

**Pettus Pond Preliminary Comments**

**Response to Comments**

**Date of Comments: November 9, 2021**

**Date of Response: December 7, 2021**

**County Engineer - Stephen Blackwelder - 8035482406**

[sblackwelder@lancastersc.net](mailto:sblackwelder@lancastersc.net)

**General Comments:**

1. We appreciate the level of detail provided in this sketch plan. Obviously more detailed comments can be provided once the construction documents are developed. The preliminary nature of this plan does not provide adequate detail to formally comment, but the following are items of note from the information given and a visit to the site to determine existing conditions.

2. A Traffic Impact Analysis (TIA) will be required.

[The TIA is included with this Preliminary Plat submittal.](#)

3. Is there a plan to improve any of the roadways leading to this development? Pettus Road, Camp Cox Circle, and Tillman Steen Road

[Pettus Road will be widened per the TIA that is included with this submittal. We've submitted a preliminary plan to SCDOT and have received verbal approval on a widened cross section.](#)

4. Per Lancaster County Water and Sewer District policy- this subdivision cannot be approved for construction until downstream sewer infrastructure is in place and the notice of capability and capacity from the LCWSD is obtained.

[Noted.](#)

5. A wetlands delineation study needs to be conducted. We suspect several springs exist in the area of the existing ponds.

[Wetland delineation map is included with this submittal.](#)

6. Any impacts to wetlands and/or stream crossings will need to be permitted through the US Army Corp of Engineers. This can be a lengthy process.

[Permits will be applied for in any case of wetland/stream crossing impact.](#)

7. The minimum lots area is stated to be 10,000 sq. ft. There are two lots under that amount if the parcel area table.

[Lot 47 and 53 have been updated to the minimum area requirement.](#)

8. There is no turnaround on the terminus of Hayfield Terrace. Does this stub out toward the adjacent parcel 0003-00-049.17 line up with any proposed streets on that property?

**Pettus Pond Preliminary Comments**

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A temporary turnaround has been put in place.

9. Does the stub out toward the adjacent parcel 0003-00-049.16 line up with any proposed streets on that property?

There is no current plan for development of this parcel that we are aware of. This stub was requested by Robert Taft during the pre-submittal meeting to serve as a potential future development connection.

**E911 Address - Sandra Burton - (803) 416-9325**

[sburton@lanc911.com](mailto:sburton@lanc911.com)

**Review Comments:**

Road names approved are:

Roseberry Ct  
Whisnant Way  
Gumbranch St -Is Gumbranch one or two words?  
Cottonwood St  
Mazzetti Way

Road names not approved:

Sweet Briar Dr (already exists)  
Hay Field Terr (Reserved for another subdivision)  
Pond View Ln (already in Fort Mill off N Dobys Bridge Rd)

Gumbranch is one word.

Hay Field Terr will be connecting to Patterson Preserve.

Goldenrod Ct and Avens Drive have been approved for the replacement of Sweet Briar Dr and Pond View Lane.

There are currently 2 road names on Parcel # 0003-00-052.00, Dall Pettus Rd and Pettus Farm Rd. Road closure orders will be needed to remove them from the County Map.

1. Addresses will be issued to developer upon receipt of an approved civil plat, and CAD file.

Noted.

2. Addresses must be on the Final Plat for recording.

Noted.

3. Upon receipt of a recorded Final Plat, addresses will be officially released to all county offices, utility companies, etc.

Noted.

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4. A CAD file, in the State Plane Coordinate System of 1983, needs to be submitted to addresser@lanc911.com. Please send in a version around 2010 and no 3D.

This will be sent.

**Fire Marshal - John Magette - 8032838888**

[jmagette@lancastersc.net](mailto:jmagette@lancastersc.net)

**Review Comments:**

1. All buildings must be within 500 feet of a fire hydrant. Show hydrant locations on plan.

Circles with 500' radii have been added at each hydrant to show that all buildings are within 500' of a hydrant. Hydrant locations have also been called out on PP-4.

**Planning - Robert Tefft - 803-416-9394**

[rtefft@lancastersc.net](mailto:rtefft@lancastersc.net)

**General Comments:**

1. There would appear to be a connectivity problem with regard to utilities and, as such, this will very likely impact your ability to have a Preliminary Plat approved.

We understand that LCWSD will not accept this project for review of until such time that the downstream improvements are brought online. We would request that the preliminary plat be allowed to move forward with conditional approval from LCWSD.

2. Please be advised that the roads providing access to the subject property from Barberville Road (Pettus, Tillman Steen, Camp Cox) may not have satisfactory paved widths and/or right-of-way. This will need to be examined and possible improved as a part of this project.

Understood. This is included as a required improvement associated with the TIA that is being submitted with this preliminary plat.

3. Extend sidewalk along the east side of Hayfield Terrace to connect to adjacent parcel.

Sidewalk has been extended along the east side of Hayfield Terrace.

4. Lancaster County is not currently accepting any new roads. All proposed roads will be private roads built to County standards. Please provide a note to this effect on the plans.

Note has been added to overall site plan.

5. There would appear to be overhead utilities, as well as an overhead easement within the buildable area of Lot 95. Please clarify how this conflict will be remedied.

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We will seek abandonment/relocation of these utilities as part of the construction documents.

6. The landscape plan provides of figure for the number of required trees, but does not indicate the number of proposed trees.

Proposed number of trees is now shown on the landscape plan.

7. While the maximum spacing for street trees is 50 feet on center, it may be more effective to provide the trees at 40 feet on center or as close as possible to that spacing given the locations of driveways, light poles, and fire hydrants.

Spacing has been updated.

8. Provide a lighting plan as part of the Preliminary Plat submittal.

Lighting plan will be provided with civil submittal per 11/10 email

9. Provide a detail for the proposed walking trail as part of the Preliminary Plat submittal.

Detail R19 has been added on the site plan details.

**Technical Comments:**

1. Pursuant to UDO Section 2.3, within the MDR District the minimum lot area is 10,000 square feet. Lots 47 and 53 do not meet this requirement.

Lot 47 and 53 have been updated to the minimum area requirement

2. Pursuant to UDO Section 2.3, within the MDR District the minimum lot width is 70 feet as measured at the front setback. The proposed plan denotes the lot widths as measured at the frontage line. As such, it is not possible to determine whether many of the lots meet this requirement. In some instances this can be determined based upon the lot width at the rear of the lots, but not in all cases. Provide specific lot width dimensions at the front setback for the following lots: 1-4, 6-9, 11-12, 20-24, 35, 37, 39, 55, 63, 67, 75-77, 87-90, 93-94, and 96-97.

Table showing lot widths at the front setbacks of these lots has been added to overall site plan.

3. Pursuant to UDO Section 6.8, a Traffic Impact Analysis (TIA) will be required for any subdivision where more than 50 peak hour cumulative trips per day will be generated at full occupancy, according to most current versions of the ITE Trip Generation Informational Report. This will be required to be provided with the submittal of the Preliminary Plat.

TIA is included with this submittal

**Pettus Pond Preliminary Comments**

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4. Pursuant to UDO Section 6.1.4.1.D, minimum sight distances are required at intersections. Provide for the required sight visibility triangles on the Preliminary Plat (Overall Site Plan).

Sight triangles based off 25 mph design speed have been added to the site plan and hatched where they extend past the right of way.

5. Pursuant to UDO Section 7.1.3.A, within the MDR District, one canopy street tree is required for every 40 feet of street frontage. The Landscape Plan notes that the total street frontage is 6,037 feet (but performs a calculation using 6,734 feet); however our calculations suggest that there would be a total street frontage of approximately 12,700 feet. How was the street frontage calculated (i.e. both side of street rather than centerline only)?

Street frontage calculations have been updated to reflect both sides of the road.

**SCDOT - David Gamble - (803) 385-4280**

[GambleDD@scdot.org](mailto:GambleDD@scdot.org)

**Review Comments:**

Provide final draft of TIA. This review is a general access location review only and does not include required driveway widths, radius returns, pavement design or any other details. A full review for compliance with the SCDOT ARMS manual will be conducted when the SCDOT

TIA is included with this submittal

**Impact Fee - Chanda Kirkland - 803-416-9390**

[ckirkland@lancastersc.net](mailto:ckirkland@lancastersc.net)

**Review Comments:**

This project is located in the greater panhandle Pleasant Valley Fire District, the following impact fees apply: The Impact fee for each housing unit is \$1,777.00. The total fee for all 99 units are estimated to be \$175,923.00. Fees will be collected at the time of building permit issuance. Should you wish to arrange prepayment that can be coordinated after you receive final plat approval. If you have any questions or would like further information on the Development Impact fee you can contact me.

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**LCSWD Reviewer- James Hawthorne**

[james.hawthorne@lcwasd.org](mailto:james.hawthorne@lcwasd.org)

**Comments:**

1. LCWSD cannot review or accept this development as an official project until the downstream sewer infrastructure is placed in operation, in which this project is depending on for a sewer connection (Upper Sugar Creek Pump Station & Forcemain)

[Noted.](#)

2. Show a 30' SSE connecting to the proposed 40' SSE along the southern property line to the adjacent properties:

- Parcel 0003-00-052.05
- Parcel 0003-00-052.11

[A 30' SSE connecting to the proposed 40' SSE has been added for noted adjacent properties.](#)

3. LCWSD has existing 2.5" waterlines along Pettus Farm Rd. and Camp Cox Circle, and an existing 4" waterline along Pettus Rd. between Barberville Rd. and Camp Cox Circle. This development will need to extend a larger waterline(s) to the site, to supply domestic and fire demand needs to the site. The Preserve at Barber Rock development, located along Barberville Rd. is constructing a 12" waterline along Barberville Rd., which will end just south of the Pettus Rd. intersection. A larger waterline along Pettus Rd., Pettus Farm Rd., and Camp Cox Circle will be needed to get to the site. The offsite improvements (for both water and sewer) will need to be a part of the preliminary plan for this development.

[This extension is now shown.](#)

4. Sewer access needs to be investigated to not "land-lock" the site for adjacent parcel 0003-00-051.00

[This parcel is included as part of the proposed development.](#)