

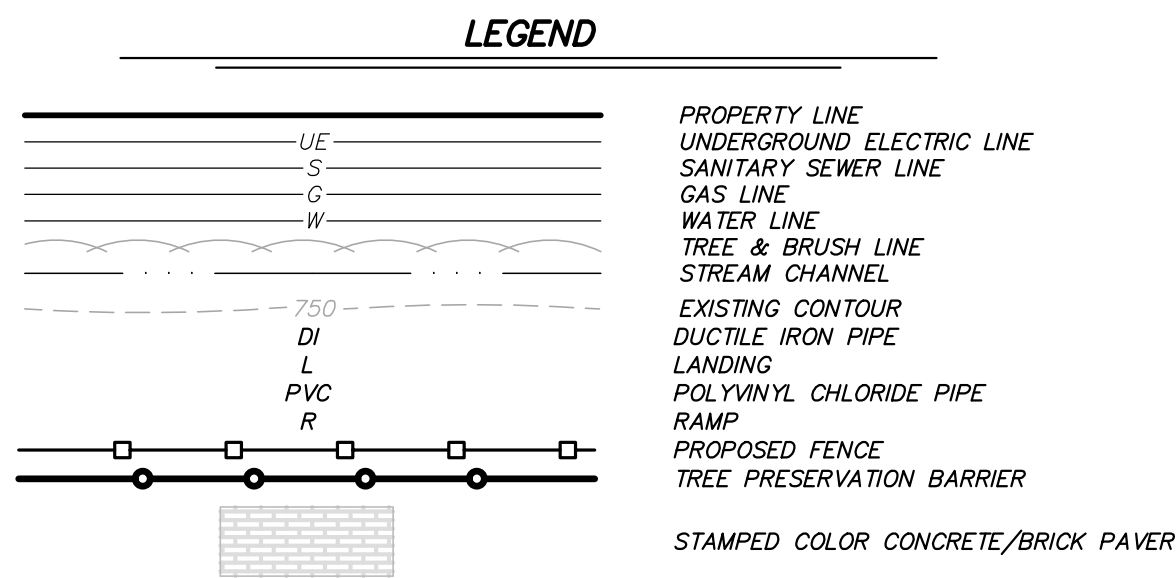
C:\USERS\JWE\ENGINEERING SURVEYS & SERVICES\PROJECTS - GENERAL PROJECTS\16565-RH0-ROCK-HILL-SC\CA016565-CONCEPT.DWG 5/23/2025

# PEAKS OF ROCK HILL

## ROCK HILL, YORK COUNTY, SOUTH CAROLINA

### SITE PLAN

MAY 23, 2025



**FLOODPLAIN NOTE**

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 45091C0309F, DATED MAY 16, 2017.

**WETLAND NOTE**

A PERENNIAL STREAM IS LOCATED NEAR ROSE AVE, REQUIRING A BUFFER AS SHOWN ON THE PLAN. THE ROAD CROSSING IS AN EXEMPT ACTIVITY WITHIN THE BUFFER. NO OTHER WETLANDS ARE LOCATED ON THE SITE.

**PARKING NOTE**

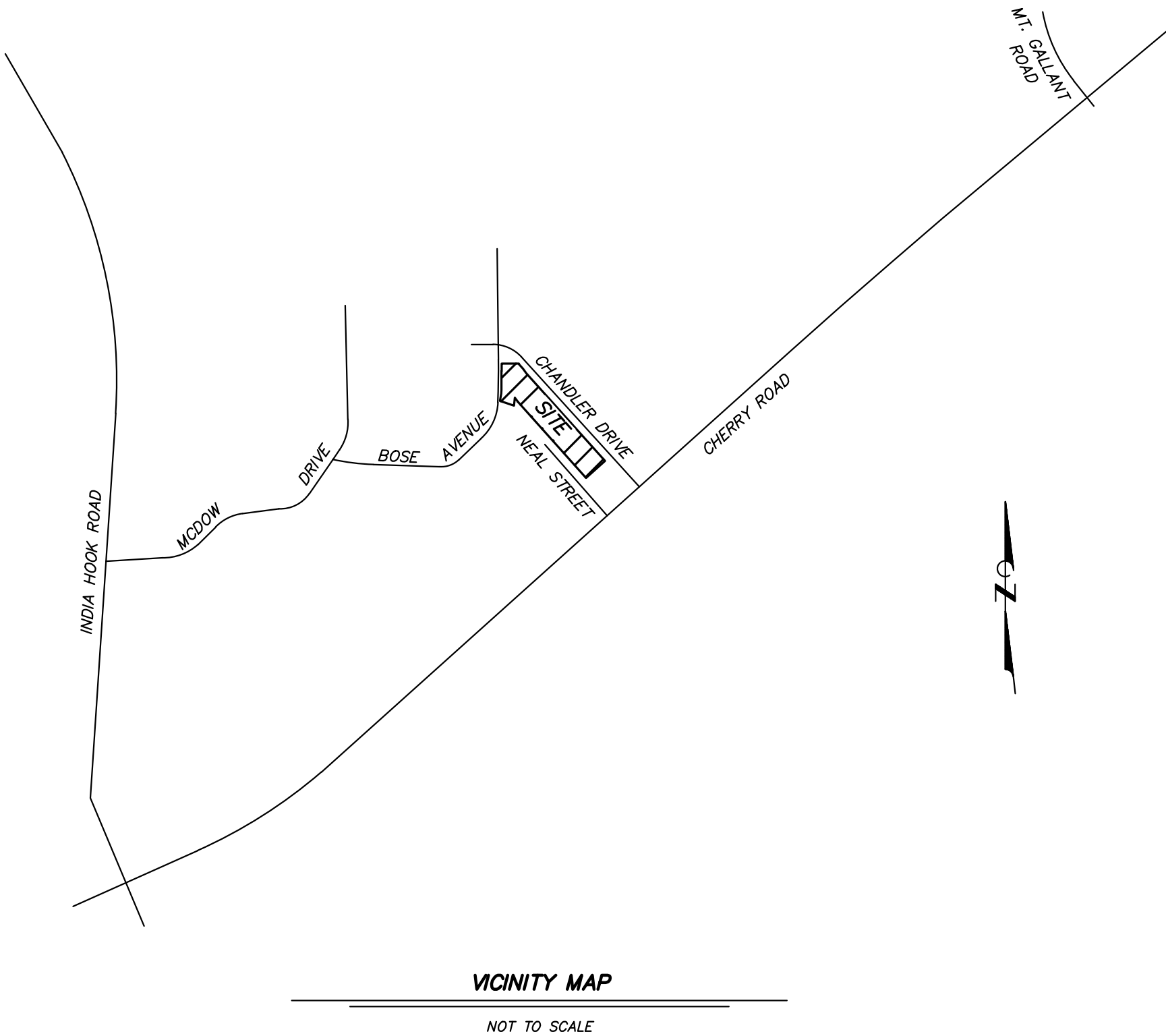
**REQUIRED PARKING**  
REQUIRED 1.5 STALLS/UNIT \* 72 UNITS = 108 SPACES  
TOTAL REQUIRED = 108 SPACES

**PROVIDED PARKING**  
STANDARD = 98 SPACES  
ACCESSIBLE = 10 SPACES  
TOTAL PROVIDED = 108 SPACES

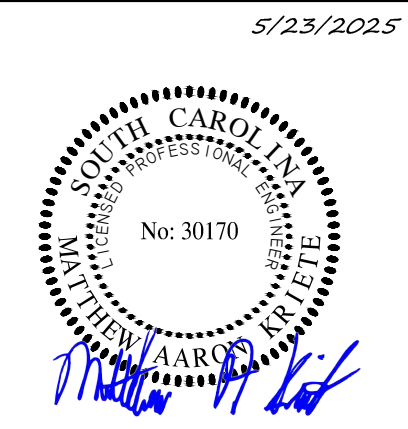
Zoning Information		
Zoning Requirement	Required	Provided
Min Lot Area	5 Acres	5.59 Acres
Density	4-15 units/acre	11.5 units/acre
Max Lot Coverage	75%	37%
Min Lot Width	100'	950'
Setbacks (F/S/R)	25'/20'/20'	Provided
Bldg Height (max)	35'	35'
Bldg Orientation	Fronts to street with rear and side parking	Provided
Pedestrian Circulation	Connects to Right of Way	Provided
Land Use Buffer	40' with Fence	40' with Fence
Stream Buffer	50' plus 25' Transition Zone	5' plus 25' Transition Zone
Open Space	20% of the Property	63%
Tree Preservation	25% of the Property	38%
Dumpster Enclosure Screening	Screen from public view	Provided
Parking Lot Landscaping	Planting Island is required at the end of each row and no more than 15 spaces.	Provided
Amenities	1 required amenity	Provided

**SHEET INDEX**

C0.01	COVER
C1.01 - C1.02	EXISTING CONDITIONS
C2.01 - C2.02	SITE PLAN



RESOURCE HOUSING GROUP, INC  
**PEAKS OF ROCK HILL**  
CHANDLER DRIVE  
ROCK HILL, YORK COUNTY, SOUTH CAROLINA



MATTHEW A. KRIETE  
LICENSED PROFESSIONAL  
ENGINEER NO. 30170

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Date  
**MAY 23, 2025**

Revised


Design: MAK Drawn: BR

COVER

Sheet  
**C0.01**

ROCK HILL PROPERTY

ES&S PROJECT NO. 16565



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 No. C06667

N

0 1"  
 SCALE: 1" = 30'

**RESOURCE HOUSING GROUP, INC**  
**PEAKS OF ROCK HILL**  
 CHANDLER DRIVE  
 ROCK HILL, YORK COUNTY, SOUTH CAROLINA

5/23/2025

**SOUTH CAROLINA**  
 PROFESSIONAL ENGINEER  
 No. 30170  
 MATTHEW A. KRIETE

MATTHEW A. KRIETE  
LICENSED PROFESSIONAL  
ENGINEER NO. 30170

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EXISTING CONDITIONS


Sheet  
**C1.01**

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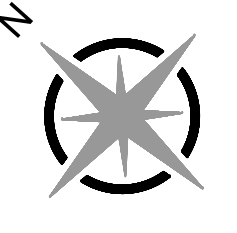




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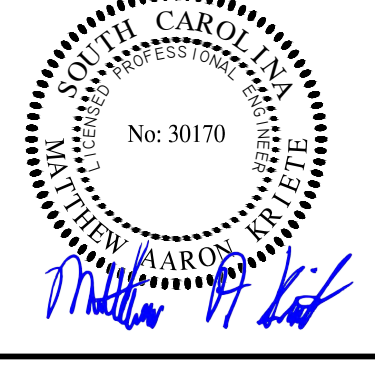




0 1"  
SCALE: 1" = 30'

RESOURCE HOUSING GROUP, INC  
**PEAKS OF ROCK HILL**  
CHANDLER DRIVE  
ROCK HILL, YORK COUNTY, SOUTH CAROLINA

5/23/2025



MATTHEW A. KRIETE  
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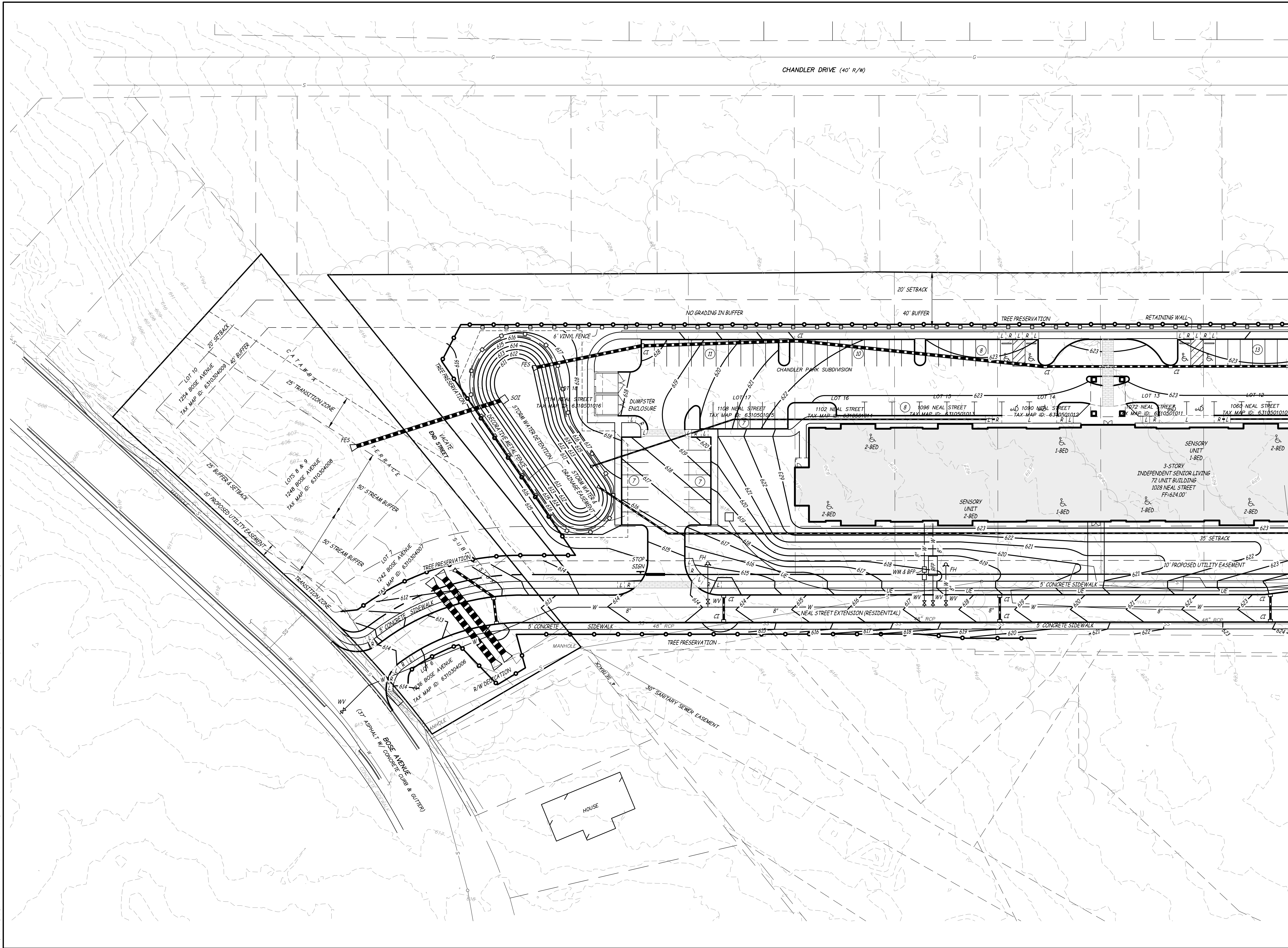
EXISTING CONDITIONS

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**C1.02**

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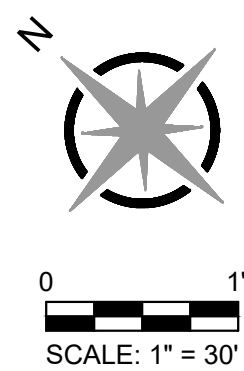


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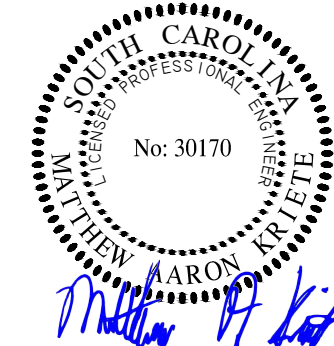
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RESOURCE HOUSING GROUP, INC  
**PEAKS OF ROCK HILL**  
CHANDLER DRIVE  
ROCK HILL, YORK COUNTY, SOUTH CAROLINA

5/23/2025



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SITE PLAN

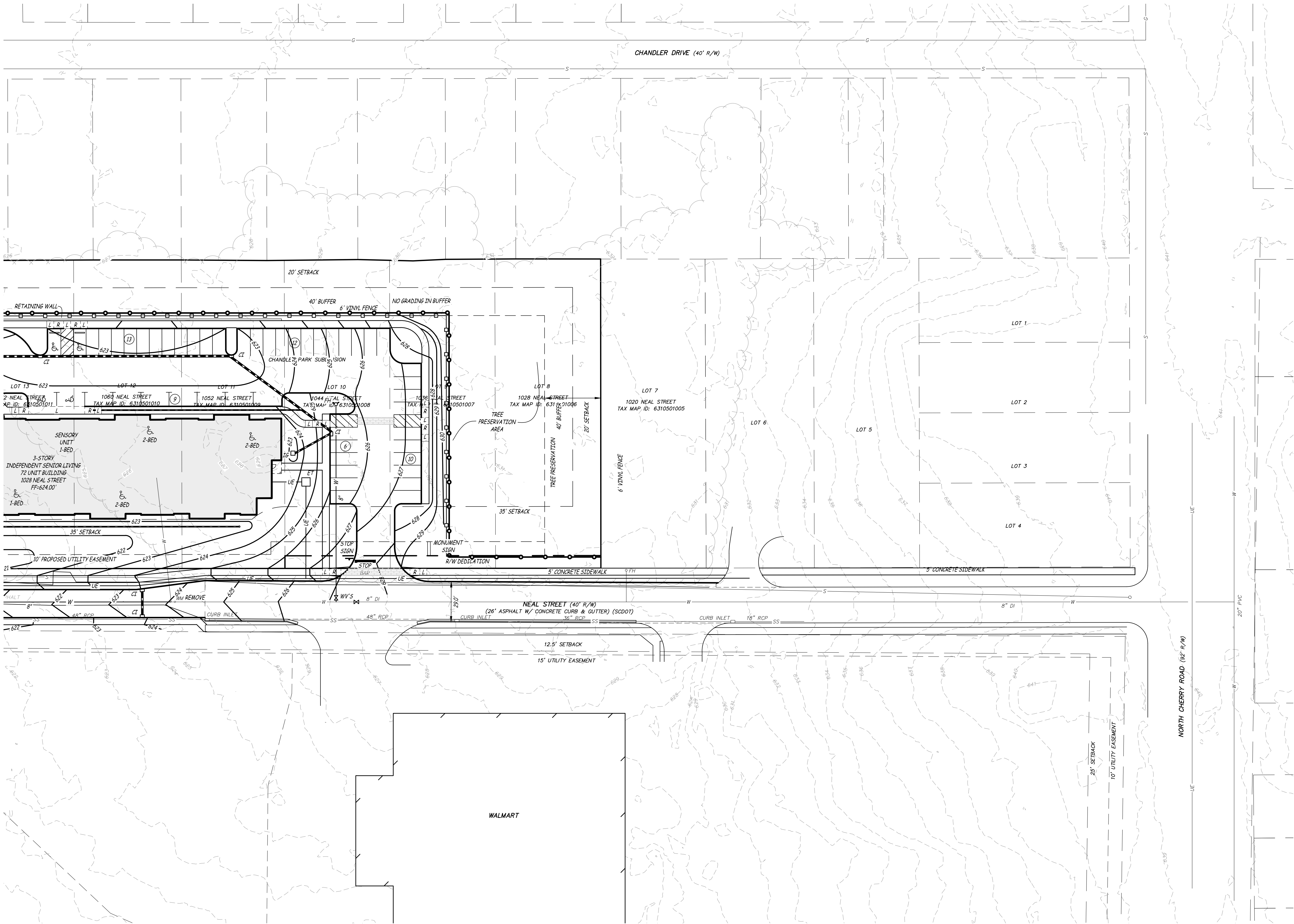
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**C2.01**

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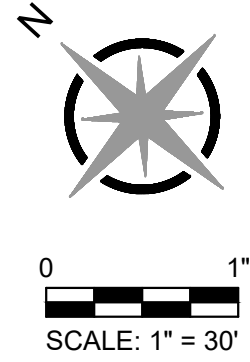


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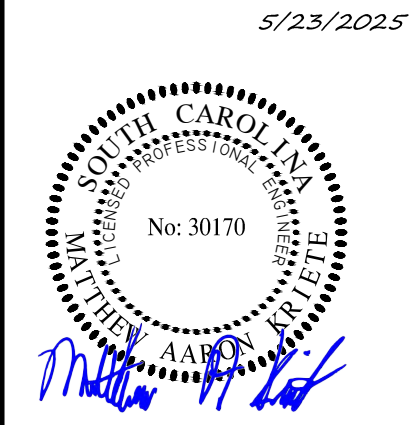


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**RESOURCE HOUSING GROUP, INC**  
**PEAKS OF ROCK HILL**  
CHANDLER DRIVE  
ROCK HILL, YORK COUNTY, SOUTH CAROLINA



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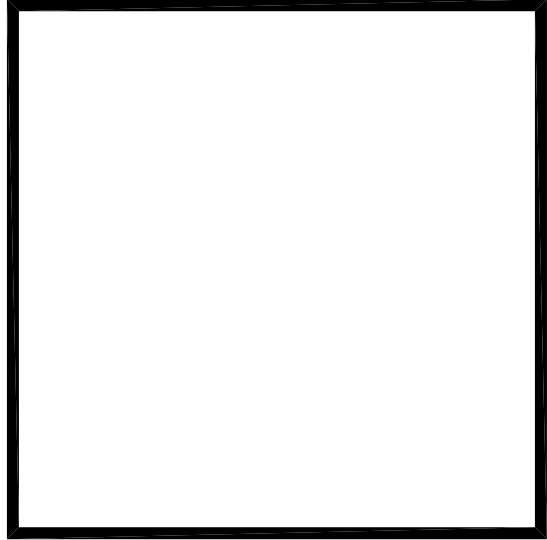
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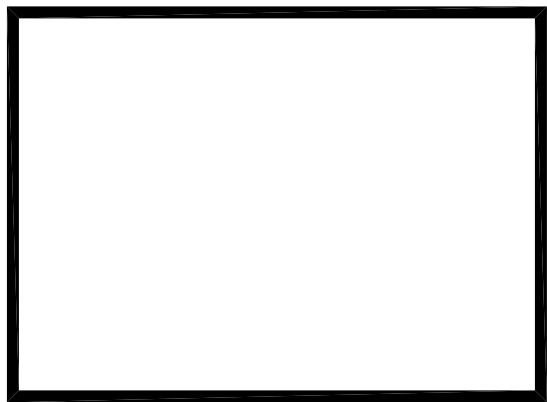
SITE PLAN  
Sheet  
**C2.02**

ES&S PROJECT NO. 16565





SOUTH CAROLINA STATE HOUSING  
FINANCE AND DEVELOPMENT AUTHORITY  
**PROPOSED CONSTRUCTION OF  
PEAKS OF ROCK HILL APARTMENTS**  
CHANDLER DRIVE | ROCKHILL, YORK COUNTY, SOUTH CAROLINA

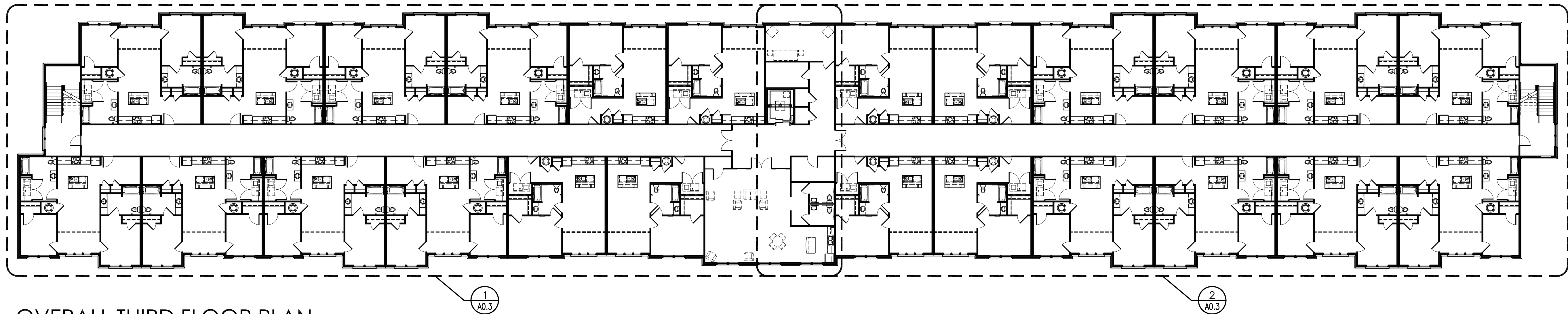


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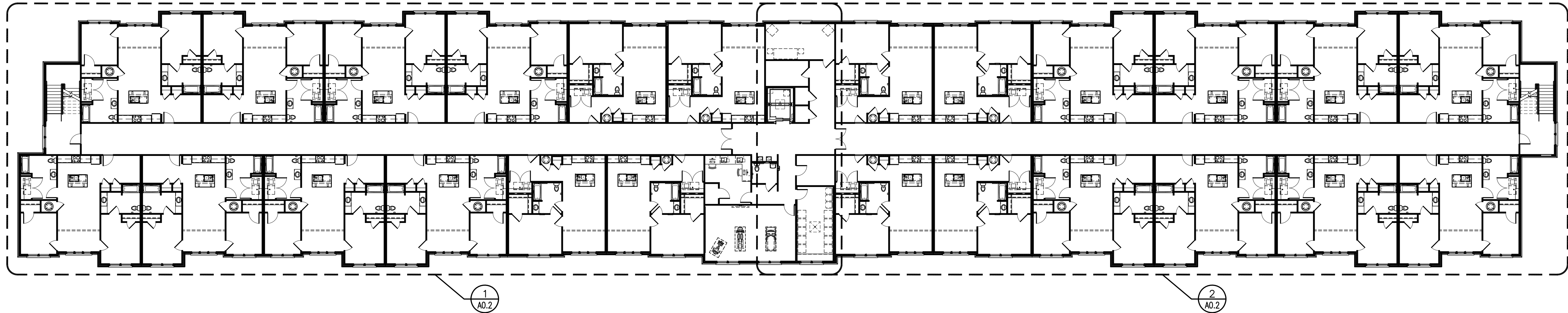
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OVERALL BUILDING  
PLANS

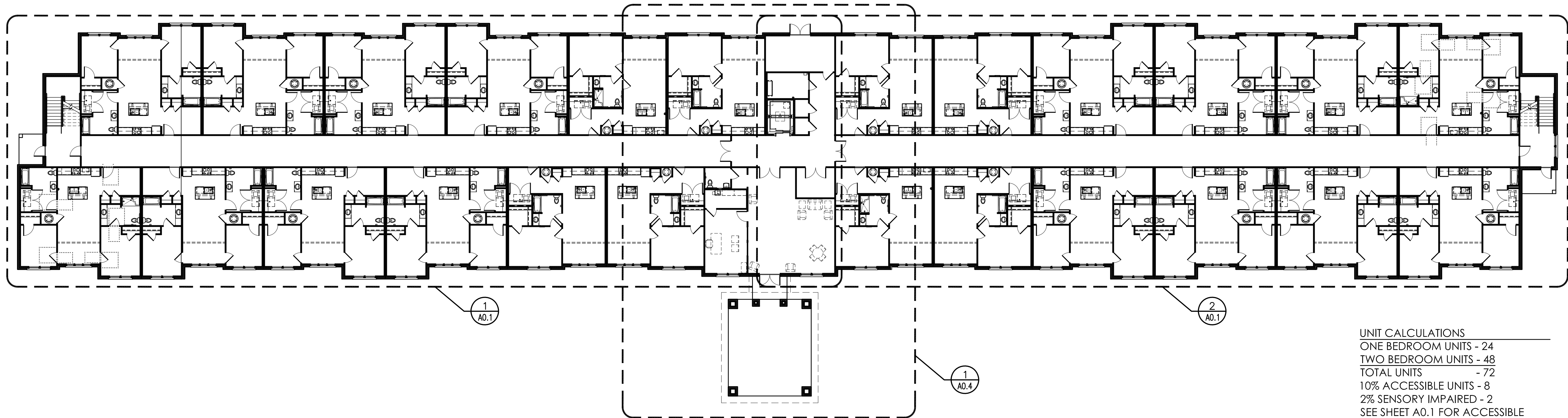
A0.0



OVERALL THIRD FLOOR PLAN  
SCALE: 1/16"=1'-0"



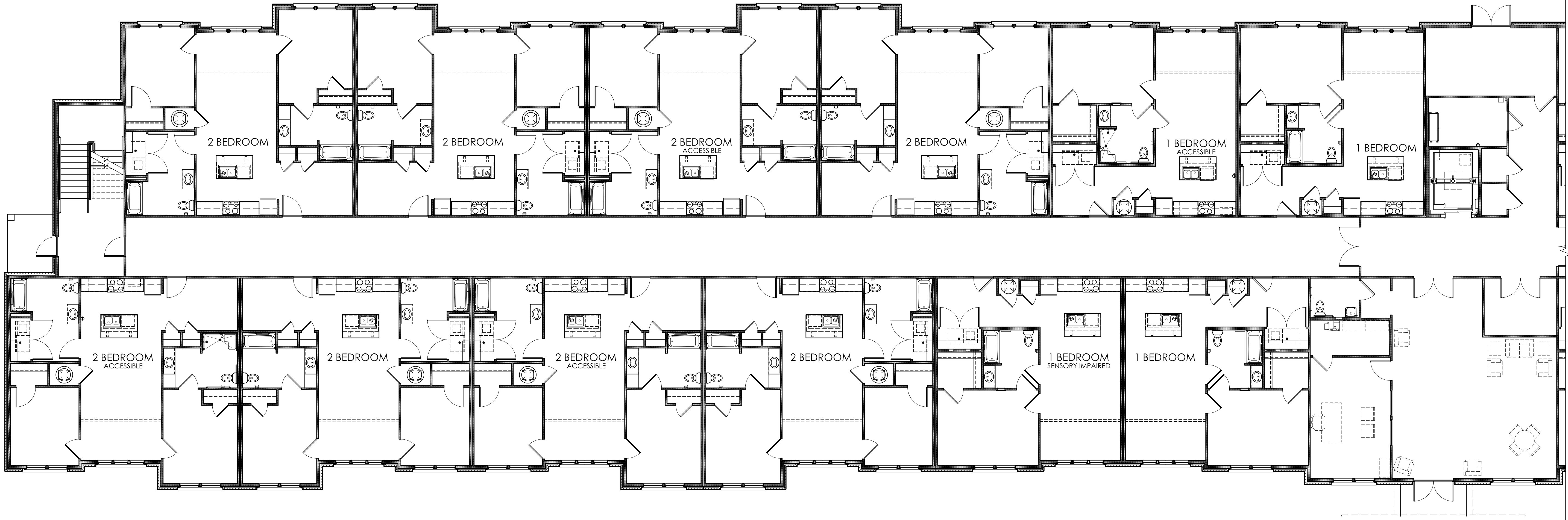
OVERALL SECOND FLOOR PLAN  
SCALE: 1/16"=1'-0"



OVERALL FIRST FLOOR PLAN  
SCALE: 1/16"=1'-0"

UNIT CALCULATIONS  
ONE BEDROOM UNITS - 24  
TWO BEDROOM UNITS - 48  
TOTAL UNITS - 72  
10% ACCESSIBLE UNITS - 8  
2% SENSORY IMPAIRED - 2  
SEE SHEET A0.1 FOR ACCESSIBLE  
AND SENSORY IMPAIRED LOCATIONS

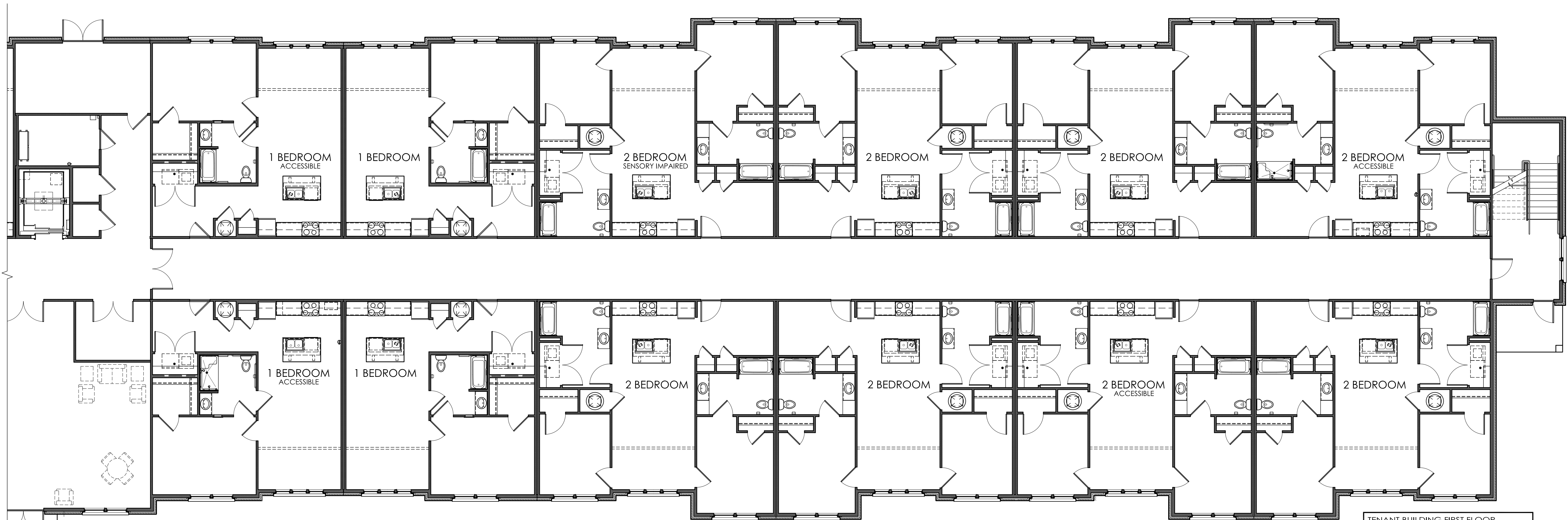




FIRST FLOOR PLAN (1 BR, 2 BR)

SCALE: 1/8"=1'-0"

1  
A0.1



FIRST FLOOR PLAN (1 BR, 2 BR)

SCALE: 1/8"=1'-0"

TENANT BUILDING FIRST FLOOR  
TOTAL HEATED AREA 1st FLOOR: 22,320 S.F.  
TOTAL AREA 1st FLOOR: 29,689 S.F.  
NOTE: HEATED AREA CALCULATED PER  
APPENDIX B DEFINITION.

2  
A0.1

SOUTH CAROLINA STATE HOUSING  
FINANCE AND DEVELOPMENT AUTHORITY  
**PROPOSED CONSTRUCTION OF  
PEAKS OF ROCK HILL APARTMENTS**  
CHANDLER DRIVE | ROCKHILL, YORK COUNTY, SOUTH CAROLINA

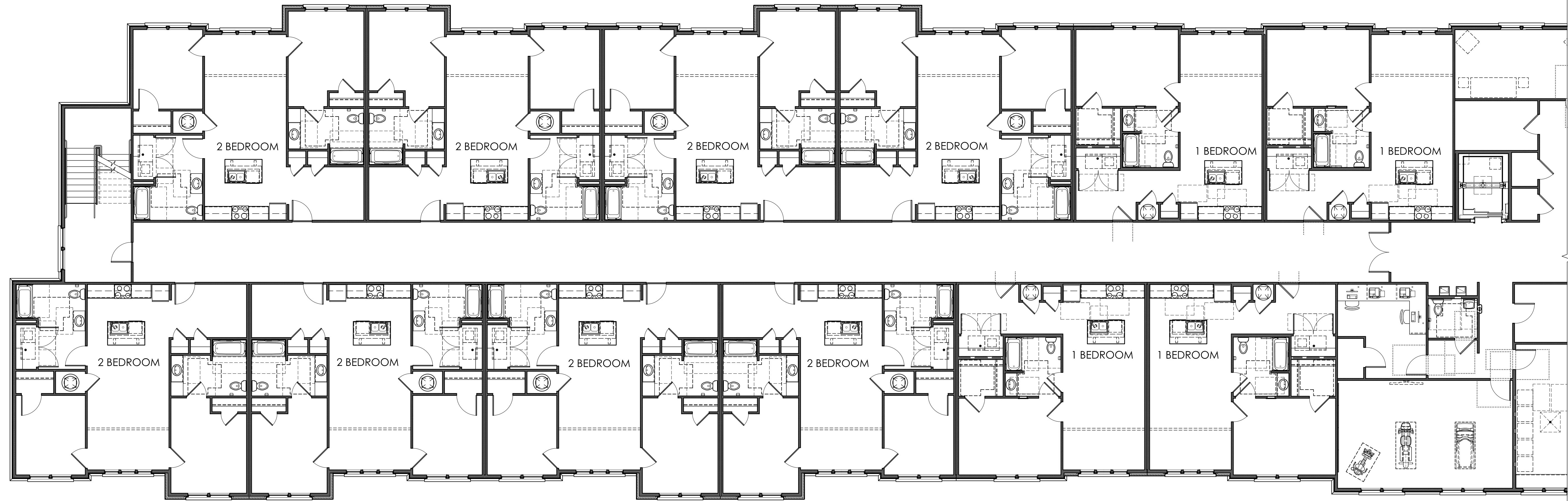
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FIRST FLOOR  
BUILDING PLAN

A0.1

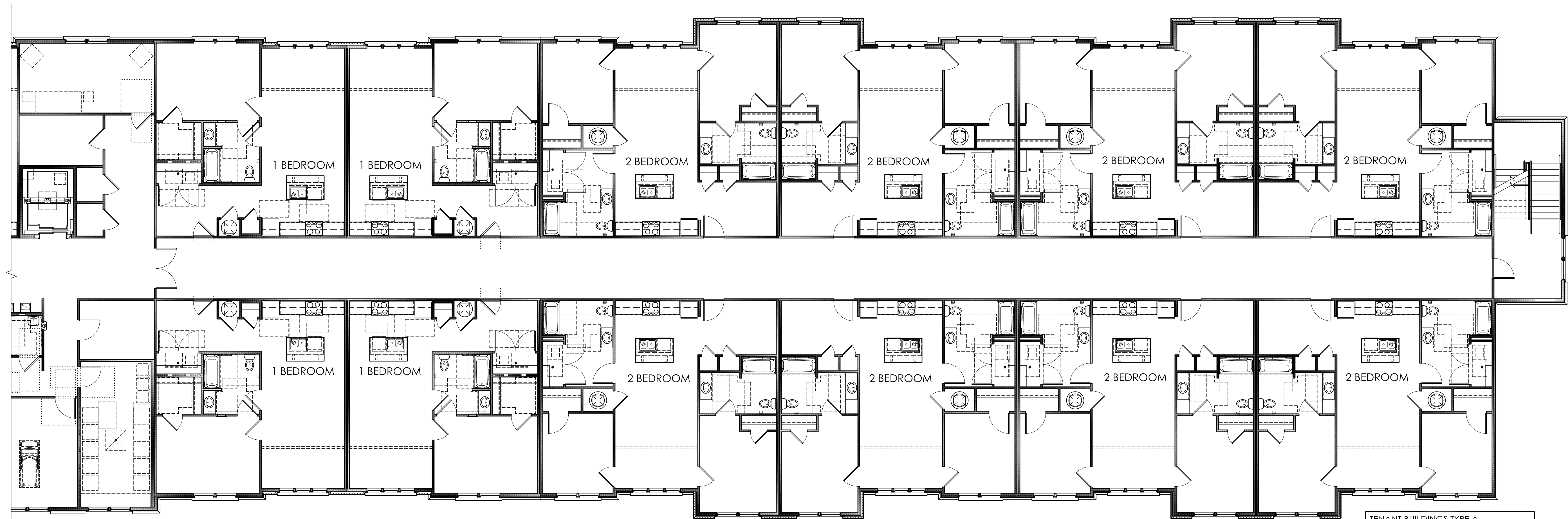




SECOND FLOOR PLAN (1 BR, 2 BR)

SCALE: 1/8"=1'-0"

1  
A0.2



SECOND FLOOR PLAN (1 BR, 2 BR)

SCALE: 1/8"=1'-0"

TENANT BUILDINGS TYPE A  
TOTAL HEATED AREA 2nd FLOOR: 22,320 S.F.  
TOTAL AREA 2nd FLOOR: 29,131 S.F.  
NOTE: HEATED AREA CALCULATED PER  
APPENDIX B DEFINITION.

2  
A0.2

SOUTH CAROLINA STATE HOUSING  
FINANCE AND DEVELOPMENT AUTHORITY  
**PROPOSED CONSTRUCTION OF  
PEAKS OF ROCK HILL APARTMENTS**  
CHANDLER DRIVE | ROCKHILL, YORK COUNTY, SOUTH CAROLINA

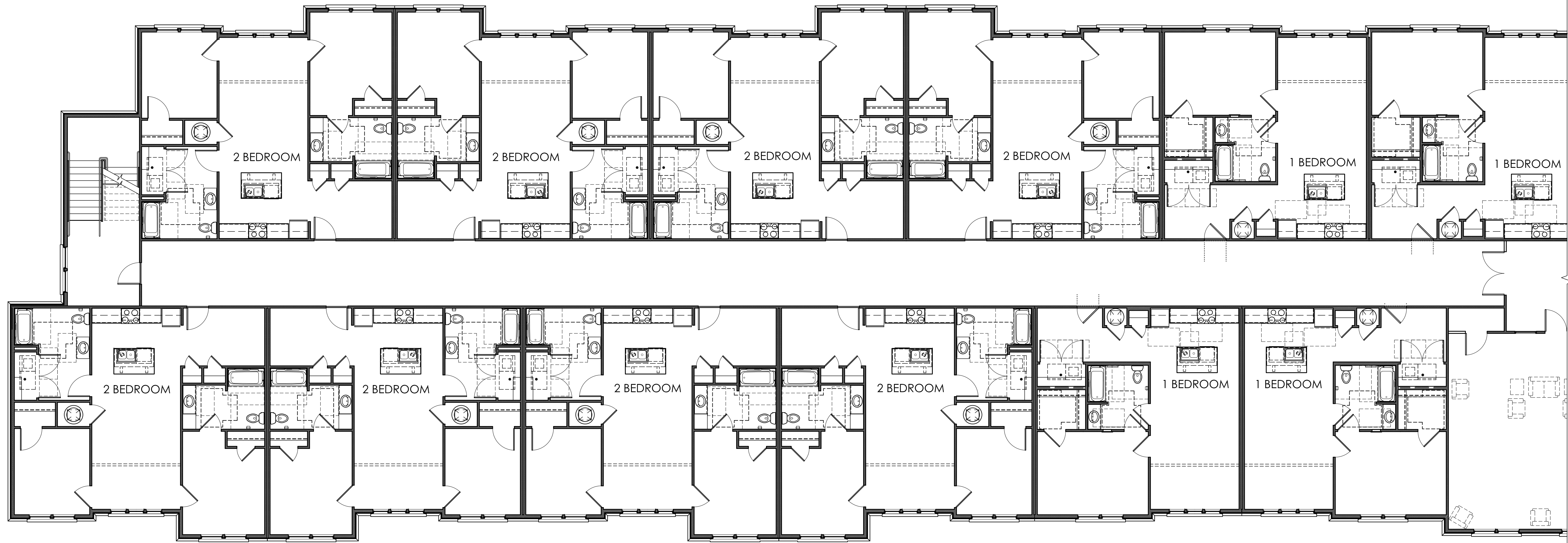
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SECOND FLOOR  
BUILDING PLAN

A0.2

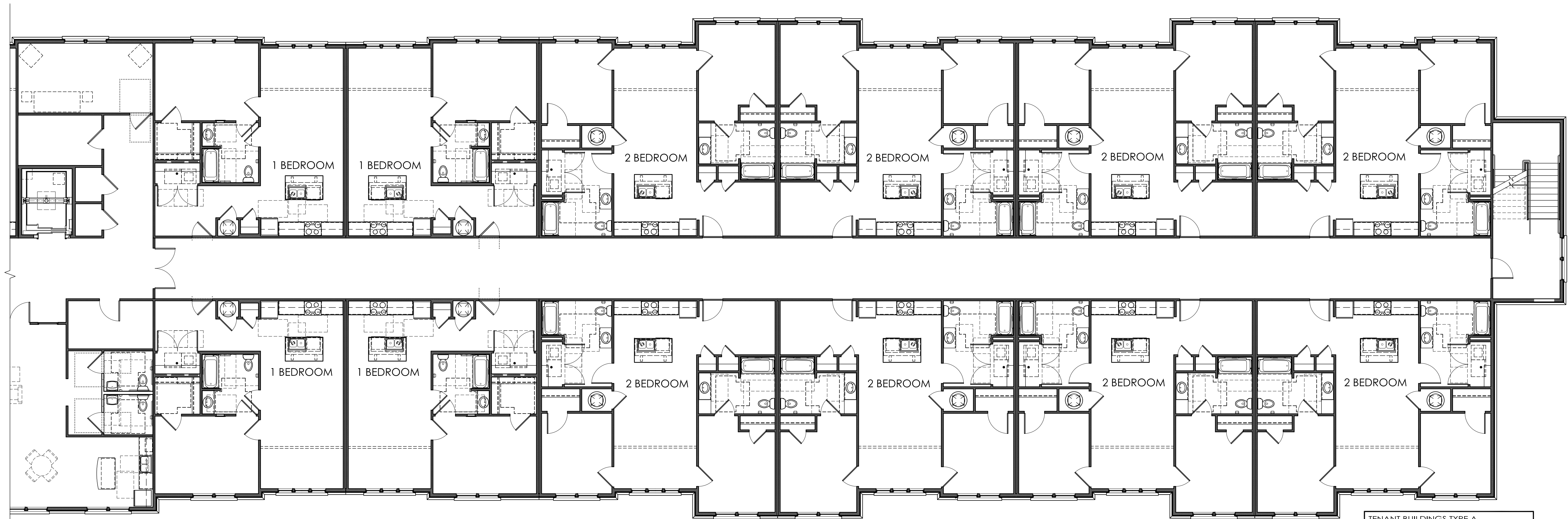




THIRD FLOOR PLAN (1 BR, 2 BR)

SCALE: 1/8"=1'-0"

1  
A0.3



THIRD FLOOR PLAN (1 BR, 2 BR)

SCALE: 1/8"=1'-0"

TENANT BUILDINGS TYPE A  
TOTAL HEATED AREA 3rd FLOOR: 22,320 S.F.  
TOTAL AREA 3rd FLOOR: 29,131 S.F.

NOTE: HEATED AREA CALCULATED PER  
APPENDIX B DEFINITION.

2  
A0.3

SOUTH CAROLINA STATE HOUSING  
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THIRD FLOOR  
BUILDING PLAN

A0.3

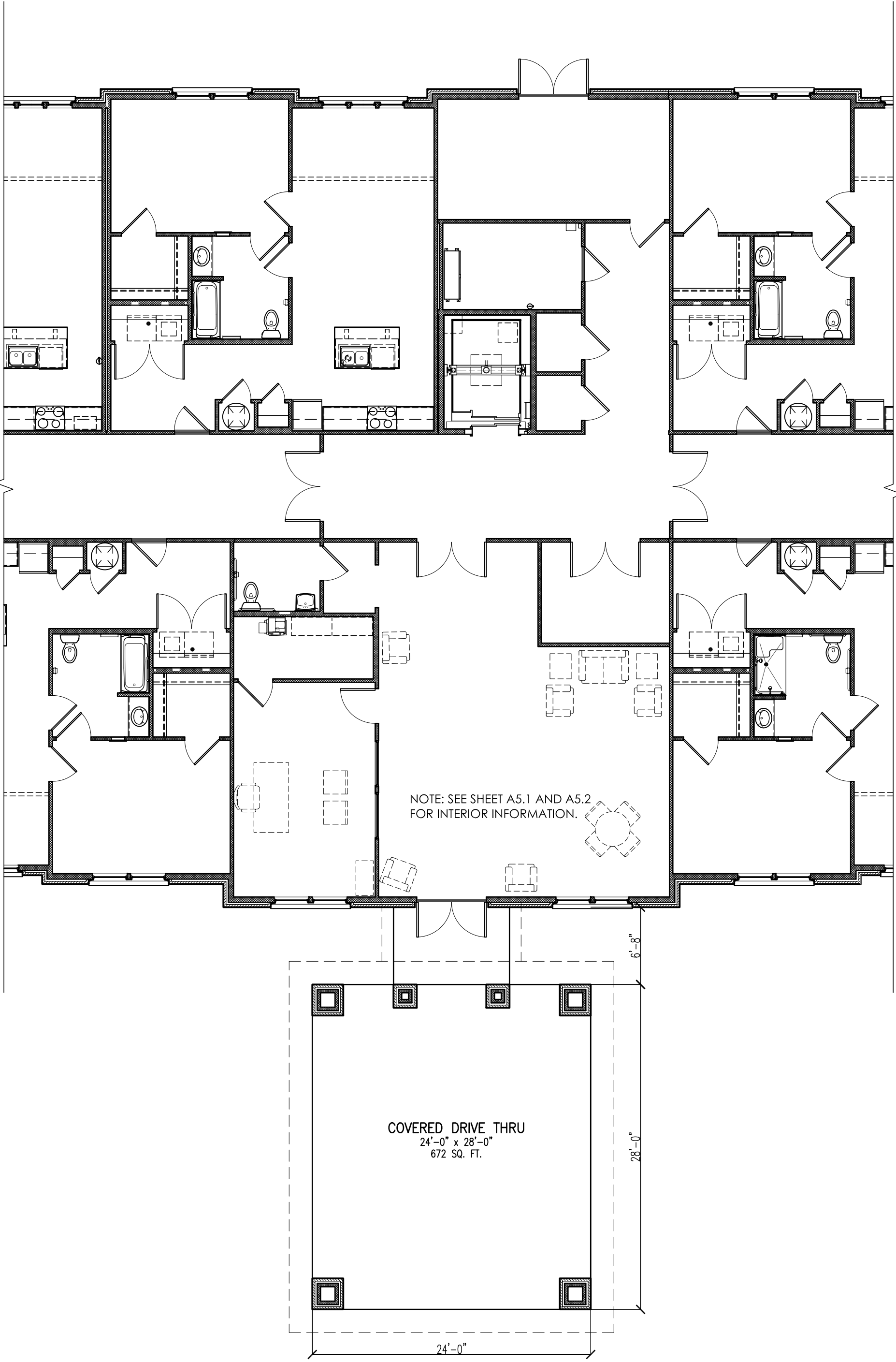


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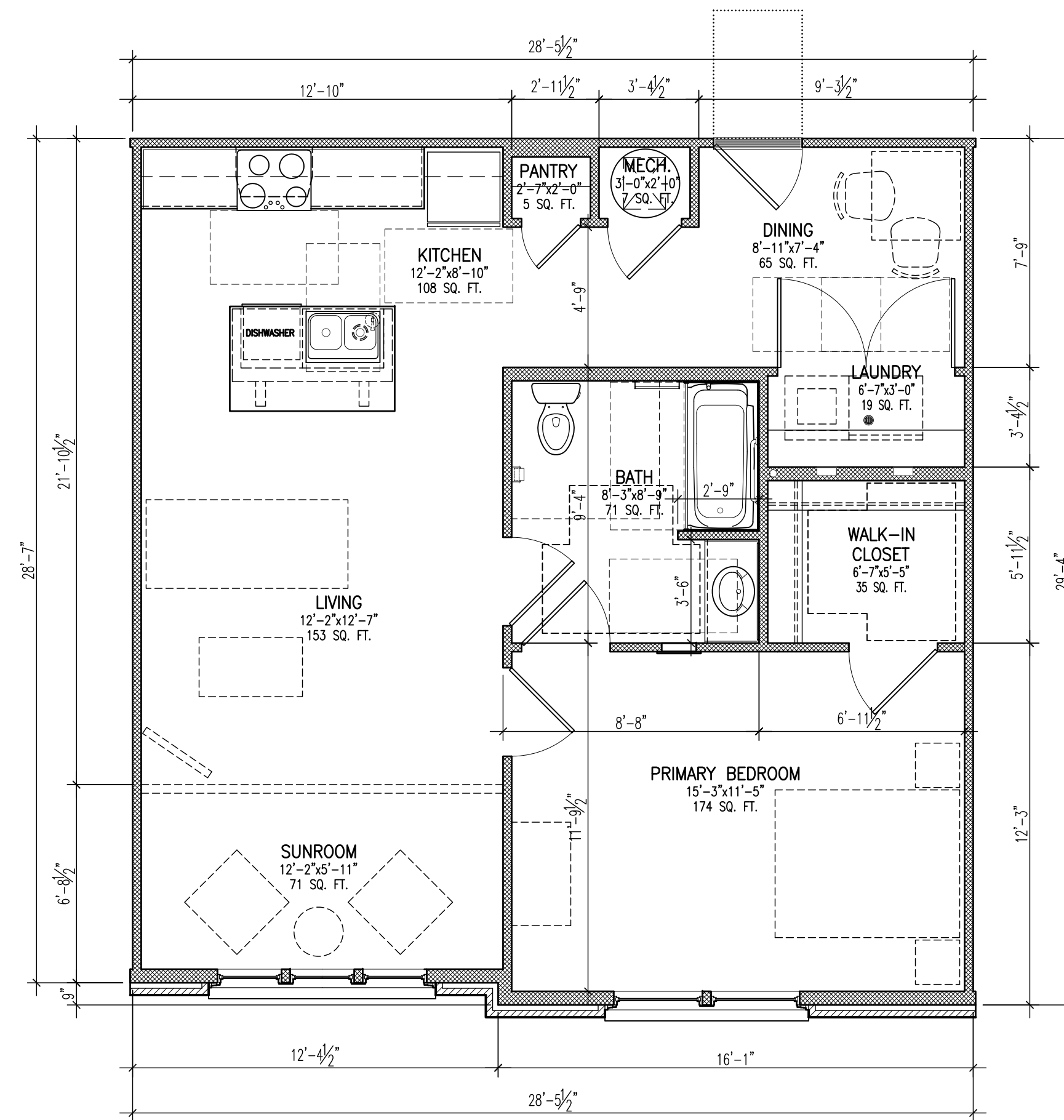
COVERED DRIVE  
THRU

A0.4



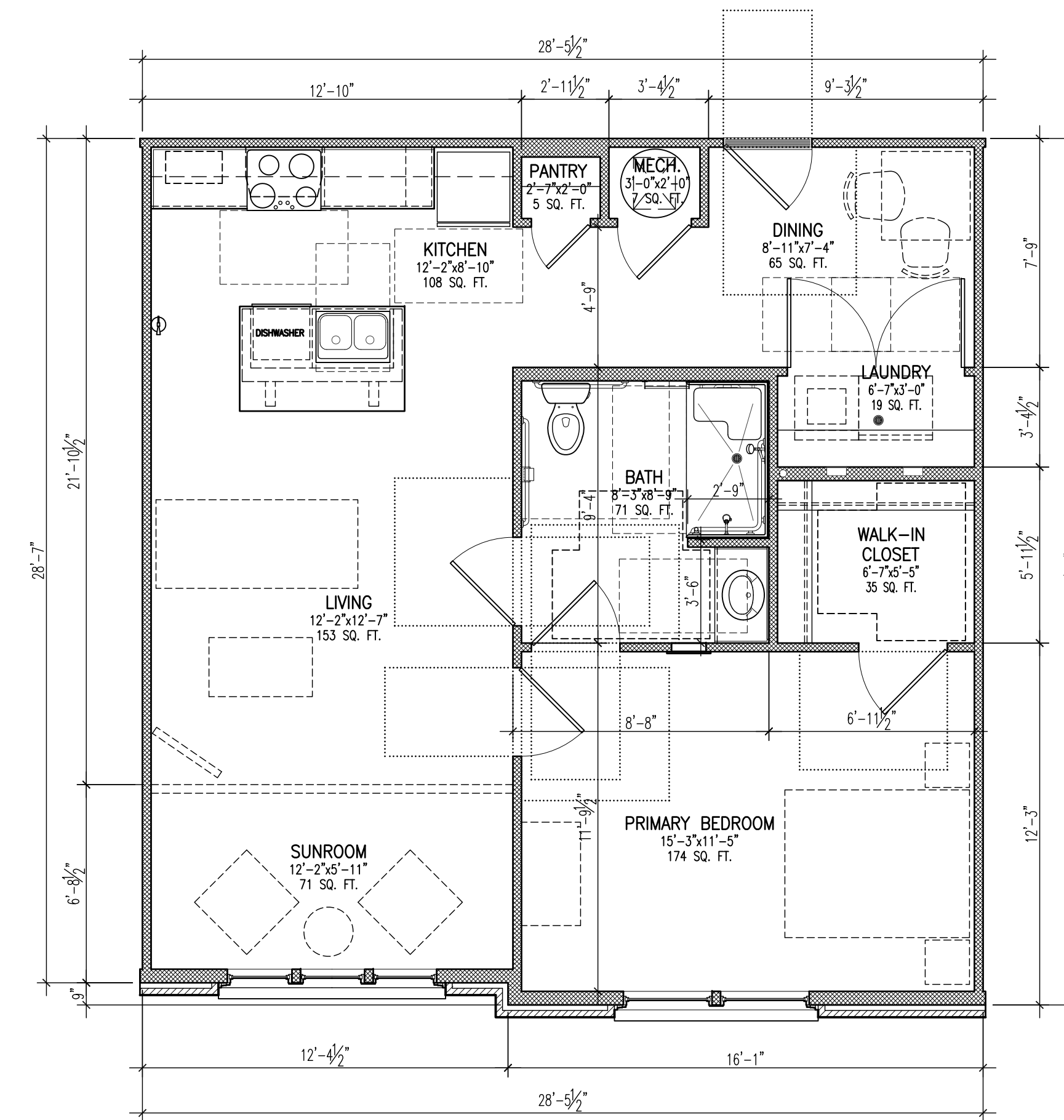
COVERED DRIVE THRU  
SCALE: 1/8"=1'-0"





1-BEDROOM STANDARD PLAN

SCALE: 1/4"=1'-0"



1-BEDROOM ACCESSIBLE PLAN

SCALE: 1/4"=1'-0"

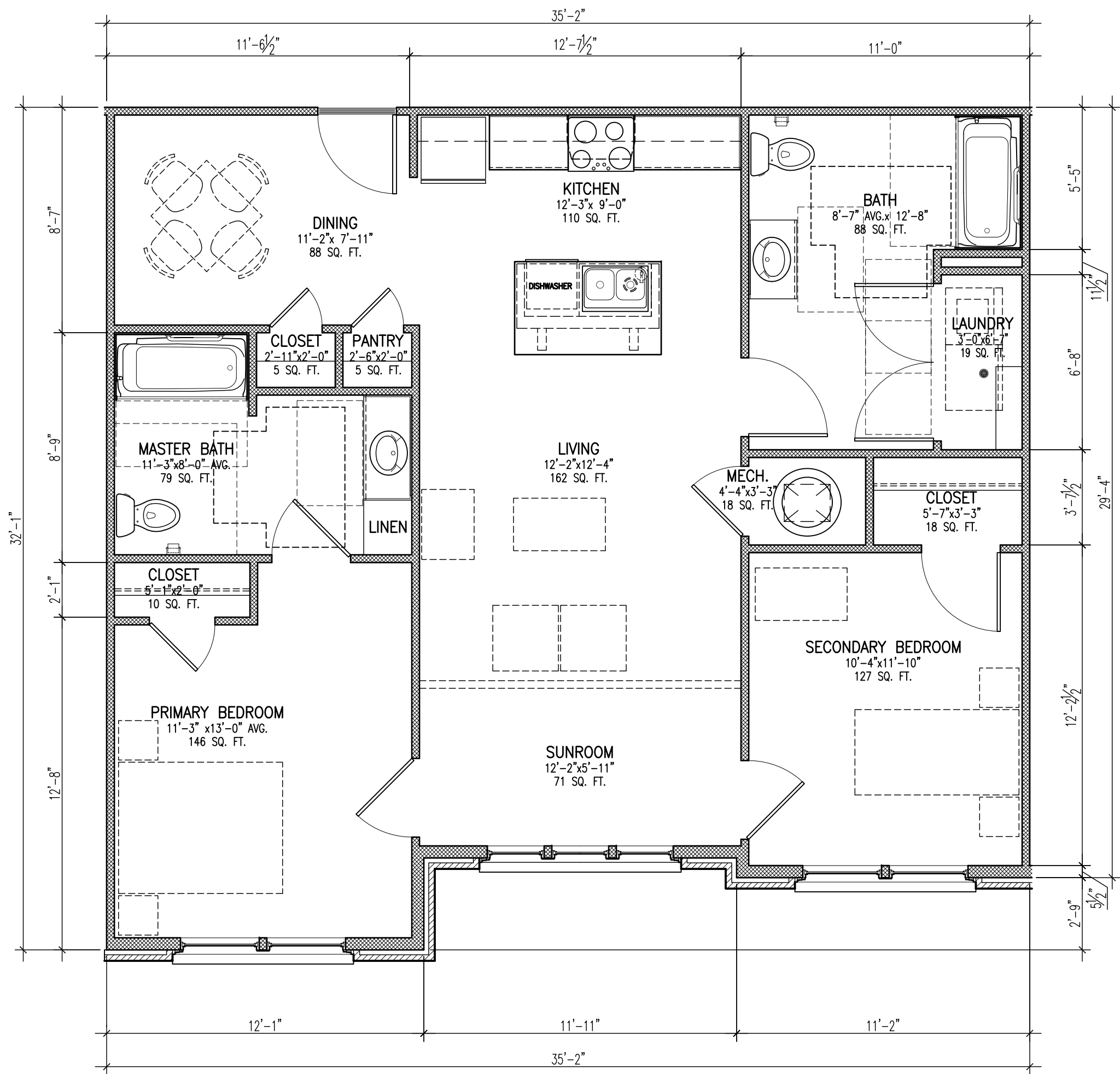
CLEAR COUNTERTOP FRONTAGE			
UNIT TYPE	REQUIRED MIN.	PROVIDED	MEETS REQUIREMENT
1-BEDROOM STANDARD	8'-0"	10'-2"	YES
1-BEDROOM ACCESSIBLE	8'-0"	10'-2"	YES
2-BEDROOM STANDARD	10'-0"	10'-2"	YES
2-BEDROOM ACCESSIBLE	10'-0"	10'-2"	YES

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1-BEDROOM  
STANDARD AND  
ACCESSIBLE PLANS

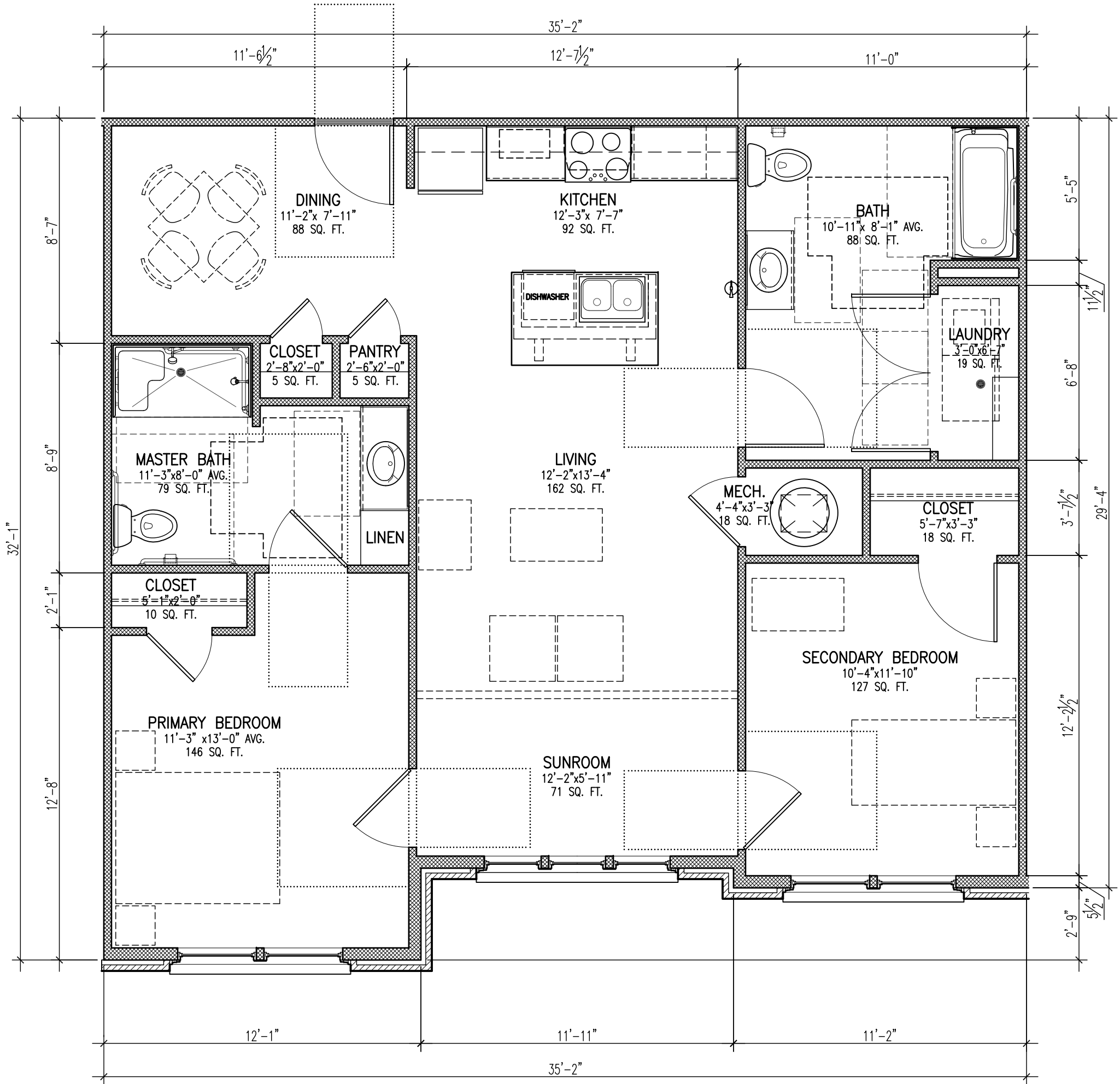




2-BEDROOM  
HEATED AREA: 1,004 S.F.  
TOTAL AREA: 1,060 S.F.

2-BEDROOM STANDARD PLAN  
SCALE: 1/4"=1'-0"

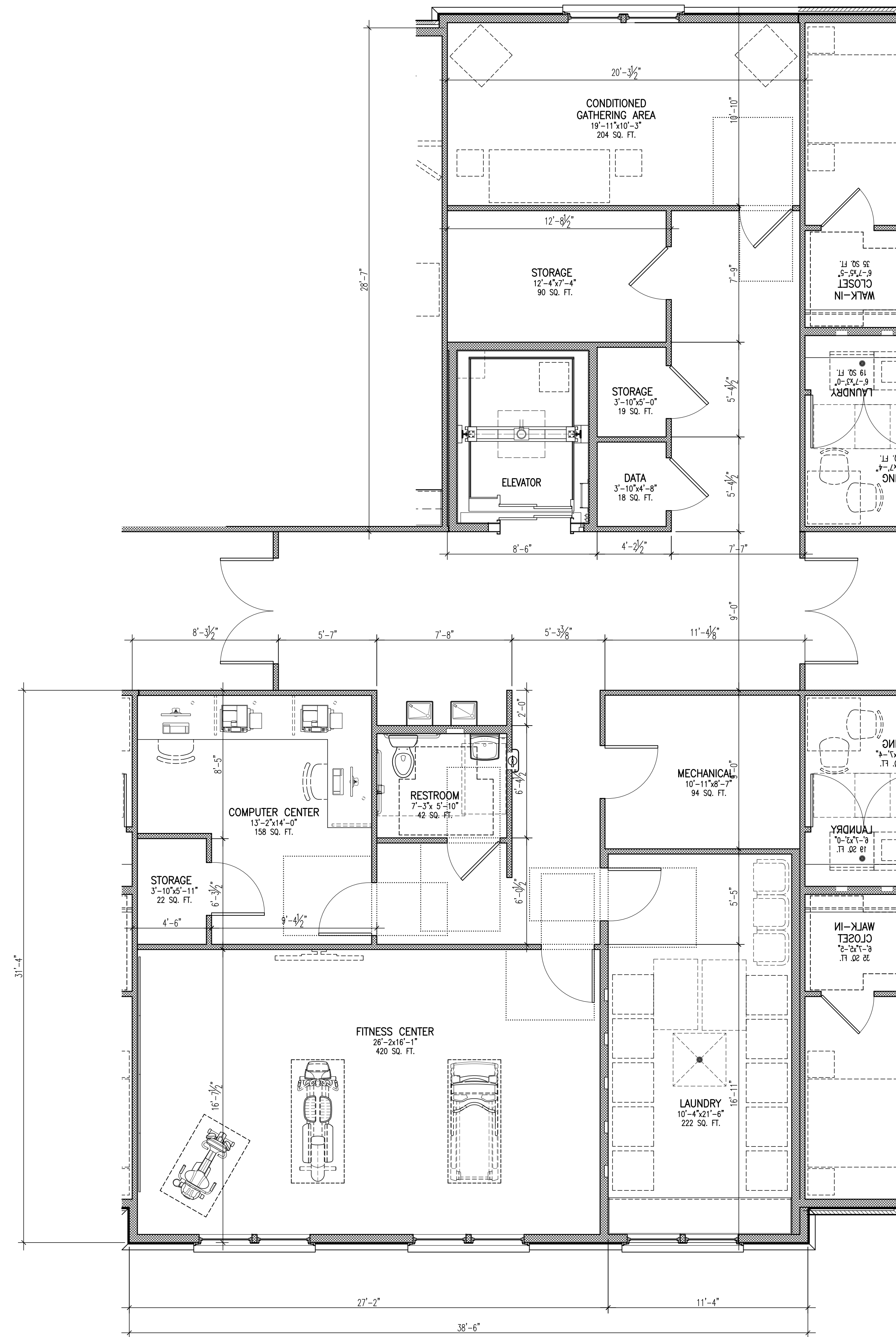
UNIT TYPE	CLEAR COUNTERTOP FRONTAGE		
	REQUIRED MIN.	PROVIDED	MEETS REQUIREMENT
1-BEDROOM STANDARD	8'-0"	10'-2"	YES
1-BEDROOM ACCESSIBLE	8'-0"	10'-2"	YES
2-BEDROOM STANDARD	10'-0"	10'-2"	YES
2-BEDROOM ACCESSIBLE	10'-0"	10'-2"	YES



2-BEDROOM ACCESSIBLE  
HEATED AREA: 1,004 S.F.  
TOTAL AREA: 1,060 S.F.

2-BEDROOM ACCESSIBLE PLAN  
SCALE: 1/4"=1'-0"

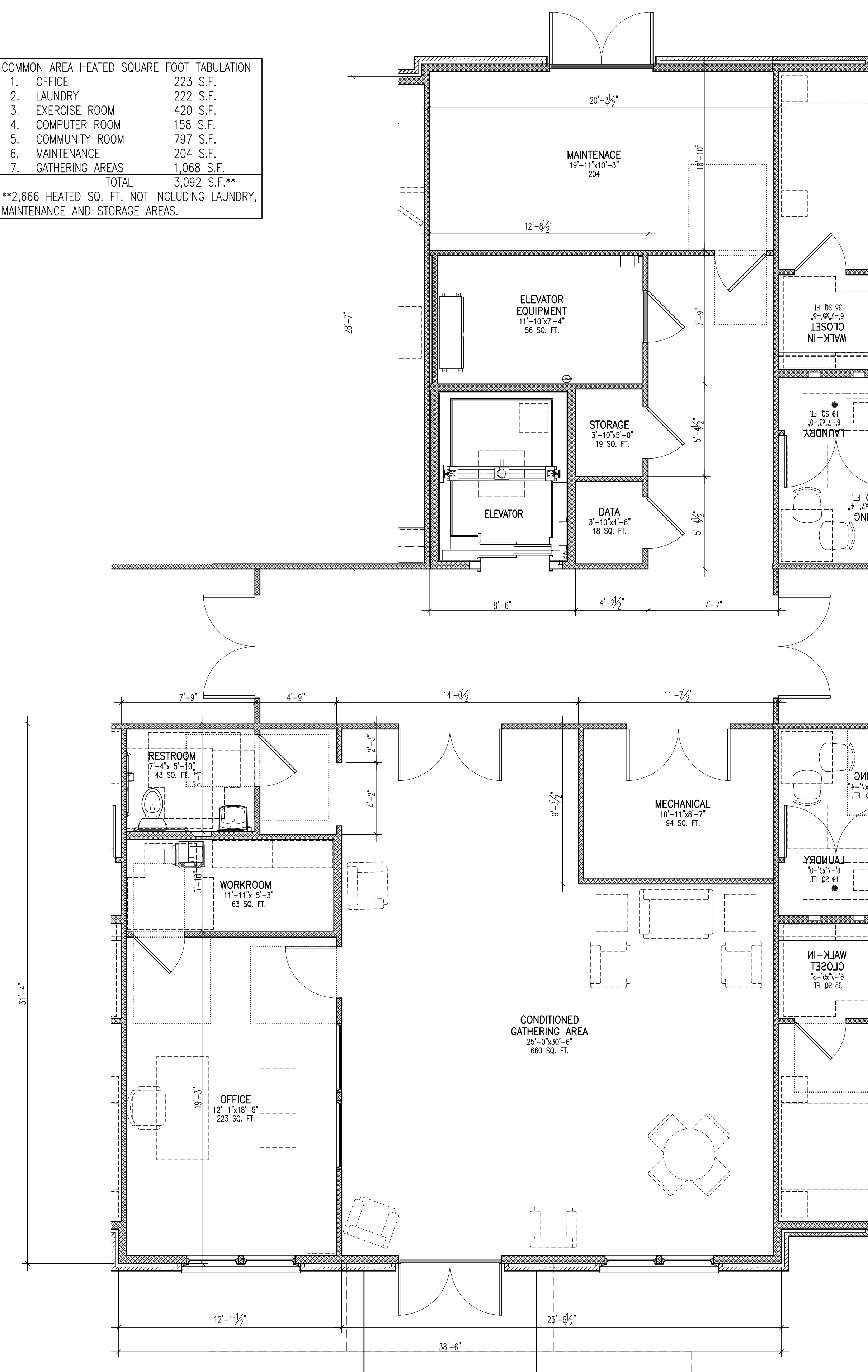




SECOND FLOOR  
LEASING OFFICE/COMMUNITY CENTER FLOOR PLAN  
SCALE: 1/4"=1'-0"

COMMON AREA HEATED SQUARE FOOT TABULATION	
1. OFFICE	223 S.F.
2. LAUNDRY	222 S.F.
3. EXERCISE ROOM	420 S.F.
4. COMPUTER ROOM	158 S.F.
5. COMMUNITY ROOM	797 S.F.
6. MAINTENANCE	204 S.F.
7. GATHERING AREAS	1,068 S.F.
TOTAL	3,092 S.F.**

\*\*2,666 HEATED SQ. FT. NOT INCLUDING LAUNDRY, MAINTENANCE AND STORAGE AREAS.



FIRST FLOOR  
LEASING OFFICE/COMMUNITY CENTER FLOOR PLAN  
SCALE: 1/4"=1'-0"

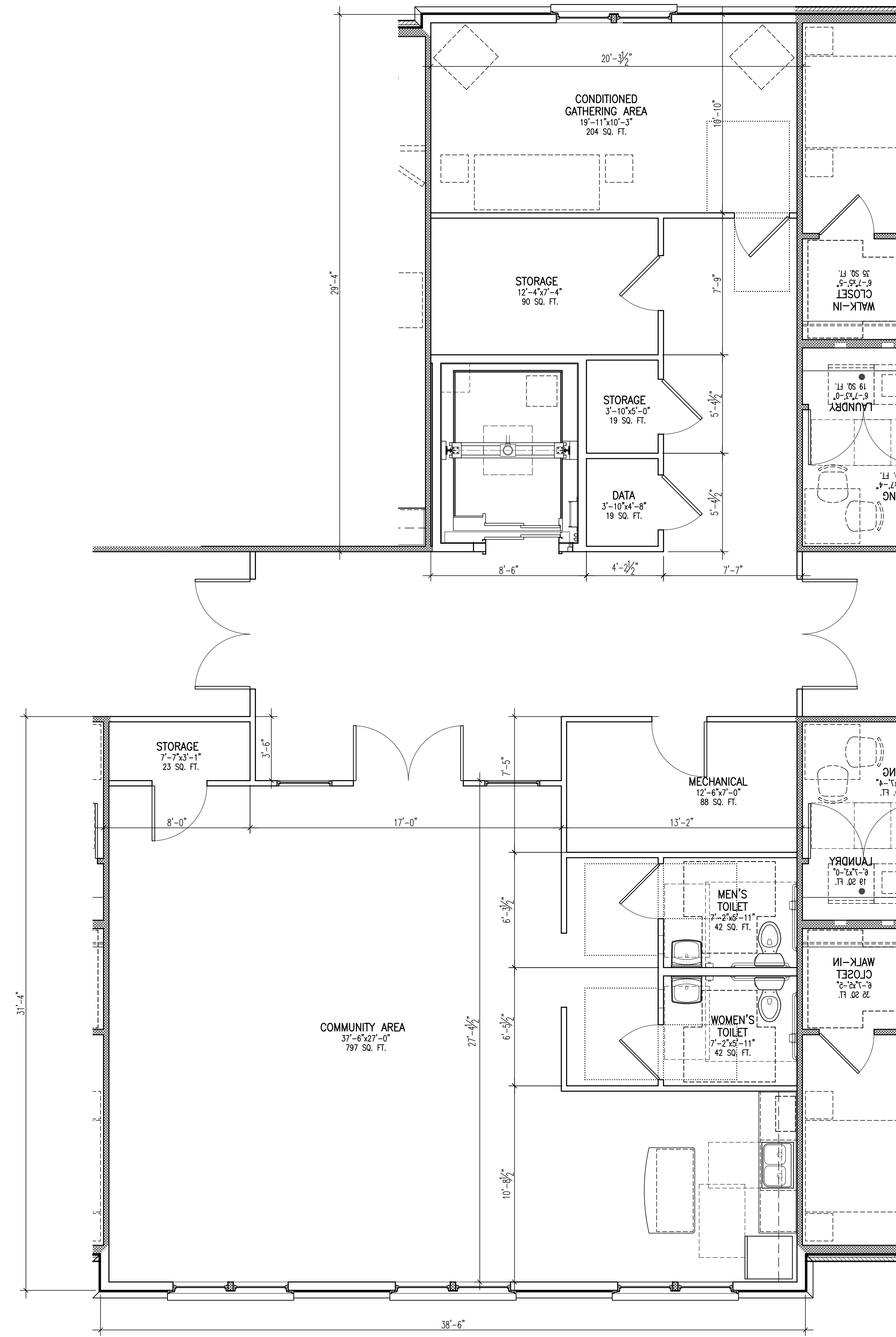
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FINANCE AND DEVELOPMENT AUTHORITY  
**PROPOSED CONSTRUCTION OF  
PEAKS OF ROCK HILL APARTMENTS**  
CHANDLER DRIVE | ROCKHILL, YORK COUNTY, SOUTH CAROLINA

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LEASING OFFICE/  
COMMUNITY CENTER  
FLOOR PLAN





THIRD FLOOR  
LEASING OFFICE/COMMUNITY CENTER FLOOR PLAN  
SCALE: 1/4"=1'-0"

SOUTH CAROLINA STATE HOUSING  
FINANCE AND DEVELOPMENT AUTHORITY  
**PROPOSED CONSTRUCTION OF  
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CHANDLER DRIVE | ROCKHILL, YORK COUNTY, SOUTH CAROLINA

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LEASING OFFICE/  
COMMUNITY CENTER  
FLOOR PLAN





LEFT SIDE ELEVATION

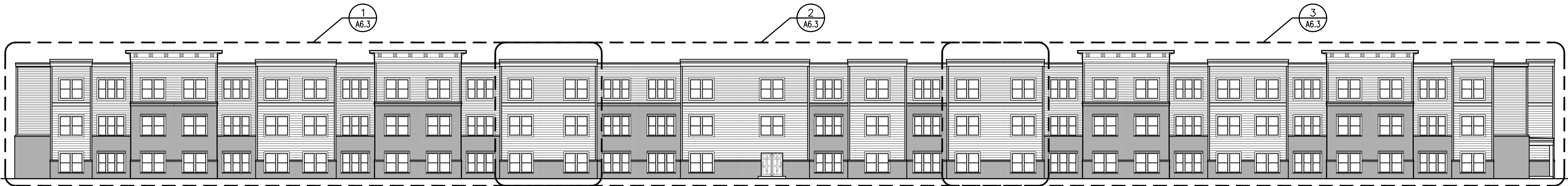
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NOTE:  
SEE SHEET A6.4 FOR SIDE  
ELEVATION FINISHES



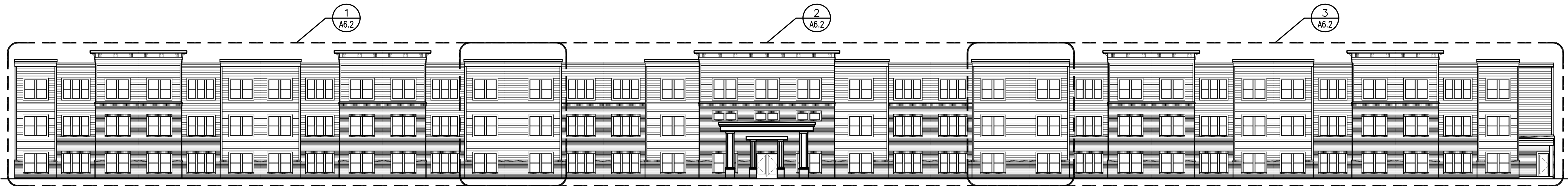
RIGHT SIDE ELEVATION

SCALE: 1/16"=1'-0"



REAR ELEVATION

SCALE: 1/16"=1'-0"



FRONT ELEVATION

SCALE: 1/16"=1'-0"

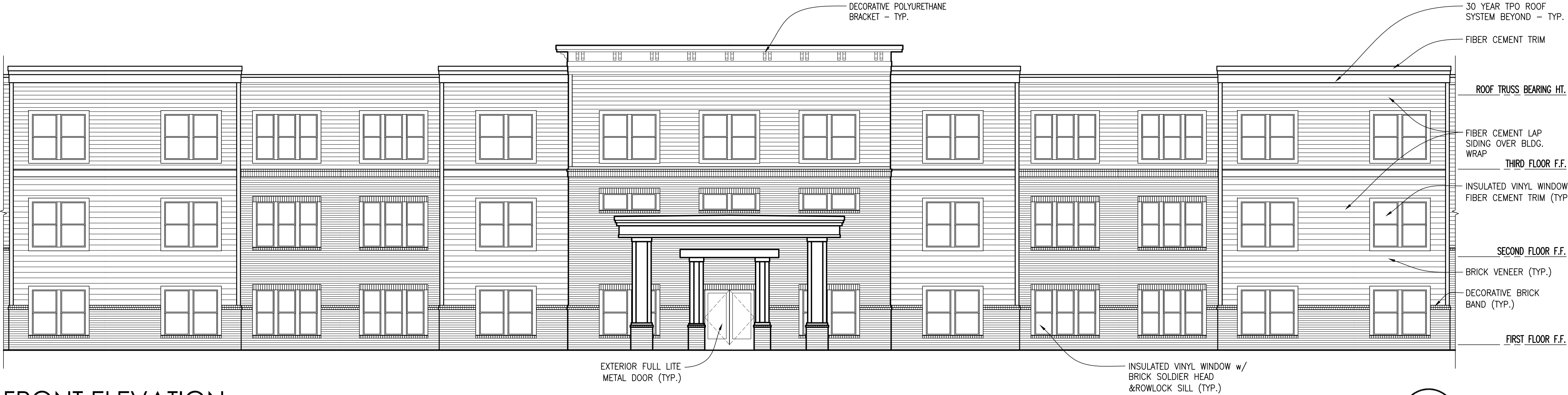




FRONT ELEVATION

SCALE: 1/8"=1'-0"

1  
A6.2



FRONT ELEVATION

SCALE: 1/8"=1'-0"

2  
A6.2



FRONT ELEVATION

SCALE: 1/8"=1'-0"

3  
A6.2

SOUTH CAROLINA STATE HOUSING  
FINANCE AND DEVELOPMENT AUTHORITY  
**PROPOSED CONSTRUCTION OF  
PEAKS OF ROCK HILL APARTMENTS**  
CHANDLER DRIVE | ROCKHILL, YORK COUNTY, SOUTH CAROLINA

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JOB # 250016  
DATE 23 MAY 2025  
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REV.	REV.
REV.	REV.
REV.	REV.
REV.	REV.

BUILDING  
ELEVATIONS

A6.2





REAR ELEVATION

SCALE: 1/8"=1'-0"

1  
A6.3



REAR ELEVATION

SCALE: 1/8"=1'-0"

2  
A6.3



REAR ELEVATION

SCALE: 1/8"=1'-0"

3  
A6.3

SOUTH CAROLINA STATE HOUSING  
FINANCE AND DEVELOPMENT AUTHORITY  
PROPOSED CONSTRUCTION OF  
PEAKS OF ROCK HILL APARTMENTS  
CHANDLER DRIVE | ROCKHILL, YORK COUNTY, SOUTH CAROLINA

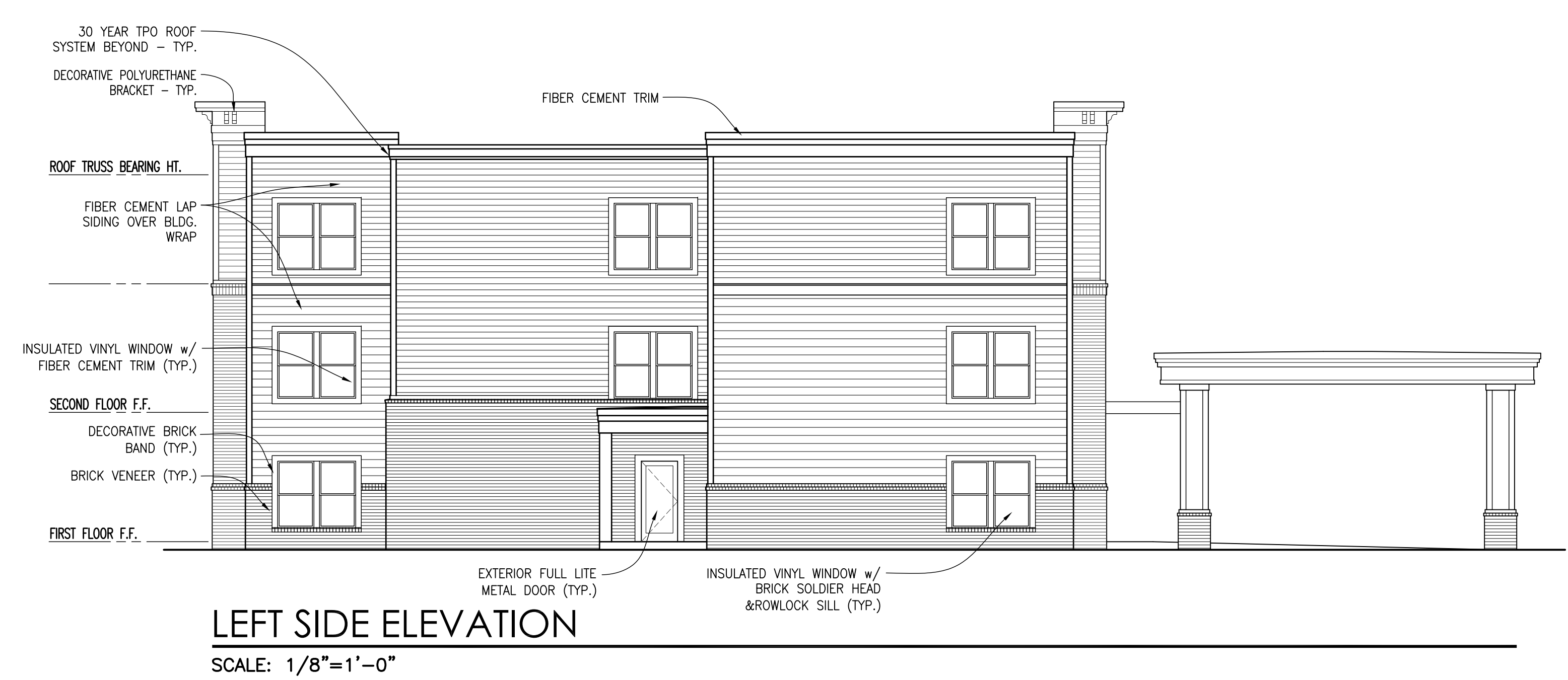
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BUILDING  
ELEVATIONS

A6.3





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BUILDING  
ELEVATIONS