

Lancaster County
DEVELOPMENT REVIEW COMMITTEE
May 10, 2016
MINUTES

Subject: Redstone Investors OP "C"

DRC 016- 014

Time of Meeting: 9:00 a.m.

Date: 05-10-16

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; cgnews@thelancasternews.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

May 20, 2016

Telephone (803) 285-6005

Fax (803) 285-6007

Mr. Michael C. Bilodeau
MPV Properties
521 E. Morehead Street, #400
Charlotte, NC 28202

RE: DRC 016-014: FIRST SUBMITTAL COMMENTS

Greetings Mr. Bilodeau,

Thank you for attending the Lancaster County Development Review Committee (DRC) meeting on Tuesday May 10th, 2016 in regard to the **Outparcel C Site Plan at Redstone (DRC 016-014)**. Below are the comments which are based upon the plan-set you submitted on 4-11-16. If you have questions or concerns about specific comments, please contact the individual who issued the respective comments.

LANCASTER COUNTY WATER AND SEWER DISTRICT (JAMES HAWTHORNE)

- Good morning. Yesterday (5-10-16) I met with Vince Keene at the DRC meeting for Outparcel C of the Red Stone development. During that meeting, I supplied him with our comments to the site plan you provided last month. Our comments are only on sheet 1 of the plan, and should be incorporated through the Phase 1 and Phase 2 layout of the site. If you have any questions, please feel free to contact us. Thank you.
- As noted above see the attachment from LCWSD (AJM, PLANNING DEPARTMENT)
- As discussed in the DRC meeting, LCWSD can not allow any landscaping to be planted over water and sewer infrastructure (including meters), throughout the site. Also, I checked on the irrigation situation of the Wal-Mart outparcels and each outparcel applied for a separate irrigation meter. You'll need to check with Mike Bilodeau to see if he is proposing to do the same thing at Red Stone. If you have any questions, please let me know. Thank you.

LANCASTER COUNTY FIRE SERVICE (STEPHEN BLACKWELDER)

- I assume bases solely on the proposed square footage that this facility will not require fire sprinkler protection, but in case sprinklers are required-
 - A remote FDC would be required
 - A fire hydrant would be required to be within 100 feet of the FDC
 - Fire alarm would be required
 - Knox Box and Knox FDC plugs would be required
 - The sprinkler plans will need to be submitted to SC LRR (state Fire Marshal's office) for approval
- A Knox box is recommended but not required if there is no fire alarm
- No utility plan was included so no review of fire hydrant locations was done-

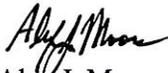
- All portions of the exterior of the building must be within 500 feet of a fire hydrant
- All portions of the exterior of the building must be within 150 feet of fire department access (appears to be met by proposed site plan)
- Emergency Vehicle Access must be in place prior to vertical construction and maintained during the construction process
- No speed bumps, speed humps, speed tables, etc. are allowed
- A commercial hood system will be required in any restaurant producing grease laden vapors.

LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS (SANDRA BURTON)

- Based on the current map, the access driveway will be off of Charlotte Hwy.
- The 911 address will be issued off of Charlotte Hwy.
- There appears to be 5 retail spaces. Each retail space will be issued its own number.
- The attached 911 address permit will need to be completed and submitted to the Zoning Department upon approval of DRC; Zoning will then forward the permit to me with their signature, I will then be able to issue the addresses.
- As noted above see the attachment from Lancaster County Public Safety Communications (AJM, PLANNING DEPARTMENT).
- We will also need a CAD file showing the building to add to our map.

Please deliver three hard copies of this revised plan to the Lancaster County Planning Department and one hard copy to James Hawthorne at Lancaster County Water and Sewer District. Once the agencies and departments have reviewed the changes, they will inform the Lancaster County Planning Department that all required changes have been made and that the respective plan meets their requirements. The Planning Department will then provide an approval letter which will allow you to pull the required permits from Lancaster County.

Very sincerely,



Alek J. Moore, AICP
Planner II

Ecc: Mr. Vincent G. Keene, PE
Lancaster County DRC Members



SIGN IN SHEET

Date: 5-10-16

Meeting Time: 9:00 AM

DRC: 016-014-REDSTONE OUTPARCEL C

Please list name and email address:

Name

E-Mail Address

ALEX MOORE

amoore@lanastercounty.sc.net

STEVE YEARGIN

SYEARGIN@LANASTERCOUNTYSC.NET

Vince Keene

Vincek@Y-wh.com

DENNY GAPPENS

DGAPPENS@aiDGinc.com

Mike Bilodeau

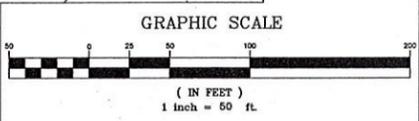
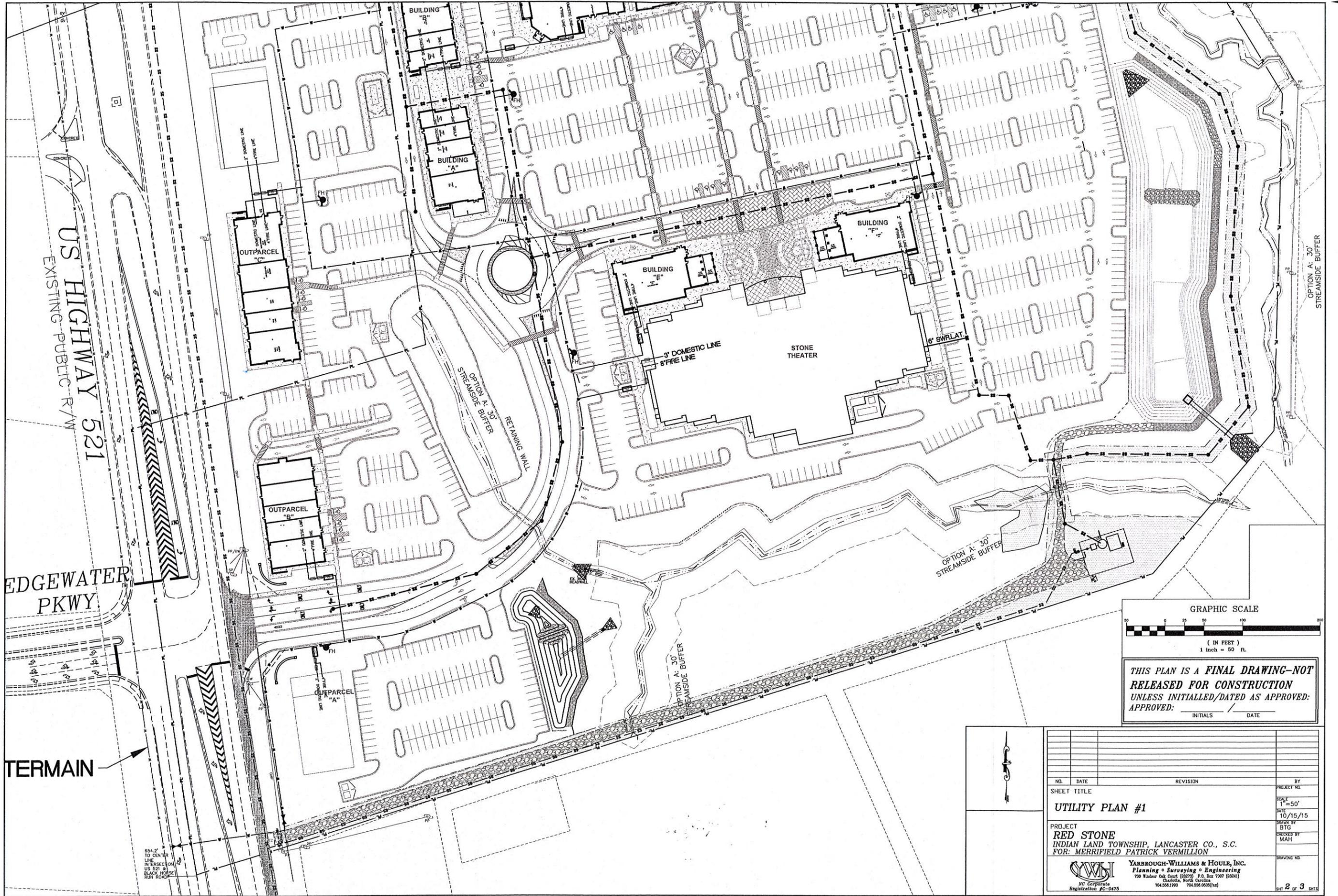
mbilodeau@mpurp.com

JAMES HAWTHORNG

JAMES.HAWTHORNG@LWASD.ORG

Kenneth Cothran

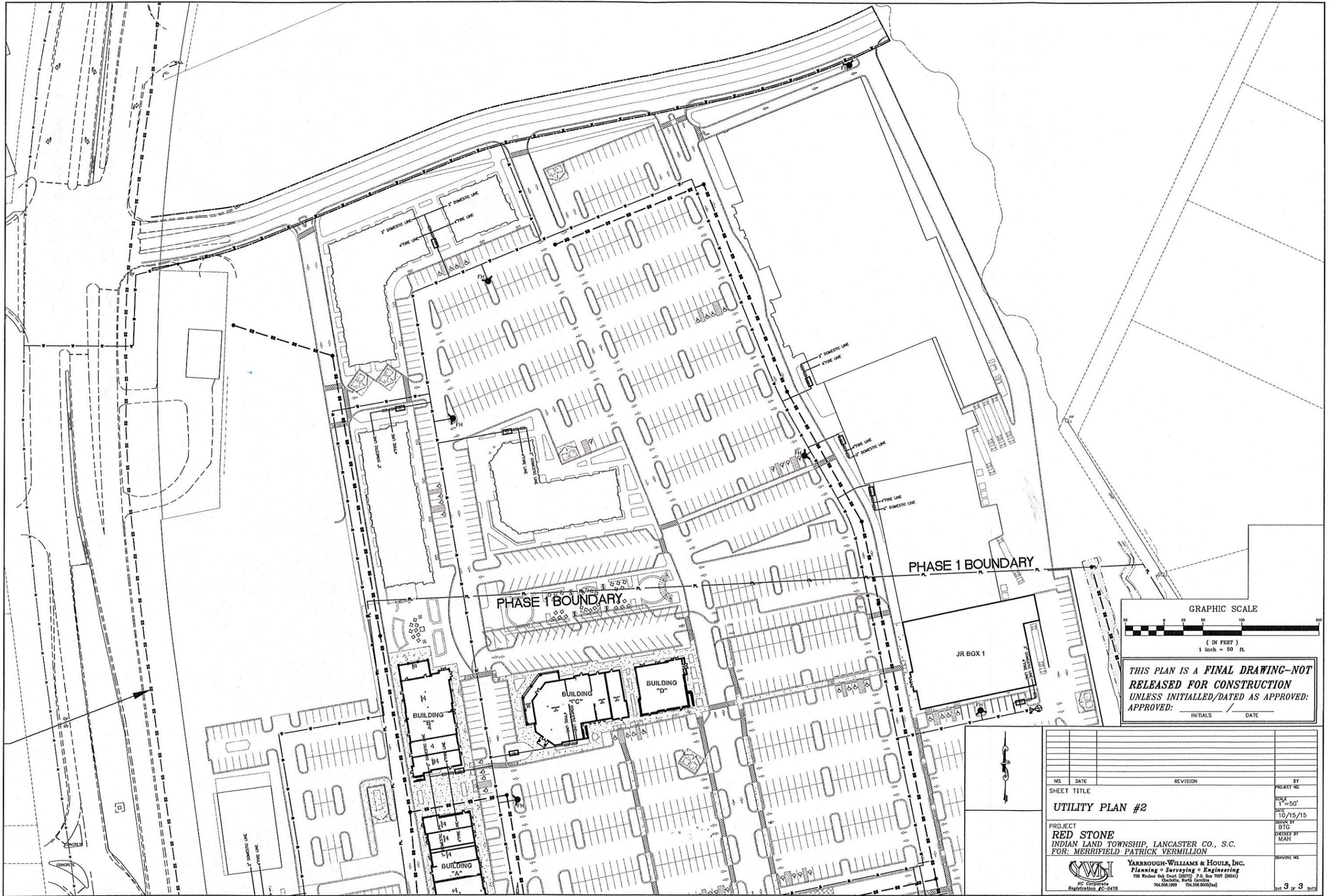
kcothran@lanastercounty.sc.net



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 APPROVED: _____
 INITIALS / DATE

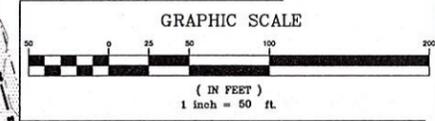
NO.	DATE	REVISION	BY
SHEET TITLE			PROJECT NO.
UTILITY PLAN #1			SCALE 1"=50'
PROJECT			DATE 10/15/15
RED STONE INDIAN LAND TOWNSHIP, LANCASTER CO., S.C. FOR: MERRIFIELD PATRICK VERMILLION			DRAWN BY BTG
 YARBROUGH-WILLIAMS & HOULE, INC. Planning • Surveying • Engineering 700 Windsor Oak Court, (28273) P.O. Box 7007 (28241) Charlotte, North Carolina 704.558.1990 704.558.9555(hz)			CHECKED BY MAH
			DRAWING NO.
			SHT 2 of 3

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PHASE 1 BOUNDARY

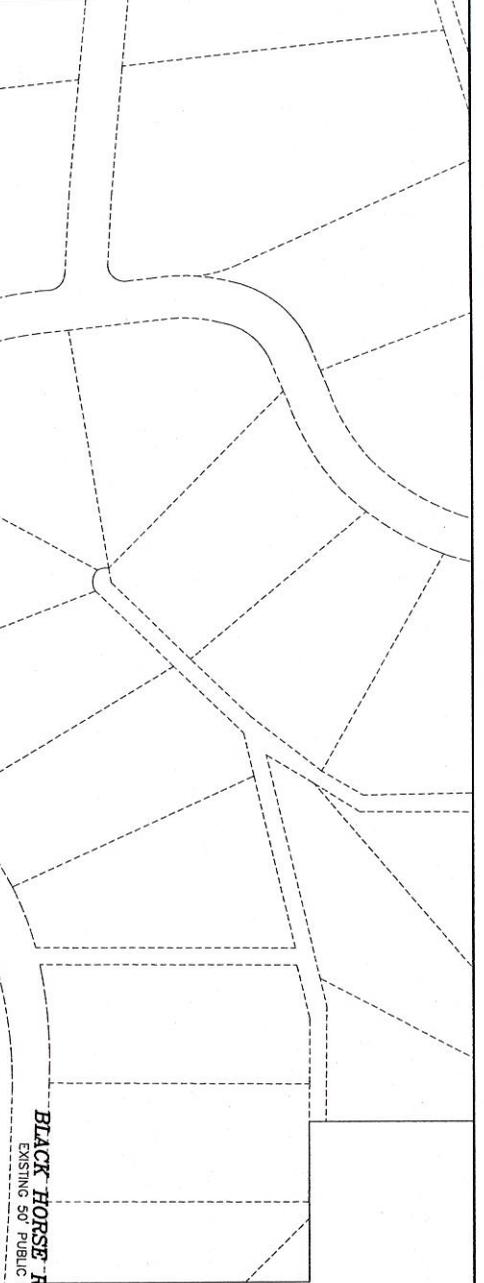
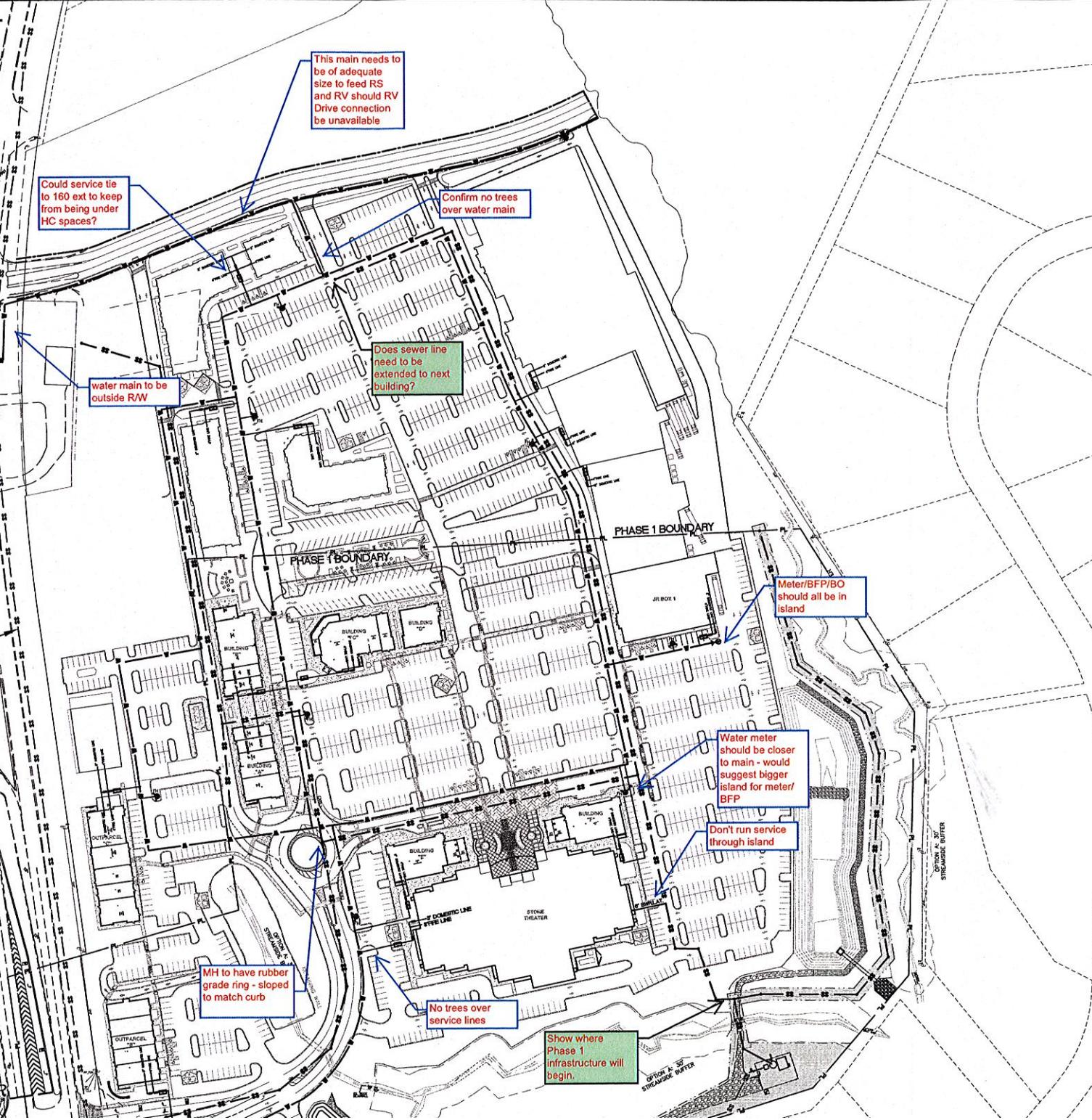
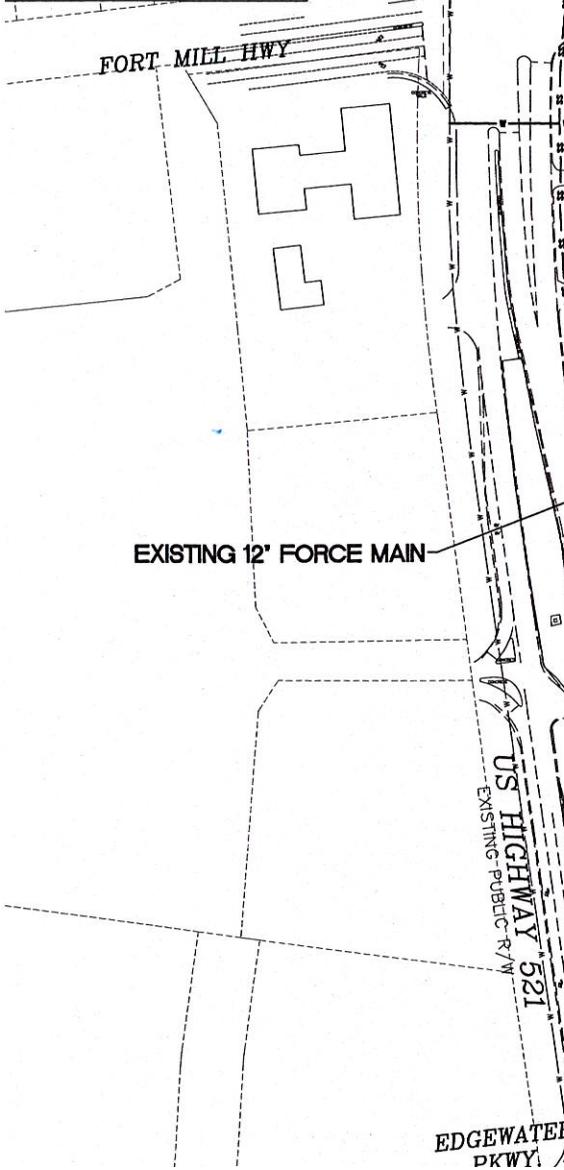
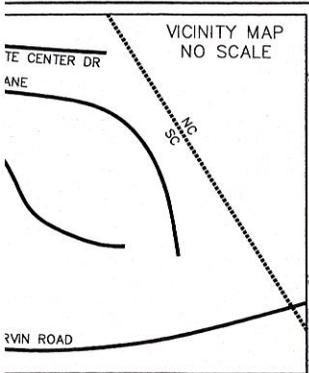
PHASE 1 BOUNDARY



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 INITIALS / DATE

NO.		DATE		REVISION		BY	
SHEET TITLE							
UTILITY PLAN #2							
PROJECT							
RED STONE INDIAN LAND TOWNSHIP, LANCASTER CO., S.C. FOR: MERRIFIELD PATRICK VERMILLION							
YARBROUGH-WILLIAMS & HOULE, INC. Planning • Surveying • Engineering 700 Windsor Oak Court (28275) P.O. Box 7007 (28841) Charlotte, North Carolina 704.558.1900 704.558.0005(fax)							
DRAWN BY						DATE	
BYG						10/15/15	
CHECKED BY						DRAWING NO.	
MAH						3 of 3 SHEETS	

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This main needs to be of adequate size to feed RS and RV should RV Drive connection be unavailable

Could service tie to 160 ext to keep from being under HC spaces?

Confirm no trees over water main

water main to be outside R/W

Does sewer line need to be extended to next building?

PHASE 1 BOUNDARY

Meter/BFP/BO should all be in island

EXISTING 12' FORCE MAIN

Water meter should be closer to main - would suggest bigger island for meter/BFP

Don't run service through island

US HIGHWAY 521
EXISTING PUBLIC R/W

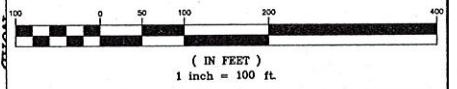
MH to have rubber grade ring - sloped to match curb

No trees over service lines

Show where Phase 1 infrastructure will begin.

BLACK HORSE PKWY
EXISTING 50' PUBLIC R/W

GRAPHIC SCALE



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