



Lancaster County
Planning Department
P. O. Box 1809
Lancaster, SC 29721
803.285.6005
planning@lancastercountysc.net

May 10, 2023

Daniel Gates
R. Joe Harris & Associates, Inc.
127 Ben Casey Drive
Fort Mill, SC 29708

Project Number	20221205
Project Name	Riverchase Estates Section 3
Location	Riverside Road
Stage	Preliminary Plat
Parcel(s)	0030-00-002.00
Status	Not Approved

Dear: Daniel Gates

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed and revised plans submitted with a response letter.

If the attached comments require changes to the plans, please submit the requisite number of sets, along with a pdf of the plan set on a CD, to the Lancaster County Planning Department.

Once revised plans are received, they will be submitted to staff for review.

Please be aware that plans will not be routed for review without a response letter

Sincerely,

A handwritten signature in black ink that reads "Chanda Kirkland".

Chanda Kirkland, Development Service Coordinator
Lancaster County Government
101 N Main St
Lancaster, SC 29720
P: (803) 416-9390

Plan Review Comments

County Engineer - Stephen Blackwelder - 8035482406
sblackwelder@lancastersc.net

Not Approved

Review Comments:

General Comments:

1. Most of our comments and questions will be at the Construction Document review of the civil plans. Below are some general observations from the sketch plan submitted.
2. This location is in the SCDHEC jurisdiction for stormwater control measures. Our office will review the plan in an advisory capacity.
 - a. An erosion control plan will be needed in the Construction Documents. The amount of proposed disturbed area will determine the extent of your erosion control plan, SWPPP, etc.
 - b. At our last check the SC DHEC Land Disturbance permit for Riverchase had expired. Has this been renewed or a new permit obtained?
3. Encroachment permit through SCDOT will need to be obtained. The new proposed access on Riverside will need to meet SCDOT requirements for sight distance, design, and separation from other roads/drives.
4. The improvements from the approved TIA will need to be included in the civil plans and must have a phasing trigger based on the number of trips generated or they will be required at the final plat stage.
5. We understand the plan for this subdivision is to have individual lot grading and not mass grading. A plan for ditches/drainage between lots will need to be submitted so that future drainage conflicts between adjoining property owners can be minimized.
 - a. We have particular concerns about the lots on Clayton Avenue (206-218). The slope in this area is severe such that drainage from upper lots will impact the lower ones.
6. On sheet C.100, there is a phase line on the left side but it is unclear as to the line separating the phases within the lots.
7. This parcel is adjacent to the Catawba River and is in an "A" Zone as far as Flood Plain goes. We strongly suggest a study on the Catawba to fill in the gap between the AE Zone sections to make the 100-year flood elevation a better-known number.
 - a. All insurable elements of the houses will need to be at least 2' above the 100 years flood elevation. We strongly suggest more than the required minimum of 2' above since the Catawba River has such a large watershed.
8. On sheet C1.15, the residential street standard does not match the standards set forth in our current UDO.
9. We assume these lots will have septic systems. Those will need to be permitted through SC DHEC. This is a separate process from the land disturbance permitting.

E911 Address - Sandra Burton - (803) 416-9325
sburton@lanc911.com

Not Approved

Review Comments:

Road names submitted and approved are:

Locust Ln--on plat
Cedar Ridge Way--on plat
Oak Valley--need suffix if used, can not use Lane
Antonella--need suffix if used
Sparano--need suffix if used
Cantador--need suffix if used

Currently Wildflower Dr and Clayton Av are on the plat but these are not allowed. Please update plat with approved road names.

Sherman Dr is on plat and approved as it is continued from previous phase of Riverchase.

Once all road names are approved on plat, they will be sent to the Planning Committee for approval.

Fire Marshal - John Magette - 8032838888
jmagette@lancastersc.net

Not Approved

Review Comments:

1. Egress and ingress gates will need Click2Enter system and a Knox key override switch.
2. Plan appears to show an 8 foot gate at ingress and egress point. Gate would need to be a minimum of 11 feet wide to provide emergency vehicle access.
3. Plan does not show widened areas at fire hydrants that are not at intersections or cul-de-sacs.

LC Water & Sewer District - Erin Evans - 8032856919
eevans@lcwasd.org

No Review Done

Review Comments:

LCWSD is a separate entity from the County. We have our own submittal requirements. Please check our website, www.lcwasd.org, under the Developers tab for our policies and procedures.

The developer must submit 2 sets of hard copy water and sewer plans directly to LCWSD, adhering to the LCWSD Water & Wastewater Extension Policy.

Please contact LCWSD to discuss onsite and offsite infrastructure requirements for this project.

Planning - Ashley Davis - 803-416-9433
adavis@lancastersc.net

Not Approved

Review Comments:

Please submit a modified development schedule and narrative of explanation and justification as required by section 1.07 of Ordinance # 892 to be distributed to County Council for review.

- Confirm all road dimensions are consistent with those required by Exhibit B: Section 7 of the Development Agreement.
- Exhibit B: Section 8 requires a minimum easement of 10' wide be transferred to the County for a future walking trail. Show general proposal for trail location with specifics to be determined at Civil Construction stage and finalized at Final Plat.

LC School District - Bryan Vaughn - (803) 286-6972
Bryan.Vaughn@lcsd.k12.sc.us

Approved

Review Comments:

SCDOT - David Gamble - (803) 385-4280
GambleDD@scdot.org

Conditional

Review Comments:

If a TIA is required it must be submitted to SCDOT for review.

Site access must meet minimum driveway spacing and sight distance requirements.

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 permit is applied for.