



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

April 17, 2024

William McNab
BGE, Inc.
1111 Metropolitan Ave, Suite 250
Charlotte, NC 28204-

Project Number	20240623
Project Name	Connors
Location	Hwy 521 Bypass South
Stage	Sketch Plan
Parcel(s)	0081-00-045.01
Status	Not Approved

Dear: William McNab

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed in your next plan stage.

Sincerely,

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

Building - Darin Robinson - (803) 416-9399
drobinson@lancastersc.net

No Review Needed

Review Comments:

- No Review Needed until possible further details for Park Space, to be made upon next stage Civil plans submittal.

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

Conditional

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 plan submitted.
2. Stream delineation needs to be performed on this site to determine possible presence and location(s) of perennial and intermittent stream(s)
3. Permit(s) from the Army Corp of Engineers will be necessary for any stream crossings and/or filling in the stream buffer areas and/or wetlands for this project. This can be a lengthy process.
4. This site is not in the MS4 district so SCDHEC will have jurisdiction over Stormwater related issues. Our comments are from an engineering and best practices prospective.
5. **A traffic impact analysis will need to be completed for this project.**
 - a. Because of the rezoning, the Planning Commission will likely require his prior to considering the rezoning. You will need to verify the timing requirements of this with the Planning Department.
6. This site has many topographical challenges which must be overcome by careful engineering and quality construction practices.
 - a. It appears an area to the north west of this parcel will drain directly into the stream system without going into the proposed BMP pond.
7. There is one BMP pond shown on this plan. Looking at the contours, other BMP measures may be needed.
8. All BMP ponds will need an access area at least **10' wide. This access can be at a slope not greater than 4(H) to 1(V)** for maintenance equipment to get to the pond. An access easement for this will be needed.
9. Lots 1 and 58- the driveways for both of these lots should be located as far as practical from the intersection with US 521 By-pass.
10. The driveway access points for Lots 16 and 17 need to be off of the internal road running parallel with Kershaw Camden Hwy.
11. **Show where the driveway for Parcel 0087-00-039.00 will be relocated: directly to US 521? Internal access provided into one of the proposed cul-de-sacs?**

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

Not Approved

Review Comments:

1. This is a sketch plan review only. A more detailed review will be completed at civil submission.
2. **It appears that some lots may be more than 500 feet from a fire hydrant, measured as an apparatus would lay hose along an approved fire apparatus access road.** *Check pull distance*
3. **Fire hydrants not at an intersection or cul de sac will require widening to 26 feet 20 feet in each direction from the fire hydrant.**
4. **Show dimensions for cul de sacs.**

Planning - Allison Hardin - 803-416-9422
ahardin@lancastersc.net

Not Approved

Review Comments:

Overall good plan for the space.

Rezoning to MDR is required to achieve the density and layout proposed.

Please note the following UDO sections that appear to be missing from the design:

Section 6.3 - Required improvements for MDR neighborhoods includes street trees and sidewalks

Section 6.4.1.A - maximum block length = 600 ft

Section 6.4.3.A - minimum connectivity index of 1.3

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

Conditional

sburton@lanc911.com

Review Comments:

1. A CAD file, in the State Plane Coordinate System of 1983, needs to be submitted to addresser@lanc911.com at the Civil phase. Please send in a version around 2010 and no 3D.
2. Please advise the name you want the subdivision to be titled. It will be compared with others within Lancaster County. Once the civil plans are approved no change will be allowed.
3. Please submit a list of road names to be considered for this subdivision to addresser@lanc911.com. They will need to be compared to roads names within Lancaster County along with surrounding counties. They cannot be similar in sound or spelling for 911 purposes. Road names must be vetted prior to the project going before the Planning Commission as they must sign off on the new road names. Once road names are approved in the vetting stage, a road name application will need to be completed with a \$250 fee for each road. I will send this form once names are vetted. All roads, including alleys, must be named.

LC Water & Sewer District - Erin Evans - 8032856919

Not Approved

eevans@lcwasd.org

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.

SCDOT - David Gamble - (803) 385-4280

Conditional

GambleDD@scdot.org

Review Comments:

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.

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