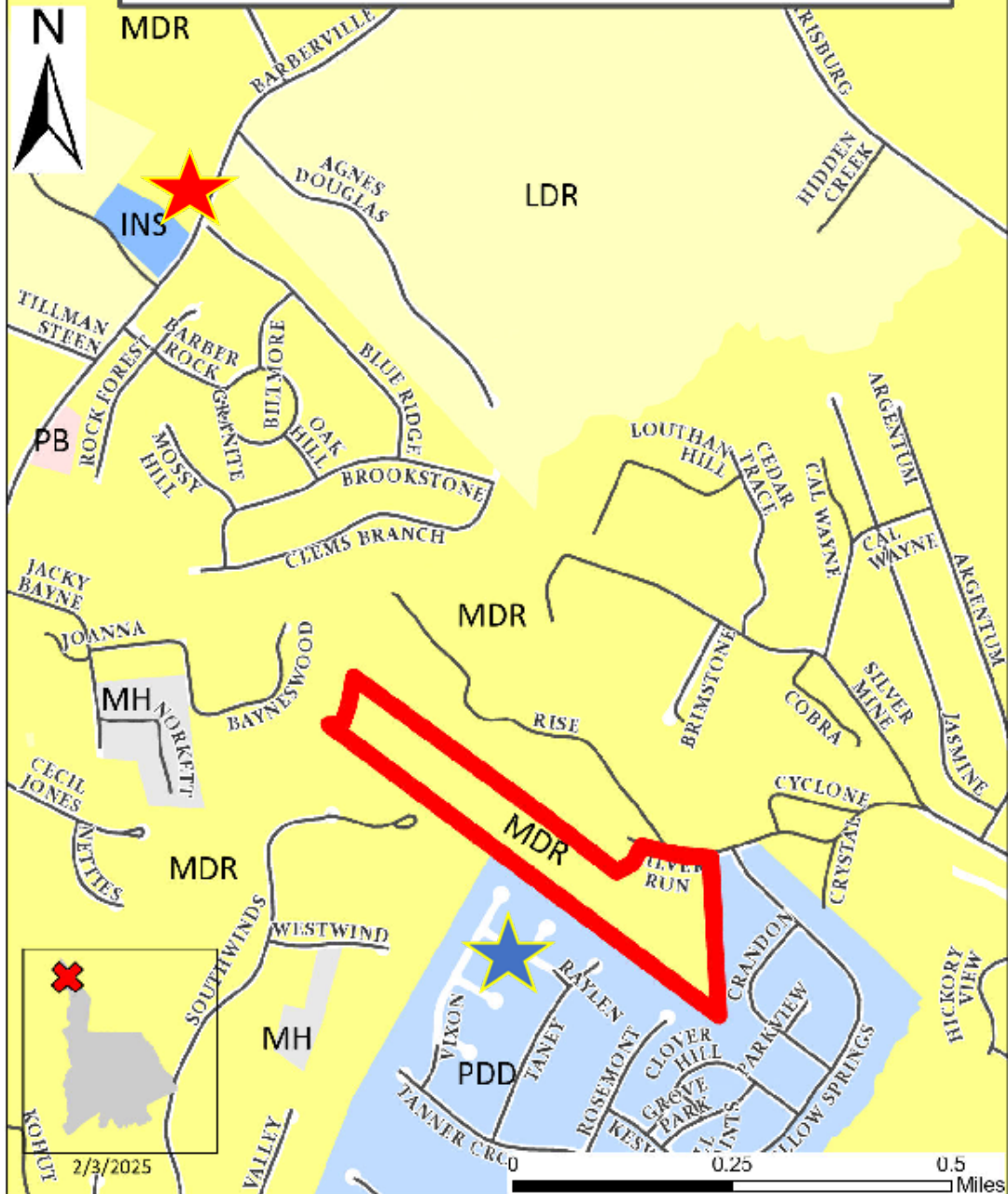


SD-2024-1745 Silver Run Road



Lancaster
County

South Carolina

Proposal:

Preliminary Plat: 44 lots



Church of the Great God Inc.



Rosemont PDD- 23



Subject Property



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721

Phone: 803.285.6005, planning@lancastercountysc.net

www.mylancastersc.org

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS:

Use the attached checklist for subdivisions that

- Create 6 or more lots for any type of development; or
- Create new streets or alleys; or
- Increase the number of lots in a major subdivision previously approved by Lancaster County

APPLICATION AND APPROVAL PROCESS

- **Sketch Plan Application:** Complete the Sketch Plan review process prior to submission of a Major Subdivision Preliminary Plat. Sketch Plans are usually a one-sheet conceptual drawing. Refer to the **Sketch Plan Checklist** for additional information.
- **Required Pre-Application Conference:** Please call to schedule a Pre-Application Conference prior to submitting a Preliminary Plat application. The conference will be used to provide an overview of applicable standards and the approval process, as well as additional feedback on your sketch.
- **Traffic Impact Analysis:** Submit a TIA to County and SCDOT for review and Approval. This process is initiated by submitting a scoping request to County and SCDOT for approval prior to TIA preparation. Please note TIAs are reviewed on behalf of the County by consulting traffic engineers. Applicants are responsible for payment of consultant's fees prior to TIA review, based on an estimate prepared by County Engineering staff.

Prepare the Preliminary Plat using the attached checklist (see below) and the current UDO available on our website. Project can be submitted online by creating an account at <https://evolvepublic.infovisionsoftware.com/lancaster/?portal=project>

SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW:

- Application with contact and project information (see p. 2)
- Fees: After submitting documents, you will receive an email with fees due and forms of payment accepted, along with a link to online payment portal. Plans will not be routed for review until payment and hard copies are received (if needed- see below).
- Two (2) paper copies of Preliminary Plat and Supporting Data is required for all submittals over 10 pages.

Plans will be reviewed by County staff and a notice of revision, if required, will be sent to the designated contact person. Prior to the Planning Commission meeting, staff will review the plan with the Technical Review Committee. After Planning Commission approves the plat, you will receive a notification that you can print the stamped digital set from Evolve Project Portal. Upon the approval of a Preliminary Plat, detailed plans for street construction, utility line installations, and similar approvals shall be included in detailed **Civil Construction Plans**.

PROJECT INFORMATION

Project Address/Location: 603 SILVER RUN ROAD, FORT MILL, SC 29707

Tax Map ID/Parcel No.: 0006-00-034.00

Project Description: 44 HOME SINGLE FAMILY SUBDIVISION

Applicant Name: BROADSTREET HOMES (BRIAN IAGNEMMA)

Address: 1041 RED VENTURES DRIVE, SUITE 110, FORT MILL, SC 29707

Phone: 704.776.1079 Email: BRIAN@BROADSTREETHOMES.COM

Property Owner Name: JERRY GRIFFIN JR.

Address: 902 WOODHURST DRIVE, MONROE, NC 28110

Phone: 704.254.6591 Email: GRIFFINJERRY5@GMAIL.COM

Other Project Contacts

Name: CIVIL AND ENVIRONMENTAL CONSULTANTS (SKYLAR BROWN)

Address: 3701 ARCO CORPORATE DRIVE, SUITE 400, CHARLOTTE, NC 28273

Phone: 980.237.0373 Email: SRBROWN@CECINC.COM

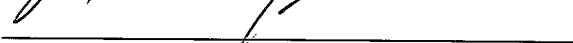
Name: CH CONSULTING, LLC (CHRIS HANSON)

Address: 86 FAIRGREEN AVENUE, WAXHAW, NC 28173

Phone: 704.201.9485 Email: CHRISHANSON@CHRECONSULTING.COM

Applicant Signature:  Date: 12-27-2024

Owner Signature:  Date: 12/27/2024

Owner Signature:  Date:

(For additional owners, attach copies of this page with required signatures)

PRELIMINARY PLAT CHECKLIST

The following identifies information required on Preliminary Plat drawings; however, this checklist should not be used as a substitute to reviewing the UDO.

GENERAL PROJECT INFORMATION:

Please identify the following general information on the site plan drawing either within a notes section or on the plat drawing itself, as appropriate.

1. Proposed name of project.
2. Name, mailing address, email address, and phone number of the owner and/or developer and designer of the site plan.
3. Map scale using appropriate engineer's scale, north arrow, and date.
4. Vicinity map (1" = 1 mile min. scale).
5. Total acreage to be developed.
6. Boundaries of the tract to be developed with all bearings and distances. At least two points of the survey must be tied to SC geodetic control points [See State Plane Coordinate Checklist]
7. Proposed use of all lots to be used. See "zoning considerations" section above. Be sure to designate any lots proposed to be used for uses other than single-family residential.
8. Tax map number.
9. Zoning district classification and, if applicable, overlay zone(s).
10. Land use, zoning district classification, and tax map number of adjacent properties, names of adjacent developments, and owners of adjoining parcels.
11. Total number of lots and layout of all lots, including building setback lines, scaled dimensions, area in square feet, lot numbers (if multiple lots), and utility easements with width and use.
12. Location and dimensions of all proposed buildings including number of stories and total square footage by use.
13. Building setbacks and proposed impervious surface calculation.
14. In case of re-subdivision, submit a copy of existing plat.

EXISTING CONDITIONS:

Please identify the following existing conditions on the plan drawing that may be located on the subject property or adjacent areas.

1. Topography by contours at vertical intervals of not more than five feet. All elevations shall refer to Mean Sea Level Datum (if available).
2. Show location and right-of-way of existing streets, curb cuts, and driveways within 300 feet of the site.
3. Show location and footprint of existing buildings on adjacent parcels.
4. Show location of railroads and utility lines either on or adjacent to the property to be developed. Specify whether utility lines are in easements or rights-of-way and show location of poles/towers.
5. Size and location of existing sewers, water mains, storm drains, culverts or other underground facilities within the street or within the right-of-way of streets or roads

adjoining the tract. Show ditches, swales, and drainage easements adjacent to the proposed project.

6. Location, size, and use of any existing structures on the subject property that will remain on the site
7. Location of city limit lines, if adjacent to subject property.
8. Show location of nearest hydrant. Spacing should be 500 feet single-family residential (this distance is measured in the direction of fire truck travel).
9. The Fire Department will need access to within 150 feet of all points of the building.
10. Location of land subject to flooding and nearest 100-year flood zone and elevation.
11. Location of existing or planned public parks, schools, greenways, trails, or other major public amenity located within ½ mile of the development site.

ENVIRONMENTAL CONSIDERATIONS:

ENVIRONMENTALLY SENSITIVE LANDS

1. Depict any water resources subject to the UDO Chapter 8, Natural Resources Protection, and comply with all requirements laid out in the aforementioned section.
2. Depict any prohibitive/severe steep slope areas (greater than or equal to 3H:1V) and take into account the limitations on disturbance when designing the project.
3. Depict stormwater management areas.

TREE RETENTION

1. Identify tree canopy retention areas.
2. Show trees that require protection.

LANDSCAPING

- Show landscaping for required site landscaping areas.

OPEN SPACE

1. Indicate if all or a portion of the site has been designated as an Open Space.
2. Calculate required common open space acreage.
3. Show any trails and greenways on the Lancaster County Carolina Thread Trail Master Plan that developer is required to construct.
4. Show all existing or planned public parks, schools, greenways, existing trails, or other major public amenities within ½ mile of the site, and pedestrian connections provided by the developer to those areas.

INFRASTRUCTURE CONSIDERATIONS:

GRADING, STORMWATER, AND UTILITY SYSTEM

Please identify the following proposed grading, stormwater, and utility system improvements.

1. Preliminary plan for sanitary sewers showing the location of manholes and points of discharge. Indicate direction of flow.
2. Preliminary plan for storm sewer system showing the location of outlets and direction of flow.
3. Preliminary plan of water supply system
4. All proposed easements.
5. Submit written verification to serve from all non-county utility service providers (gas, telephone, cable, and water and sewer district).
6. Proposed major contour changes in areas where substantial cut and/or fill is to be done.

Roads, Bridges, and Public Ways (UDO 6.13, pg. 21)

General design criteria are explained in two primary places in the UDO—Chapter 6 and Appendix C. Please refer to both when designing the community. The below is a brief summary of some of the “big picture” points, but those two sections in the Zoning Ordinance have many other requirements to which you will need to refer.

1. Connectivity is required within the neighborhood, and between the neighborhood and adjacent neighborhoods or other lands. Additionally, a second entrance is required for more than 100 units.
2. Traffic calming measures such as minimum street widths, short block lengths, on-street parking, controlled intersections, and roundabouts should be used per the UDO.
3. Sidewalks are required both internally, and in some cases, externally to the development and must be at least five feet wide.
4. Street trees are required to be planted in accordance with the UDO.
5. See Chapter 6: Subdivision and Infrastructure Standards and Appendix C – Manual of Specifications and Standard Details (MSSD), generally for road specifications, cross sections, and other important information. For example:
 - a. Cul-de-sacs should be avoided except as described in the UDO.
 - b. Gated communities have additional requirements as laid out in the UDO.
 - c. Curb and gutter requirements are applicable in some districts as designated in the UDO.
6. Traffic Impact Analysis, refer to Chapter 6, Subdivision and Infrastructure Standards.

LOT DESIGN

Identify a lot configuration that complies with the following standards.

1. Lot designed to comply with the UDO design requirements
 - a. Lots cannot be divided by City limit lines or zoning districts.
 - b. Through lots are prohibited.

- c. Flag lots are prohibited except where they are necessary to eliminate access onto arterial or collector roadways.
- d. Side lot lines must be at right angles to straight street lines and radial to curved sidewalk and street lines.

USE-SPECIFIC STANDARDS

The UDO has standards associated with specific uses in order to minimize negative impacts and/or to help shape the design of a specific use. Design the proposed site plan in compliance with any applicable use-specific standards.

OVERLAY DISTRICTS

If an overlay district exists, be sure to address the applicable standards for it in the site design.

- ☐ **McWhirter Field Aviation Overlay** Please refer to the UDO for allowed uses and associated development criteria.
- ☐ **Carolina Heelsplitter Overlay**
- ☐ **Carolina Thread Trail Overlay**
- ☐ **Highway Corridor Overlay**
- ☐ **Equestrian Oriented Subdivision Overlay**



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

August 27, 2024

Skylar Brown
Civil and Environmental Consultants Inc.
3701 Arco Corporate Drive, Suite 400
Charlotte, NC 28273

Project Number	20241745
Project Name	Silver Run Subdivision
Location	603 Silver Run Road
Stage	Sketch Plan
Parcel(s)	0006-00-034.00
Status	Not Approved

Dear: Skylar Brown

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@lanastercountysc.gov

Conditional

Review Comments:

* Further more detailed review upon next stage Civil plans submittal/ The following details are to be considered for inclusion:

- Proper dimensioning (including any Accessibility provisions for access aisle and curb ramp) at parallel street parking for CBU's location
- Site plan inclusion and details for all pedestrian crossings with required designed curb ramps
- Grade slopes of sidewalks at CBU's, park space, any amenities areas, and other areas, as may be related to accessible route, with grade slopes of walking surfaces not to exceed 1:12 slope.

County Engineer - Stephen Blackwelder - 8035482406
sblackwelder@lanastercountysc.gov

Approved

Review Comments:

General Comments:

1. The preliminary nature of this plan set does not provide adequate detail to formally comment, but the following are items of note from the information given. More specific comments will be provided during the civil review cycle.
2. Jurisdictional stream and wetland assessment of the site needs to be performed on the site.
3. A Permit from the Army Corp of Engineers will be needed prior to crossing the stream as proposed. Any disturbance of wetlands or stream buffers will also need to be permitted through the ACOE prior to construction in those areas. The permitting process can be lengthy.
4. The BMP ponds will need to have an access area at least 10 feet wide at not greater than a 4(H) to 1(V) slope to the bottom of the pond. This is for maintenance of the pond during and after construction. This appears to not be an issue with the pond location proposed.
5. There are topographic challenges on this site that will require careful planning, engineering, and construction practices throughout the project.
6. A TIA will be required for this project.
 - a. Scoping and all phases of review will need to go through Evolve.
 - b. Once TIA developed, it will be sent to our on-call Traffic Engineer for review at developers' expense.
 - c. Once any discrepancies are worked out the final recommendations for offsite improvements will need to be included in civil review. This review can run parallel to the civil process.
 - d. SCDOT encroachment permitting will be needed for connection to SCDOT road.
7. We will need to see a letter from LCWSD stating there is willingness and capability for water and sewer for the proposed parcels prior to approval of civil plans.

Fire Marshal - John Magette - 8032838888
jmagette@lanastercountysc.gov

Conditional

Review Comments:

1. This is a sketch plan review only a more detailed review will be completed at civil submission.
2. All buildings must be within 500 feet of a fire hydrant.
3. Single Access subdivisions must comply with 503.1.2.1 of the South Carolina Fire Code

Planning - Matthew Blaszyk - 803-285-6005
mblaszyk@lanastercountysc.gov

Not Approved

Review Comments:

Permanent barricades shall be provided at the end of all street stubs (UDO 6.4.2.A.2).

Please depict curb ramps on your next submittal (UDO 6.6.4)

Please ensure that the required open space is not within the BMP or floodplain. This must be in a usable area of the site.

Advisory Comments:

This development will be required to have a Traffic Impact Analysis at the Preliminary Plat Submittal. More information on Traffic Impact Analysis can be found in section 6.8 of the UDO.

A landscaping plan will be required at the Preliminary Plat submittal. More information on landscaping can be found in Chapter 7 of the UDO.

I am concerned for the distance between the driveway for lot 1 and the intersection at Silver Run Road. This distance is only 62ft

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

Approved

Review Comments:

Community and Street Names reviewed:

Community Names:

- Silverton --Good
- Silvercrest --Good
- Silverstone --Good
- Ashford --Good
- Ashcroft --Good
- Ardent --Good
- Rosewood --We already have Rosemont, Roselyn, and Rosegate
- Ashwood --Good
- Woodhaven --No we already have a Woodhaven
- Woodcrest--Good
- Springdale --No we already have a Springdale subdivision and a Springview
- Springwood --Good

Street Names:

- Silver Birch Way --Good
- River Birch Drive --No, this is currently reserved for another subdivision
- Paper Birch Court --Good
- Sterling Way --No we already have Sterling Ct and Stirling Ln
- Silver Sage Court --Good
- Juniper --No, already have Juniper Lane and Juniper Hills Lane
- Lavender --No, already have Lavender Ln
- Blue Ash Drive --Good
- Evening Star --Good
- Ivy Glen --Good
- Weeping Willow --We have a weeping Cherry Ln, do not use lane for suffix
- Ivy Lane--We have Red Ivy Dr and Spanish Ivy Ln—if you want to use this, please change the suffix
- Thistle Way --No, already have Thistle Ln and Winter Thistle Way
- Silver Pine Court --Good
- Linden Valley Drive--Good
- Silver Shade Way --Good
- Birchmede Court --Good
- Irongate Way --No, already have Irongate Dr

Please confirm which names you would like to use so that I can place a hold on them for this subdivision. I will add them to our monthly road name approval list for the Planning Commission. The road names have to be approved prior to the Civil Plans and must be shown on the Civil Plans.

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

Not Approved

Review Comments:

Sketch plan under review at LCWSD.

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

Conditional

Review Comments:

It is the Department's understanding that the developing will pursue the abandonment of Rise Ln as well as the end portion of Silver Run Rd from the State maintained system.

Any utility extension along the existing Silver Run Rd will require a permit from SCDOT.

Impact Fee - Chanda Kirkland - 803-416-9390
ckirkland@lanastercountysc.gov

Approved

Review Comments:

This project is located in the Indian Land Fire District, the following impact fees apply:

The Lancaster County Development Service Impact fee for each housing unit is \$2,211.

The Lancaster County School Impact fee is \$9,336.00 per housing unit.

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. This is only an estimate and not an invoice for payment.

Development Impact fees increase July 1. If you have any questions or would like further information on the Development Impact fee you can contact me.

LC School District - Jonathan Duke - 803-416-8010
john.duke@lcsd.k12.sc.us

Not Approved

Review Comments:

Not approved based on current student enrollment.



December 30, 2024

Skylar Brown
Civil and Environmental Consultants, Inc.
3701 Arco Corporate Drive, Suite 400
Charlotte, NC 28273

Dear Reviewers:

Subject: Silver Run Subdivision Preliminary Plat Submittal
CEC Project 343-968

Silver Run Subdivision is a 44-lot subdivision being submitted for preliminary plat review. We have previously submitted for sketch plan review and have taken your comments and implemented them into this submittal. Attached you will find the 8-page Preliminary Plat Submittal, the Application and Checklist, Sketch Plan and this transmittal letter. A TIA is not applicable and is not included in this submittal.

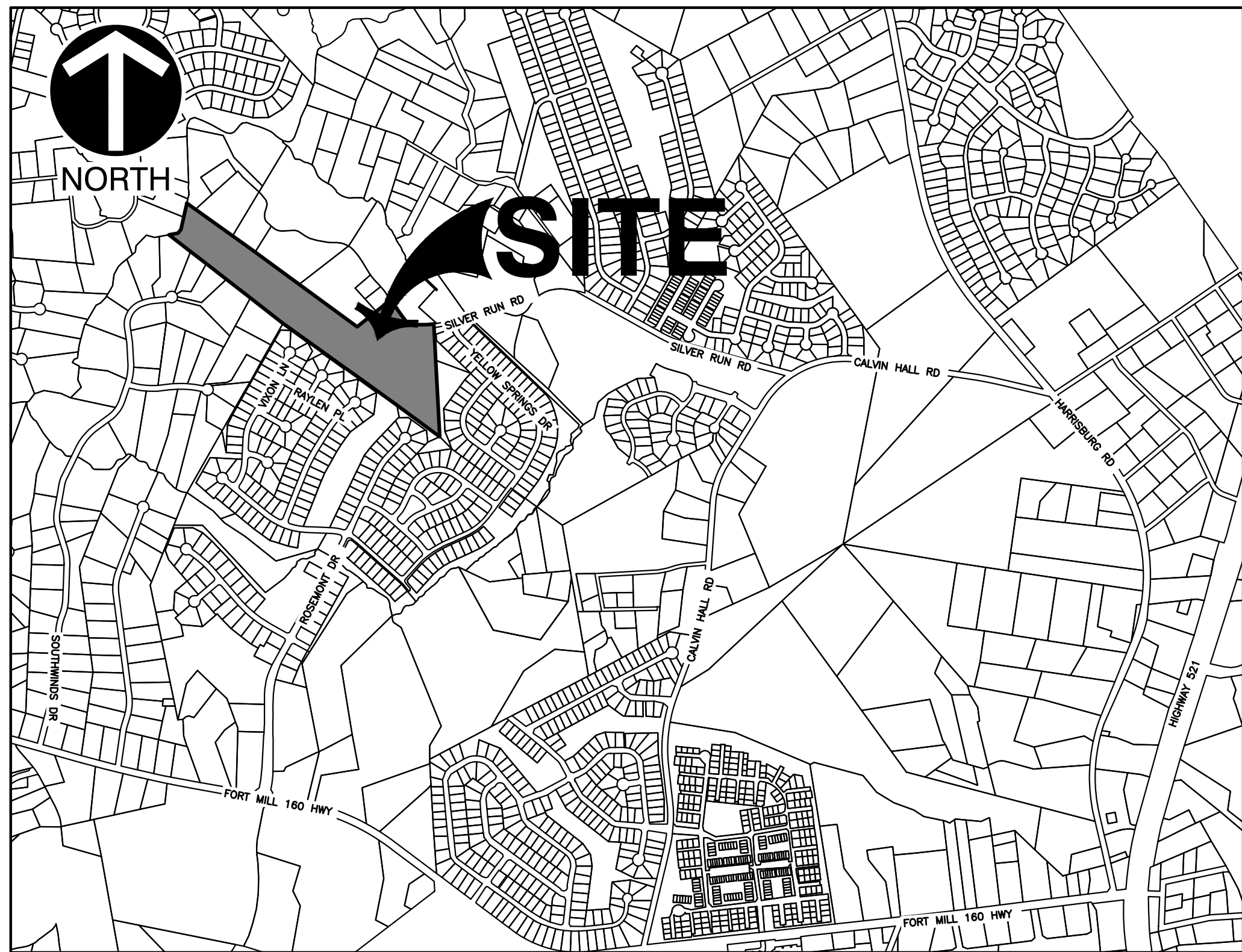
Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

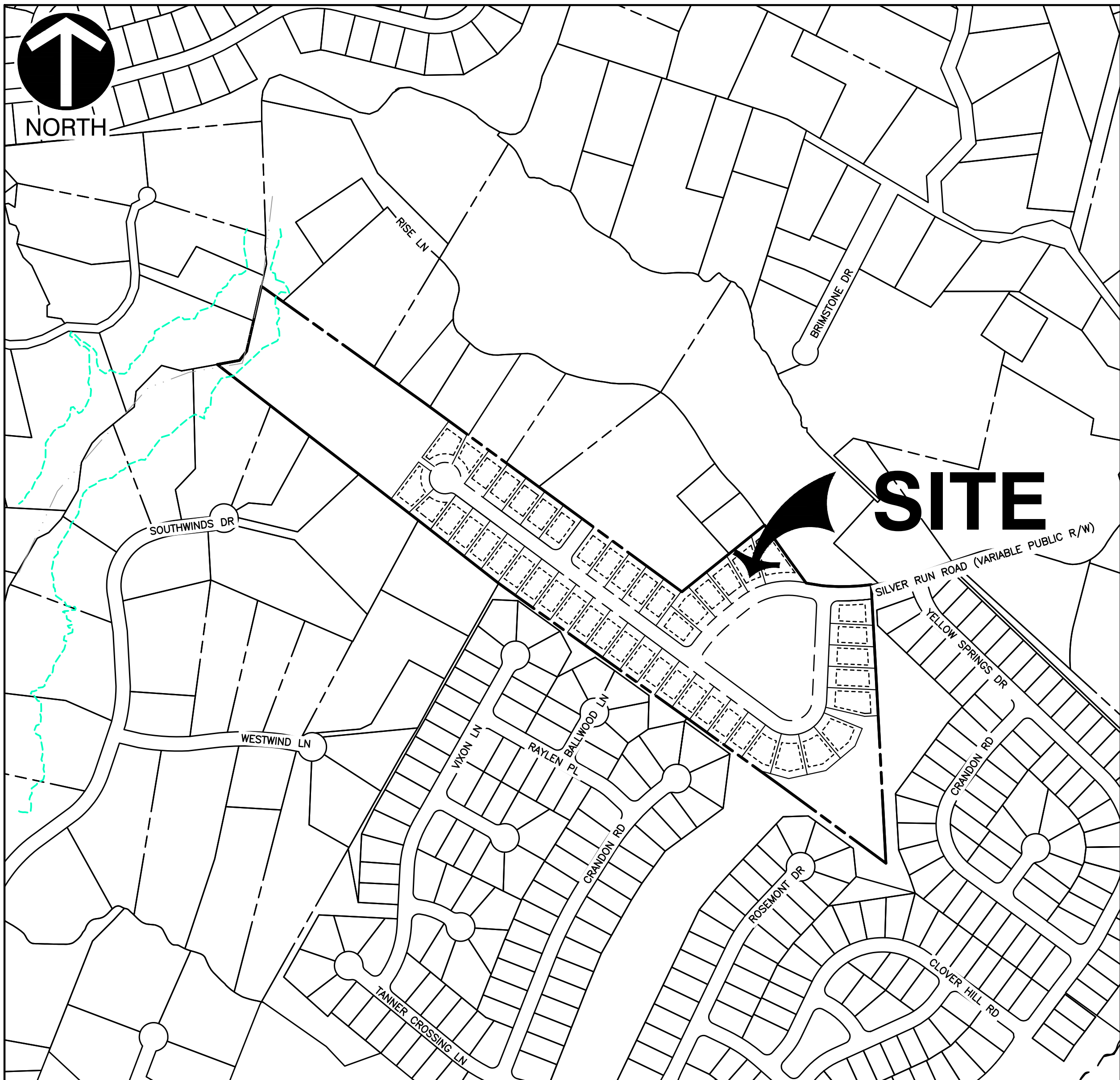
Skylar Brown
Project Manager

603 SILVER RUN ROAD SUBDIVISION

SKETCH PLAN BROADSTREET HOMES LANCASTER COUNTY, SOUTH CAROLINA JUNE 25, 2024



VICINITY MAP
SCALE IN FEET
0 1000 2000



SITE MAP
SCALE IN FEET
0 300 600

Sheet List Table	
Sheet Number	Sheet Title
C-000	COVER SHEET
C-100	EXISTING CONDITIONS
C-200	SLOPE ANALYSIS
C-300	STORMWATER MANAGMENT ANALYSIS
C-400	SKETCH PLAN
C-500	UTILITY PLAN

DEVELOPER/TEAM INFORMATION

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3701 ARCO CORPORATE DRIVE, SUITE 400
CHARLOTTE, NORTH CAROLINA 28273
PH: (980) 237-0373
CONTACT: MASON GREESON, P.E.
EMAIL: MGREESON@CECINC.COM

DEVELOPER

BROADSTREET HOMES
1041 RED VENTURES DRIVE SUITE 110
FORT MILL, SC 29707
(704) 776-1079
CONTACT: BRIAN IAGNEMMA
EMAIL: BRIAN@BROADSTREETHOMES.COM

COVER SHEET

DRAWING NO.:

C-000

DATE:	JUNE 2024	DRAWN BY:	STAFF
DWG SCALE:	AS SHOWN	CHECKED BY:	MEK
PROJECT NO.:	343-968	APPROVED BY:	MILG

603 SILVER RUN ROAD SUBDIVISION
CH CONSULTING, LLC.
LANCASTER COUNTY, SOUTH CAROLINA

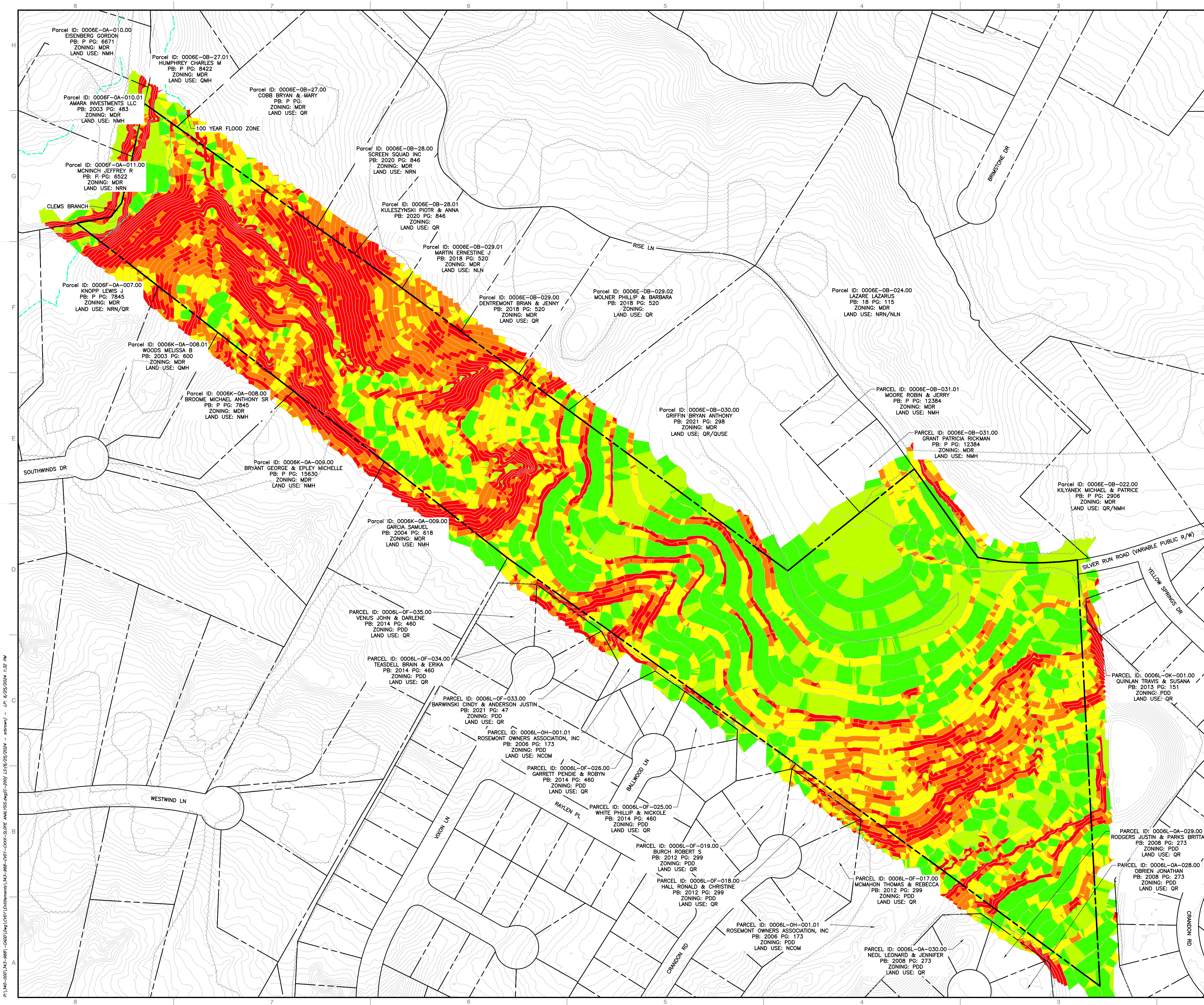


Civil & Environmental Consultants, Inc.
3701 Arco Corporate Drive - Suite 400 - Charlotte, NC 28273
Ph: 980.237.0373 - Fax: 980.237.0372
www.cecinc.com

REVISION RECORD

DESCRIPTION

NO. DATE



SLOPES TABLE				
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA (AC)
1	0.00%	5.00%		4.75
2	5.00%	10.00%		9.13
3	10.00%	15.00%		7.52
4	15.00%	20.00%		5.70
5	20.00%	MAX		6.78

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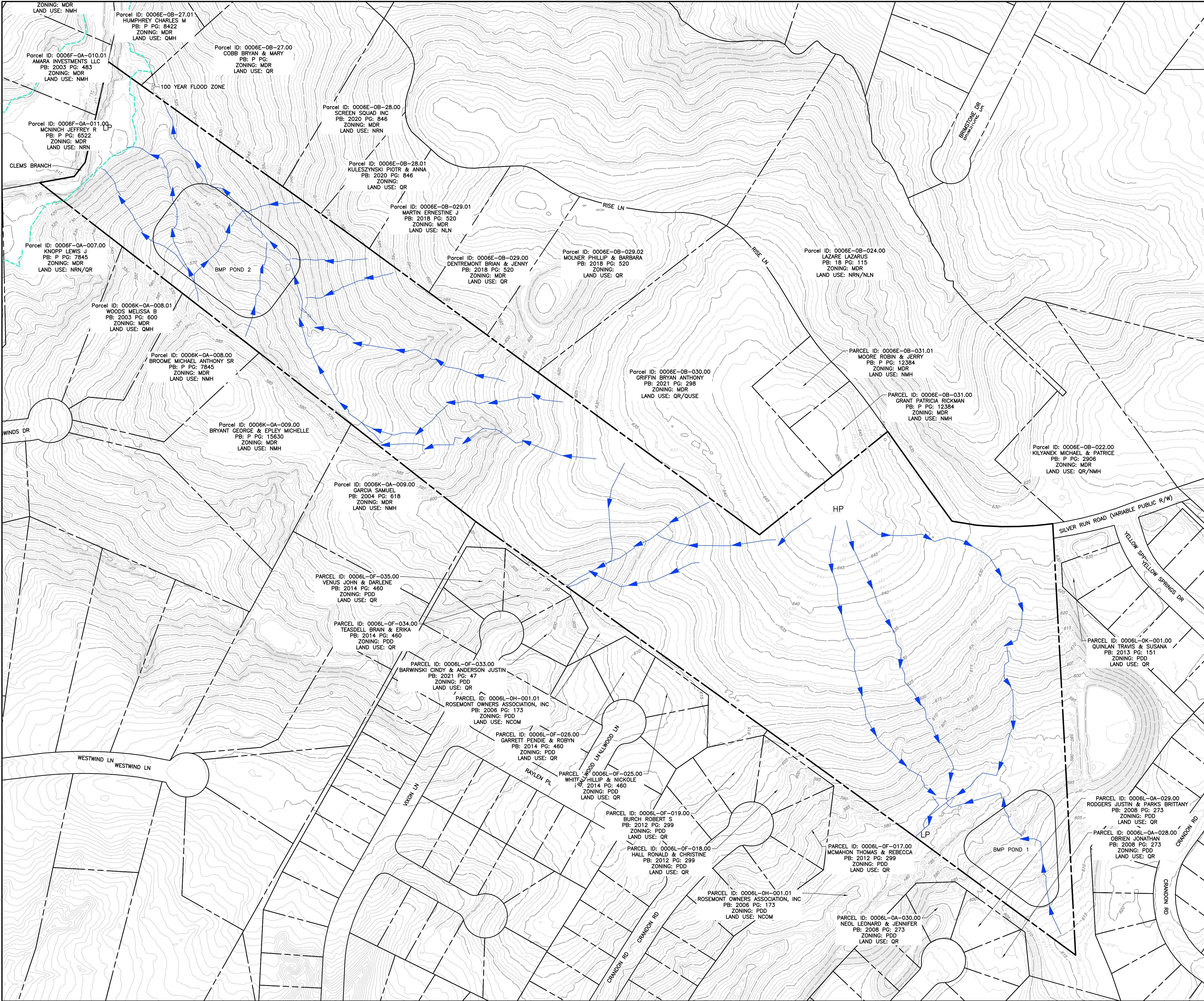
Civil & Environmental Consultants, Inc.
3701 Arco Corporate Drive • Suite 400 • Charlotte, NC 28273
Ph: 980.237.0373 • Fax: 980.237.0372

**603 SILVER RUN ROAD SUBDIVISION
CH CONSULTING, LLC.
LANCASTER COUNTY, SOUTH CAROLINA**

SLOPE ANALYSIS				STAFF
				MEK
				343-968
				MLG
DRAWING NO.:		C-200		
DATE:	JUNE 2024	DRAWN BY:		
DWG SCALE:	AS SHOWN	CHECKED BY:		
PROJECT NO:				
APPROVED BY:				

DRAWING NO.:
C-200

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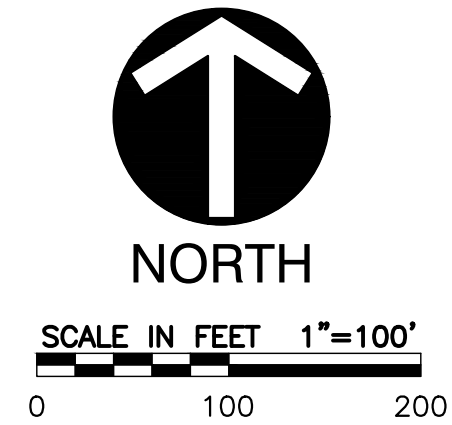
PRELIMINARY STORMWATER CALCULATIONS

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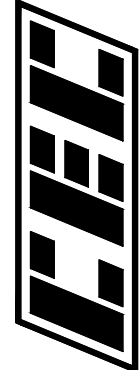
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0.25 ACRE-FT PER ACRE
VOLUME REQUIRED: 3.3 ACRE-FT OR 143312 CUBIC FEET
POND SIZED VOLUME: 204514
PERCENT IMPERVIOUS: 52%

BMP POND 2:

DRAINAGE AREA: 13.73 ACRES
0.25 ACRE-FT PER ACRE
VOLUME REQUIRED: 3.4 ACRE-FT OR 149520 CUBIC FEET
POND SIZED VOLUME: 302266
PERCENT IMPERVIOUS: 49%



REVISION RECORD	
NO	DATE

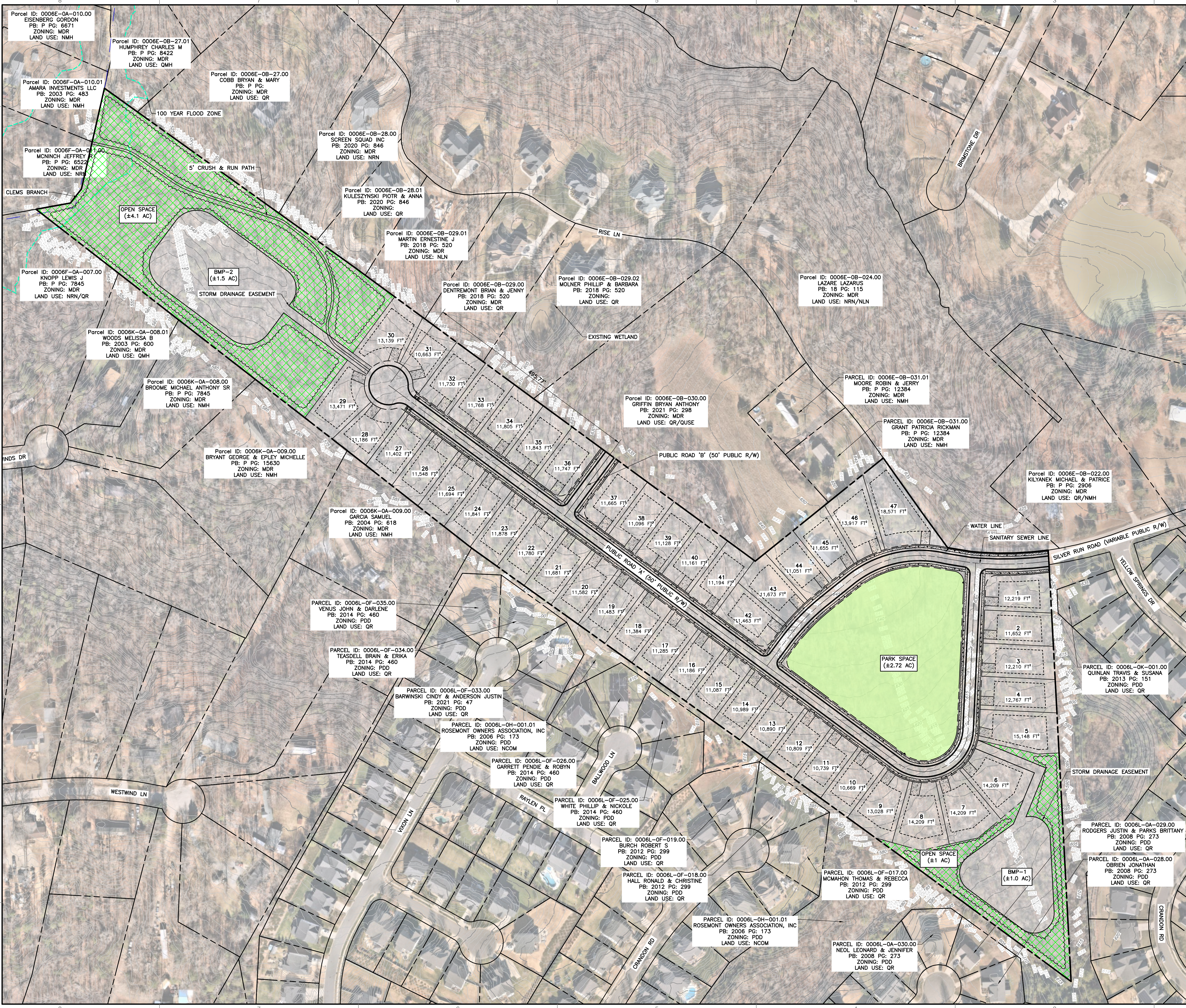


Civil & Environmental Consultants, Inc.
3701 Arco Corporate Drive · Suite 400 · Charlotte, NC 28273
Ph: 980.237.0373 · Fax: 980.237.0372
www.ceeinc.com

603 SILVER RUN ROAD SUBDIVISION
CH CONSULTING, LLC.
LANCASTER COUNTY, SOUTH CAROLINA

STORMWATER MANAGEMENT ANALYSIS	
DATE:	JUNE 2024
DWG SCALE:	AS SHOWN
PROJECT NO:	343-968
APPROVED BY:	MILG
STAFF:	MEK
DRAWN BY:	343-968
CHECKED BY:	

DRAWING NO.: **C-300**



DEVELOPMENT SUMMARY:

PARCEL ID: 0006-00-034.00
TOTAL SITE ACREAGE: ±25.26 ACRES

MUNICIPALITY: LANCASTER CO.
SOUTH CAROLINA

EXISTING ZONING: MDR
PROPOSED USE: SINGLE-FAMILY
DETACHED RESIDENTIAL

PROPOSED DEVELOPMENT:

SINGLE-FAMILY
DETACHED HOMES: ±47 UNITS

MIN. LOT SIZE: 10,000 SF
MIN. LOT WIDTH: 70 FT (H2O/SS)
130 FT (SEPTIC)

MAX. BLOCK LENGTH: 1,000 LF

MAX DENSITY ALLOWED: 2.5 DUA
PROPOSED DENSITY: ±1.86 DUA

PRIMARY BUILDING SETBACKS:

FRONT SETBACK: 30 FEET
SIDE SETBACK: 10 FEET
CORNER SETBACK: 15 FEET
REAR SETBACK: 25 FEET

OPEN SPACE & PARK REQUIREMENTS:

OPEN SPACE MINIMUM REQUIRED (20%): ± 5.05 AC
OPEN SPACE AS SHOWN (20.46%): ± 5.17 AC

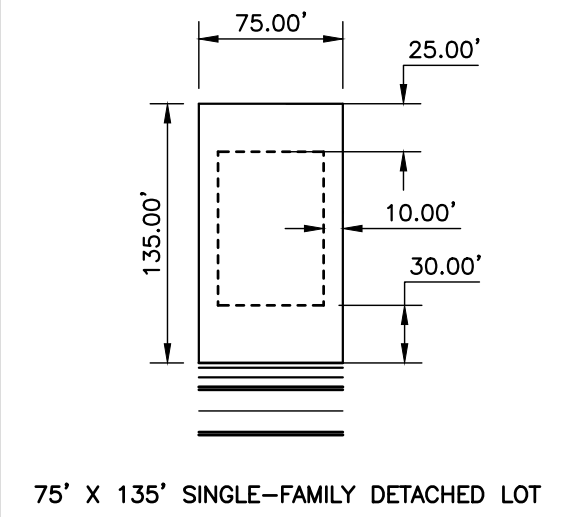
PARK SPACE MINIMUM REQUIRED (5%): ± 1.26 AC
PARK SPACE AS SHOWN (10.76%): ± 2.72 AC

BMP SURFACE AREA
PROVIDED (10%): ± 2.5 AC

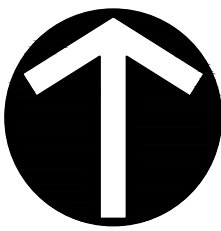
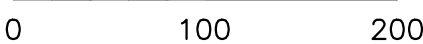
OPEN SPACE

PARK SPACE

TYPICAL LOT PLAN



SCALE IN FEET 1"=100'



NORTH

SCALE IN FEET 1"=100'

0 100 200

REVISION RECORD

NO.	DATE	DESCRIPTION

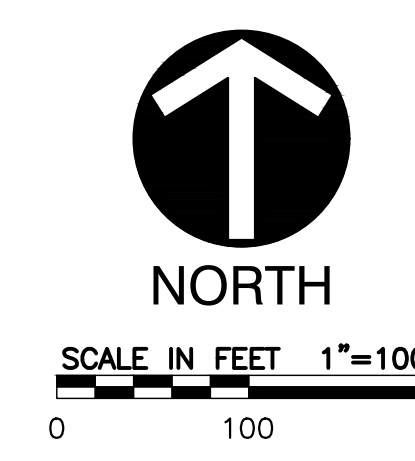
Civil & Environmental Consultants, Inc.
3701 Arco Corporate Drive - Suite 400 - Charlotte, NC 28273
Ph: 980.237.0373 - Fax: 980.237.0372
www.cecinc.com

603 SILVER RUN ROAD SUBDIVISION
CH CONSULTING, LLC.
LANCASTER COUNTY, SOUTH CAROLINA

SKETCH PLAN

DATE:	JUNE 2024	DRAWN BY:	MEK
DWG SCALE:	AS SHOWN	CHECKED BY:	343-968
PROJECT NO:		APPROVED BY:	MLG
DRAWING NO: C-400			

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REVISION RECORD	
NO.	DATE



Civil & Environmental Consultants, Inc.
3701 Arco Corporate Drive - Suite 400 - Charlotte, NC 28273
Ph: 980.237.0373 - Fax: 980.237.0372
www.ceeinc.com

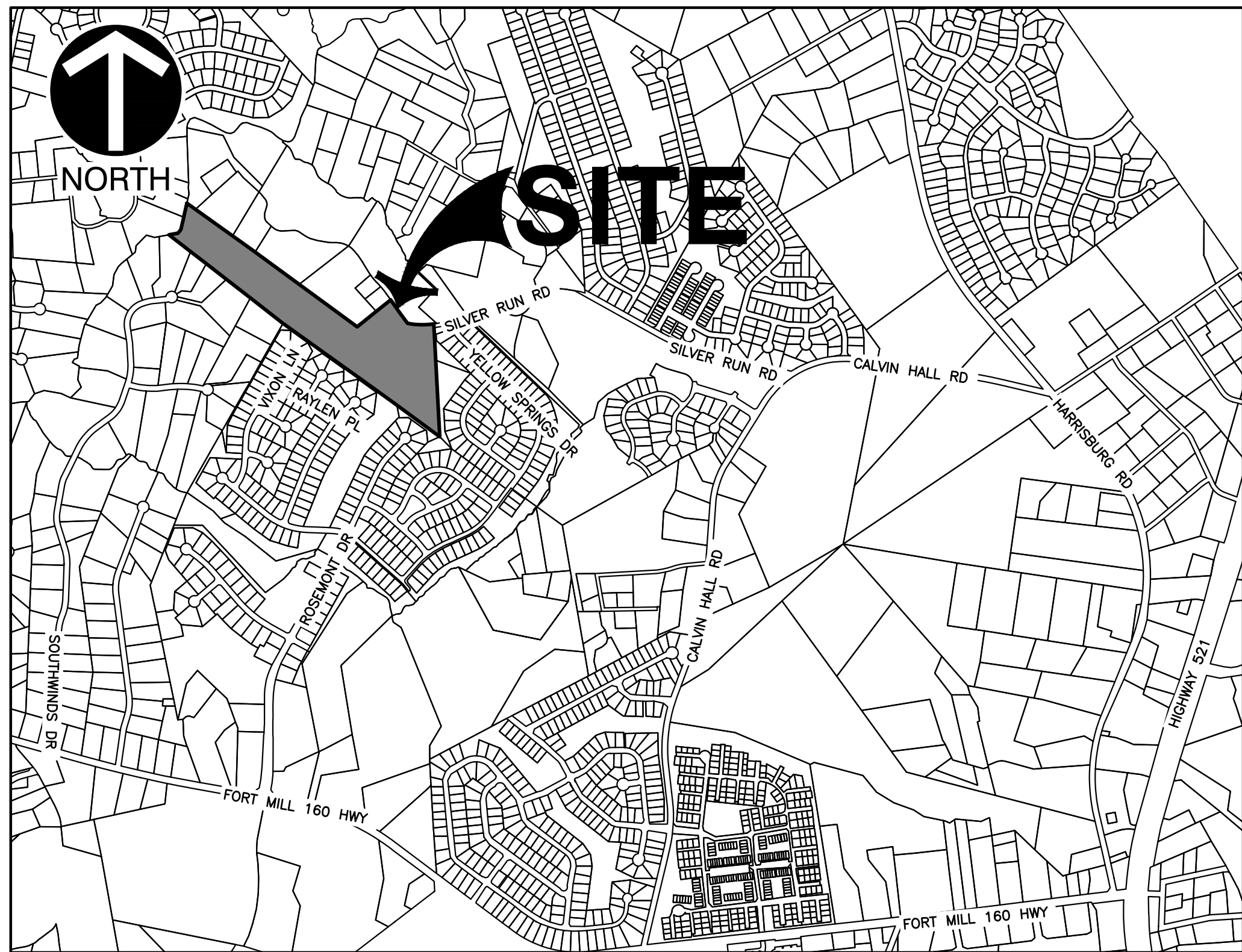
603 SILVER RUN ROAD SUBDIVISION
CH CONSULTING, LLC.
LANCASTER COUNTY, SOUTH CAROLINA

UTILITY PLAN	
DATE:	STAFF:
JUNE 2024	MEK
DWG SCALE:	AS SHOWN
PROJECT NO:	343-968
APPROVED BY:	MLG

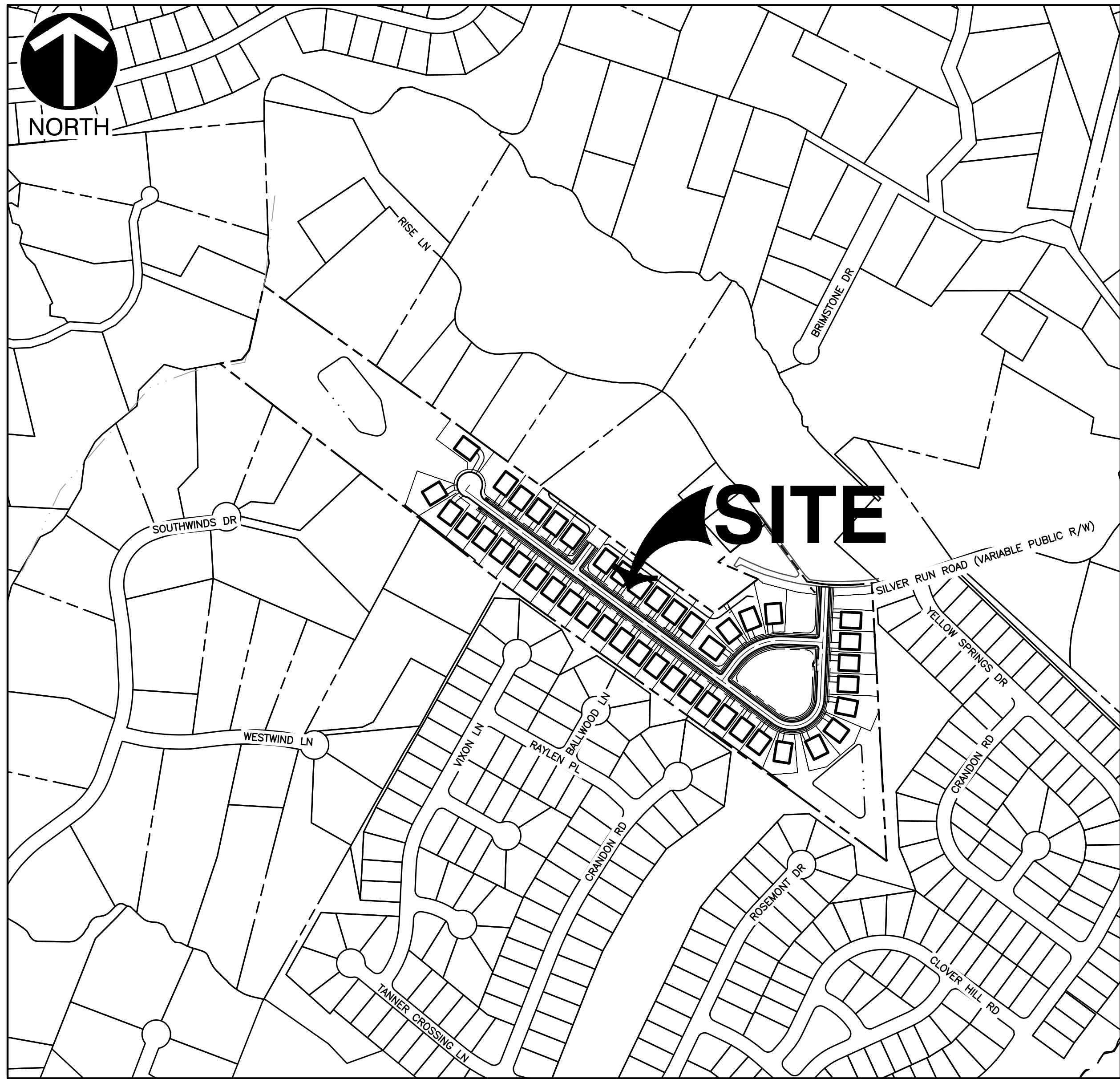
DRAWING NO.:

C-500

SILVER RUN
PRELIMINARY PLAT
BROADSTREET HOMES
LANCASTER COUNTY, SOUTH CAROLINA
DECEMBER 2024



VICINITY MAP
SCALE IN FEET 1"=1000'
0 1000 2000



SITE MAP
SCALE IN FEET 1"=300'
0 300 600

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL EXISTING CONDITIONS
3	OVERALL SLOPE ANALYSIS PLAN
4	OVERALL SITE PLAN
5	OVERALL LANDSCAPE PLAN
6	OVERALL GRADING PLAN
7	OVERALL SWM PLANS
8	OVERALL UTILITY PLAN

DEVELOPER/TEAM INFORMATION

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3701 ARCO CORPORATE DRIVE, SUITE 400
CHARLOTTE, NORTH CAROLINA 28273
PH: (980) 237-0373
CONTACT: MASON GREESON, P.E.
EMAIL: MGREESON@CECINC.COM

DEVELOPER

BROADSTREET HOMES
1041 RED VENTURES DRIVE, SUITE 110
FORT MILL, SOUTH CAROLINA 29707
PH: (704) 776-1079
CONTACT: BRIAN IAGNEMMA
EMAIL: BRIAN@BROADSTREETHOMES.COM

DEVELOPMENT SUMMARY:

PARCEL ID: 0006-00-034.00
TOTAL SITE ACREAGE: ±25.26 ACRES

MUNICIPALITY: LANCASTER CO.
SOUTH CAROLINA

EXISTING ZONING: MDR
PROPOSED USE: SINGLE-FAMILY
DETACHED RESIDENTIAL

PROPOSED DEVELOPMENT:

SINGLE-FAMILY
DETACHED HOMES: 44 UNITS

MIN. LOT SIZE: 10,000 SF
MIN. LOT WIDTH: 70 FT (H2O/SS)
130 FT (SEPTIC)

MAX. BLOCK LENGTH: 1,000 LF

MAX DENSITY ALLOWED: 2.5 DUA
PROPOSED DENSITY: ±1.74 DUA

PRIMARY BUILDING SETBACKS:

FRONT SETBACK: 30 FEET
SIDE SETBACK: 10 FEET
CORNER SETBACK: 15 FEET
REAR SETBACK: 25 FEET

OPEN SPACE & PARK REQUIREMENTS:

OPEN SPACE MINIMUM REQUIRED (20%): ±5.05 AC
OPEN SPACE AS SHOWN (38.24%): ±9.66 AC

PARK SPACE MINIMUM REQUIRED (5%): ±1.26 AC
PARK SPACE AS SHOWN (5.6%): ±1.43 AC

SUBMITTAL RECORD

NO.	DATE	DESCRIPTION
1	12/20/2024	PRELIMINARY PLAT INITIAL SUBMITTAL

C&E
Civil & Environmental Consultants, Inc.
3701 Arco Corporate Drive - Suite 400 - Charlotte, NC 28273
Ph: 980.237.0373 - Fax: 980.237.0372
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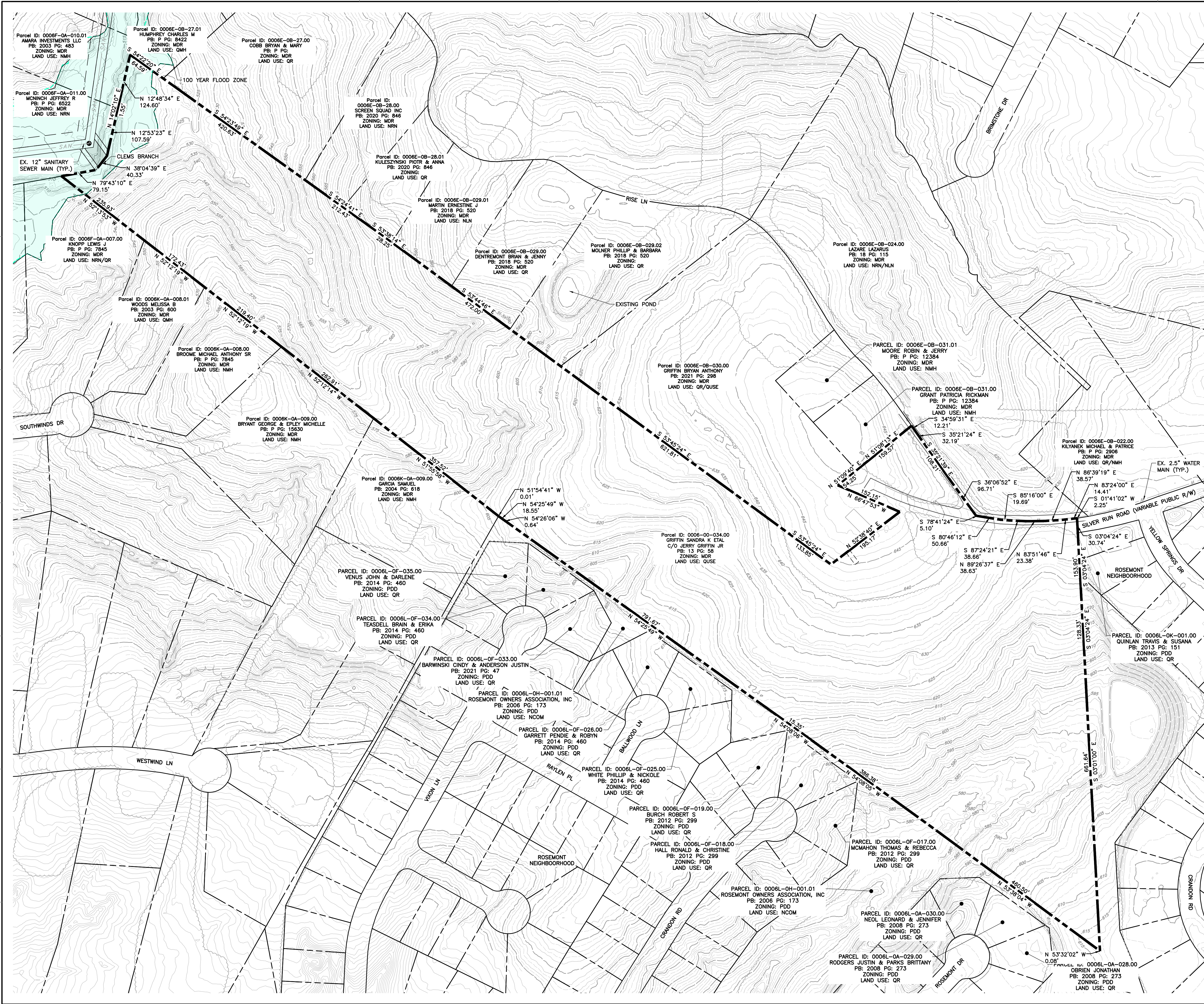
SILVER RUN
SINGLE-FAMILY SUBDIVISION
CH CONSULTING, LLC
FORT MILL, SOUTH CAROLINA

COVER SHEET

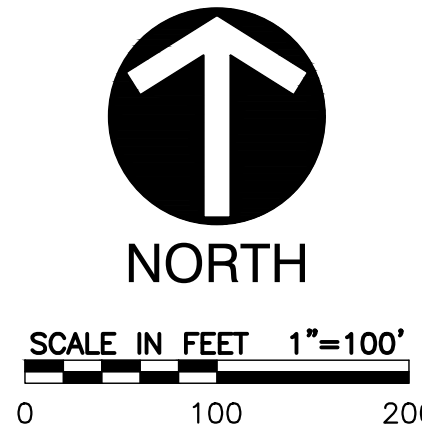
DATE:	DECEMBER 2024	DRAWN BY:	SRB
DWG SCALE:	AS SHOWN	CHECKED BY:	MEK
PROJECT NO.:	343-968	APPROVED BY:	MILG

DRAWING NO.:
1

A:\30-0001\342-9681-CADD\DWG\EXISTING CONDITIONS.dwg[15:10:23/2024 - stereo] - LP: 12/20/2024 11:37 AM



- LEGEND
- EXISTING PROPERTY LINE
 - EXISTING EASEMENT
 - EXISTING INDEX (MAJOR) CONTOUR
 - EXISTING INTERMEDIATE (MINOR) CONTOUR
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING 100-YEAR FLOOD ZONE
 - EXISTING TREE LINE



SUBMITTAL RECORD		NO.		DATE		DESCRIPTION	
		1		12/20/2024		PRELIMINARY PLAT NATURAL SUBMITTAL	

C&E		Civil & Environmental Consultants, Inc.		3701 Arco Corporate Drive - Suite 400 - Charlotte, NC 28273		Ph: 980.237.0373 - Fax: 980.237.0372		www.cechnc.com	
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SILVER RUN		SINGLE-FAMILY SUBDIVISION		CH CONSULTING, LLC		FORT MILL, SOUTH CAROLINA	
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OVERALL EXISTING CONDITIONS		DATE: DECEMBER 2024		DRAWN BY: SRB		MEK		343-968		MLG	
		PROJECT NO: AS SHOWN		CHECKED BY:							
		APPROVED BY:									

DRAWING NO.:		2	
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PROPOSED: 128 TREES



Group	Percentage
All respondents	180
People who are not in the military	170
People who are in the military	160
People who are not in the military	150

DRAWING NO.:

5

DRAWING NO.:



DRAWING NO.:



NORTH

SCALE IN FEET 1"=100'

0 100 200

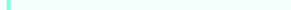
OVERALL GRADING PLAN

DATE:	DECEMBER 2024	DRAWN BY:	SRB
DWG SCALE:	AS SHOWN	CHECKED BY:	MEK
PROJECT NO:	343-968		
APPROVED BY:	MLG		

DRAWING NO.:

6



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING 100-YEAR FLOOD ZONE
	PROPOSED ROADWAY CENTERLINE
	PROPOSED EDGE OF PAVED DRIVE
	PROPOSED EASEMENT
	PROPOSED PARCEL LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED SANITARY LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED WATERLINE
	PROPOSED STORM PIPE
	PROPOSED CURB INLET
	PROPOSED STORM MANHOLE
	PROPOSED LIMITS OF DETENTION POND

[illegible]

SILVER RUN
SINGLE-FAMILY SUBDIVISION
CH CONSULTING, LLC
FORT MILL, SOUTH CAROLINA



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

December 06, 2024

Bill White
White Land Surveying
421 East Black Street
Rock Hill, SC 29730

Project Number	20240446
Project Name	IRYA LLC
Location	134 Fort Mill Highway
Stage	Minor Subdivision
Parcel(s)	0008-00009.00 & 0008-00-010.01
Status	Conditional

Dear: Bill White

This letter is to confirm CONDITIONAL APPROVAL of your Minor Subdivision plans by the Lancaster County Planning Department.

Address all conditional comments listed in this report and provide 4 original copies for stamping along with a \$25.00 review fee.

You have 180 days to record the original stamped approved copies.

Sincerely,

Plan Review Comments

Planning - Jennifer Bryan - 803-285-6005
jbryan@lanastercountysc.gov

Conditional

Review Comments:

1. Front, side and rear setbacks for new lot must be depicted by a dotted or dashed line, and labeled respectively
3. Flood Plain note must include map # for relevant area.

Approval is Conditional upon satisfaction of above comments

Owner submitted photo of cleared lot to satisfy prior comment.

Advisory Comments:

No demolition permit was obtained for demolition of residence on lot. Consult with Building Department regarding what permitting may be required.

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

Approved

Review Comments:

Each lot has a structure. TM# 0008-00-009.00 is addressed at 142 Fort Mill Hwy. TM# 0008-00-010.00 is addressed at 134 Fort Mill Hwy.

Fire Marshal - John Magette - 8032838888
jmagette@lanastercountysc.gov

Approved

Review Comments:
