

Lancaster County
DEVELOPMENT REVIEW COMMITTEE
May 24, 2016
MINUTES

Subject: Rosemont Park
DRC 016- 016
Time of Meeting: 10:00 a.m.
Date: 05-24-16

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; cnews@thelancasternews.com.

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

Meeting was adjourned at 11:00 a.m.



SIGN IN SHEET

Date: Rosemont Park - DRC-016-016
5-24-16 10:00am

Meeting Time: 10:00am

DRC: 016-016

Please list name and email address:

Name

E-Mail Address

Andy Rive

Arone@lanastercounty.sc.net

JAMES HAWTHORNE

JAMES.HAWTHORNE@LCWASD.ORG

Kimberly Carter

kimtheup@lanastercounty.sc.net

Donna Hagins

haginsd@CompuLink.net

Tommy Holeras

tommy@holeras-holton.com

Jimmy Holeras

jimmy@holeras-holton.com

STEPHEN BLACKWELDER

sblackwelder@lanastercounty.sc.net

STEVE SPARGIN

SPARGIN@LANASTERCOUNTYSC.NET

J. Blaine Boone

eboone@lanastercounty.sc.net

LANCASTER COUNTY DEVELOPMENT REVIEW COMMITTEE

Tuesday, May 24, 2016

Lancaster County Historic Courthouse - 2nd Floor

100 N. Main St., Lancaster South Carolina 29720

9:00 a.m.

Discussion Item: DRC-016-015 (NTB Tire & Service Center)

10:00 a.m.

Discussion Item: DRC-016-016 (Rosemont Park)

*Anyone requiring special services to attend this meeting should contact 285-1565
At least 24 hours in advance of this meeting.
This agenda is not inclusive of all matters that may be discussed.
Lancaster County Planning Commission agendas are posted at the
Lancaster County Administration Building.*



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

June 3, 2016

Jimmy Holevas
Holevas-Holton Construction, Inc
10033 Strike The Gold Lane
Waxhaw, NC 28173

RE: Rosemont Park
From the Lancaster County Development Review Committee

Greetings Mr. Holevas,

Thank you for attending the Development Review Committee (DRC) meeting on Tuesday, May 24th regarding the proposed Rosemont Park site in Lancaster County, SC. Please see the comments below:

LANCASTER COUNTY WATER & SEWER DISTRICT

- Trees must be removed around the sewer cleanouts/service line and water meter/service line.
- Show and label grease trap for development (minimum 1,000 gallons). No domestic wastewater should discharge into the grease trap.
- Label all existing water/sewer infrastructure shown on the site/utility plan (see attached Rosemont as-built for labeling information). Please note the waterline along Hwy. 160 in this area is an 8" waterline.
- Show finished floor elevation for building and show proposed invert in elevation to connecting manhole.
- Remove or label to be removed any fencing over the sewer service line
- Please use the attached forms to apply for water/sewer service with LCWSD. Please note a updated site/utility plan and the \$100 administrative fee will need to be included with the completed forms.

LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

- Clarification is needed on the number of retail spaces in the building that will need addresses. I need this information so the correct address information can be released.
- The attached 911 Address Permit form(s) will need to be completed and submitted to the Zoning Department once the proposed business has met DRC approval. Zoning will forward the permit to me with their signature and I will be able to issue the address.
- A CAD file will need to be submitted for the new building before a 911 address will be issued.

LANCASTER COUNTY BUILDING DEPARTMENT

- For restaurant tenants which exceed 100 occupants in the fire area, the building must have sprinkler protection.
- Please see attached comments.

LANCASTER COUNTY FIRE SERVICE

- The building is not planned to be sprinkler protected. I warned them if a restaurant tenant with 100 or more occupant load was in one of the spaces, the entire building would need sprinklers. No more than 99 per fire area. Fire Walls were discussed as a means of separating the building into several fire areas.
- If they chose to sprinkler protect the design must meet or exceed NFPA 13 standards. Sprinkler plans must be submitted and approved by SC State Fire Marshal's office prior to installation.
- A Knox Box is highly recommended for the building, but is not required Series 3200 box would be the box needed.
- All portions of the perimeter of the building must be within 500 feet of a working fire hydrant. The current configuration meets this requirement with the existing hydrant. If roadway or building alignment is changed, this requirement will need to be accessed again.
- Access to site during construction must be in place prior to vertical construction and maintained throughout the project.
- No speed bumps, speed tables, speed cushions or the like are allowed.

LANCASTER COUNTY PLANNING DEPARTMENT

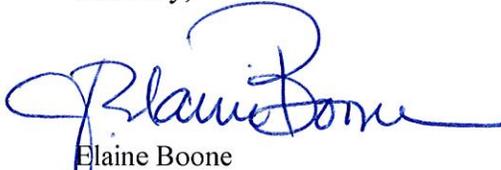
- Building must be constructed with brick, masonry, stone concrete siding, or stucco. An all metal building is NOT allowed in the Highway Corridor Overlay District. You may only use metal for window frames, doors, trim, etc.
- Please screen any proposed dumpster locations.
- Provide building elevation plan.
- List building materials on site plan. (Please see attached)
- Please follow HCOD lighting plan. (Please see attached)
- Continue 8ft parking perimeter buffer completely around parking area to both sides of building.
- Label dumpsters "screened".
- Please label all adjacent property owners and include zoning and parcel tax map numbers.
- Label Tax Map number for proposed site.
- No blank walls are allowed in the Highway Corridor Overlay District. (Please see attached)

LANCASTER COUNTY ZONING DEPARTMENT

- Trees that conflict with utility lines may be moved.
- Monument sign may be moved if needed due to lines.
- Care should be taken when landscaping the steep bank.
- Fence would help to screen residential next door or more landscaping such as large evergreens.

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,



Elaine Boone
Planner II, Lancaster County Planning Department



Andy Rowe
Planner I, Lancaster County Planning Department

ecc: Lancaster County DRC members
Jimmy Holevas, Holevas-Holton Construction, LLC
Donna Hagins, D H Hagins & Associates, LLC

LANCASTER COUNTY WATER & SEWER DISTRICT
Lancaster, SC
Hereinafter referred to as the "Utility"
APPLICATION FOR WATER AND/OR WASTEWATER SERVICE
Industrial/Commercial/Irrigation

APPLICANT

Name: _____ Account No.: _____

SSN/Company EIN No.: _____ Property Owner **OR** Rent/Lease

Driver's License No.: _____ State: _____ Date of Birth: _____

Service Address: _____ Closing/Start Date: _____

_____ Date of Application: _____

Billing Address: _____ Telephone No: Home: _____

_____ Work: _____

CO-APPLICANT: (AUTHORIZATION TO RECEIVE ACCOUNT INFORMATION & RECORDS ONLY)

Name: _____ Date of Birth: _____

Social Security No.: _____ Telephone No: Home: _____

Driver's License No.: _____ State: _____ Work: _____

Type of Service: Industrial Commercial Irrigation

Type of Service: Water Wastewater Water and Wastewater

CONTRACT

Pursuant to 5 U.S.C. 552a(e)(3), as a part of the application for either water or wastewater service with Utility, you are required to provide your social security number. It is not mandatory that you provide this information, however it is useful for account verification purposes. When you call to speak with someone regarding your account, you will be asked to provide the last four digits of your social security number to confirm you are the account holder. Should you refuse to provide this information, Utility may not be able to process your application for water or wastewater service.

The undersigned (hereinafter referred to as "Applicant") hereby makes application for water and/or wastewater service at the above Service Address ("Premises") and agrees to pay for said services at the applicable rate, based on water consumption as measured by the Utility's water meter. The Co-Applicant as indicated above is another designated person the Applicant may choose to appoint on the Application for receiving account information and any records of the account in the absence of the Applicant.

The Applicant acknowledges that Utility has a perpetual easement in, over, under, upon, and across the above described land, and with such easement the right to erect, install, lay, use, inspect, operate, construct, reconstruct, maintain, and repair any service lines, and to perform any such other activities as may be necessary in connection with furnishing water and/or wastewater service to the Applicant, and to have free access to the premises of the Applicant for the purpose of

installing, inspecting, reading, repairing and/or removing property, including water and/or wastewater infrastructure, of the Utility. Applicant further understands that the Utility shall have all of the rights set forth above even if Applicant's water and/or wastewater service has been disconnected at the time the employee, agent, or assignee of Utility accesses Applicant's property. Should Utility require of Applicant a recordable easement, Applicant promises to execute such an instrument upon presentation thereof by Utility, failing which execution Applicant understands Utility may terminate or discontinue utility service to Applicant's property.

The Applicant agrees that all meters, pipes, regulators, and any kind of water and/or wastewater infrastructure placed on the Premises by the Utility shall not constitute a part of or an accession to the real estate but shall remain personal property, title to which shall remain in the Utility. Applicant further agrees to keep in repair all appliances and piping on said Premises related to the furnishing of water and/or wastewater service to the Premises (other than meters maintained by the Utility) and to report immediately to the Utility any leaks discovered with respect thereto.

The Utility shall have the right and privilege to connect the service lines of any other applicant to the service lines serving the Applicant which are located on the Premises and to thereby extend water and/or wastewater service to the adjoining or nearby property so long as such extension does not adversely affect service which Utility renders to the Applicant.

The Utility shall have the right, but not the obligation, to inspect any water and/or wastewater system installation, either before the Utility commences water and/or wastewater service to the Premises, or at any such later time as the Utility may deem necessary or appropriate. The Utility further reserves the right to reject any piping or appliances related to the furnishing of water and/or wastewater service which are not in accordance with any official Code, or with the Utility's standards; provided, however, that any inspection or failure to inspect by the Utility shall not be regarded as an indemnity against defects in installation, piping, or appliances and shall not render the Utility liable or responsible for any loss or damage resulting from defects in installation, piping or appliances, or from any violation of any applicable federal, state, or local code(s) or from accidents or occurrences which might occur upon the Premises.

If the Applicant is not the owner of the Premises when purchasing a new connection, the Applicant must obtain written consent from the owner of the Premises with respect to the furnishing of water and/or wastewater service thereto by Utility. Applicant must also sign this Contract, thereby assuming responsibility hereunder to the Utility.

The Applicant shall not connect or attempt to connect any property to the Utility's water and/or wastewater system, other than the Premises to be served by Utility pursuant to this Contract.

The Utility shall have the exclusive right to determine the location of any service lines connected to the Utility's distribution and/or collection system and to determine the allocation of water to the Applicant in the event of a water shortage. Utility may, in the sole discretion of Utility shut off water and/or wastewater service to Applicant if Applicant knowingly allows a connection or extension to be made to his/her service lines for the purpose of supplying water and/or wastewater to another person or entity.

The Utility shall have the right to determine meter and/or service line locations on the Premises. In most instances, meters and/or lines shall be located adjacent to the Applicant's property line at the location nearest to the Utility's main.

The Applicant hereby agrees that: (1) if any bill for water and/or wastewater services performed under this or any like Contract shall remain unpaid for thirty (30) days after such bill has been rendered; or (2) if the Applicant shall tamper with, molest or otherwise interfere with any meters, lines, or other equipment of Utility; or (3) the Applicant shall otherwise be in breach of this Contract or any of the "General Terms and Conditions" of the Utility which are now in effect or which may be promulgated at some later time, then the Utility, at its option, shall have the right to terminate this Contract and any like contracts providing for the service of water and/or wastewater to Applicant. Applicant agrees that Utility shall impose a non-payment fee on Applicant in the sum required by the regulations of the Utility in effect at that time and service may be terminated any time after non-payment fee is assessed.

It is hereby understood and agreed by and between the Utility and the Applicant that the Utility is under no obligation to extend a service line to the Premises unless the Applicant has installed water consuming and/or wastewater discharging plumbing facilities on the Premises which are equipped for immediate connection to the Utility's system, or unless the Applicant has furnished the Utility with satisfactory evidence that s/he has made satisfactory arrangements to have such facilities installed prior to the time that the service lines are extended to the Premises.

The Utility reserves the right to refuse water and/or wastewater service to the applicant and to refund his/her deposit, if any, in the sole discretion of the Utility, service to the Applicant is uneconomical or if the applicant is not located on or adjacent to the Utility's system.

The Applicant agrees that this Contract is subject to the "General Terms and Conditions" and "Developer Policy" which are incorporated in this Contract by reference. Applicant is subject to the Utilities' Pre-Treatment Program and/or Oil & Grease Program, or any versions thereof imposed on District by a wholesale provider of wastewater treatment to the District. The "General Terms and Conditions", "Developer Policy", "Pre-Treatment Program", and "Oil & Grease Program" may be amended from time to time by the Utility or any wholesale provider, and all amendments or modifications to the "General Terms and Conditions", "Developer Policy", "Pre-Treatment Program", and "Oil & Grease Program" shall be binding upon the Applicant.

Once this Contract has been accepted by the Utility, Applicant agrees to pay Utility a non-refundable water and/or wastewater connection and/or capacity fee in accordance with the standard rate then in force under the Utility's regular schedule. Applicant further agrees to accept and pay for water and/or wastewater service at the regular rate(s) established by Utility as soon as such service(s) becomes available to Applicant. In the event that the Utility fails to complete the construction of service line(s) to the Applicant's premises through no fault of the Applicant's, the Utility shall reimburse Applicant for any connection and/or capacity fee which the Applicant has paid to the Utility pursuant to this paragraph. Any cost incurred by Utility will be deducted from the connection and/or capacity fee.

Applicant shall also pay to Utility, prior to commencement of water and/or wastewater service by Utility to Applicant, such deposit as is required under Utility's standard rate of charge. Such deposit shall constitute an advance payment by Applicant against future water and/or wastewater service, repayable in water and/or wastewater service only, unless the Utility shall elect to refund such deposit upon termination of water and/or wastewater service to Applicant.

If Applicant pays for water and/or wastewater service pursuant to the provisions set forth above, Applicant shall be responsible for paying a minimum monthly charge to the Utility in accordance with the Utility rates then in effect, even if Applicant elects not to make use of such water and/or wastewater service. By his/her signature herein below Applicant acknowledges and agrees if the Applicant elects not to pay the minimum monthly charge to the Utility, the Applicant shall be deemed to have forfeited Applicant's interest in such service(s) and will be required to pay a new connection and/or capacity fee at the rate then in effect prior to making use of such service(s).

In the event that Applicant fails to pay water and/or wastewater charges duly imposed by Utility in accordance with this Agreement and/or the Utility's standard rate schedule, some or all of the following penalties shall be automatically imposed on the Applicant: (1) If Applicant's payment for such utility service is not received in the office of the Utility by the due date as indicated on Applicant's monthly bill, such penalty or penalties as are authorized by the General Terms and Conditions then in effect will be added to Applicant's next monthly bill; and (2) Applicant's utility service may be disconnected without any prior notice to Applicant; and (3) Utility may remove Applicant's meter and retain Applicant's initial connection and/or capacity fee, in which case Applicant shall be required to pay a new connection and/or capacity fee at the rate then in effect prior to the Utility's reconnecting Applicant's water and/or wastewater service.

Utility also reserves the right to refuse and return payments for less than the full amount billed. If the previous month's bill has not been paid after the current bill is mailed, Applicant shall be required to tender payment in full for the delinquent bill. Utility is not responsible for mail service and the Applicant is responsible for payment of the monthly bill even though the monthly bill may not be delivered by mail service.

Utility also reserves the right to re-assess additional capacity charges for Commercial and Industrial applicants in the event the projected Unit Contributory Loadings from SC DHEC Reg. 61-67 supplied by applicant did not accurately represent the actual water usage upon occupancy. In the event the applicant wishes to increase or expand any water and/or wastewater distribution or collection system(s) on or for the said Premises, it is the Applicant's responsibility to notify the Utility in writing of this increase prior to any increase or expansion. Utility will notify the Applicant of the Utility's ability to provide additional water and/or wastewater services to the said Premises and of any required re-assessment of additional capacity and/or connection charges or fees.

This Contract shall run with the Premises so long as service is provided thereto by Utility pursuant to this Contract and shall bind any occupant on the Premises which is furnished any service hereunder.

Signed and Accepted _____
Applicant Signature

Printed Name

*Signed and Accepted _____
Property Owner Signature

Printed Name

Approved by _____
Utility Rep.

Date _____

***Property owner signature is not required for leases or rentals unless a new connection is purchased by the lessee or tenant.**

APPENDIX 4

LANCASTER COUNTY WATER & SEWER DISTRICT

REQUEST FOR REVIEW ON INTENT TO DEVELOP

1. Proposed Project Name: _____

2. Location of property to be developed(attach a general location map if possible):

 - a. Total acreage: _____
 - b. Number of lots _____

3. Name of Developer: _____
 - a. Name of contact person: _____
 - b. Mailing address of Developer: _____

 - c. Telephone number of Developer: _____

4. Name of property owner(s), if different than Developer: _____

 - a. Mailing address of property owner(s) if different than Developer:

 - b. Telephone number of property owner(s) if different than Developer:

5. Name of Engineering Firm: _____
 - a. Name of S.C. Licensed Engineer acting as Project Manager at Firm:

 - b. Mailing address of Engineering Firm: _____

 - c. Telephone number of Engineering Firm: _____

6. Signature of Developer's Authorized Representative or Agent:
By: _____
Date: _____

7. Who will provide:
 - a. Power _____
 - b. Cable TV _____
 - c. Telephone _____

8. Will roads be dedicated to:
 a. County ___ b. State ___ c. Private ___
 If some are divided differently, please list each for all roads: _____

9. Present zoning designation of property to be developed: _____
10. Is a zoning change required? _____ If so, to what? _____
11. Has the subdivision or development approval been applied for or granted:
 Yes _____ No _____
 If yes, please explain: _____

12. Nature of proposed development (residential subdivision, mobile home park, Planned Development District {PDD}, golf course development, shopping center, apartments, townhomes, industrial, commercial):

 a. Total number of units: _____
 b. Projected density of the development: _____
13. Nature of proposed commercial business: _____

 a. Approximation of the retail square footage: _____
 b. Approximate restaurant seating capacity: _____
 c. Number of motel rooms: _____
 d. Other: _____
14. Extensions of services required (check only one):
 a. Water & Sewer _____
 b. Water Only _____
 c. Sewer Only _____
15. Construction schedule:
 a. Anticipated start date: _____
 b. Anticipated completion date: _____
 c. If project is to be phased, please list below the number of units to be constructed during each phase and dates and the anticipated start and completion of each phase: _____

*** Please Note: The Developer must submit all applicable review fees along with this Request for Review of Intent to Develop to the District. See Section 2.1.

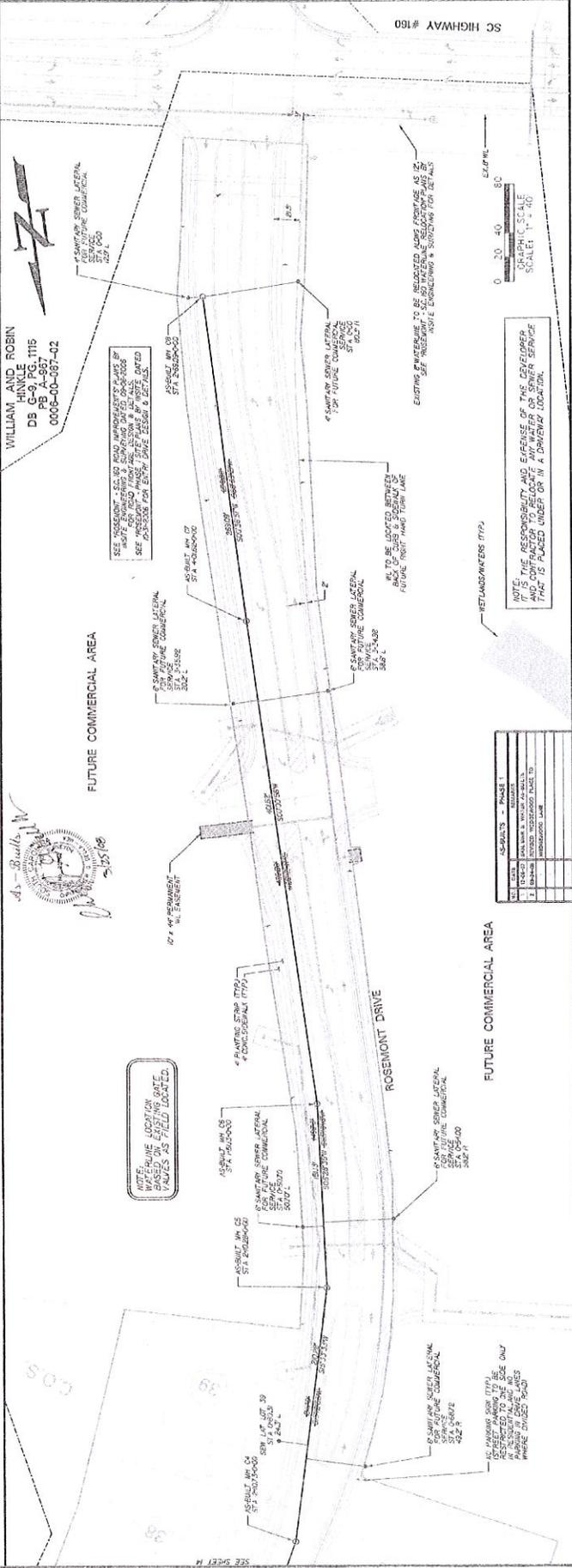
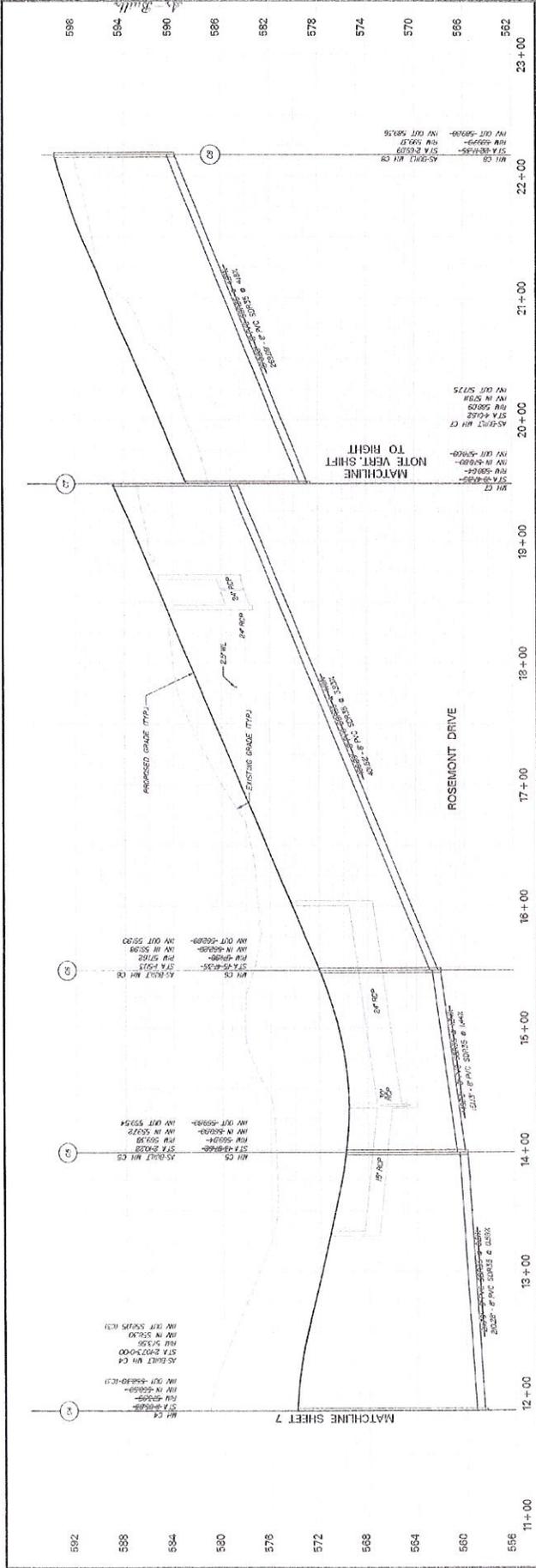
61-67, Appendix A. Unit Contributory Loadings to All Domestic Wastewater Treatment Facilities

Unit Contributory Loadings to All Domestic Wastewater Treatment Facilities	
Type of Establishment	Hydraulic Loading (GPD)
A. Airport:	
1. Per Employee	8
2. Per Passenger	4
B. Apartments, Condominiums, Patio Homes:	
1. Three (3) Bedrooms (Per Unit)	300
2. Two (2) Bedrooms (Per Unit)	225
3. One (1) Bedroom (Per Unit)	150
C. Assembly Halls: (Per Seat)	4
D. Barber Shop:	
1. Per Employee	8
2. Per Chair	75
E. Bars, Taverns:	
1. Per Employee	8
2. Per Seat, Excluding Restaurant	30
F. Beauty Shop:	
1. Per Employee	8
2. Per Chair	94
G. Boarding House, Dormitory: (Per Resident)	38
H. Bowling Alley:	
1. Per Employee	8
2. Per Lane, No Restaurant, Bar or Lounge	94
I. Camps:	
1. Resort, Luxury (Per Person)	75
2. Summer (Per Person)	38
3. Day, with Central Bathhouse (Per Person)	26
4. Travel Trailer (Per Site)	131
J. Car Wash: (Per Car Washed)	56
K. Churches: (Per Seat)	2
L. Clinics, Doctor's Office:	
1. Per Employee	11
2. Per Patient	4
M. Country Club, Fitness Center, Spa: (Per Member)	38

N. Dentist Office:	
1. Per Employee	11
2. Per Chair	6
3. Per Suction Unit; Standard Unit	278
4. Per Suction Unit; Recycling Unit	71
5. Per Suction Unit; Air Generated Unit	0
O. Factories, Industries:	
1. Per Employee	19
2. Per Employee, with Showers	26
3. Per Employee, with Kitchen	30
4. Per Employee, with Showers and Kitchen	34
P. Fairgrounds: (Average Attendance, Per Person)	4
Q. Grocery Stores: (Per Person, No Restaurant or Food Preparation)	19
R. Hospitals:	
1. Per Resident Staff	75
2. Per Bed	150
S. Hotels: (Per Bedroom, No Restaurant)	75
T. Institutions: (Per Resident)	75
U. Laundries: (Self Service, Per Machine)	300
V. Marinas: (Per Slip)	23
W. Mobile Homes: (Per Unit)	225
X. Motels: (Per Unit, No Restaurant)	75
Y. Nursing Homes:	
1. Per Bed	75
2. Per Bed, with Laundry	113
Z. Offices, Small Stores, Business, Administration Buildings: (Per Person, No Restaurant)	19
AA. Picnic Parks: (Average Attendance, Per Person)	8
BB. Prison/Jail:	
1. Per Employee	11
2. Per Inmate	94
CC. Residences: (Per House, Unit)	300
DD. Rest Areas, Welcome Centers:	

1. Per Person	4
2. Per Person, with Showers	8
EE. Rest Homes:	
1. Per Bed	75
2. Per Bed, with Laundry	113
FF. Restaurants:	
1. Fast Food Type, Not Twenty Four (24) Hours (Per Seat)	30
2. Twenty Four (24) Hour Restaurant (Per Seat)	53
3. Drive-In (Per Car Service Space)	30
4. Vending Machine, Walk-up Deli or Food Preparation (Per Person)	30
GG. Schools, Day Care:	
1. Per Person	8
2. Per Person, with Cafeteria	11
3. Per Person, with Cafeteria, Gym and Showers	15
HH. Service Stations:	
1. Per Employee	8
2. Per Car Served	8
3. Car Wash (Per Car Washed)	56
II. Shopping Centers, Large Department Stores, Malls: (Per Person, No Restaurant)	19
JJ. Stadiums, Coliseums: (Per Seat, No Restaurant)	4
KK. Swimming Pools: (Per Person, with Sewer Facilities and Showers)	8
LL. Theaters: Indoor (Per Seat), Drive In (Per Stall)	4

DATE	DESCRIPTION
2008-04-05	ISSUED FOR PERMIT
2008-04-05	ISSUED FOR CONSTRUCTION
2008-04-05	ISSUED FOR AS-BUILT



SC HIGHWAY #160
 0 20 40 80
 GRAPHIC SCALE
 SCALE 1" = 40'

NOTE: THE RESPONSIBILITY AND LIABILITY OF THE DEVELOPER AND CONTRACTOR TO LOCATE ANY WATER OR SEWER SERVICE THAT IS PLACED UNDER GR IN A SPHERICAL MANNER.

DATE	DESCRIPTION
11/20/07	ISSUED FOR PERMIT
11/20/07	ISSUED FOR CONSTRUCTION
11/20/07	ISSUED FOR AS-BUILT

RETLANDERS (TYP)

NOTE: THE RESPONSIBILITY AND LIABILITY OF THE DEVELOPER AND CONTRACTOR TO LOCATE ANY WATER OR SEWER SERVICE THAT IS PLACED UNDER GR IN A SPHERICAL MANNER.

NOTE: THE RESPONSIBILITY AND LIABILITY OF THE DEVELOPER AND CONTRACTOR TO LOCATE ANY WATER OR SEWER SERVICE THAT IS PLACED UNDER GR IN A SPHERICAL MANNER.

WILLIAM AND ROBIN
 ENGINEERS
 DB G-9, PG. 1115
 PB A-867
 0006-00-087-02

AS-BUILT
 5/25/08

FUTURE COMMERCIAL AREA

FUTURE COMMERCIAL AREA

FUTURE COMMERCIAL AREA

NOTE: THE LOCATION VALUES AS FIELD LOCATED.

NOTE: THE LOCATION VALUES AS FIELD LOCATED.

NOTE: THE LOCATION VALUES AS FIELD LOCATED.

APPENDIX 18

DOMESTIC/PROCESS METER
 SIZE _____
 ACTUAL METER SIZE _____

LANCASTER COUNTY WATER & SEWER DISTRICT
 PROJECTED FLOWS TABLE

Project Name: _____
 Projected Flows (Per SC DHEC Reg.61-67, Appendix A)

<u>Type of Establishment**</u>	<u>Square Ft of Establishment</u>	<u>Unit[^]</u>	<u># of Units</u>	<u>Hydraulic Loading**</u>	<u>ADF</u>
Use #1					gpd
Use #2					gpd
Use #3					gpd
Use #4					gpd
Use #5					gpd
Use #6					gpd
Use #7					gpd
Use #8					gpd
Use #9					gpd
Use #10					gpd
ESTIMATED TOTAL GPD					gpd

** Refer to SC DHEC Regulation 61-67 (Latest Revision)

[^] Unit to be expressed per residence, per employee, per sq ft., etc. as applicable

I elect to pay my capacity fees based on meter size, not the table above. Yes _____ No _____

I elect to pay:

_____ 1/2 capacity fees in effect with remaining 1/2 to be paid at the fee in effect at the time of payment prior to request for meter set.
Connection cost will be added prior to request for meter set.

_____ full capacity fees and connection fees at fee in effect at time of payment.

_____ Date _____ Owner/Engineer Name Printed

I hereby certify that information provided is true and correct. If the actual use of the property will result in a higher projected flow than that originally indicated at the time of the Letter of Intent Response, additional capacity fees must be paid at the capacity fee then in effect based on the projected flows for the actual type of use on the property.

Owner/Engineer Signature: _____



Lancaster County 911 Address Permit

(803) 416-9325 **addresser@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 Addressing 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. Projects submitted after July 1, 2016 must comply with the 2015 International Codes and SC 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.

Building Vernacular: Variation in architecture and materials is required. There shall be no large expanse of blank exterior walls along the corridor. Variation in exterior walls may be achieved through the use of windows, projections, recesses, columns, horizontal and vertical offsets, awnings, canopies, or other architectural features. Rooflines of buildings adjacent to the corridor shall also be varied to add interest and complement the character of surrounding development and neighborhoods. Variation in rooflines may be achieved through the use of gables, eaves, parapets, cupolas, or other architectural features.

4. **Materials:**

- i. Buildings, signs, walls, and other structures within the Highway Corridor Overlay District shall be constructed using quality finish materials (i.e., brick, wood, masonry, stone, concrete siding, or stucco). In general, the use of vinyl, tin, metal and masonry block (except split face/decorative masonry) shall be prohibited on the exterior walls of any building located within this district. Metal is permissible if in combination with other building materials for use as trim, windows, doors, roofing, other architectural elements, and signs. All sides of the building shall comply with this requirement except any side of a building that is not visible from any point on an adjoining road right-of-way. For the purposes of this subsection (7), sides of the building that are screened with landscaping, a fence, or some combination of the two shall be considered to be visible from an adjoining street and must comply with the requirements of this subsection (7).
- ii. Fencing shall be of durable construction using quality material (i.e., brick, stone, other masonry, wood, metal, decorative vinyl, or any combination thereof). The finished side of the fence shall face the corridor right-of-way or other adjacent property. Chain link, welded or woven wire, and other similar fencing are not permitted in the Highway Corridor Overlay District, unless their use is for sports field and recreational complexes. In such conditions, the fencing shall be color coated with a manufacturer applied finish. Finish color to be approved by the Development Review Committee (DRC). Such fencing may also be permitted for temporary use during construction and site development provided it is removed or replaced with a compliant material upon completion of construction. This requirement is for aesthetic purposes only and is not associated with building code requirements or standards.

J. LIGHTING: In general, lighting within the Highway Corridor Overlay District shall comply with the provisions set forth in § 11.6, § 15.8 and § 15.9 of the UDO. The purpose of this item (j) is to provide aesthetic regulations and to assure that exterior lights are shielded and do not cast direct light beyond a property line. Streets, driveways, parking areas, sidewalks, and building entrances shall be lighted in order to contribute to the security of a property and to facilitate the safe passage of persons using such streets, driveways, sidewalks, and parking areas after dark. However, measures shall be provided to limit the amount of ambient light perceptible from adjacent properties and glare that may impair the vision of motorists. The following shall also apply:

1. Light intensity shall not exceed thirty (30) foot candles at any point in the Highway Corridor Overlay District. Light intensity shall not exceed two (2) foot candles at a property line adjacent to a street right-of-way or non-residential use, and shall not exceed one-half (0.5) foot candle at a property line adjacent to a residential use district. A greater light intensity may be permitted for competitive sports fields during competitive play provided the light intensity does not exceed that set forth by the regulating athletic agency;

2. The following light intensities measured in foot candles (fc) shall also apply:

i. Parking Lots: 0.6fc Minimum/2.4fc Average/10fc Maximum;

ii. Walkways & Driveways: 0.2fc Minimum/1.0fc Average/10fc Maximum;

iii. Landscape & Decorative: 0fc Minimum/0.5fc Average/5.0fc Maximum; and

iv. Outdoor Display of Merchandise: 0.5fc Minimum/1.0fc Average/15fc Maximum;

3. Signalized intersections shall be limited to locations where significant collector streets connect with the corridor. For example, along US Highway 521 such an intersection is at Possum Hollow Road, and along SC Highway 160 such an intersection is at Calvin Hall Road. Where a Traffic Impact Analysis requires a new signalized intersection, the standard metal or concrete poles as set forth by SCDOT shall be installed. This requirement shall also apply to an existing signalized intersection where additional lanes and signalization changes are required. All poles shall be professionally painted black. Wood poles are only permissible for temporary use during repairs and installation. Complete cost of the installation shall be paid by the developer. In addition, the County may require the developer to furnish a letter of credit, cash escrow, or other guarantee acceptable to the County to cover future repairs and replacement; Page 8

4. All fixtures shall be consistent throughout a site in size, color, ornamentation, and materials, and shall complement the surrounding buildings. Each fixture shall be a down-directional lighting fixture with its source being recessed within an opaque housing. All light fixtures shall be located, aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way. The color of all such light sources shall be white;

5. Street lighting, as required by § 15.8 and § 15.9 of the UDO, shall comply with SCDOT requirements where applicable. All street lights shall be consistent along the corridor and throughout a site. Such

fixtures shall be shielded and down-directional except that unshielded decorative street lamps featuring globes or glass panes are permissible if designed to diffuse light and shall have caps to direct light downward. The color of all such light sources shall be limited to white or as required by SCDOT;

6. All wiring and service connections for all lighting must be underground. Likewise, the back of all signs shall have a finished appearance unless it is screened with an opaque screen and is not visible from any residential use or street right-of-way;

7. Holiday lighting displays, lighting for approved temporary events and directional lighting during construction are exempt from these requirements provided they do not exceed the maximum foot candles and do not negatively impact safety;

8. Fixture heights shall not exceed eighteen (18) feet except in areas where the total number of parking spaces exceed one hundred (100) spaces. In such cases, fixtures shall not exceed twenty-five (25) feet provided they are limited to the central areas of the parking area. A luminary located within fifty (50) feet of a residential use district shall not exceed a height of twelve (12) feet. Fixtures along the primary vehicular/pedestrian streets shall not exceed a height of eighteen (18) feet;

9. Outdoor lighting installed on canopies or drive-thru facilities are permitted with a maximum foot candle reading of twenty (20) foot candles under any illuminated area. Fixtures located under a building canopy shall be flush-mount with a flat lens, shall use diffusers and be shielded;

10. Buildings shall be safely illuminated at entry/exit locations, and shall be illuminated using shielded lighting or off-building lighting that does not generate glare or otherwise allow the light to be viewed directly from an adjacent property. Building walls may be illuminated and may include up-lighting, provided such fixtures comply with Item (j)(2). However, no building illumination shall cause the site to exceed maximum light intensity limitation;

11. Landscape lighting may include up-lighting for accent, provided such fixtures comply with Item (j)(2). However, no landscaping illumination shall cause the site to exceed maximum light intensity limitation, and such fixtures shall be located, aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way;

12. Security lighting shall be provided, particularly at pedestrian walkways. Motion detector security lights shall be exempt from the foot candle requirements of this item provided such lights are normally "off," and are limited to being "on" for four (4) minutes or less when motion is detected;

13. Flood lights shall be permissible for security, loading areas, and other such applications provided they are focused toward the primary building or space intended to be illuminated. Likewise, they may be aimed at no higher than a forty-five (45) degree angle, and shall be generally aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way;

14. The following lighting fixtures are prohibited: non-directional lighting fixtures, searchlights, laser source lights, flashing lights or any similar high-intensity light used to attract attention, except for use during emergencies by authorized emergency, police and fire personnel; Page 9

15. Any damaged, broken or malfunctioning light fixture or pole shall be repaired or replaced immediately; and

16. A professionally sealed site lighting plan shall be submitted as part of a County site plan review. The County may adjust the standards for the maximum illumination at a property line if it is determined that the design and nature of the adjacent use creates a need to either reduce or increase the maximum illumination. Likewise, the Zoning Administrator may require changes to fixtures to bring the lighting levels into compliance, or as necessary to reduce impact on adjacent properties and street right-of-way.