Lancaster County
DEVELOPMENT REVIEW COMMITTEE
June 28, 2016
MINUTES

Subject: The Blake at Edgewater
DRC- 016- 018
Time of Meeting: 9:00 a.m.
Date: 06-28-16

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.

DRC-016-018

SIGN IN SHEET

Date: 6/28/16

Meeting Time: 9:00AM

DRC: THE BLAKE AT EDGEWATER

Please list name and email address:

Name	E-Mail Address
ALEX MOORE, PLANNING DEPT.	amoore@lancastercountysc.net
David Gamble, SCDOT	gambledd@scdot.org
Kyle Hoyt, Hoyt + Berenyi	khoyt@hoytberenyi.com
Harrison Young, Carolina Ventures	harrison@carolinaventures.net
Kenneth Crothers / Zoning	kcrothers@lancastercountysc.net
BRYAN TUTTLE	BRYAN@TUTTLECO.COM
Darin Robinson	drobinson@lancastercountysc.net

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July 7, 2016

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Mr. Kyle M. Hoyt, P.E.
Vice President
Hoyt + Berenyi
PO Box 1470
Ladson, SC 29456

RE: DRC 016-018: FIRST SUBMITTAL COMMENTS—THE BLAKE AT EDGEWATER

Greetings Mr. Hoyt,

Thank you for attending the Lancaster County Development Review Committee (DRC) meeting on Tuesday June 28th, 2016 in regard to The Blake at Edgewater (DRC 016-018). Below are the comments which are based on the plan-set received by the Lancaster County Planning Department on 5-24-16. If you have questions or concerns about specific comments, please contact the individual who issued the respective comments.

LANCASTER COUNTY PLANNING DEPARTMENT (ALEX MOORE)

- Please update the plan-set to indicate the correct number of units for The Blake.

LANCASTER COUNTY PUBLIC WORKS DEPARTMENT (JEFF CATOE)

- Please demonstrate on the site plan that fire apparatus can navigate the vehicle entry point from Edgewater Corporate Parkway into your project.
- Additional comments forthcoming regarding the cul-de-sac extension.

LANCASTER COUNTY BUILDING DEPARTMENT (DARIN ROBINSON)

- See General Commercial Comments for DRC (Attached).
- Any Retaining walls over 4 ft. height are permitted separately, with required Engineering.
- Any wall signs or monument signs are permitted separately, with first application approval per Zoning.
- Area limitations of building determined by IBC code by Institutional Occupancy classification and type of construction, without other means of area increase and fire protection design.
- Any submittal after July 1, 2016 will be compliant to 2015 I-codes editions, 2014 NEC, 2009 IECC and 2009 ANSI.
- Required accessibility at building entrances, parking and building elements per 2009 ANSI 117.1.

LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS (SANDRA BURTON)

- It appears the main access point to this project will be from Edgewater Corp Pkwy.
- A plat of each floor will need to be submitted showing what each room will be used for (e.g. apartment, lounge, elevator, etc.). This will allow me to see what units need addresses.
- The main building will have a primary 911 number with each apartment having a sequential number (100, 101, etc.)
- Signage—will the sign at the main entrance have electricity and need an address? Also, will a sign be placed at the rear entrance off HSBC Way? If so, would it also need an address?
- When DRC approval has been met, a 911 Address Permit will need to be submitted to the Zoning Department (see attached). I will need one of these forms for each address requested. Once the Zoning Depts. requirements are met they will then forward the 911 Address Permit to me to release 911 Addresses.
- A CAD file for this project will need to be submitted to our GIS Director, Kevin Granata, upon the approval of the DRC.

LANCASTER COUNTY FIRE SERVICE (STEPHEN BLACKWELDER)

- The building will be sprinkler protected throughout, meeting the currently adopted version of NFPA 13
- Because of geographical and site challenges with meeting the hose pull requirements, the building will be equipped throughout with a standpipe system meeting NFPA 14
    - The sprinkler plans and the standpipe system plans will need to be reviewed and approved by the SC State Fire Marshal's office
    - An approval letter will need to be provided to the Fire Marshal at or before the final inspection
- A fire alarm meeting the currently adopted version of NFPA 72 will need to be installed
- A Knox Box as well as Knox FDC plugs will need to be provided for the facility. Contact Stephen fore exact requirements and ordering instructions.
- The hydrant placement is okay as proposed on the plan provided
- The Fire Department Connection (FDC) will need to be remote from the building, at a location that is within 100 feet of a hydrant, and at an approved location
- Hydrants that are behind a meter are private and will need to be painted silver
- Fire hydrants must be in place and accessible prior to vertical construction and access to them maintained throughout the project
- Access for emergency vehicles must be in place prior to vertical construction and maintained throughout the project
- No speed bumps, speed tables, speed humps, etc. are allowed
- The portico height must have a clearance of not less than13 feet 6 inches.

Please revise your site plan based on the above comments. Once the agencies and departments have reviewed the revised plan, they will inform the Lancaster County Planning Department that the required changes have been made and 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,

Alex J. Moore, AICP
Planner II

Attachment

Ecc: Mr. Harrison L. Young, AIA, NCARB
Lancaster County DRC Members

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 very 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.