

Lancaster County
DEVELOPMENT REVIEW COMMITTEE
March 08, 2016
MINUTES

Subject: Little Wonders Academy

DRC 016- 006

Time of Meeting: 9:00 a.m.

Date: 03-08-16

Attached you will find Development Review Committee Meeting Sign In Sheet regarding everyone present for this meeting.

The following press were notified of the meeting by email:
news@thelancasternews.com; newsera@comporium.net;
news@fortmilltimes.com.

Meeting Minutes: (See attached Planners report of the discussion of the meeting)

Meeting was adjourned at 10:00 a.m.

Lancaster County Planning Department

101 N. Main St., Ste. 108

P.O. Box 1809

Lancaster, South Carolina 29721-1809

Telephone (803) 285-6005

Fax (803) 285-6007

April 5, 2016

Michael Newman
MDV Engineering
215 Johnston Street
Rock Hill, SC 29730

RE: Little Wonders Academy
From the Lancaster County Development Review Committee

Greetings Mr. Newman,

Thank you for attending the Development Review Committee (DRC) meeting on Tuesday, March 8th regarding the proposed Little Wonders Academy in Lancaster County, SC. Please see the comments below:

LANCASTER COUNTY WATER & SEWER DISTRICT

- The meter needs to be labeled: Proposed 6" Omni meter
- Please see the attachment for the meter vault dimensions (this helps when planning for space within the grassed area, where the meter will be located)
- The fire hydrant will need to be placed behind the fire line (DCVA) backflow device and labeled: Proposed Private Fire Hydrant (To be painted Silver)
- The domestic line and fire line will need to split behind the Omni meter with double check valve assembly (DCVA) backflow devices (labeled) on each separate line (see attached sketch for an example).
- Trees that will impact the access to the meter, backflow devices, and private fire hydrant must be eliminated.
- The site utility plan must include LCWSD's Taps on Existing System notes (see attachment).
- The engineer should consider discharging domestic wastewater after the grease trap connection, into the proposed septic system.

LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

In looking at the drawing submitted, the proposed project will have direct access from Charlotte Hwy, and will be addressed from Charlotte Hwy.

- There is a 911 Address currently attached to this parcel, TM# 0006-00-082.00
- Once they have DRC approval, a 911 Address Permit needs to be submitted to the Zoning Department; a Zoning officer will need to sign off on the address permit then forward to me. (see attached)
 - I will also need the CAD file for this project before the address will be validated.

*Proud to serve the citizens of Lancaster County,
and the Towns of Heath Springs & Kershaw*

LANCASTER COUNTY BUILDING DEPARTMENT

Please accept the following comments and attachment from Building Department to forward for Little Wonders Academy project, as requirements for construction permit review: (All other comments are satisfied at this time, prior to full construction review.)

- All comments as received in attachment.
- Any signage, grease hood system for cooking, and retaining walls over 4 ft. height are permitted separately.
- Use and Occupancy classification to be determined as Group E or I-4 (based on age and number of children) by the
 - Architect design professional submittal of construction drawings and review of prevailing 2012 IBC code.
 - (Required automatic sprinkler system, based on limitations of Type V-B construction and need for area increase.)

LANCASTER COUNTY FIRE SERVICE

- Any vegetative debris must be mulched or hauled away. Burning debris is prohibited.
- They are going to have Fire Sprinkler protection for this facility.
 - The design of the system will need to be approved by the State Fire Marshal's office.
 - The location of the remote Fire Department Connection (FDC) is okay.
 - A fire hydrant will be required within 100 feet of the FDC-hydrant must be painted silver.
 - Knox Caps will be required for the FDC inlets.
 - A fire alarm will be required.
- The Fire alarm will need to meet NFPA 72 (2010) requirements.
- A Knox Box is required since the building has a fire alarm system. I would be the contact for ordering the Knox box and FDC Plugs and for installation requirements.
- The project must meet or exceed the requirements of International Fire Code (2012) if permitted before July 1, 2015. The code will change to the 2015 edition if permitted on or after July 1st.
- All portions of the perimeter of the buildings must be within 500 feet of a working fire hydrant. This is met by the plan provided to the DRC.
- All portions of the perimeter of the building must be within 150 feet of the nearest point of fire apparatus access. The plan provided did not meet this requirement.
- No speed bumps, humps, tables, etc. are allowed.
- Commercial hood (s) may be installed in this building. If so I will need to witness a wet test of the suppression system (s).
- Must install fire extinguishers per NFPA 10 (2010 edition).
- I provided contact information for Frank Maples with the fire inspection division of SC Department of Social Services. DSS licenses child care centers. Frank will need to review and approve architectural and site plans for compliance with licensing regulations and he and his staff will need to be involved in the inspection process.

LANCASTER COUNTY PLANNING DEPARTMENT

- Please label properties in front of parcel with names, tax map numbers, and zoning information.
- Please change tax map for parcel to 0006-00-082.00.

- Please follow lighting requirements in Highway Corridor Overlay District Ordinance.
- Please move back parking area to be flush with front of building.

LANCASTER COUNTY ZONING DEPARTMENT

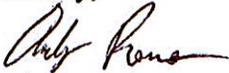
- Please remove front four parking spots such that it is even with the front building. If needed additional parking may be added to rear of the property.
- If the proposed repair area for the septic at the front of the building needs to be preserved, the Zoning Department has no problem with removing any landscaping that may interfere with LCW&S utilities.

SCDOT

- Please contact SCDOT for comments for site.

Subsequent to the DRC meeting, any revisions to site plans must be made to the originally submitted plan and resubmitted electronically to the agencies that had comments. It is the responsibility of the developer to re-submit the plan with changes to the proper agency including a digital and a hard copy to the Planner in charge of the project. Once the agencies have reviewed the changes, they will submit to the Planning Department an email stating that all changes have been made and meet their respective requirements. Feel free to contact me if you have questions regarding these comments. Thank you and we look forward to working with you and your associates on this project.

Sincerely,

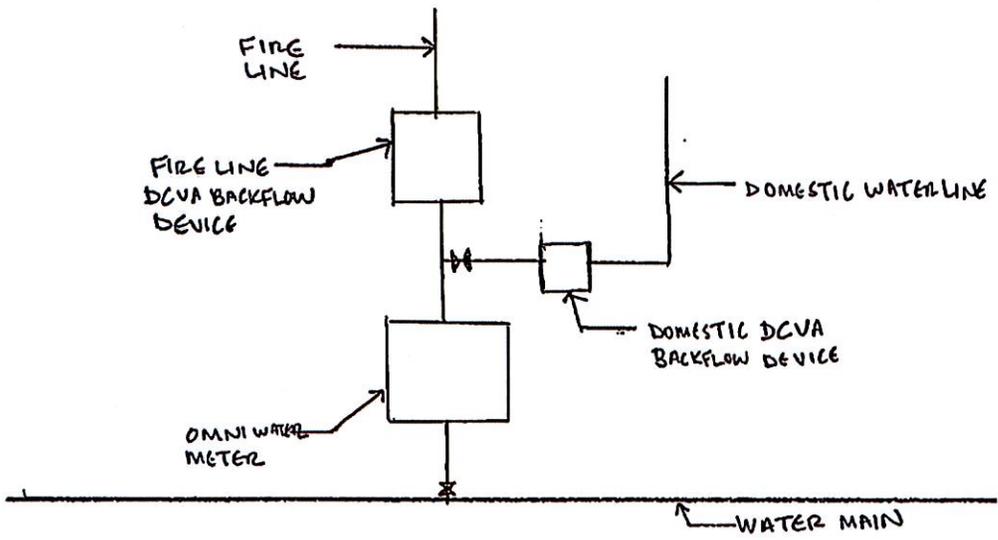


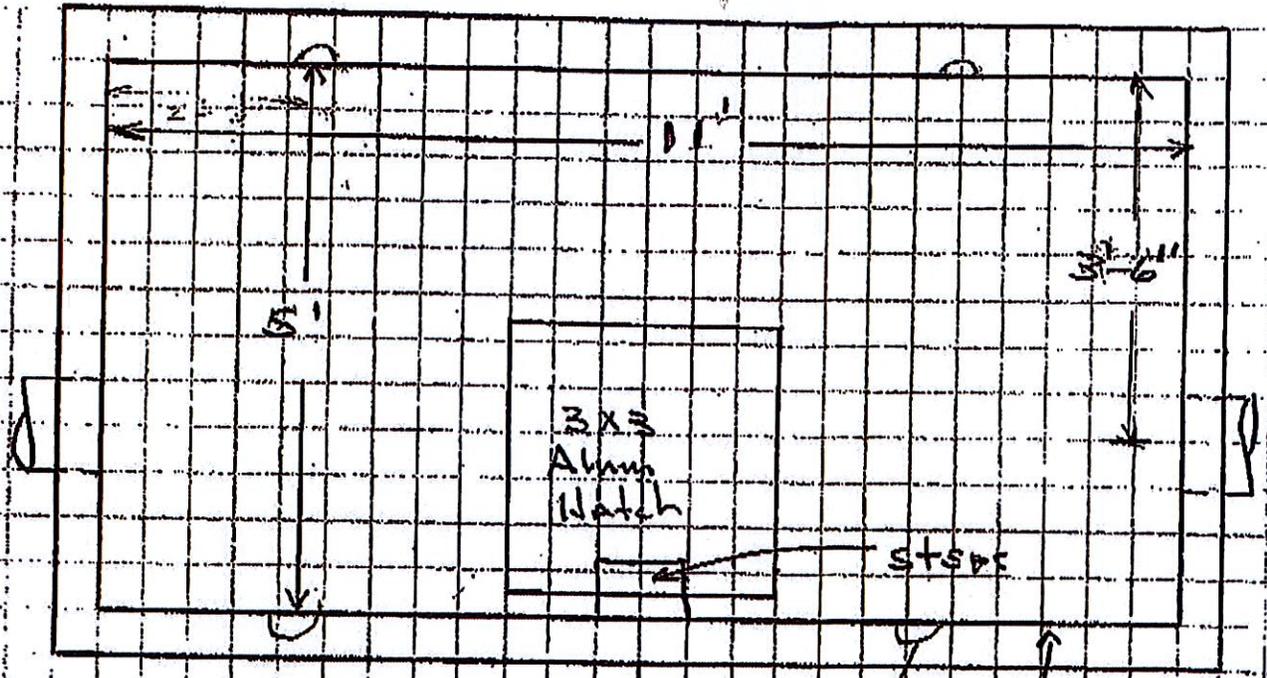
Andy Rowe
Planner I, Lancaster County Planning Department



Nick Cauthen
Planner I, Lancaster County Planning Department

ecc: Lancaster County DRC members
Michael Newman, MDV Engineering

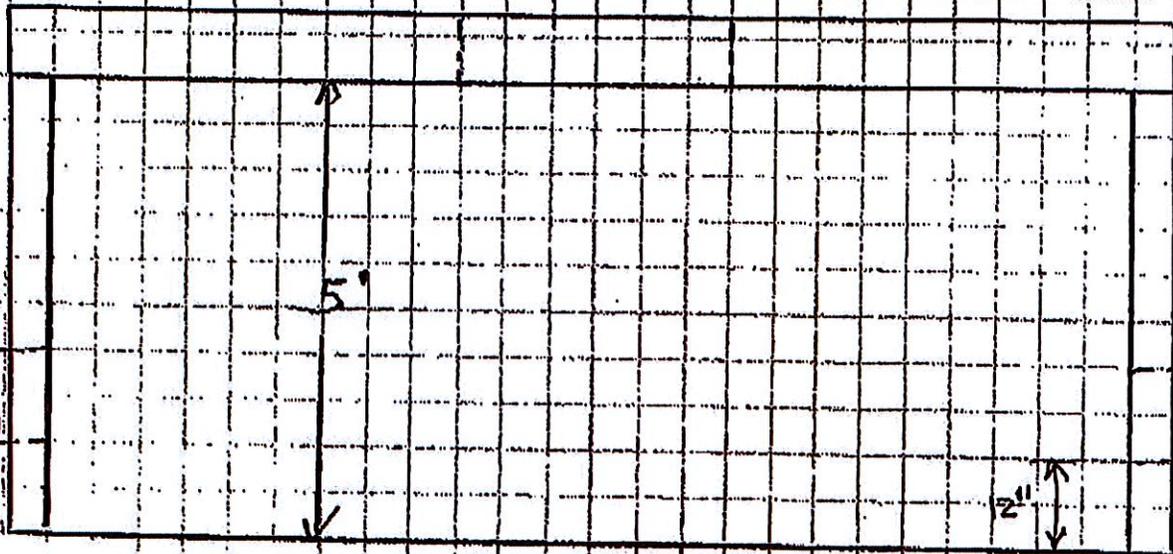




4000 PSI CONCRETE
5 @ 12" OC EW

PLAN

6" WALLS
PATTERN
TRIM UP 3'



SECTION

GENERAL PRECAST

P.O. BOX 217
MONCK'S CORNER, SC 29461
843-761-7888 • FAX: 843-761-7222
EMAIL: INFO@GENERALPRECAST.COM

5' X 11' X 5' VALVE VAULT

NTS



Lancaster County 911 Address Permit
(803) 416-9325 PHinson@lanc911.com

Applicant Name: _____

Address: _____

Home Phone: _____ **Mobile:** _____

Applicant Email Address: _____

Type of Structure: _____

Directions to Property: _____

The 911 Addresser will not assign an address if the provided flagging is not visible and located at the driveway.

*A \$20.00 re-inspection fee is required if flagging is not complete when inspection is conducted.

For Zoning Staff Use Only

Zoning staff verifies that all necessary paperwork has been submitted to the Zoning Department to issue a 911 address number.

Date: _____ **Zoning Staffs Initials:** _____

For 911 Addresser Use Only

Address: _____ **City:** _____

Date Filed: _____ **Time Received:** _____ **Date Addressed:** _____ **Time Addressed:** _____

Re-inspection fee: Yes _____ **No** _____ **911 Addresser Initials:** _____

General Commercial Comments For DRC

1. We are in the 2012 International Code Series, 2011 National electrical Code, 2009 ANSI 117.1 Usable and Accessible Buildings and 2009 International Energy Code.. Check the SC Building Codes Council Website for modifications to the codes. We enforce the code as written including the modifications.
2. Please submit 3 paper copies, one of which should be wet sealed, the other two may be electronically sealed. **Plus** one copy on cd or thumb drive in pdf format. We will retain one copy, route one copy to the Fire Marshal and one set we stamp and return to the contractor at time of permit pick up.
3. All contractors to be licensed in SC commensurate to their work level.
4. Plan review is normally 5 to 10 business days depending on the number of plans submitted ahead of yours. The shorter the line ahead, the quicker your review is done.
5. You will need the plan review application, commercial permit application, zoning application and you will need a 911 address assigned if one has not already been assigned.
6. Please include the email and phone numbers for a contact with the design professionals firm. I will send comments to the email listed on the plan review application.
7. No fees are due up front. We will collect everything from the contractor at permit issuance. Fees are calculated using the ICC Building valuation data table vs sq footage. Once a valuation is arrived calculated, we multiply that by .0075. That will be the building permit fee. Plan review fee is 10% of that fee. Zoning fees vary by building size. Contact the zoning department for details.
8. Lancaster County has no business license, privilege or other fees associated with the contractors. We do check their status with the state of South Carolina .
9. All sprinkler drawings are to be sent to the SC State Fire Marshal for review.



SIGN IN SHEET

Date: 3/8/16

Meeting Time: 9:00 am

DRC: Little Wonders Academy (DRC-016-006)

Please list name and email address:

Name

E-Mail Address

Nick Caution

ncanthon@lanastercountysc.net

Andy Rowe

arowe@lanastercountysc.net

JAMES HAWTHORNE

JAMES.HAWTHORNE@LWASD.ORG

Darin Robinson

drobinson@lanastercountysc.net

Karen Caution

kcanthon@lanastercountysc.net

TIM FINEIN

tim@pfarchitecture.com

MICHAEL NEWMAN

MICHAEL@MOVENG.COM

STEPHEN BUCKWELDEN

sblackadder@lanastercountysc.net