



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, July 7, 2025 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. Recognition of Midlands Deputy Coroner of the Year for South Carolina

Terry Tinker, Coroner

4. APPROVAL OF MINUTES

- a) June 23, 2025 County Council Meeting Minutes

5. CITIZEN'S COMMENTS

6. PUBLIC HEARING

7. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) Proclamation honoring Terri Zion for 50 years of service to Chester County Probate Court
- b) Resolution 2025-16 Authorizing the disposition of certain real or personal property; and Providing for other related matters.

8. ADMINISTRATOR'S REPORT

9. OLD BUSINESS

- a) 3rd Reading of CCMA25-17 GFI Partners requests Tax Map #097-00-00-030-000 (83.02 acres) located off Cedarhurst Road, Chester, SC 29706 to be rezoned from Limited Industrial District (ID-2) to General Industrial District (ID-3). The Planning Commission voted 4-0 to approve.

10. NEW BUSINESS

- a) Consideration of Stanton Subdivision Bond and Standby Irrevocable Letter of Credit - Phase 1

- b) Public Works Department Update
Devon Bagley, Public Works Director

11. BOARDS AND COMMISSIONS

12. EXECUTIVE SESSION

- a) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – P2529
- b) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – P2548
- c) Personnel matter regarding Purchasing Director

13. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding Project P2529
- b) Action taken regarding Project P2548
- c) Action taken regarding personnel matter

14. COUNCIL COMMENTS

15. ADJOURN

Pursuant to the Freedom of Information Act, the Chester News & Reporter, The Herald in Rock Hill, SC, WSOC-TV, Channel 9 Eyewitness News, the Mfg. Housing Institute of SC, WRHI Radio Station, C&N2 News, WCNC News and Capitol Consultants were notified, and a notice was posted on the bulletin board at the Chester County Government Building twenty-four hours prior to the meeting.

Guidelines for Addressing Council	
Citizens Comments: Each citizen will be limited to three minutes. When introduced: Approach the podium, state your name and address. Speak loudly and clearly, making sure that the microphone is not obstructed. Do not address the audience – direct all comments to Council. Do not approach the Council table unless directed.	Public Hearings: Each speaker will be limited to three minutes. Anyone addressing Council will be called out of order if you: Use profanity. Stray from the subject. Make comments personally attacking an individual member of Council.



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, June 23, 2025 | 6:00 PM

MINUTES

Present: Chairman Pete Wilson, Vice Chair Erin Mosley, Councilman Bobby Raines, Councilman John Agee, Councilman William Killian (6:13pm arrival), Councilman Corey Guy (virtual-intermittent/executive session arrival), County Administrator Brian Hester, County Attorney Nicole Workman, Clerk to Council Kristie Donaldson

1. CALL TO ORDER

Chairman Wilson called the meeting to order at 6:02pm and declared a quorum of council present.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited and invocation given by Chairman Wilson.

3. APPROVAL OF MINUTES

a) June 2, 2025 Council Workshop Minutes

Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 4-0 to approve.

b) June 9, 2025 County Council Meeting Minutes

Vice Chair Mosley motioned to approve, seconded by Councilman Raines. Vote 4-0 to approve.

4. CITIZEN'S COMMENTS

John Massey of 171 E Lacy Street addressed Council concerning the Mount Hebron African American Cemetery. He asked that the county cemetery committee to take the lead in maintaining the historic site and requested road clearing and funding support from the county council.

5. PUBLIC HEARING

Chairman Wilson opened the Public Hearing and stated that no one had signed up to speak. The Public Hearing was closed with no speakers.

- #### a) Ordinance 2025-12 Authorizing, pursuant to Title 12, Chapter 44 of the Code of Laws of South Carolina 1976, as amended, the execution and delivery of a fee-in-lieu of ad valorem taxes agreement by and between Chester County, South Carolina, and Chester PV1, LLC, acting for itself, one or more current or future affiliates and other project companies (collectively, "company"); providing for a fee-in-lieu of ad valorem taxes incentives; modifying a joint county industrial and business park of Chester and York counties so as to enlarge the park; the provision of special source revenue credits; and other related matters.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

a) 3rd Reading of Ordinance 2025-12

Authorizing, pursuant to Title 12, Chapter 44 of the Code of Laws of South Carolina 1976, as amended, the execution and delivery of a fee-in-lieu of ad valorem taxes agreement by and between Chester County, South Carolina, and Chester PV1, LLC, acting for itself, one or more current or future affiliates and other project companies (collectively, "company"); providing for a fee-in-lieu of ad valorem taxes incentives; modifying a joint county industrial and

business park of Chester and York counties so as to enlarge the park; the provision of special source revenue credits; and other related matters.

Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 4-0 to approve.

b) **1st Reading of Ordinance 2025-13 (Title Only)**

Approving the execution and delivery of a project agreement between the County and Project Eureka Mills; and providing for other related matters.

Vice Chair Mosley motioned to approve, seconded by Councilman Agee. Vote 4-0 to approve.

c) **Resolution 2025-13 Identifying the capital projects as part of a program of general obligation borrowing for calendar year 2025; updating the list of capital projects related to prior general obligation borrowings for calendar years 2022-2024; allocating amounts from the capital project funds; and providing for other related matters.**

Treasurer Tommy Darby explained Resolution 2025-13, which authorized the county to borrow funds for capital projects. He detailed a total project fund of \$2,244,302.80, noting they would use \$244,302.80 from prior completed bond projects and \$200,000 from the capital reserve fund to offset costs. He highlighted that this was part of a program the county had been implementing since 2016, using a level millage to fund debt service.

Vice Chair Mosley motioned to approve, seconded by Councilman Raines. Vote 5-0 to approve.

d) **Resolution 2025-14 Providing for changes to the county employee /personnel handbook relating to a new tuition reimbursement policy; and providing for other related matters.**

Administrator Hester presented a new tuition reimbursement policy for county employees. The policy required employees to be full-time for at least 12 months and take job-related courses at accredited institutions. Reimbursement would be at the state rate, with 100% reimbursement per credit hour a grade 'A', 75% for a 'B', and 50% for a grade of 'C.' Administrator Hester also explained that employees would need to repay the funds if they left voluntarily within 24 months of receiving the reimbursement.

Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 5-0 to approve.

7. ADMINISTRATOR'S REPORT

Administrator Hester introduced Morgan McDougald Shirley as the county's first Communications Officer, highlighting her status as a lifelong Chester native with extensive marketing experience. He also shared an update on former Councilman Branham, reporting on a recent visit where Mr. Branham sent greetings to the council and expressed hope of returning to work. Administrator Hester also reported that Ward Road has been completed and expressed gratitude to the crew for their efforts.

8. OLD BUSINESS

9. NEW BUSINESS

a) **Gateway to Chester County: Visitor & Veterans History Center**

Britt Stoudenmire, Chester County Tourism

Britt Stoudenmire presented the Gateway to Chester County Veterans History Center project. He outlined the project's aim to transform the gateway into an immersive veterans and battlefields discovery hub, featuring multimedia exhibits and artifacts. Mr. Stoudenmire highlighted the potential economic impact, estimating 10,000 annual visitors and \$390,000 in local economic injections. He stated that the project aims to be completed by the end of 2026, coinciding with South Carolina's 250th anniversary.

b) **SC Parks Recreation and Tourism's 'Undiscovered SC' Grant Match Approval**

Administrator Hester explained the financials for the Veterans History Center project. He noted the local A-tax fund had a balance of \$587,000, with \$41,253 already allocated to the project. He proposed using an additional \$58,747 from the fund to provide the \$100,000 matching funds required for the grant.

Administrator Hester emphasized that HW Designs would perform the project work, and all costs were expected to be grant-eligible.

Vice Chair Mosley motioned to approve the Undiscovered SC grant match up to \$100,000, seconded by Councilman Raines. Vote 5-0 to approve.

c) **Information Technology Department Update**

David Schuelke, IT Director

Director Schuelke provided an IT department update, highlighting that his two-person team handles about seven to eight tickets daily with an average of a four-hour resolution time. He discussed ongoing projects including website development (70% complete), Toshiba printer deployment, and contract reviews. Completed projects included the county council chamber upgrade with new digital boards and monitors, Paycor payroll system rollout, and Samsara fleet management implementation. Director Schuelke also noted they've been actively involved in cybersecurity groups and achieved \$80,000 in contract savings.

10. BOARDS AND COMMISSIONS

11. EXECUTIVE SESSION

Vice Chair Mosley motioned to enter executive session, seconded by Councilman Raines. Vote 5-0 to enter executive session.

- a) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – P2485
- b) Legal advice concerning municipality annexation
- c) Discussion of appointment of a person to a public body – Capital Project Sales Tax Commission

12. ACTIONS FOLLOWING EXECUTIVE SESSION

Councilman Raines motioned to return to regular session, seconded by Vice Chair Mosley. Vote 6-0 to return to regular session.

- a) Action taken regarding Project P2485
Chairman Wilson stated this item was taken as information only.
- b) Action taken regarding municipality annexation
Chairman Wilson stated this item was taken as information only.
- c) Action taken regarding Capital Project Sales Tax Commission appointment
Vice Chair Mosley motioned to approve a resolution to include the City of Chester selections of Susan Kovas, Ms. Kovas' appointments of Eddie Railey and Ginger Sharpe to be on the Capital Project Sales Tax Commission and on behalf of the county: Melvin Jackson, Steve Bishop, and Pam Temple. Seconded by Councilman Raines. Vote 6-0 to approve.

13. COUNCIL COMMENTS

Councilman Agee stated he received a nice card from the family of Councilman Mike Vaughn. Vice Chair Mosley wished Councilman Killian a happy early birthday. Councilman Agee mentioned the repair of Charlie Barber's road—Lynn Road. Vice Chair Mosley also wished Nicole a happy early birthday. Councilman Killian stated he would be having a 60th birthday party at the memorial building on July 5th and invited all of council to attend.

14. ADJOURN

Vice Chair Mosley motioned to adjourn, seconded by Councilman Killian. Vote 6-0 to adjourn.

Time of adjournment: 7:58pm

Kristie Donaldson, Clerk to Council

STATE OF SOUTH CAROLINA

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PROCLAMATION

CHESTER COUNTY

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**PROCLAMATION HONORING JUDGE TERRI BOYD ZION FOR 50 YEARS OF
DISTINGUISHED SERVICE TO CHESTER COUNTY**

WHEREAS, on July 1, 1975, Terri Boyd Zion began her remarkable career in public service with the Chester County Probate Court under the leadership of Probate Judge E.K. Hardin, marking the beginning of a legacy defined by dedication, compassion, and unwavering commitment to probate matters;

WHEREAS, Judge Zion was appointed Deputy Probate Judge in 1991, faithfully serving alongside the late Honorable Lois H. Roddey, and continued to uphold the dignity and integrity of the Court;

WHEREAS, in 2018, Judge Zion was elected Probate Judge for Chester County and assumed office on January 1, 2019, bringing with her decades of experience, a deep knowledge of probate law, and a steadfast devotion to the citizens of Chester County;

WHEREAS, Judge Zion is an active and proud member of the South Carolina Probate Judges Association, regularly attending conferences to ensure that Chester County remains informed of the latest legal developments pertaining to commitment proceedings, estate administration, and the care of incapacitated individuals;

WHEREAS, throughout her career, Judge Zion has overseen countless estate matters, issued over 1,400 marriage licenses, and generously shared her expertise by hosting Continuing Legal Education (CLE) training for her peers and colleagues;

WHEREAS, now in her second term as Probate Judge, Judge Zion continues to serve with integrity, compassion, and an unyielding dedication to the citizens of Chester County, providing guidance and empathy during some of life's most difficult and emotional moments;

WHEREAS, for fifty years and counting, Judge Terri Boyd Zion has exemplified the highest standards of public service, earning the respect, admiration, and gratitude of the entire community;

NOW, THEREFORE, be it resolved that I, Chairman Pete Wilson, on behalf of the Chester County Council do hereby honor and recognize the **Honorable Judge Terri Boyd Zion** for her **50 years of exceptional service** to Chester County and extend our deepest appreciation for her enduring commitment to the administration of the Probate Court, compassion for others, and the well-being of our citizens.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of Chester County to be fixed this 7th day of July, in the Year of our Lord, Two Thousand, Twenty-Five.

Pete Wilson, Chairman
Chester County Council

ATTEST:

Kristie Donaldson
Clerk to Council

SOUTH CAROLINA) **RESOLUTION 2025-16 OF**
) **CHESTER COUNTY, SOUTH CAROLINA**
CHESTER COUNTY)

**AUTHORIZING THE DISPOSITION OF CERTAIN REAL OR PERSONAL
PROPERTY; AND PROVIDING FOR OTHER RELATED MATTERS.**

WHEREAS, South Carolina Code Annotated section 4-9-30(2) authorizes Chester County (“County”) to sell or otherwise dispose of real or personal property; and

WHEREAS, the County Council for Chester County, South Carolina, as the County's governing body has determined that it is in the best interest of the County and its citizens to demolish, the item of property listed in Exhibit A, which is attached to and incorporated in this Resolution by reference;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL THAT THE COUNTY AUTHORIZED THE DEMOLITION OF PROPERTY AS DESCRIBED IN EXHIBIT A.

And, it is further resolved that the County Administrator, and/or his designee (each, an “Authorized Official”), is authorized to prepare the property and any reasonably necessary and prudent documents for the demolition of real or personal property in this State.

RESOLVED: July 7, 2025

CHESTER COUNTY, SOUTH CAROLINA

Pete Wilson
Chairman, County Council

[SEAL]

Attest:

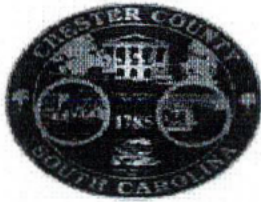
Kristie Donaldson
Clerk to County Council

[ONE EXHIBIT FOLLOWS]

EXHIBIT A

PROPERTY DESCRIPTION

Department	Address	Tax Map #	Description
Chester County	103 McAliley Street Chester, SC 29706	201-10-03-017-000	Demolition of brick house & haul off all debris



Chester County, South Carolina
Department of Planning, Building & Zoning
1476 J.A. Cochran Bypass
Chester, SC 29706

Zoning Map Amendment (Rezoning) Application

Fee: Residential \$150.00, Non-Residential \$300.00, Planned Development \$1000.00

Meeting Date: 4-15-25 Case # CCMA25-17 Invoice # 9346

The applicant hereby requests that the property described to be rezoned from ID-2 to ID-3

Please give your reason for this rezoning request:

We are planning to propose a "Petroleum Product Whole sale" plant for this specific parcel. This proposed use is only allowed under the ID-3 zoning classification and the site we are proposing meets the 1000' setback requirement for its location.

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: 4227,31-33,493

Property Address Information

Property address: Cedarhurst Road, Chester, SC 29706

Tax Map Number: 097-00-00-030.000 Acres: 83.02

Any structures on the property: yes _____ no X _____. If you checked yes, draw locations of structures on plat or blank paper.

PLEASE PRINT:

Applicant (s): GFI Partners

Address 133 Pearl Street, Suite 300, Boston, MA 02110

Telephone: (617) 292-0101 cell _____ work _____

E-Mail Address: _____

Owner(s) if other than applicant(s):

Address: PO Box 519, Chester SC 29706

Telephone: _____ cell _____ work _____

E-Mail Address: _____

I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: [Signature]

Date: 3-13-25

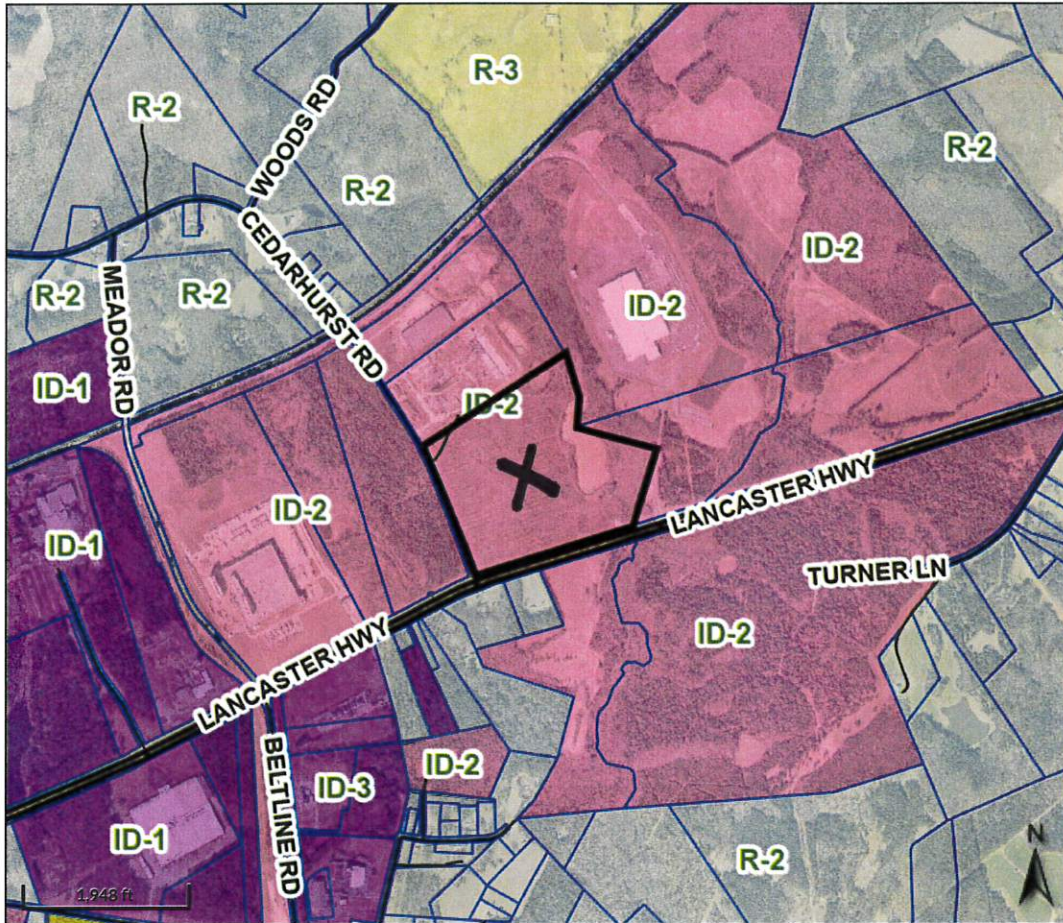
Applicant signature: William Deshler

Date: _____

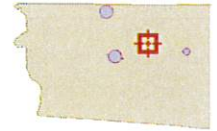
CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.



Chester County, SC



Overview



Parcel ID	097-00-00-030-000	Alternate ID	n/a	Owner Address	OLIPHANT ALBERT DRANE III
Sec/Twp/Rng	n/a	Class	LA		OLIPHANT RUFUS ALEXANDER IV
Property Address		Acreage	83.021		PO BOX 519
					CHESTER SC 29706
District	02				
Brief Tax Description	n/a				
	(Note: Not to be used on legal documents)				

Date created: 3/14/2025
Last Data Uploaded: 3/14/2025 3:32:02 AM

Developed by  SCHNEIDER
GEOSPATIAL

Current Year (2025) Changes



Search Options

Map Number

097-00-00-030-000

Real

00695293

History Year

Name 1

OLIPHANT ALBERT DRANE III

Other Map Number



Find

Alerts

Owner Information

Post Initials

CB

Reason for Change

Activity Date

06/04/2021

Name 2

OLIPHANT RUFUS ALEXANDER IV

Land Value

425,000

Address 1

PO BOX 519

Building Value

Address 2

CHESTER SC

Total Market Value

425,000

Zip Code

29706

Total Tax Value

9,950

Codes

District

02

Fire Code

CS

CITY SUB

Town

Subdivision

Description

Legal

Neighborhood

ID2

LIMITED INDUSTRIAL

Use Class

Location

Street Number

Street Name

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

Next Year (2026) Changes



Search Options

[Map Number](#)

097-00-00-030-000

Real

00695293

History Year

[Name 1](#)

OLIPHANT ALBERT DRANE III

[Other Map Number](#)

Find

Alerts

Owner Information

Post Initials

CB

Reason for Change

Name 2

OLIPHANT RUFUS ALEXANDER IV

Address 1

PO BOX 519

Address 2

CHESTER SC

Zip Code

29706

Activity Date

06/04/2021

Land Value

425,000

Building Value

Total Market Value

425,000

Total Tax Value

9,950

Codes

District

02

Fire Code

CS

CITY SUB

Town

Subdivision

Description

Legal

Neighborhood

ID2

LIMITED INDUSTRIAL

Use Class

[Location](#)

Street Number

Street Name

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

FARM APPRAISAL CARD

CARD 1 OF 1 CARDS

TAX MAP 097-00-00-030-000		TRANSFERRED FROM	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	DATE OF SALE	SALES PRICE
OLIPHANT ALBERT DRANE III OLIPHANT RUFUS ALEXANDER IV P.O. BOX 519 CHESTER SC 29706		J.E. CORNEWLL	181	654	181	644	12/21	SALE
		CHESTER CO	JUDGMENT	ROLE	3447		9/12/21	
		SARAH PRYOR OLIPHANT - D.O.D	599	66	181	644	3/1/91	89ES1253
		ALBERT DRANE OLIPHANT III - ETAL	1235	299	85 ac		3/27/18	QUIT CLAIM
PROPERTY LOCATION		ROSBURG SOUTH ENGINEERED WOOD	1235	309	85 ac		3/27/18	QUIT CLAIM
Physical Address								
District	2							
Zoning	ID-2							
LAND								
Legal Area	85 ac							
Number of Acres	85 ac	PROPERTY DESCRIPTION						
Per Acre Value		Remainderman: Albert Drane Oliphant III & Rufus Alexander Oliphant IV						
ESTIMATED MARKET VALUE								
Year	Land Value	Improvement Value	Total					
1993		15,200	15,200					
2000		14,500	14,500					
2006		10,400	10,400					
2013		8,700	8,700					
REMARKS								
Sold 61 ac to 097-00-00-056-000 on 3/8/91 3.388 ac to SCDOT 8/12/97 Right of Way Deed 1185 pg 269 for 2016 Sold 9.08 ac to 097-00-00-065-000 on 10/24/00 - Sold 28.90 ac to 097-00-00-066-000 on 10/24/00 Sold 38.11 ac to 097-00-00-067-000 on 10/24/00 - Right of way easement 1173 -98 on 11/17/16 As of 7/26/2019 all buildings on property have been removed. CW 7/29/2019								

CLASSIFICATION					Permit #			Date	Contract Price			
Farm Bldgs	Construction	Size	Rate	Yr. Built	Cond	Dep	Obs	Market Value				
LAND VALUATION								SKETCH	Year Built			
Class	Acres	Market Value		Use Value								
		Price per Acre	Total	Price per Acre	Total							
C4	75	5,000	375,000	110	8,250							
C6	4	5,000	20,000	43	172							
C2	6	5,000	30,000	255	1,530							
Total	85		425,000		9,950							
LAND VALUATION BY YEAR												
Year	1992 -164ac	1993 -164ac	1999 -161ac	2000 -161ac	2006 -85ac	2019 -85ac						
Market Value	196,800	262,400	257,600	305,100	425,000	425,000						
Use Value	16,800	16,800	17,750	17,750	9,950	9,950						
Comments												

FARM APPRAISAL CARD

SOUTH CAROLINA

CARD 5 OF 5 CARDS

COUNTY _____

TAX MAP

DISTRICT 21

DATE OF APPRAISAL 10/12/92

APPRAISER John

TRANSFERRED FROM

Deed Book

Deed Page

Acres or Lots

Plat Book

Plat Page

Date of Sale

SALES PRICE

J. E. Cornwall

181

654

181

644

12-21

sale

Cherokee Co

Judgment Roll

3447

1-12-21

1-12-21

1-12-21

1-12-21

1-12-21

Sarah Pruce Oliphant - Deed of Dist 3-4-21

599

66

215.730

181

644

8-1-91

895-125

Albert Drane Oliphant III - Deed

1235

299

85

181

644

3-27-10

Quit Claim

Kriebing South Engineering Ward

1235

309

85

181

644

3-27-18

Quit Claim

PROPERTY LOCATION

GENERAL DATA

COST DATA

INCOME APPROACH

St., Rt. & No.	Yr. Built	Land	Econ. Rent	Cap. Rate	Remarks:
City	Economic Life	Imp.	Expenses	Income	
Use	Condition	L. H.	Net Inc.	Cap. Rate +	
Subdivision	Quality	Total	Land Inc.	Imp. Value	
Legal Description	Annual Rent	Stamps	Imp. Inc.	Land Value	
	Bldg. Permit	Old Map Ref.	Recap	Total Value	
	Mort.	File No.	Int. Rate		

STANDARD CLASSIFICATION

PROPERTY DATA

LAND VALUATION

NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES	CLASS	ACRES	MARKET VALUE	USE VALUE
Progressive	Paved Road	Buildings	Electricity			Price per Acre	Total
Static	Earth Road	Pavement	Water				Price per Acre
Regressive	Railroad	Fence	Gas				Total
Old	Water	Landscaping	Sewer				
New	Airport	Well	All Utilities				

LAND

Number of Acres	Number of Lots
Per Acre Value	Number of Front Ft.
Value for Acres	Per Lot Value
Returned Area	Per Front Ft. Value
Legal Area	Value for Lots
Planimetered Area	Value for Fr. Ft.
Total Land Value	

ESTIMATED MARKET VALUE

Number	Land Acres or Lots	Improvement	Total
1992	85	14,500	14,500
Market Approach 1993		15,200	
Income Approach 06		10,400	
Correlated Value 2013		8,700	
Assessed %			
Reviewed by			
Date			

TOTAL

LAND VALUATION BY YEAR

Market Value	Use Value	Difference
1992	1992	1992
1993	1993	1993
1994	1994	1994
1995	1995	1995
1996	1996	1996
1997	1997	1997
1998	1998	1998
1999	1999	1999
2000	2000	2000
2001	2001	2001
2002	2002	2002
2003	2003	2003
2004	2004	2004
2005	2005	2005
2006	2006	2006
2007	2007	2007
2008	2008	2008
2009	2009	2009
2010	2010	2010
2011	2011	2011
2012	2012	2012
2013	2013	2013
2014	2014	2014
2015	2015	2015
2016	2016	2016
2017	2017	2017
2018	2018	2018
2019	2019	2019
2020	2020	2020
2021	2021	2021
2022	2022	2022

097-00-00-030-000
OLIPHANT ALBERT DRANE III
OLIPHANT RUFUS ALEXANDER IV
PO BOX 519
CHESTER SC 29706

Sold 61 AC to 97-0-0-56 3-8-91
3,388 AC to 97-0-0-56 3-8-91
Right of Way Deed 1185-269-2016
Remaindermen. Albert Drane Oliphant III + Rufus Alexander Oliphant, IV PT-168

97-0-0-30
97-0-0-30

Oliphant, Sarah Pryor
197 Columbia Road
Chester, S.C. 29706

Notice

DISTRICT	DATE OF APPRAISAL				APPRAISER			
Transferred From	Date Recorded	Date of Sale	Deed Book	Deed Page	Plat Book	Plat Page	Acres or Ldts	Sales Price
Ad. Council. Clerk of Court	Dec 1921	181	654	181	644	215.73	Sale	
Chester County	Sept 12 1921	3447	Gubert	ROAL				

PROPERTY LOCATION		GENERAL DATA		COST DATA		INCOME APPROACH			
St., Rt. & No.	Yr. Built	Land	Econ. Rent	Cap. Rate	Remarks				
City	Economic Life	Imp.	Expenses	Income ÷					
	Condition	L. H.	Net Inc.	Cap. Rate					
Subdivision	Quality	Total	Land Inc.	Imp. Value					
OCCUPANT and USE	Annual Rent	Stamps	Imp. Inc.	Land Value					
	Bldg. Permit	Old Map Ref.	Recap	Total Value					
	Mort.	File No.	Int. Rate						

PROPERTY DATA					LAND CLASSIFICATION			
Neighborhood	Transportation	Land Imp.	Utilities	Topography	Land Class	No. of Acres	Value Per Acre	Value Per Class
Progressive	Paved Road	Buildings	Electricity	Level	Open Land			
Static	Earth Road	Pavement	Water	High				
Regressive	Railroad	Fence	Gas	Low				
Old	Water	Landscaping	Sewer	Rolling				
New	Airport	Well	All Utilities	Swampy				

LAND		LOT SIZE	
Number of Acres	Number of Lots	Front	Timberland
Per Acre Value	Number of Front Ft.	Depth	
Value for Acres	Per Lot Value	Rear	
Returned Area	Per Front Ft. Value		
Legal Area	Value for Lots	Total	
Planimetered Area	Value for Fr. Ft.		
Total Land Value			

ESTIMATED MARKET VALUE			
Number	Land Acres or Lots	Improvement	Total
	215 Acre	10	
Cost Approach			
Market Approach			
Income Approach			
Correlated Value	107,500	9,550	117,050
Appeal Value			
Assessed %			

REMARKS & DESCRIPTION	
10 Bldg. Value = 31,850 (Additional Depreciation) .30 40% Good obs \$9,555 Land Bldg. per Value 215 Acre = \$544/A	

Reviewed by	Date	Property Classification	Zoning

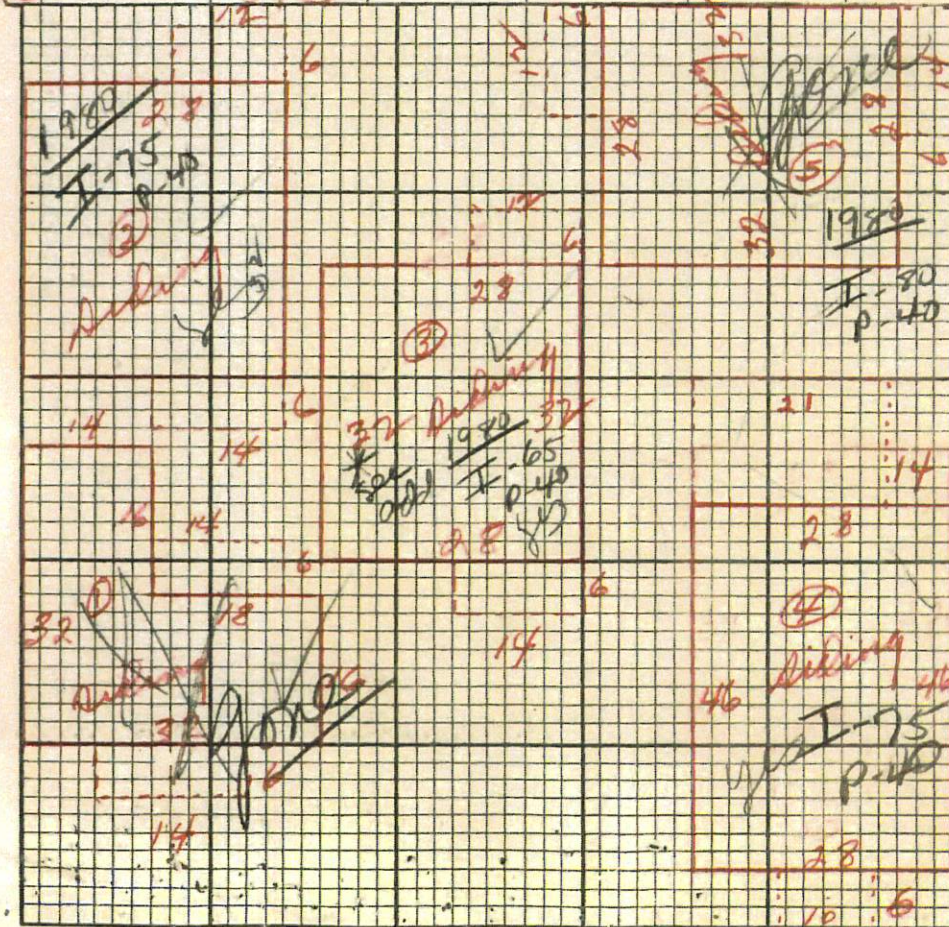
CLASSIFICATION OR MODEL

Ref. Page

Manual

Foundation	Framing	Roof Type	Exterior Walls	Roof Structure	Interior		Kitchen	Env'l		General
Concrete	Wood	☒ Gable	Brick Veneer	Comp.	No. Rooms	Dry Wall	Cabinets	☒ Central Heat		Carport
Conc. Block	Steel	Hip	Block	Built-up	No. Baths	Plaster	Stove	Air Cond.		Garage
Brick	Rein. Concrete	Flat	Frame	Metal	Tile Bath	Painted	Dishwasher	Space Heat		Gutters
Post	Trusses		Metal	Tile	Fireplace	Paneled	Disposer	Elec. Heat		Breezeway
	Concrete	Height	<i>Asking</i>	Wood Decking	H. W. Floor	Unfinished	Hood & Fan	Heat Pump		Elevator
Basement		No. Stories	Insulated	Slate	Carpet	Insulated	Tile Floor	Fan (Exhaust)		Water Tank
Finished	Stanchions	Split Level			Conc. Floor	Type Wiring Bx ☐ Romex ☐	Linoleum	Spk. System		Septic Sys.
B. Ht.				Insulated	Tile Floor	Conduit ☐				

IMPROVEMENTS	AREA	UNIT COST	1st COST	ADDITIONS	REP. COST	DEP.	VALUE	Ground Area	PLUMBING		
①	736					#3		Perimeter	Good	Avg.	Poor
②	896							Perimeter Ratio	LIGHTING		
③	896							Location --	Good	Avg.	Poor
④	1288							Time Adj.			
⑤	896							Height Adj.	Fluorescent		
								Composite Adj.	Incandescent		



Total Value		Base Cost	Stories Mult.		
Rounded Value		Sales Comparison Approach (Income Residential)			
		G R M	X Ec. Rent	= Value	

COMPUTATIONS & REMARKS

①	②	③	④	⑤
I-80	I-40	I-65	I-50	I-40
CPWC	CPWC	CPWC	CPWC	CPWC

BRCH Land - 500

① $6 \times 14 = 84 + 6 \times 14 = 84 = 168 \text{ sqft}$

② $6 \times 14 = 84 + 6 \times 12 = 72 = 156 \text{ sqft}$

③ $6 \times 14 = 84 + 6 \times 12 = 72 = 156 \text{ sqft}$

④ $6 \times 10 = 60 + 14 \times 21 = 294 = 354 \text{ sqft}$

⑤ $6 \times 14 = 84 + 6 \times 12 = 72 = 156 \text{ sqft}$

Date Measured & Mapped

By *W. J. D.*

Card 3-5 Card

REMARKS & COMPUTATIONS

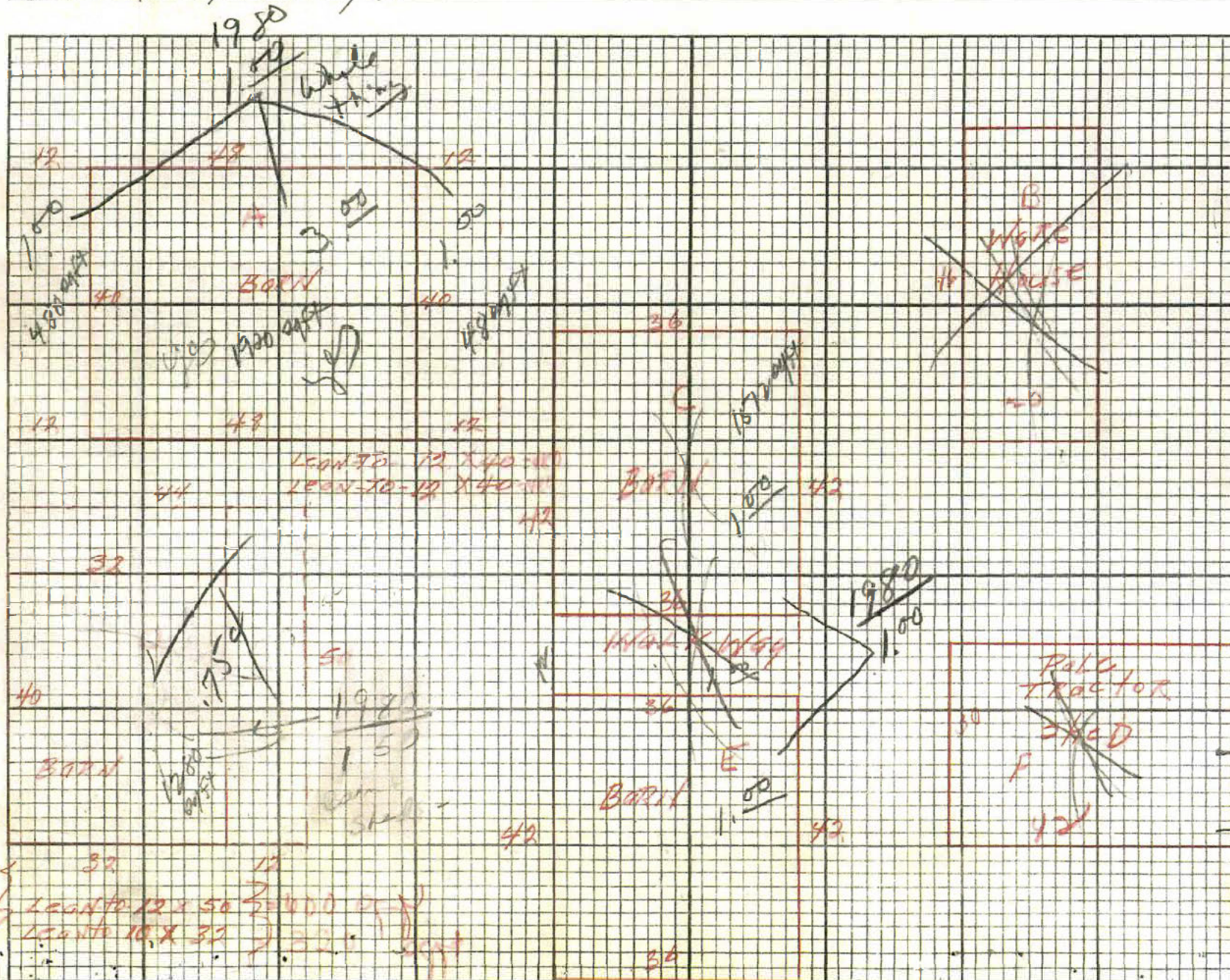
ROUNDED VALUE

Card _____ of Cards _____

SOUTH CAROLINA - COUNTY _____

County Number _____

Tax Map <u>97</u>	District _____	Date of Appraisal _____	Appraiser _____
Owner <u>Sarah P. Oliphant</u>		Occupant _____	



TAX MAP

Property Card
SOUTH CAROLINA - COUNTY

CARD 4 OF 5 CARDS

Owner's Name and Address		DISTRICT		DATE OF APPRAISAL				APPRAISER			
		Transferred From		Date Recorded	Date of Sale	Deed Book	Deed Page	Plat Book	Plat Page	Acres or Lots	Sales Price

PROPERTY LOCATION		GENERAL DATA		COST DATA		INCOME APPROACH				
St., Rt. & No.		Yr. Built		Land		Econ. Rent		Cap. Rate		Remarks
City		Economic Life		Imp.		Expenses		Income		
		Condition		L. H.		Net Inc.		Cap. Rate		
Subdivision		Quality		Total		Land Inc.		Imp. Value		
OCCUPANT and USE		Annual Rent		Stamps		Imp. Inc.		Land Value		
		Bldg. Permit		Old Map Ref.		Recap		Total Value		
		Mort.		File No.		Int. Rate				

PROPERTY DATA					LAND CLASSIFICATION			
Neighborhood	Transportation	Land Imp.	Utilities	Topography	Land Class	No. of Acres	Value Per Acre	Value Per Class
Progressive	Paved Road	Buildings	Electricity	Level	Open Land			
Static	Earth Road	Pavement	Water	High				
Regressive	Railroad	Fence	Gas	Low				
Old	Water	Landscaping	Sewer	Rolling				
New	Airport	Well	All Utilities	Swampy				

LAND		LOT SIZE		LAND CLASSIFICATION	
Number of Acres	Number of Lots	Front	Depth	Timberland	
Per Acre Value	Number of Front Ft.	Rear			
Value for Acres	Per Lot Value				
Returned Area	Per Front Ft. Value				
Legal Area	Value for Lots			Total	
Planimetered Area	Value for Fr. Ft.	Remarks & Description			
Total Land Value					
ESTIMATED MARKET VALUE					

ESTIMATED MARKET VALUE			
	Land Acres or Lots	Improvement	Total
Number			
Cost Approach			
Market Approach			
Income Approach			
Correlated Value			
Appeal Value			
Assessed %			

Reviewed by	Date	Property Classification	Zoning
-------------	------	-------------------------	--------

CLASSIFICATION OR MODEL

Ref. Page

Manual

Foundation	Framing	Roof Type	Exterior Walls	Roof Structure	Interior		Kitchen	Env'l		General
Concrete	Wood	Gable	Brick Veneer	Comp.	No. Rooms	Dry Wall	Cabinets	Central Heat	Carport	
Conc. Block	Steel	Hip	Block	Built-up	No. Baths	Plaster	Stove	Air Cond.	Garage	
Brick	Rein. Concrete	Flat	Frame	Metal	Tile Bath	Painted	Dishwasher	Space Heat.	Gutters	
Post	Trusses		Metal	Tile	Fireplace	Paneled	Disposer	Elec. Heat	Breezeway	
	Concrete	Height		Wood Decking	H. W. Floor	Unfinished	Hood & Fan	Heat Pump	Elevator	
Basement		No. Stories	Insulated	Slate	Carpet	Insulated	Tile Floor	Fan (Exhaust)	Water Tank	
Finished	Stanchions	Split Level			Conc. Floor	Type Wiring Bx ☐ Romex ☐ Conduit ☐	Linoleum	Spk. System	Septic Sys.	
B. Ht.				Insulated	Tile Floor					

IMPROVEMENTS	AREA	UNIT COST	1st COST	ADDITIONS	REP. COST	DEP.	VALUE	Ground Area	PLUMBING			
								Perimeter	Good		Avg.	Poor
								Perimeter Ratio	LIGHTING			
								Location -- Time Adj.	Good		Avg.	Poor
								Height Adj.	Fluorescent			
								Composite Adj.	Incandescent			
								Base Cost	Stories Mult.			
								Sales Comparison Approach (Income Residential)				
								G R M	X Ec. Rent	= Value		

COMPUTATIONS & REMARKS

#1 - 42' x 45' = 1890 sqft Barn
 12' x 45' = 540 " shed
 12' x 45' = 540 " shed
 Total 1080 sqft "

#2 - Barn - 1512 sqft
 Walkway - 432 "

#3 - Pole & Tractor shed.
 1260 sqft

4 - Barn 800 sqft -
 shed 12' x 50' = 600 " -
 " 10' x 32' = 320 " -
 " 12' x 40' = 480 " -

12/15/75
 4 - Houses
 3 - Barns
 1 - Pole shed

Date Measured & Mapped

By

Sketch 1 sq. = _____ Ft.

SOUTH CAROLINA

MISCELLANEOUS BUILDINGS AND IMPROVEMENTS

County Chester Card 5 of 5 Cards.

Tax Map No.

97-0-0-30

Owners Name

SARAH PRYOR OLIPHANT

Bldg No.	Bldg and Impvts.	Size	Height	Age	Cond.	Floor	Walls	Roof	Heat	Area	Sq. ft. Rate	Replacement Cost	Dep.	Improvement Value	Remarks
① 1.	Class I 80 %									896	15.48	13870			1987
2.	Porch. 40 %									156	6.19	965			I-80
3.	Class I 75 %									1016	15.23	15,473			FP
5.	Porch 40 %									156	6.09	950			I-80
6.												16,423	25%	4,100	FP
④ 7.	Class I 80 %									1288	14.59	18,791			I-80
8.	Porch 40 %									354	5.83	2063			FP
9.												20,854	20%	4,200	
⑤ 10.	Class I 80 %									876	15.48	13,570			
11.	Porch 40 %									156	6.19	965			
12.												14,835	20%	2,967	
⑥ 14.	Barn 1920 8x12									1920	75	14400			.75
	Shed 960 8x8									960	150	500			.50
⑦ 15.	BARN 2200									2200	75	1700			.75
16.	Barn 1180									1280	155	1270			
17.	Barn 1512									1512	150	1512			
18.	Workshop 432									432	1.00	432			
19.	Pole shed 1260									1260	1.00	1260			
20.															
21.															

TOTAL

Rounded

13,000

Remarks

MISCELLANEOUS BUILDINGS AND IMPROVEMENTS

County _____ Cards _____ of _____ Cards

Tax Map No.				Owners Name											
97-0-0-30				Albert D. Olight Jr Life Estate											
Bldg No.	Bldg and Impvts.	Size	Height	Age	Cond.	Floor	Walls	Roof	Heat	Area	Sq. Ft. Rate	Replacement Cost	Dep.	Improvement Value	Remarks
1993 1(2)	Class I 85%									896	25.44	22792			
2.	Porch									156	8.32	1297			
3.	70 Place											1100			
4.												25,192 X .15 =		3778 R	3,800
5(3)	Class I 85%									1016	24.60	24993			
6.	Porch									156	8.32	1297			
7.	7 Place											1100			
8.												27,390 X .15 =		4108 R	4,100
9(4)	Class I 80%									1288	23.94	30834			
10.	Porch									354	6.88	2435			
11.	70 Place											1100			
12.												34,370 X .15 =		5155 R	5,200
13.															
14(5)	Slab									960	.50 =	480		480	
15.	Bar									2200	.75 =	1650		1650	
16.														2131	R 2100
17.															15,250
18.															
19.															
20.															
21.															
TOTAL															

Remarks

(14) 6520
 4800
 11300

SOUTH CAROLINA

MISCELLANEOUS BUILDINGS AND IMPROVEMENTS

County Charleston Card 6 of 6 Cards

Tax Map No.

97-0-0-30

Owners Name

Sarah Ryan Cliphart

Bldg No.	Bldg and Impvts.	Size	Height	Age	Cond.	Floor	Walls	Roof	Heat	Area	Sq. ft. Rate	Replacement Cost	Dep.	Improvement Value	Remarks
1.	CLASS I 80%									896	25.44	22,794			
2.										156	8.32	1,297			
3.												24,091	X 20 =	4818	
4.	CLASS I 80%									1016	24.60	24,993			
5.										156	8.32	1,297			
6.												20,290	X 20 =	5258	
7.	CLASS I 80%									1200	25.71	30,834			
8.										354	6.85	2,435			
9.												33,269	X 20 =	6653	
10.															
11.	1920 1920									1920	.75			1440	Burned 1990.
12.	Shed 960									960	.50			480	
13.	Bar 2200									2200	.75			1650	
14.														20,299	
15.															
16.															
17.															
18.															
19.															
20.															
21.															

TOTAL

Remarks

93
 2 85 201-
 3 85 201-
 4 85 201-
 5 85 201-
 6 85 201-

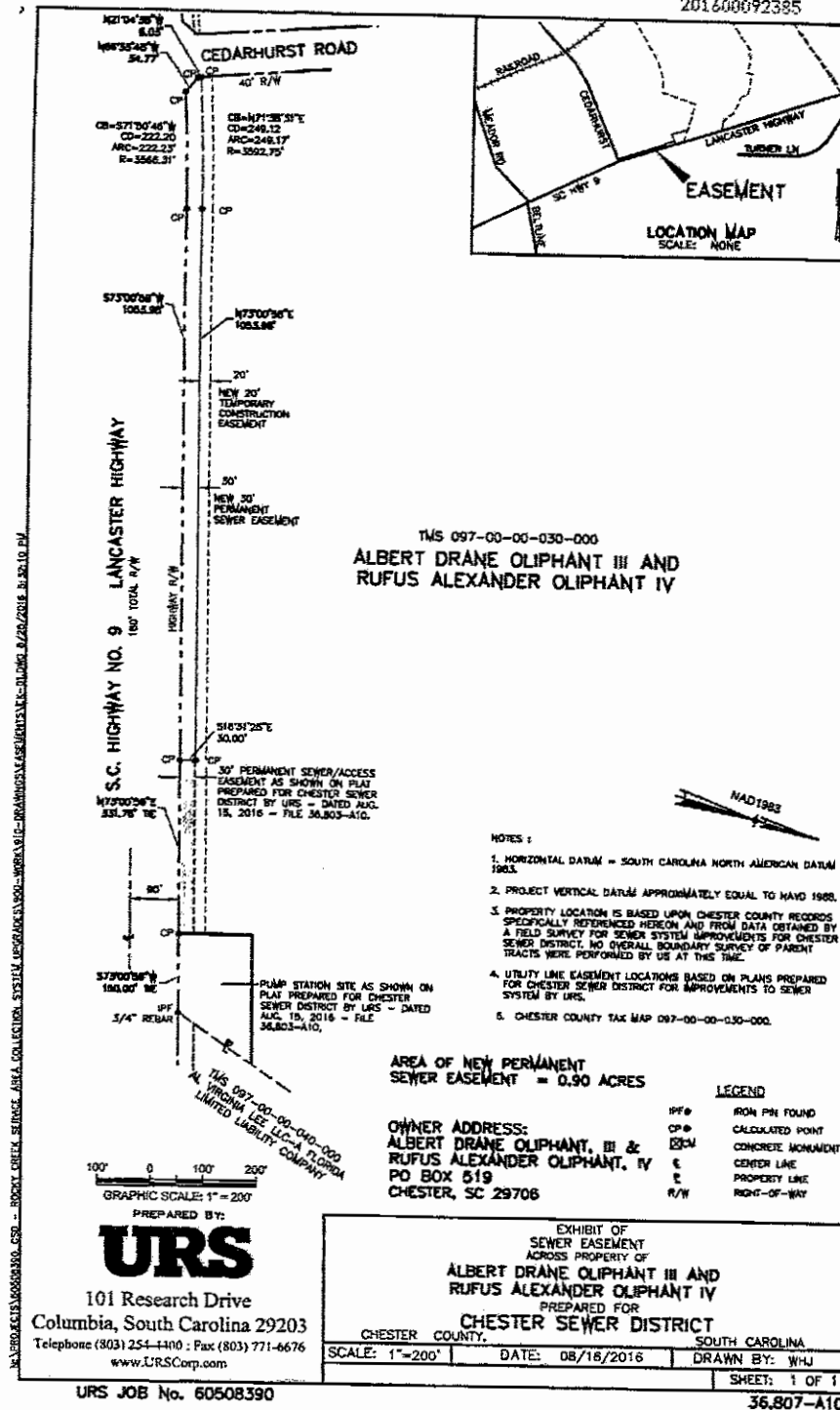
88

LAND 1205/AC

1988 Rounded 20,300

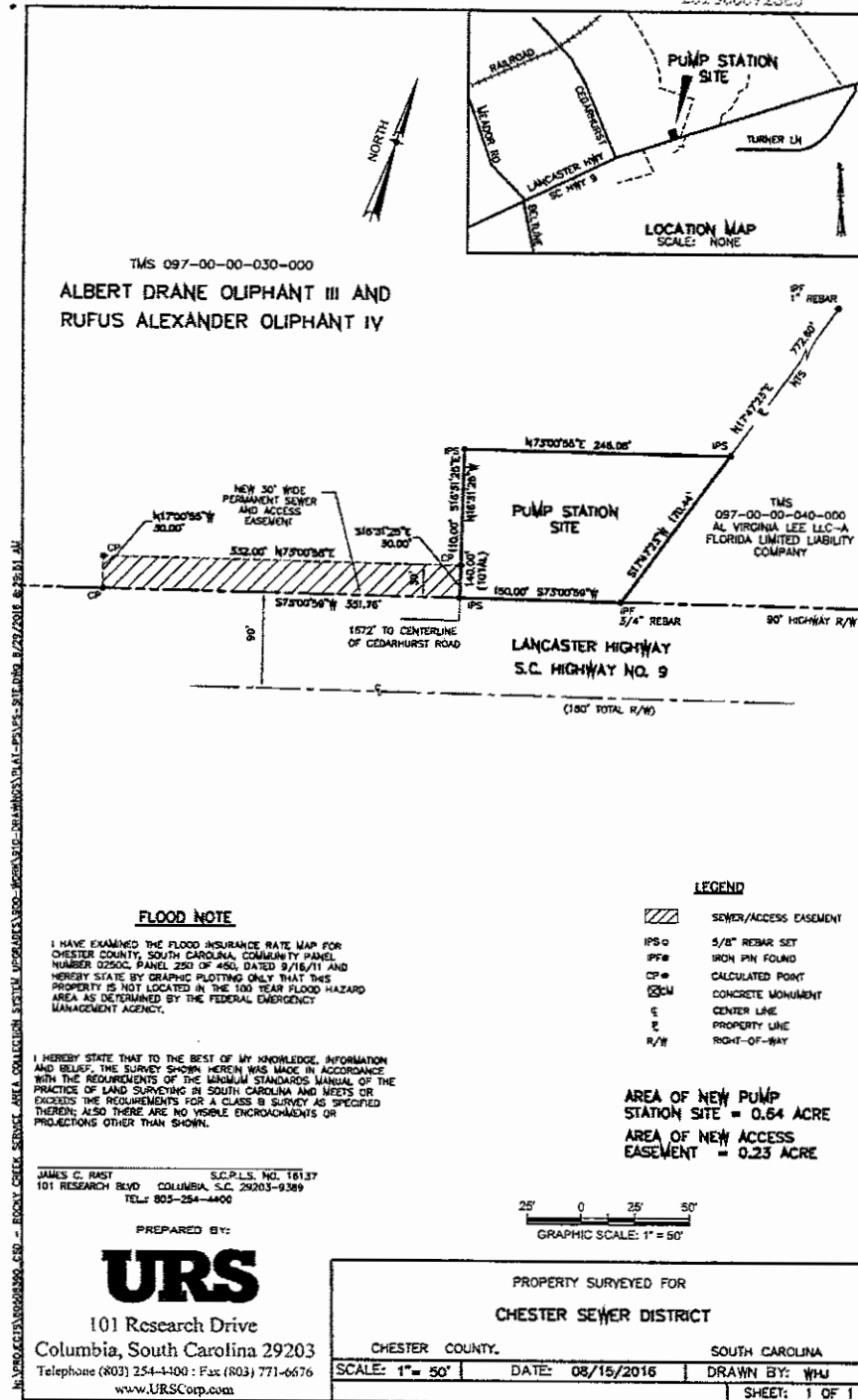
1,440

18850



Instrument
201500092325

Volume Page
1173 101





Building & Zoning Department
1476 J A Cochran Bypass
Chester, SC 29706
Phone: (803) 581-0942
Fax: (855) 930-0979

Issued to:

Joe Bryant
Seamon, Whiteside + Associates
701 Easley Bridge Road
Greenville, SC 29611

Receipt No. 9346

Date 03/14/2025
Cashier ichappell

Payment Items

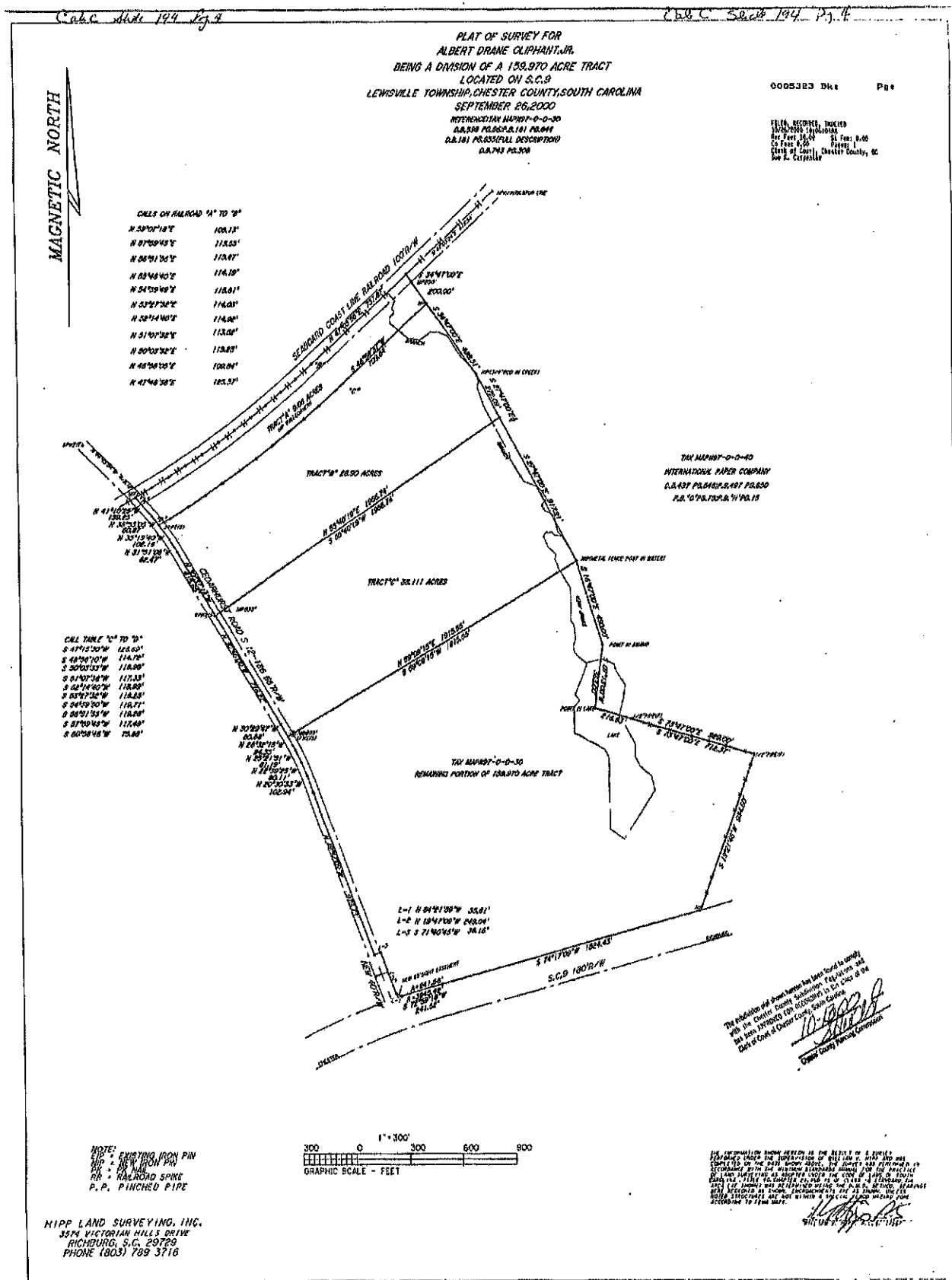
Map Amendment Rezoning Application	\$300.00
	\$300.00

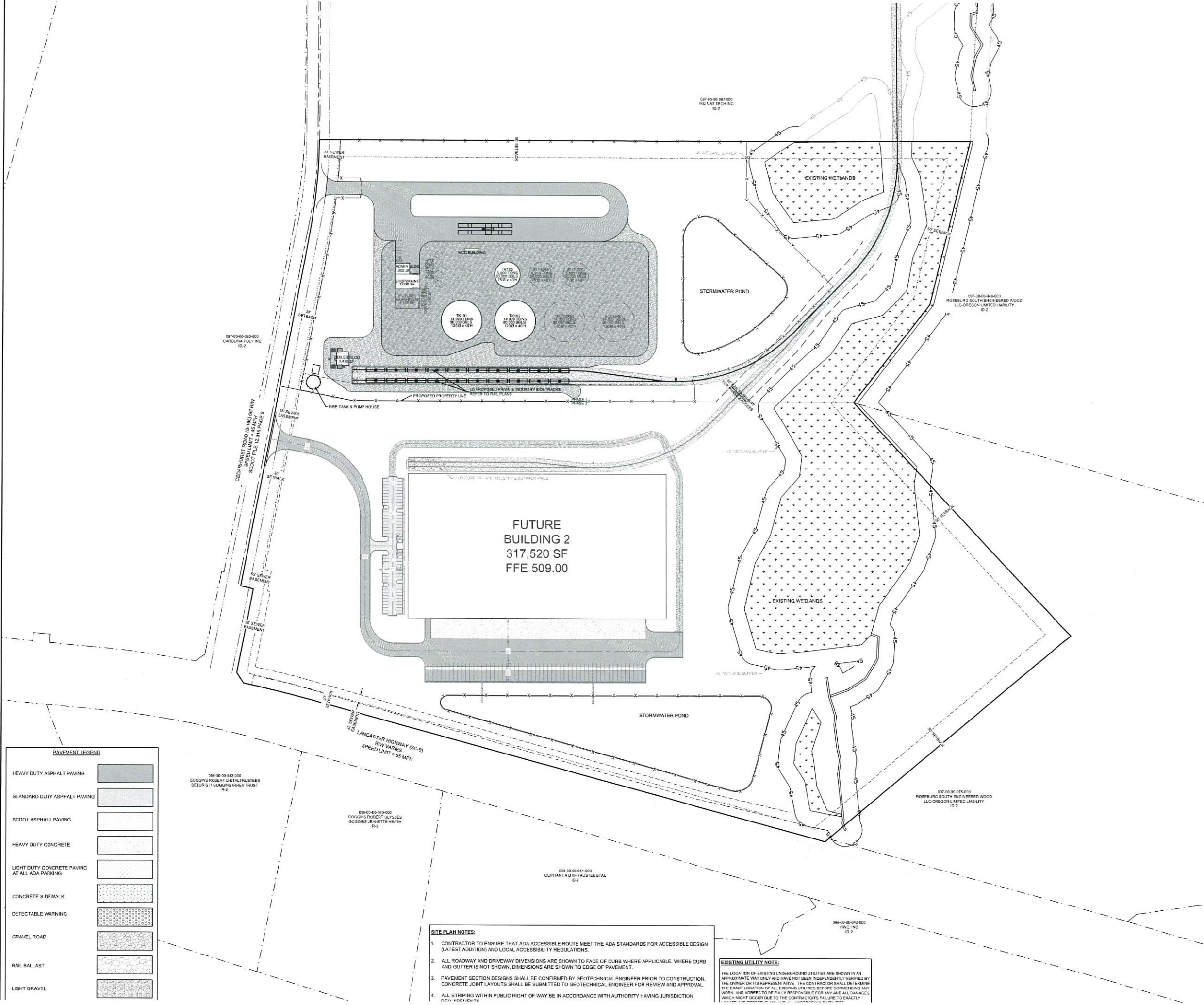
Form of Payment

Check	3970	\$300.00
		\$300.00

Service Fee

Thank you for your payment.





811

Know what's below.
Call before you dig.



0 50 100 200
SCALE: 1" = 100'



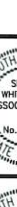
SW
SEAMONWHITESIDE

MOUNT PLEASANT, SC
843.884.1867
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450

WWW.SEAMONWHITESIDE.COM



SEAMON
WHITESIDE &
ASSOCIATES, INC.
No. C00472
STATE OF SOUTH CAROLINA
ENGINEER



PROFESSIONAL
No. 33069
10/18/2018
BRYAN R. HALL
STATE OF SOUTH CAROLINA
ENGINEER

OLIPHANT INDUSTRIAL

1589 CEDARHURST ROAD, CHESTER, SC 29706

CHESTER COUNTY, SOUTH CAROLINA

SW+ PROJECT: 10403

DATE: 09/24

DRAWN BY: JKS

CHECKED BY: RRH/NAH

REVISION HISTORY

A	10/10/24	
B	01/23/25	
C	03/13/25	

OVERALL SITE PLAN

C70

097-00-00-000-000
CAROLINA POLY INC
ID-2

097-00-00-000-000
KID MAT TECH INC
ID-2

097-00-00-000-000
CAROLINA POLY INC
ID-2

097-00-00-000-000
CAROLINA POLY INC
ID-2

PAVEMENT LEGEND

HEAVY DUTY ASPHALT PAVING	
STANDARD DUTY ASPHALT PAVING	
SCDOT ASPHALT PAVING	
HEAVY DUTY CONCRETE	
LIGHT DUTY CONCRETE PAVING AT ALL ADA PARKING	
CONCRETE SIDEWALK	
DETECTABLE WARNING	
GRAVEL ROAD	
RAIL BALLAST	
LIGHT GRAVEL	

PLANNING & ZONING INFORMATION

TAX MAP NUMBER(S): 097-00-00-000-000

PARCEL AREA: ±83.02 ACRES DISTURBED AREA: 60.00 ACRES

BUILDINGS SETBACKS:

FRONT = 30'
SIDE = 10'
REAR = 30'
INDUSTRIAL = 50'

PROPOSED ZONING: ID-3

FLOOD ZONE: X

PROPOSED, MANUFACTURING FACILITY ±5,730 SF

OFF-STREET PARKING:

(PER § 4-121 REQUIREMENTS)
1 PARKING SPACES PER EMPLOYEES ON MAXIMUM SHIFT
4 USE x 1 PARKING SPACES/USE = 4 PARKING SPACES
1 PARKING SPACES PER OFFICE
1 USE x 1 PARKING SPACES/USE = 1 PARKING SPACES
1 PARKING SPACES PER 200 SF OF SALES AREA
0 SF USE x 1 PARKING SPACES/USE = 0 PARKING SPACES

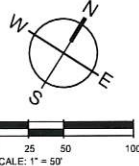
TOTAL REQUIRED PARKING SPACES = 5
TOTAL PROPOSED PARKING SPACES = 5
STANDARD PARKING SPACES = 5
ADA PARKING SPACES = 1

SITE PLAN NOTES:

- CONTRACTOR TO ENSURE THAT ADA ACCESSIBLE ROUTE MEET THE ADA STANDARDS FOR ACCESSIBLE DESIGN (LATEST ADDITION) AND LOCAL ACCESSIBILITY REGULATIONS.
- ALL ROADWAY AND DRIVEWAY DIMENSIONS ARE SHOWN TO FACE OF CURB WHERE APPLICABLE. WHERE CURB AND GUTTER IS NOT SHOWN, DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT.
- PAVEMENT SECTION DESIGNS SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. CONCRETE JOINT LAYOUTS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL.
- ALL STRIPING WITHIN PUBLIC RIGHT OF WAY BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION.

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY



OLIPHANT INDUSTRIAL
1589 CEDARHURST ROAD, CHESTER, SC 29706
CHESTER COUNTY, SOUTH CAROLINA

SW+ PROJECT:	10403
DATE:	09/24
DRAWN BY:	JKS
CHECKED BY:	RRH/NAH
REVISION HISTORY	
A:	10/10/24
B:	01/23/25
C:	03/13/25

SITE PLAN (1 OF 2)

SW
SEAMON WHITESIDE

MOUNT PLEASANT, SC
843.884.1697
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
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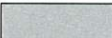
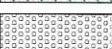


OLIPHANT INDUSTRIAL
1589 CEDARHURST ROAD, CHESTER, SC 29706
CHESTER COUNTY, SOUTH CAROLINA

SW+ PROJECT:	10403
DATE:	09/24
DRAWN BY:	JKS
CHECKED BY:	RRH/NAH
REVISION HISTORY	
A	10/10/24
B	01/23/25
C	03/13/25

SITE PLAN (2
OF 2)

C.7.2

PAVEMENT LEGEND	
HEAVY DUTY ASPHALT PAVING	
STANDARD DUTY ASPHALT PAVING	
SCDOT ASPHALT PAVING	
HEAVY DUTY CONCRETE	
LIGHT DUTY CONCRETE PAVING AT ALL ADA PARKING	
CONCRETE SIDEWALK	
DETECTABLE WARNING	
GRAVEL ROAD	
RAIL BALLAST	
LIGHT GRAVEL	

PLANNING & ZONING INFORMATION:

TAX MAP NUMBER(S): 097-00-00-030-000

PARCEL AREA: 483.02 ACRES	DISTURBED AREA: 60.00 ACRES
---------------------------	-----------------------------

BUILDINGS SETBACKS:

FRONT = 30'
SIDE = 10'

INDUSTRIAL = 50'

PROPOSED ZON

FLOOD ZONE: X

PROPOSED: MANUFACTURING FACILITY ±317,520 SF
OFF STREET PARKING:

(PER § 4-121 REQUIREMENTS)
1 PARKING SPACES PER EMPLOYEE ON MAXIMUM SHIFT

60 USE x 1 PARKING SPACES/USE= 60 PARKING SPACES

5 USE x 1 PARKING SPACES/USE= 5 PARKING SPACES

0 SF USE X 1 PARKING SPACES/USE

TOTAL REQUIRED PARKING SPACES = 65
TOTAL PROPOSED PARKING SPACES = 73

STANDARD PARKING SPACE
ADA PARKING SPACES: 14

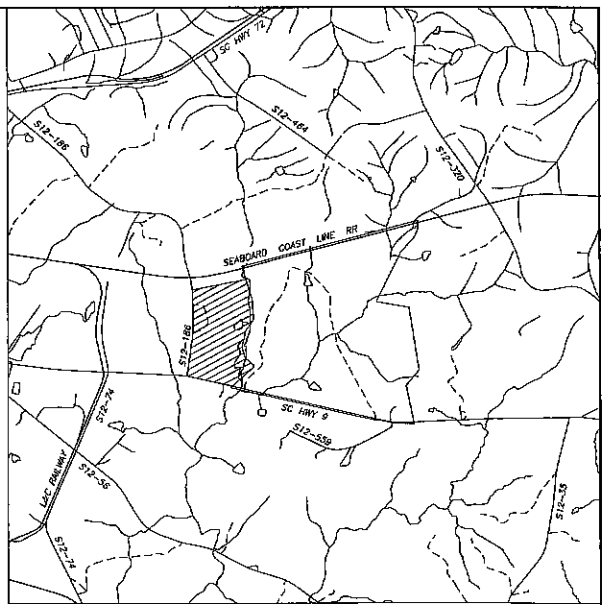
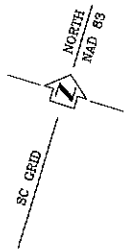
(A LINA CDAPCE DEFIINDEDE DED THE 2011 ANA STANDARDS FOR ACCREDITED DESIGNER FOR TABLE 2013 PARVINE CDAPCE)

SITE PLAN NOTES:

1. CONTRACTOR TO ENSURE THAT ADA ACCESSIBLE ROUTE MEET THE ADA STANDARDS FOR ACCESSIBLE DESIGN (LATEST ADDITION) AND LOCAL ACCESSIBILITY REGULATIONS.
2. ALL ROADWAY AND DRIVEWAY DIMENSIONS ARE SHOWN TO FACE OF CURB WHERE APPLICABLE. WHERE CURB AND GUTTER IS NOT SHOWN, DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT.
3. PAVEMENT SECTION DESIGNS SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. CONCRETE JOINT LAYOUTS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL.
4. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.

EXISTING UTILITY NOTE:

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VICINITY MAP (1"= 4000')



COURSE	BEARING	DISTANCE
L1	N 85°53'25" W	35.53'
L2	N 21°22'56" W	249.04'
L3	S 70°04'58" W	38.16'
L4	N 22°08'20" W	102.94'
L5	N 24°15'12" W	80.11'
L6	N 26°57'38" W	81.19'
L7	N 30°11'24" W	84.39'
L8	N 32°02'07" W	80.83'
L9	N 33°26'55" W	82.47'
L10	N 36°53'27" W	102.16'
L11	N 39°22'59" E	75.96'
L12	N 54°12'50" E	118.05'
L13	N 56°23'58" E	112.49'
L14	N 55°18'08" E	119.28'
L15	N 53°04'03" E	119.71'
L16	N 51°51'45" E	116.25'
L17	N 50°38'53" E	118.99'
L18	N 49°31'51" E	112.33'
L19	N 48°27'46" E	118.99'
L20	N 47°22'23" E	114.72'
L21	N 45°39'43" E	128.69'

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CHORD BEARING
C1	3945.42'	120.86'	241.65'	3°30'33"	1°27'08"	241.61'	S 71°22'25" W

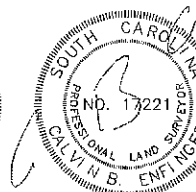
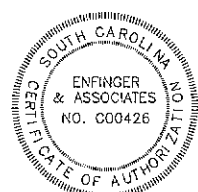
SUMMARY CHART FOR SITE	
TOTAL ACREAGE OF SITE	150.6 ACRES ±
JURISDICTIONAL WETLANDS	2.97 ACRES ±
JURISDICTIONAL LINEAR FEATURES	3122.7 ± 0.6 ACRES ±
JURISDICTIONAL IMPOUNDMENTS	10.75 ACRES ±
TOTAL JURISDICTIONAL WATERS OF US	14.28 ACRES ±
TOTAL NON-JURISDICTIONAL LINEAR CONVEYANCES	179.6 ±
TOTAL UPLAND-DUG, NON-JURISDICTIONAL DETENTION PONDS	0.0 ACRES ±
TOTAL UPLANDS	136.32 ACRES ±

AL VIRGINIA LEE, LLC
A FLORIDA LIMITED LIABILITY CO.
TAX MAP 097-00-00-40.00
DEED BOOK 894, PG. 101

SPRINGLAND ASSOCIATES, LLC
TAX MAP 097-00-00-031.00
DEED BOOK 516, PG. 209

• = NO MARK SET OR FOUND

GRAPHIC SCALE - FEET (1"= 500')



PLAT OF COMPILED SURVEY MAP FOR				
OLIPHANT TRACT				
CHESTER COUNTY SOUTH CAROLINA				
ENFINGER & ASSOCIATES PROFESSIONAL LAND SURVEYORS 803-286-6181 LANCASTER SOUTH CAROLINA 29720				
RESEARCH: CBE	PARTY: N/A	COMPUTER: CBE	CARTOGRAPHER: CBE	DATE: D:\PROJECTS_2009
FILE: 02CDCADC.DWG	BOOK: TSC1	TAX MAP: 097-00-00-40.00	DATE: MARCH 04, 2013	SCALE RATIO: 1: 5000

SUBDIVISION BOND

Bond No. PB00561200239

KNOW ALL MEN BY THESE PRESENTS, that we D.R. Horton, Inc.

8025 Arrowridge Blvd. Charlotte, NC 28273

as Principal, and Philadelphia Indemnity Insurance Company

authorized to do business in the State of SC, as Surety, are held and firmly bound unto

Chester County

as Obligee, in the penal sum of One Hundred Eighty Nine Thousand Six Hundred Ninety Seven Dollars and Fifty Cents

(\$ 189,697.50) DOLLARS, lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, D.R. Horton, Inc.

has agreed to construct in Stanton Phase 1 Map 1

the following improvements: Stanton Phase 1 Map 1 - Street trees and sidewalk

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 17th day of June, 2025.

D.R. Horton, Inc.

By: [Signature]

Principal

Philadelphia Indemnity Insurance Company

By: [Signature]

Noah William Pierce

Attorney-in-Fact



Surety Bond Number: PB00561200239

Principal: D.R. Horton, Inc.

Obligee: Chester County

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Noah William Pierce its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$ 75,000,000.00.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of **PHILADELPHIA INDEMNITY INSURANCE COMPANY** on the 14th of November 2016.

RESOLVED:

That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

**FURTHER
RESOLVED:**

That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, **PHILADELPHIA INDEMNITY INSURANCE COMPANY** HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.



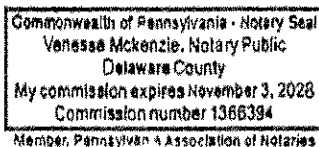
(Seal)

A handwritten signature in dark ink, appearing to read "John Glomb".

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



A handwritten signature in dark ink, appearing to read "Vanessa McKenzie".

residing at:

Linwood, PA

My commission expires:

November 3, 2028

I, Edward Sayago, Corporate Secretary of **PHILADELPHIA INDEMNITY INSURANCE COMPANY**, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of **PHILADELPHIA INDEMNITY INSURANCE COMPANY**.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 17th day of June, 2025.



A handwritten signature in dark ink, appearing to read "Edward Sayago".

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

PREPARED BY: CARLOS LEE RUANO, P.E.
Carlos@LWEngineer.com
704-895-8484

Latham-Walters Engineer, Inc.
16507-A Northcross Lane
Huntersville, NC 28078

STANTON SUBDIVISION PHASE-1, MAP-1
RICHBURG, CHESTER COUNTY, SC
BOND ESTIMATE FOR REMAINING INFRASTRUCTURE

Date: 6/9/2025

<u>DESCRIPTION</u>	<u>QNTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>EXTENDED</u>
Street Trees located at lot	88	EA	\$ 300.00	\$ 26,400.00
5' Sidewalk located at lot	14295	SF	\$ 7.00	\$ 100,065.00
DR Horton			SUBTOTAL	\$ 126,465.00
			50%	\$ 63,232.50
			TOTAL	\$ 189,697.50

LENDER BANK OZK ("Bank") (Physical address of Branch issuing letter of credit) 4200 PARK RD CHARLOTTE, NC 28209 (800) 274-4482	BENEFICIARY: Name CHESTER COUNTY SOUTH CAROLINA Address: 1476 J A COCHRAN BYPASS CHESTER, SC 29706 Phone #:
CUSTOMER: Name HC STANTON I, LLC Address: 1616 CLEVELAND AVE CHARLOTTE, NC 28203 Phone #:	Letter of Credit #: 291620000159 Opening Date: 7/2/2025 Expiration Date: 7/2/2026 Letter of Credit Amount: \$842,643.45 STANTON SUBDIVISION PHASE 1, MAP 1

STANDBY IRREVOCABLE LETTER OF CREDIT

Lender indicated above ("Lender") hereby establishes at the request and for the account of Customer a Standby Irrevocable Letter of Credit ("Letter of Credit") in favor of Beneficiary for a sum or sums not exceeding the aggregate amount of EIGHT HUNDRED FORTY-TWO THOUSAND SIX HUNDRED FORTY-THREE AND 45/100 (\$842,643.45). These funds shall be made available to Beneficiary against Lender's receipt from Beneficiary of drafts drawn at sight on Lender at its address indicated above (or such other address that Lender may provide Beneficiary with written notice of in the future) during regular business hours and accompanied by the signed written statements or documents indicated below.

WARNING TO BENEFICIARY: PLEASE EXAMINE THIS LETTER OF CREDIT AT ONCE. IF YOU FEEL UNABLE TO MEET ANY OF ITS REQUIREMENTS, EITHER SINGLY OR TOGETHER, YOU SHOULD CONTACT YOUR CUSTOMER IMMEDIATELY TO SEE IF THE LETTER OF CREDIT CAN BE AMENDED. OTHERWISE, YOU WILL RISK LOSING PAYMENT UNDER THIS LETTER OF CREDIT FOR FAILURE TO COMPLY STRICTLY WITH ITS TERMS AS WRITTEN.

1. DRAFT TERMS AND CONDITIONS

Lender shall honor the drafts submitted by Beneficiary under the following terms and conditions:

Upon Lender's honor of such drafts and payment to the Beneficiary, Lender, once the full amount of credit available under this Letter of Credit has been drawn, shall be fully discharged of its obligations under this Letter of Credit and shall not thereafter be obligated to make any further payments under this Letter of Credit in respect of such demand for payments to Beneficiary or any other person. If a non-conforming demand is made, Lender shall notify Beneficiary of its dishonor on or before the time mentioned in Section 5 below.

Beneficiary shall have no recourse against Lender for any amount paid under this Letter of Credit after Lender honors any draft or other document which complies strictly with this Letter of Credit, and which on its face appears otherwise in order but which is signed, issued, or presented by any party or under the name of any party purporting to act for Beneficiary, purporting to claim through Beneficiary, or posing as Beneficiary. By paying to Beneficiary an amount demanded in accordance with this Letter of Credit, Lender makes no representation as to the correctness of the amount demanded and Lender shall not be liable to Beneficiary or any other person for or in respect to any amount so paid or disbursed for any reason whatsoever, including, without limitation, any nonapplication or misapplication by Beneficiary of the proceeds of such payment. By presenting upon Lender or a confirming bank, Beneficiary certifies that Beneficiary has not and will not present upon the other, unless and until Beneficiary meets with dishonor. Beneficiary promises to return to Lender and confirming bank any funds received by Beneficiary in excess of the Letter of Credit's maximum drawing amount.

2. USE RESTRICTIONS

All drafts must be marked "DRAWN UNDER STANDBY IRREVOCABLE LETTER OF CREDIT NO 291620000159", and the dollar amount requested shall be indicated on the draft. Only Beneficiary or Beneficiary's Transferee (only if transferable) may complete a draft and accompanying statements or documents required by this Letter of Credit and make a draw under this Letter of Credit. This original Letter of Credit must accompany any draft drawn hereunder.

Partial draws ☒ are permitted ☐ are not permitted under this Letter of Credit. Lender's honor of a partial draw shall correspondingly reduce the amount of credit available under this Letter of Credit. Following a partial draw, Lender shall return this original Letter of Credit to Beneficiary with the partial draw noted thereon; in the alternative, and in its sole discretion, Lender may issue a substitute Letter of Credit to Beneficiary in the amount shown above less any partial draw(s).

3. PERMITTED TRANSFEREES

☐ This Letter of Credit may be transferred by Beneficiary upon providing Lender with prior written notice of the transfer. The Transferee shall be deemed the new Beneficiary of this Letter of Credit and the documents of the Transferee, including drafts required under this Letter of Credit, are to be processed by Lender (or any intermediary) without the original Beneficiary's intervention and without any further responsibility on Lender's part to the original Beneficiary.

☒ The right to draw under this Letter of Credit shall be nontransferable, except for:
A. A transfer (in its entirety, but not in part) by direct operation of law to the original Beneficiary's administrator, executor, bankruptcy trustee, receiver, liquidator, successor, or other representatives at law; and
B. The first immediate transfer (in its entirety, but not in part) by such legal representative to a third party after express approval of a governmental body (judicial, administrative, or executive).

4. TRANSFEREE’S REQUIRED DOCUMENTS

When the presenter is a permitted Transferee under paragraph 3 above, the documents required for a draw shall include:

- A. All documents required elsewhere in this Letter of Credit, except that such documents must be in the name of either the original Beneficiary or the presenting Transferee permitted by paragraph 3; and
- B. When the presenter is a permitted Transferee under paragraph 3.A or a third party under 3.B a certified copy of the one or more documents which show the presenter’s authority to claim through or to act with authority for the original Beneficiary.

5. TIMING OF DISHONOR

Under no circumstances shall Lender be precluded from relying upon any reason for dishonor given in a communication which Beneficiary or the presenter receives within three (3) Banking Days after Lender has received the last document forming part of Beneficiary’s presentment (the “Three-Day Period”). Lender shall be entitled to rely upon any such reason without regard to either (i) the timing of any presentment made before the Expiration Date, or (ii) the timing inside the Three-Day Period of any preliminary communication(s) from Lender concerning the dishonor decision itself or any reason for dishonor. For any such reason so given during the Three-Day Period, Lender shall be conclusively deemed to have met the “reasonable time”, “without delay”, and other timing requirements as the UCP (as hereinafter defined) may impose. The Expiration Date shall not be extended to accommodate a presentment made less than three (3) Banking Days prior to the Expiration Date, and Beneficiary shall not be entitled to submit a draw request or provide Lender with any documents in support of a draw after the Expiration Date hereof. Furthermore, Lender shall not be required to communicate a dishonor decision or its reasons within a time less than the Three-Day Period. “Banking Day” shall mean any day on which Lender is regularly open to conduct letter of credit business.

6. COMPLIANCE BURDEN

Under no circumstances shall Lender be held responsible for any impossibility or other difficulty in achieving strict compliance with the requirements of this Letter of Credit precisely as written. Beneficiary understands and acknowledges: (i) that unless and until the present wording of this Letter of Credit is amended with Lender’s prior written consent, the burden of complying strictly with such wording remains solely upon Beneficiary; and (ii) that Lender is relying upon the lack of such amendment as constituting Beneficiary’s initial and continued approval of such wording.

7. NON-SEVERABILITY

If any aspect of this Letter of Credit is ever declared unenforceable for any reason by any court or governmental body having jurisdiction, Lender’s entire engagement under this Letter of Credit shall be deemed null and void, and both Lender and Beneficiary shall be restored to the position each would have occupied with all rights available as though this Letter of Credit had never occurred. This non-severability provision shall override all other provisions in this Letter of Credit, regardless where such provisions appear within the body of the Letter of Credit.

8. CHOICE OF LAW/JURISDICTION

The Uniform Customs and Practices for Documentary Credits, 2007 Revision, ICC Publication No. 600 (hereinafter and hereinafter called the “UCP”) shall in all respects be deemed a part hereof as fully as if incorporated herein and shall apply to this Letter of Credit. This Letter of Credit shall be governed by and construed in accordance with the laws of the State of South Carolina, United States of America, except to the extent such laws are inconsistent with the UCP. Lender and Beneficiary consent to the jurisdiction and venue of any court located in Chester County, South Carolina in the event of any legal proceeding under this Letter of Credit.

9. EXPIRATION

Subject to the provisions of paragraph 5 of this Letter of Credit, Lender hereby agrees with Beneficiary that drafts drawn under and in compliance with the terms of this Letter of Credit will be duly honored if presented to the Lender on or before the Expiration Date. Further, it is agreed that this Letter of Credit shall be deemed automatically extended without amendment for one year from the present or any future Expiration Date unless ninety (90) days prior to such Expiration Date, Lender notifies the Beneficiary in writing that it elects not to renew this Letter of Credit for any additional one-year period.

Dated: 7/2/25

LENDER: Bank OZK

BY: AL GRYGIEL

TITLE: EVP RESIDENTIAL CONSTRUCTION LENDER I

ENDORSEMENT OF DRAFTS DRAWN:

Date	Negotiated By	Amount in Words	Amount in Figures
------	---------------	--------------------	----------------------

**APPENDIX A
TO
BANK OZK
STANDBY IRREVOCABLE LETTER OF CREDIT NO. - 291620000159**

July __, 2025

SIGHT DRAFT

DRAWN UNDER STANDBY IRREVOCABLE LETTER OF CREDIT NO. 291620000159

Bank OZK, an Arkansas banking corporation
4200 Park Road
Charlotte, North Carolina 28209
Attn: Al Grygiel, EVP
Email: alfons.grygiel@ozk.com

Date: [month] [day], 20[]

Drawn Under: Bank OZK, an Arkansas banking corporation Standby Irrevocable Letter of Credit No. 291620000159, dated July 30, 2025, issued for the account of HC Stanton I, LLC, 1616 Cleveland Avenue, Charlotte, North Carolina 28203 ("Letter of Credit").

At sight, pay to the order of: Chester County, South Carolina, a political subdivision of the State of South Carolina ("Beneficiary"), by wire transfer of immediately available funds to:

[Name of Beneficiary's Bank]
[Account No.: _____]
[Add other transfer/deposit details]

The amount of [][] and [][]/100 U.S. Dollars (U.S.\$[][]) [or, the total balance remaining available under] of the Letter of Credit.

This Sight Draft has been duly executed by the undersigned, an authorized agent and signatory of Beneficiary, whose signature constitutes an endorsement.

CHESTER COUNTY, SOUTH CAROLINA,
as Beneficiary

By: []
Its: Authorized Agent

PREPARED BY: CARLOS LEE RUANO, P.E.
Carlos@LWEngineer.com
704-895-8484

Latham-Walters Engineer, Inc.
16507-A Northcross Lane
Huntersville, NC 28078

STANTON SUBDIVISION PHASE-1, MAP-1
RICHBURG, CHESTER COUNTY, SC
BOND ESTIMATE FOR REMAINING INFRASTRUCTURE

Date: 6/16/2025

<u>DESCRIPTION</u>	<u>QNTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>EXTENDED</u>
1.5" Final Surface (Map-1)	15962	SY	\$ 13.45	\$ 214,688.90
Street Trees	140	EA	\$ 300.00	\$ 42,000.00
5' Sidewalk (Stanton Commons)	26700	SF	\$ 7.00	\$ 186,900.00
Ada Ramps	10	EA	\$ 2,026.50	\$ 20,265.00
Dry Pond Conversion-1	1	LS	\$ 95,000.00	\$ 95,000.00
Stop Post & Sign	4	EA	\$ 727.10	\$ 2,908.40

HC STANTON I, LLC

SUBTOTAL \$ 561,762.30
50% \$280,881.15
TOTAL \$ 842,643.45



Carlos Ruano, P.E.
Latham-Walters Engineers, Inc.
16507-A Northcross Lane
Huntersville, NC 28078

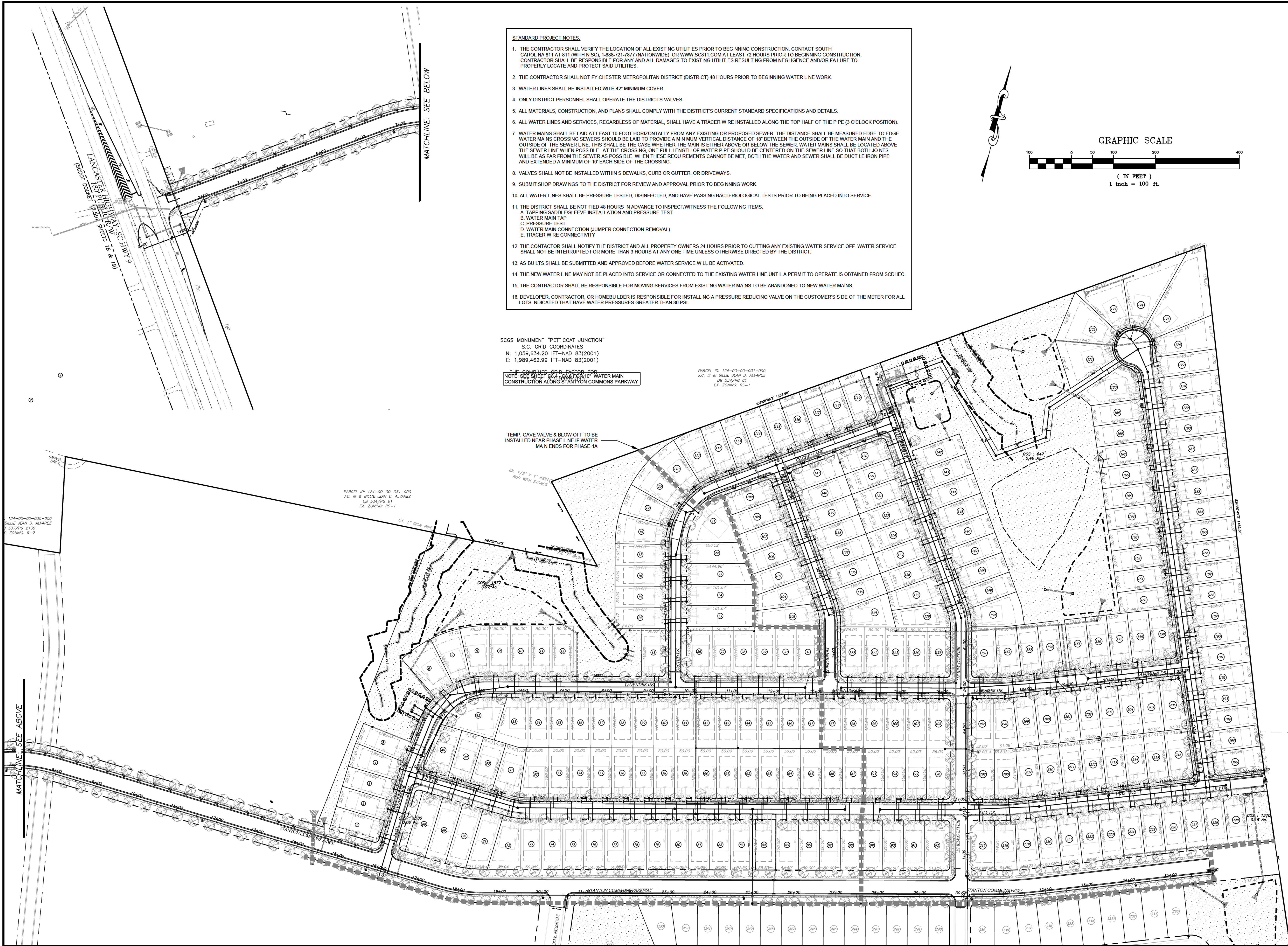
To Whom it May Concern:

This letter serves as formal notification regarding the attached bonds submitted for Phase 1 of the Stanton Subdivision. The bond estimates as submitted on 6.16.25 have been reviewed and are approved by the County as to accuracy and amount. The form of the bond itself will be reviewed by the Chester County Council in July, with the tentative review date set for July 7th.

Let me know if you have any further questions.

Sincerely,

Jeremy Ward
Chester County Planning & Development Director



- STANDARD PROJECT NOTES:
1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTACT SOUTH CAROLINA 811 AT 811 (WITH N.C. 1-888-721-7877 (NATIONWIDE), OR WWW.SCAR11.COM AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES RESULTING FROM NEGLIGENCE AND/OR FAILURE TO PROPERLY LOCATE AND PROTECT SAID UTILITIES.
 2. THE CONTRACTOR SHALL NOTIFY CHESTER METROPOLITAN DISTRICT (DISTRICT) 48 HOURS PRIOR TO BEGINNING WATER LINE WORK.
 3. WATER LINES SHALL BE INSTALLED WITH 42" MINIMUM COVER.
 4. ONLY DISTRICT PERSONNEL SHALL OPERATE THE DISTRICT'S VALVES.
 5. ALL MATERIALS, CONSTRUCTION, AND PLANS SHALL COMPLY WITH THE DISTRICT'S CURRENT STANDARD SPECIFICATIONS AND DETAILS.
 6. ALL WATER LINES AND SERVICES, REGARDLESS OF MATERIAL, SHALL HAVE A TRACER WIRE INSTALLED ALONG THE TOP HALF OF THE PIPE (3 O'CLOCK POSITION).
 7. WATER MAINS SHALL BE LAID AT LEAST 10-FOOT HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. WATER MAINS CROSSING SEWERS SHOULD BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE WATER MAIN AND THE OUTSIDE OF THE SEWER LINE. THIS SHALL BE THE CASE WHETHER THE MAIN IS EITHER ABOVE OR BELOW THE SEWER. WATER MAINS SHALL BE LOCATED ABOVE THE SEWER LINE WHEN POSSIBLE. AT THE CROSSING, ONE FULL LENGTH OF WATER PIPE SHOULD BE CENTERED ON THE SEWER LINE SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHEN THESE REQUIREMENTS CANNOT BE MET, BOTH THE WATER AND SEWER SHALL BE DUCTILE IRON PIPE AND EXTENDED A MINIMUM OF 10' EACH SIDE OF THE CROSSING.
 8. VALVES SHALL NOT BE INSTALLED WITHIN SIDEWALKS, CURB OR GUTTER, OR DRIVEWAYS.
 9. SUBMIT SHOP DRAWINGS TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING WORK.
 10. ALL WATER LINES SHALL BE PRESSURE TESTED, DISINFECTED, AND HAVE PASSING BACTERIOLOGICAL TESTS PRIOR TO BEING PLACED INTO SERVICE.
 11. THE DISTRICT SHALL BE NOTIFIED 48 HOURS IN ADVANCE TO INSPECT/WITNESS THE FOLLOWING ITEMS:
 - A. TAPPING SADDLE/SLEEVE INSTALLATION AND PRESSURE TEST
 - B. WATER MAIN TAP
 - C. PRESSURE TEST
 - D. WATER MAIN CONNECTION (JUMPER CONNECTION REMOVAL)
 - E. TRACER WIRE CONNECTIVITY
 12. THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL PROPERTY OWNERS 24 HOURS PRIOR TO CUTTING ANY EXISTING WATER SERVICE OFF. WATER SERVICE SHALL NOT BE INTERRUPTED FOR MORE THAN 3 HOURS AT ANY ONE TIME UNLESS OTHERWISE DIRECTED BY THE DISTRICT.
 13. AS-BUILTS SHALL BE SUBMITTED AND APPROVED BEFORE WATER SERVICE WILL BE ACTIVATED.
 14. THE NEW WATER LINE MAY NOT BE PLACED INTO SERVICE OR CONNECTED TO THE EXISTING WATER LINE UNTIL A PERMIT TO OPERATE IS OBTAINED FROM SCDHEC.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOVING SERVICES FROM EXISTING WATER MAINS TO BE ABANDONED TO NEW WATER MAINS.
 16. DEVELOPER, CONTRACTOR, OR HOMEOWNER IS RESPONSIBLE FOR INSTALLING A PRESSURE REDUCING VALVE ON THE CUSTOMER'S SIDE OF THE METER FOR ALL LOTS INDICATED THAT HAVE WATER PRESSURES GREATER THAN 80 PSI.

SCGS MONUMENT "PETTICOAT JUNCTION"
S.C. GRID COORDINATES
N: 1,059,634.20 IFT-NAD 83(2001)
E: 1,989,462.99 IFT-NAD 83(2001)

THE COMBINED GRID FACTOR FOR
NOTE: SEE SHEET C8.1 FOR 10" WATER MAIN
CONSTRUCTION ALONG STANTON COMMONS PARKWAY

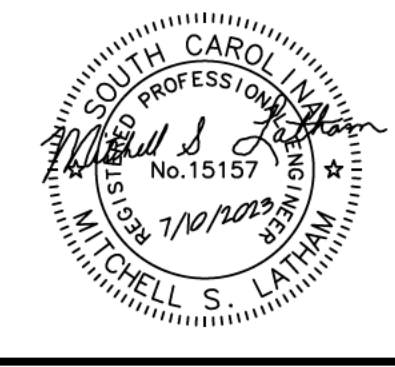
PARCEL ID: 124-00-00-031-000
J.C. III & BILLIE JEAN D. ALVAREZ
DB 534/PG 61
EX. ZONING: RS-1

TEMP. GAVE VALVE & BLOW OFF TO BE
INSTALLED NEAR PHASE LINE IF WATER
MAIN ENDS FOR PHASE-1A

PARCEL ID: 124-00-00-031-000
J.C. III & BILLIE JEAN D. ALVAREZ
DB 534/PG 61
EX. ZONING: RS-1

124-00-00-030-000
BILLIE JEAN D. ALVAREZ
DB 537/PG 2130
ZONING: R-2

LWE
LATHAM-WALTERS
ENGINEERING, INC.
S.C. CORP. LIC. COA.2342
16507-A NORTH CROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362



JDSI, LLC
8125-A TOWER POINT DR.
CHARLOTTE, NC 28227
PHONE: (704)-361-7777
judsonstringfellow@gmail.com

STANTON SUBDIVISION
LANCASTER HWY & WYLIES MILL ROAD
RICHBURG, CHESTER COUNTY, SC 29729

OVERALL UTILITY PLAN

REVISIONS

REV NO. 1: 4/26/2023
REVISED PER COMMENTS
SCDOT, CMD, CWR, CHESTER, SCDHEC

REV NO. 2: 7/10/2023
CWR COMMENTS: 6/22/2023
CMD COMMENTS: 6/8/2023
SCDOT COMMENTS: 5/4/2023

REV NO. 3: 9/13/2023
SCDOT COMMENTS: 8/28/2023
SCHEC COMMENTS: 9/13/2023

PROJECT NO.: 2021.25
SCALE: 1" = 100'
DRAWN BY: DAC
CHECKED BY: MSL
DATE: 11/30/2022

SHEET NO:
C8.0