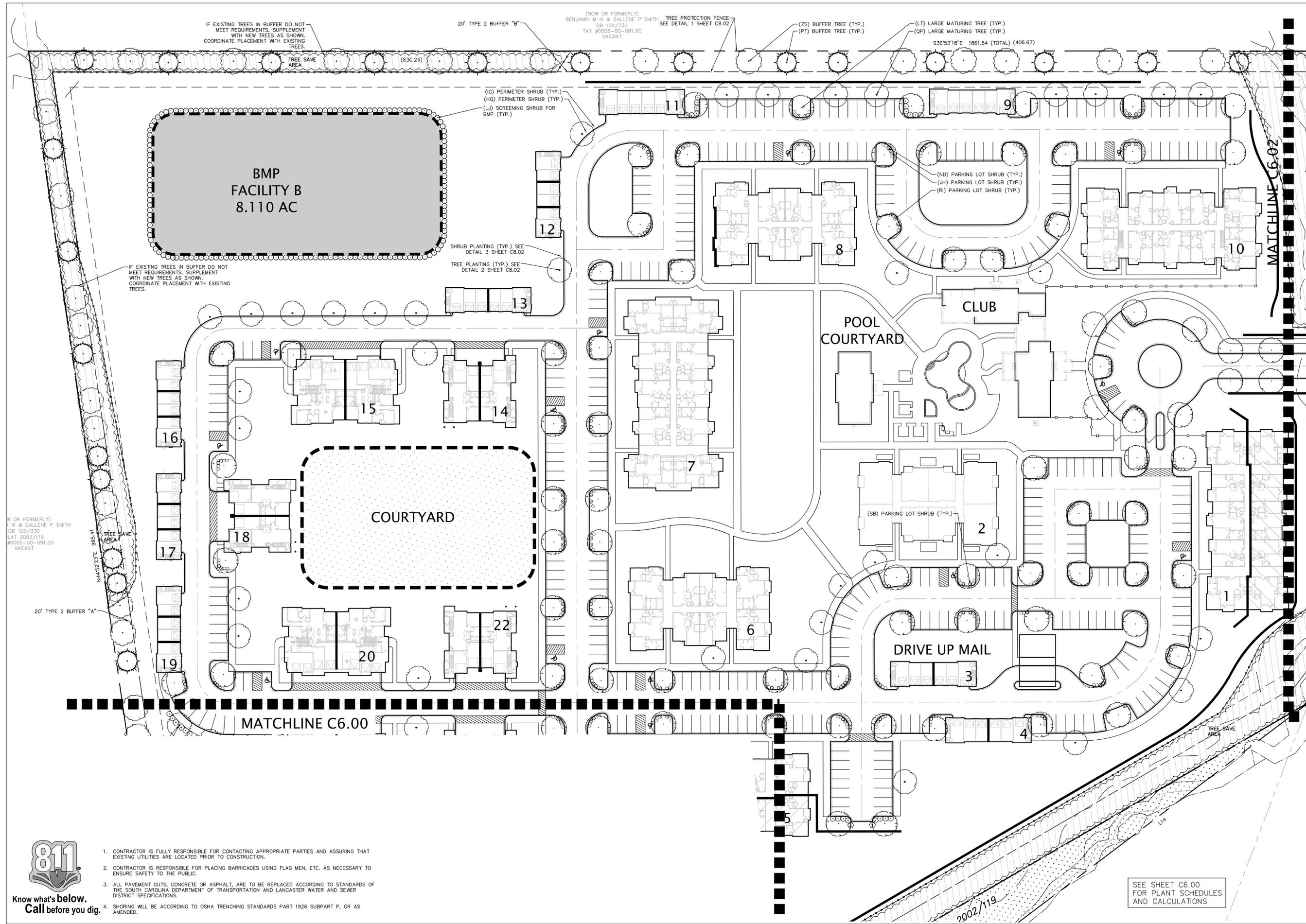
**REQUIRED
 PLANTING
 PLAN**



PROJECT #: 507-002
 DRAWN BY: KC
 CHECKED BY: SK

APRIL 5, 2016

REVISIONS:



(NOW OR FORMERLY)
 BENJAMIN M III & DALLENE P SMITH
 DB 100/330
 LAT 2002/119
 #0005-00-091.00
 VACANT

20' TYPE 2 BUFFER "A"

- 811**
 Know what's below.
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SEE SHEET C6.00
 FOR PLANT SCHEDULES
 AND CALCULATIONS



Know what's below.
Call before you dig.

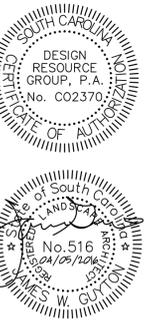
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FOR PLANT SCHEDULES
AND CALCULATIONS

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**REQUIRED
PLANTING
PLAN**

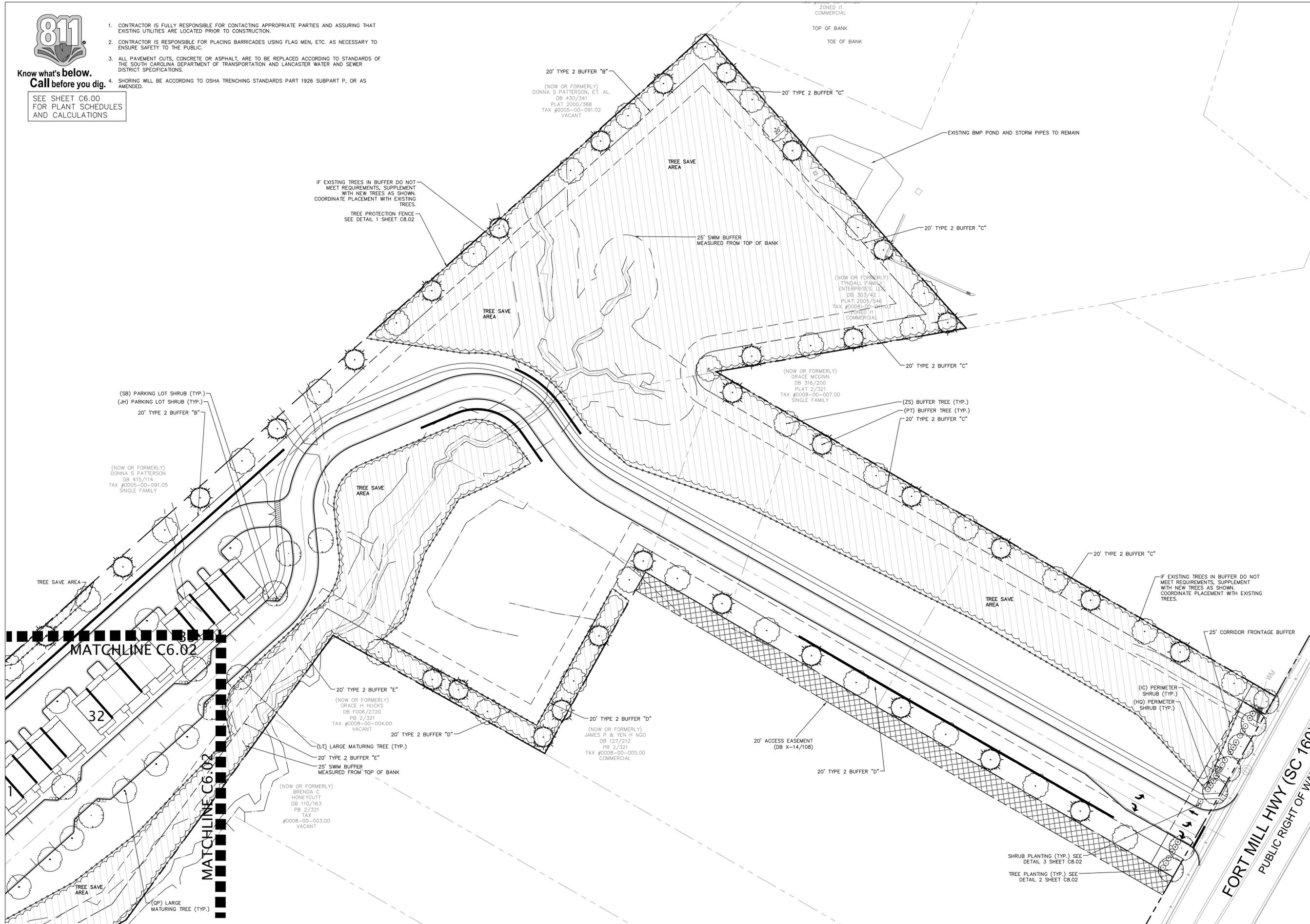
SCALE: 1" = 40'

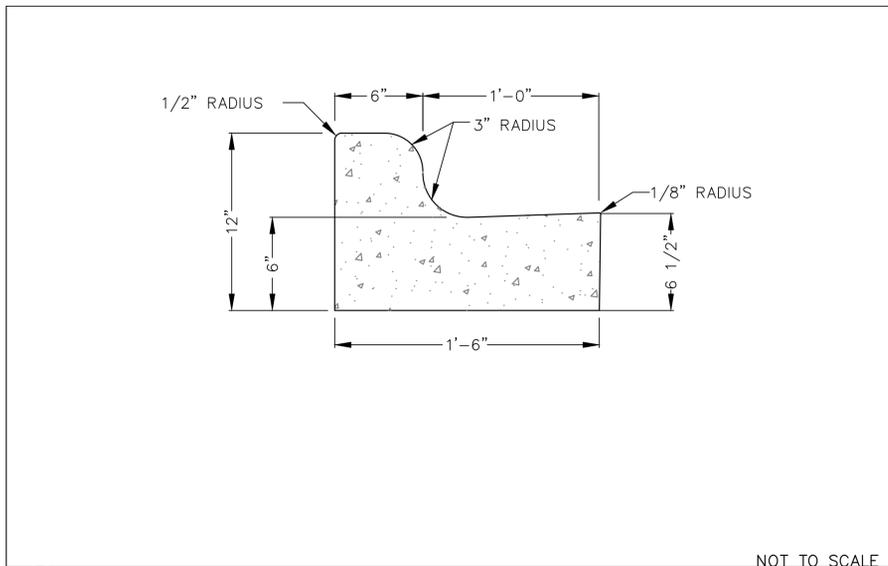
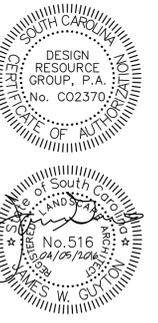
PROJECT #: 507-002
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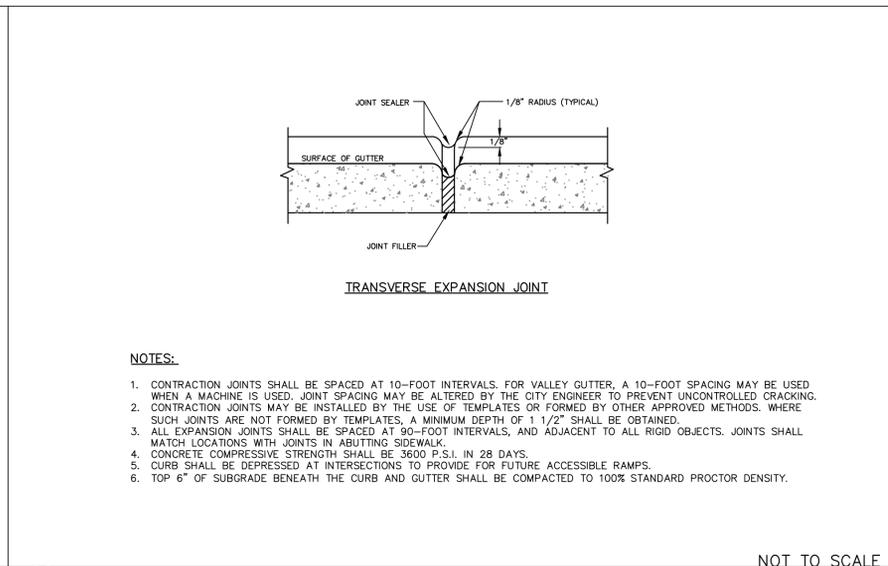
C6.03





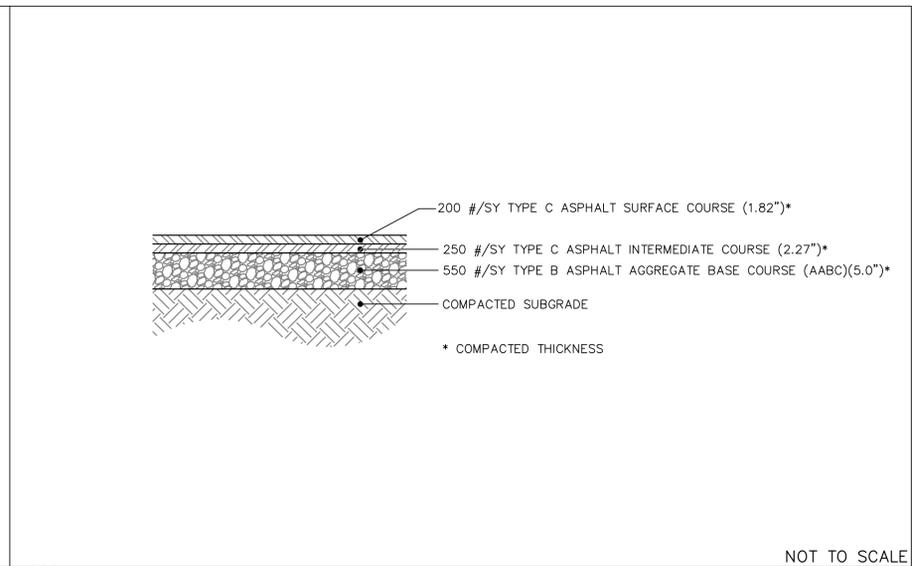
NOT TO SCALE

1 1'-6" CURB AND GUTTER



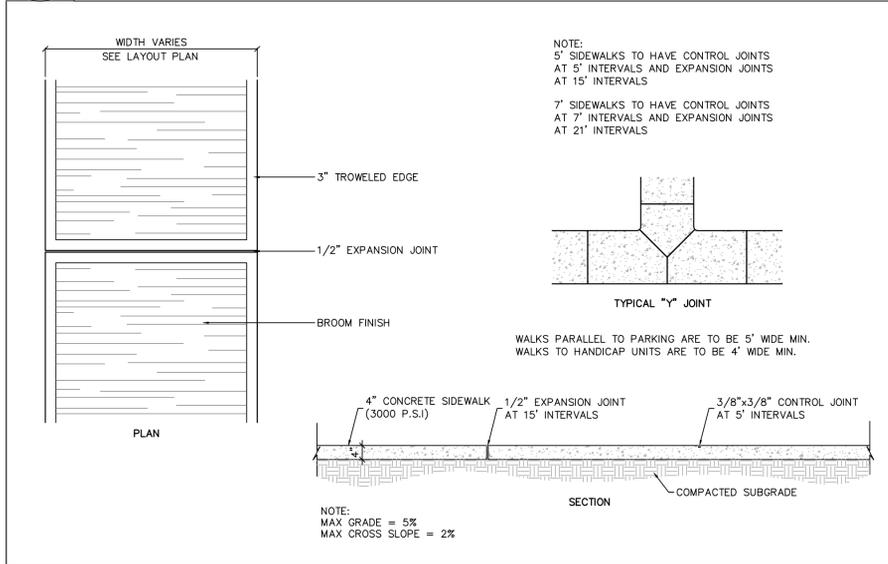
NOT TO SCALE

2 CURB AND GUTTER



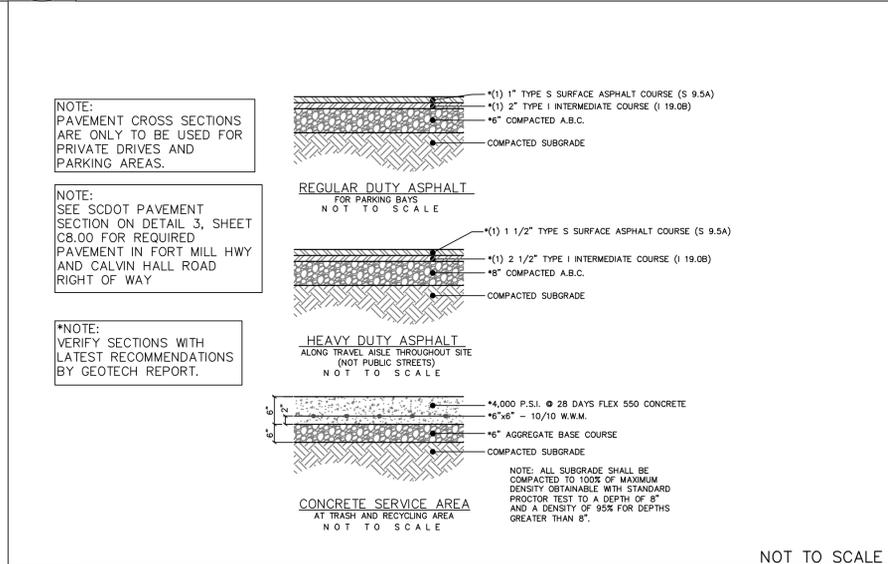
NOT TO SCALE

3 SCDOT PAVEMENT SECTION



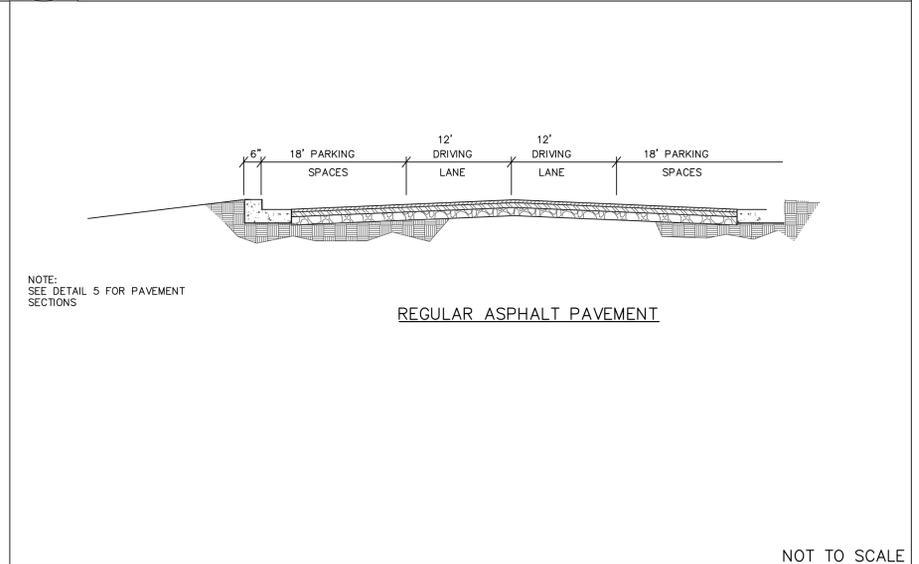
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4 CONCRETE SIDEWALK



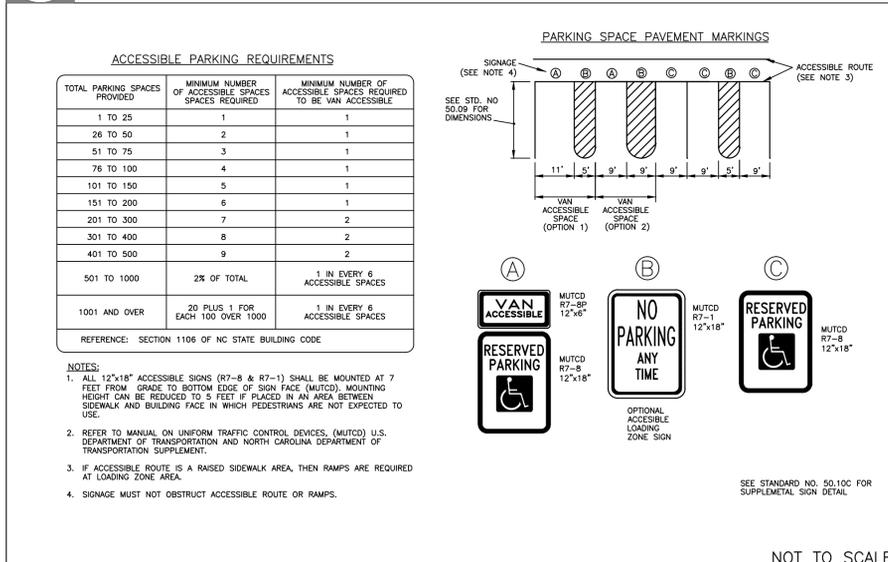
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5 PAVEMENT CROSS SECTIONS



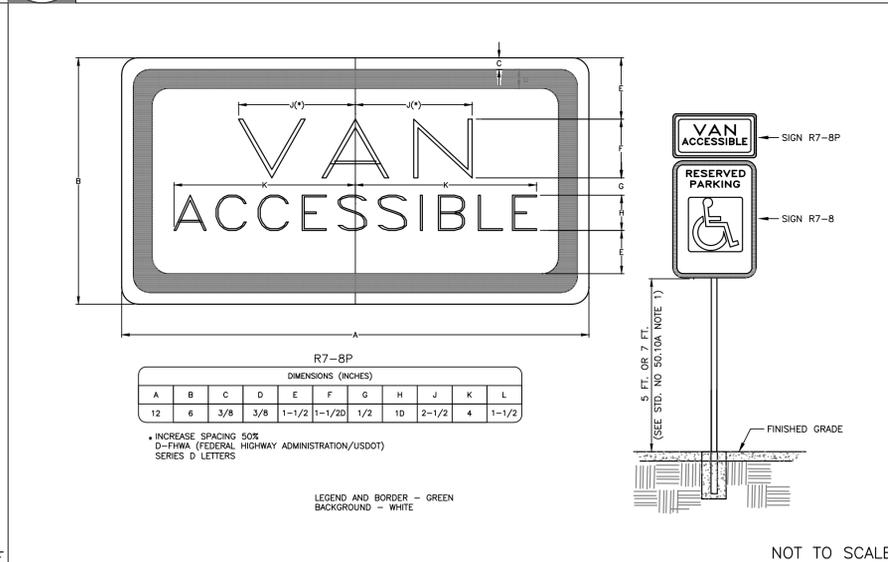
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6 PAVEMENT SECTION



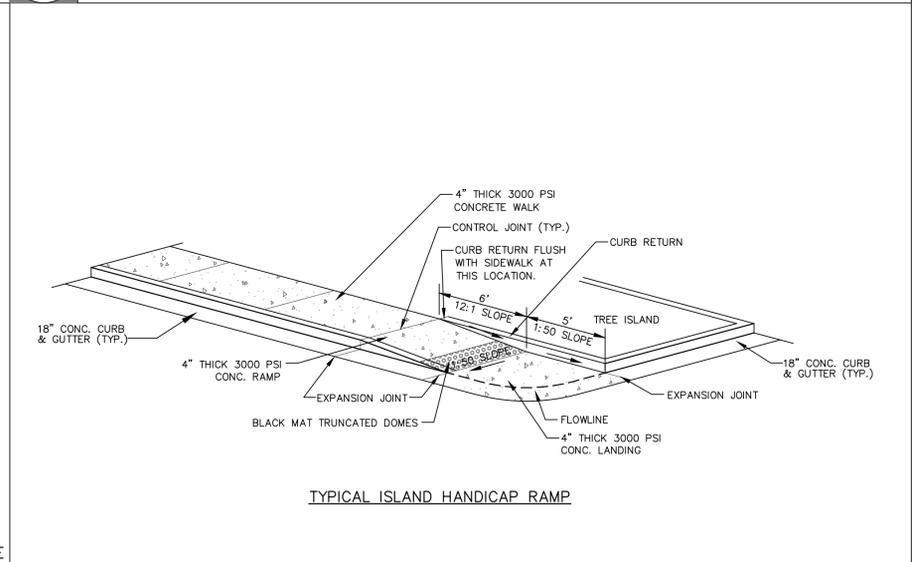
NOT TO SCALE

7 ACCESSIBLE PARKING AND SIGNAGE STANDARDS



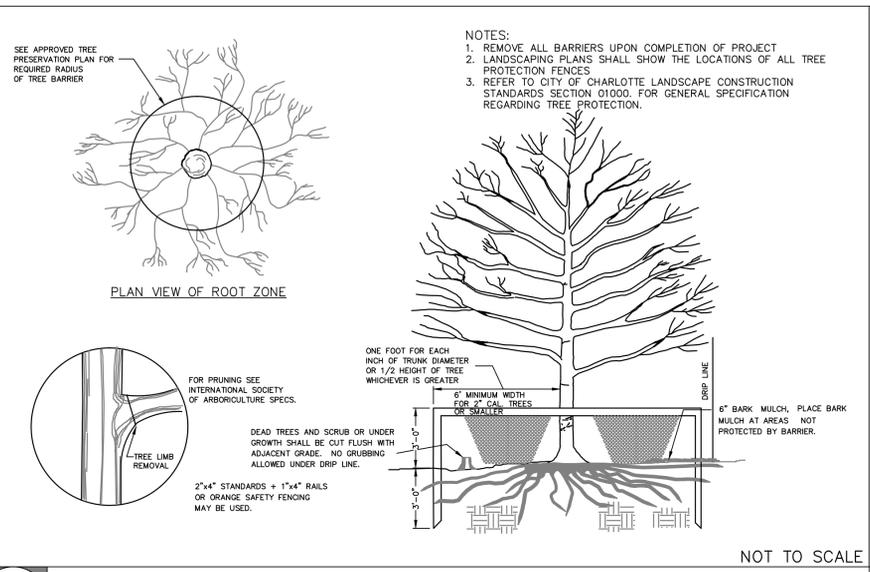
NOT TO SCALE

8 SUPPLEMENTAL VAN ACCESSIBLE SIGN (R7-8P)

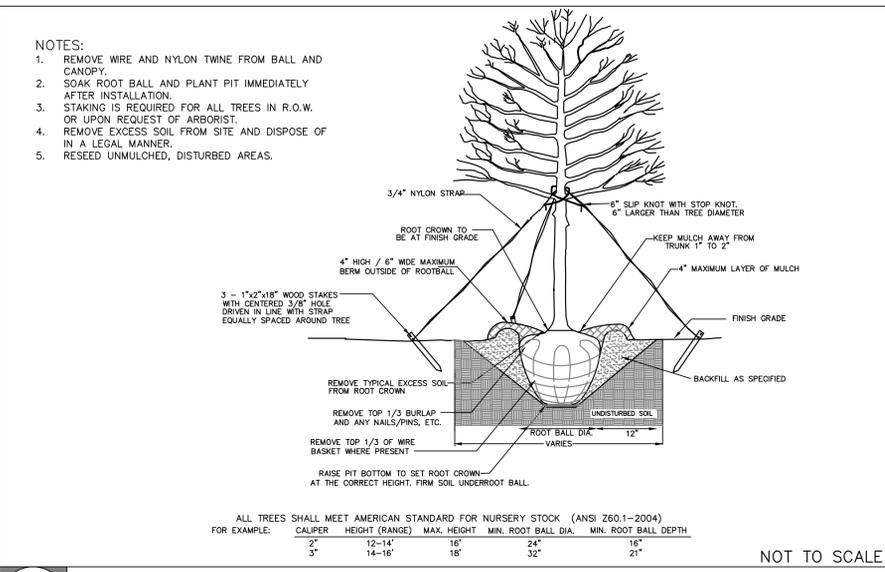


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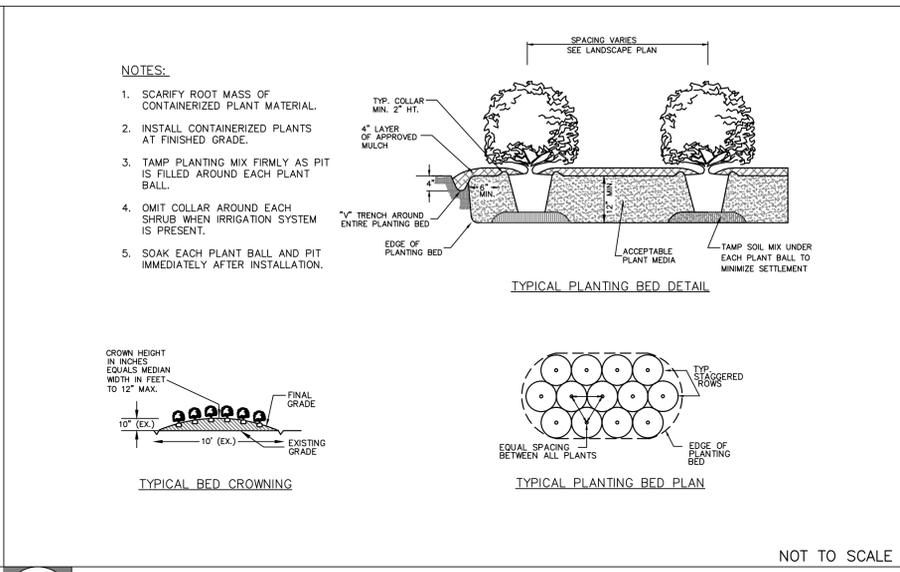
9 TYPICAL ISLAND HANDICAP RAMP (FOR PRIVATE USE, NOT PUBLIC SIDEWALKS)



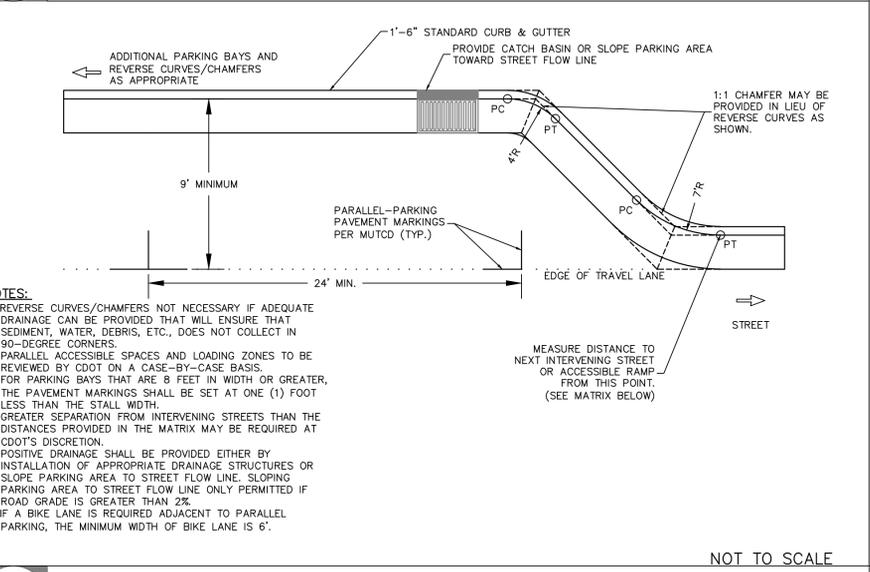
1 TREE PROTECTION DETAIL



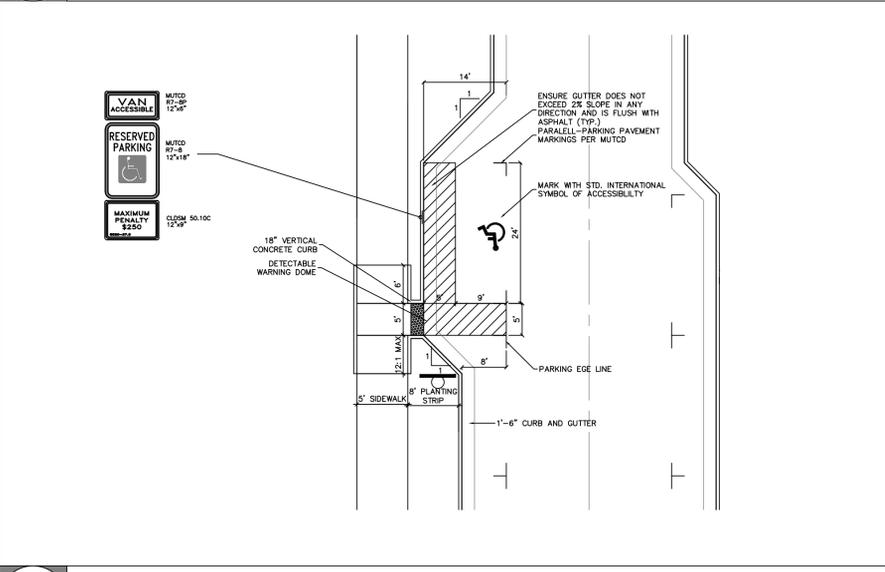
2 TREE PLANTING (FOR SINGLE AND MULTI-STEM TREES)



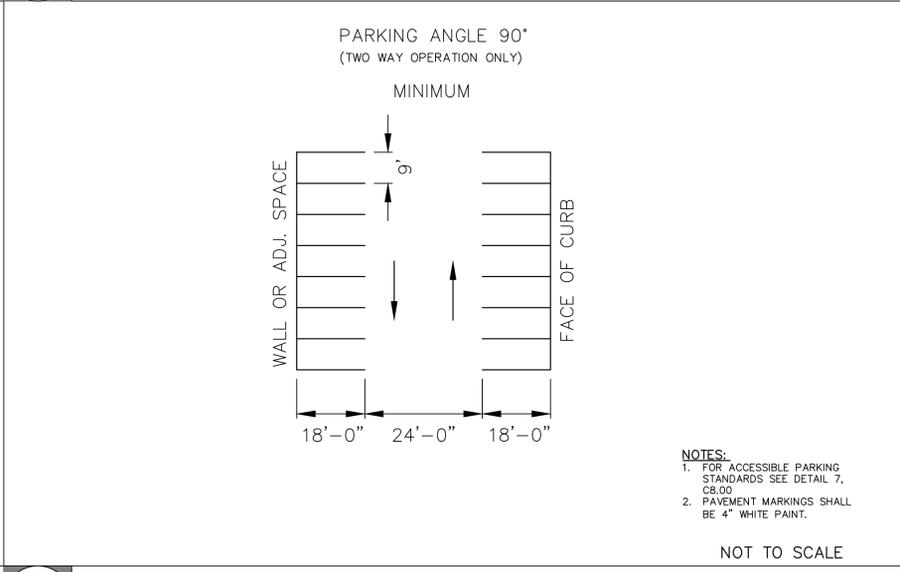
3 SHRUB PLANTING BED



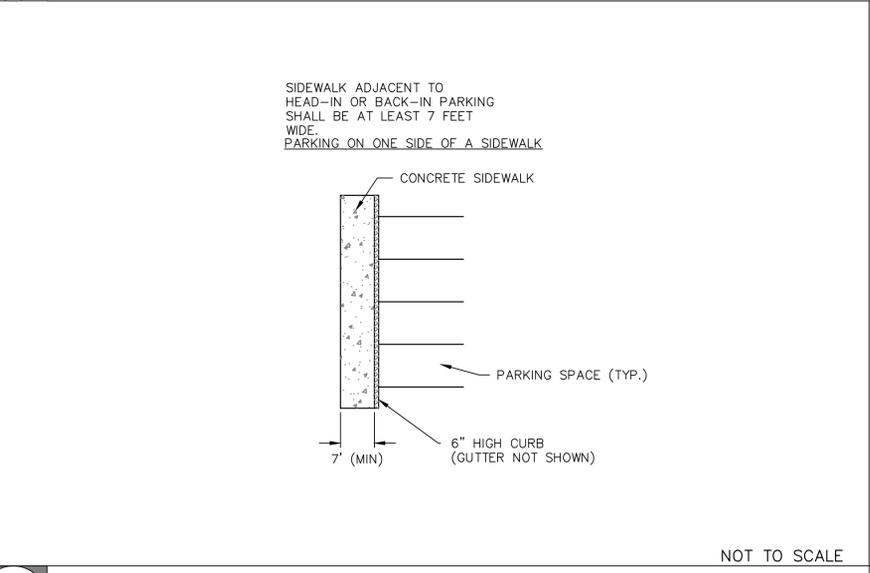
4 PARALLEL PARKING STANDARDS



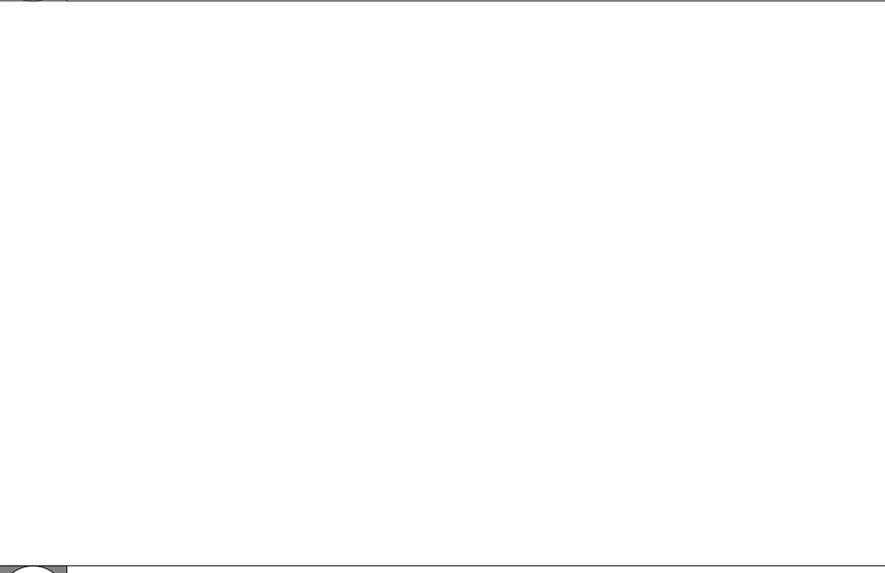
5 ACCESSIBLE ON STREET PARKING



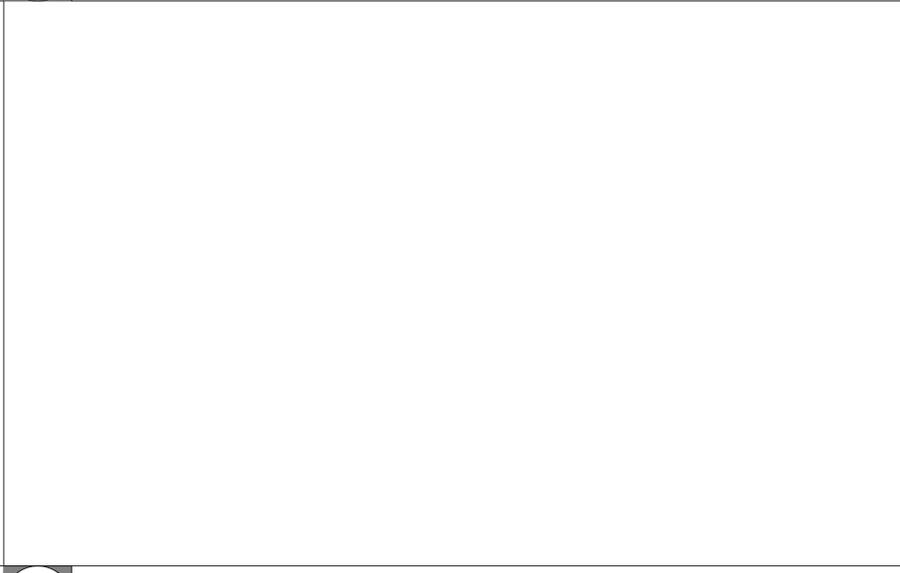
6 PARKING STANDARDS



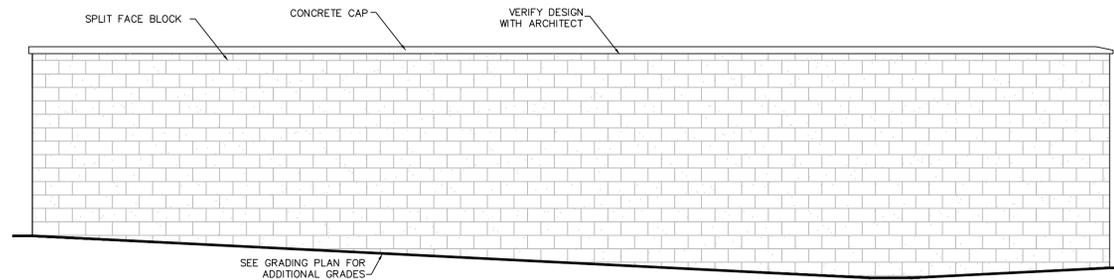
7 PARKING STANDARDS (CONTINUED)



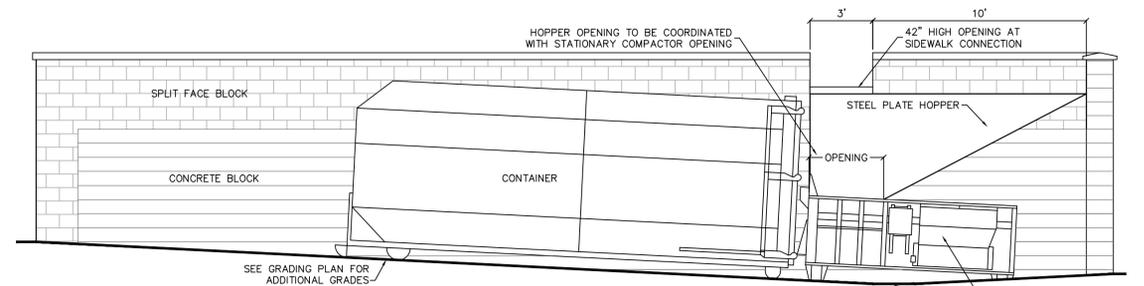
8 NOT USED



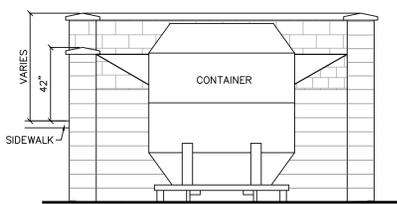
9 NOT USED



EXTERIOR SIDE VIEW

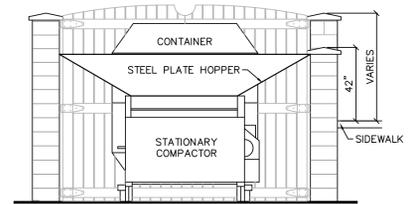


SIDE VIEW

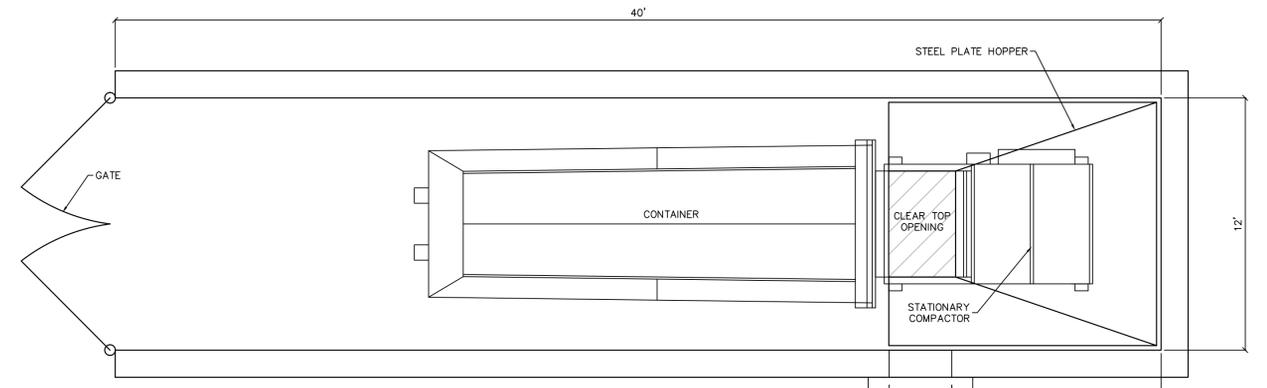


FRONT VIEW

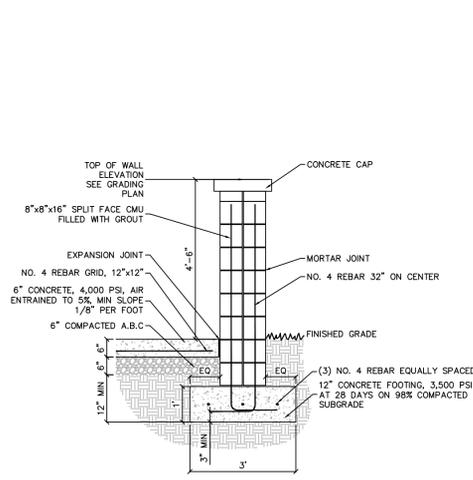
- NOTE:
1. STEEL PLATE HOPPER TO BE CONSTRUCTED AND ATTACHED SO THAT IT REMAINS ON SITE DURING TRASH REMOVAL.
 2. DO NOT ATTACH HOPPER DIRECTLY TO MASONRY WALL.
 3. HOPPER HEIGHT TO BE A MINIMUM OF 54" (4'-6") ABOVE BASE GRADE. PREFERABLY BETWEEN 7' & 8'.
 4. SEE CIVIL DRAWINGS FOR STORM DRAINAGE (OR SANITARY CONNECTION) AS REQUIRED BY LOCAL CODES.
 5. SEE CIVIL ENGINEER'S DRAWINGS FOR CONNECTION OR FREEZE PROOF YARD HYDRANT.
 6. ALL EQUIPMENT SHALL BE SINGLE PHASE ELECTRIC, TO BE COORDINATED WITH MANUFACTURE AND ELECTRICAL CONTRACTOR.
 7. STATIONARY COMPACTOR TO BE RJ-225 ON SITE COMPACTOR BY MARATHON EQUIPMENT CO.
 8. CONTAINER TO BE RJ-40 OCVL ROLL-OFF OCTAGON COMPACTION CONTAINER BY MARATHON EQUIPMENT CO.



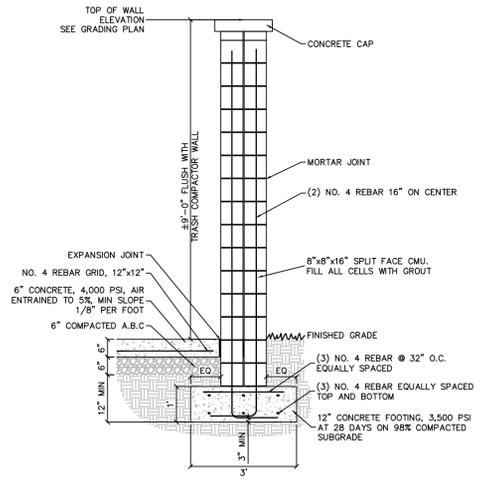
REAR VIEW



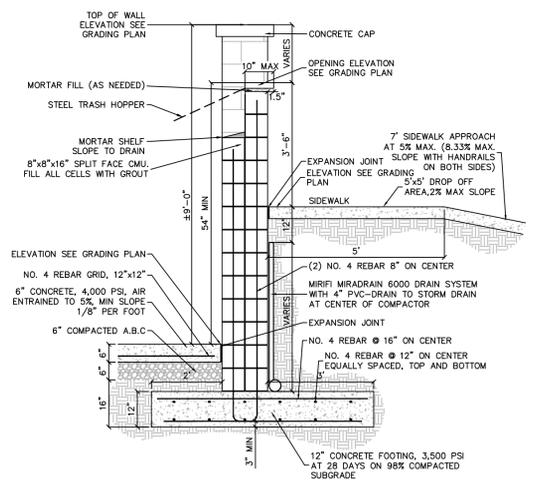
PLAN VIEW



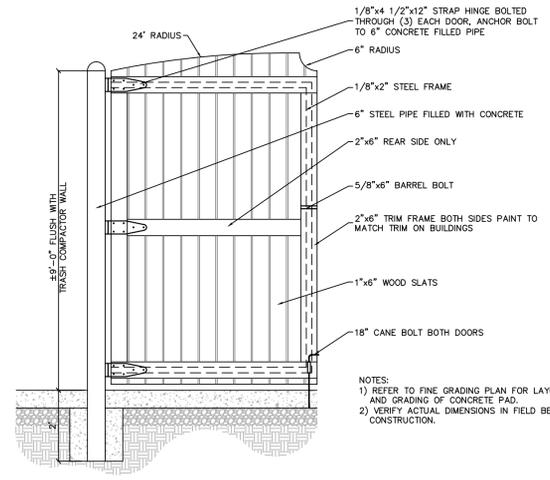
RECYCLING AREA SCREEN WALL



CARDBOARD BIN SCREEN WALL



TRASH COMPACTOR WALL



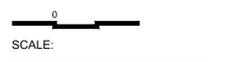
GATE ELEVATION



PRELIMINARY SITE PLAN

TWO CAPITAL INDIAN LAND
LANCASTER COUNTY, SOUTH CAROLINA
TWO CAPITAL PARTNERS
3445 PEACHTREE RD., SUITE 405
ATLANTA, GA 30326
404.262.2661

SITE DETAILS



PROJECT #: 507-002
DRAWN BY: KC
CHECKED BY: SK

APRIL 5, 2016

REVISIONS: