

Permit Application Center

Planning and Development Department
155 Johnston Street or P.O. Box 11706
Rock Hill, SC 29731-1706
Phone (803) 329-5590 Fax (803) 329-7228
www.cityofrockhill.com

Letter of Notification for Plan Review

1005 Richland St - Skyrise Investments LLC

Plan Reviewed:

Civil Construction Plan

Status:

Conditional Approval

20222083

1005 Richland St - Skyrise Investments LLC

1005 Richland Street

- Add a restroom to an existing empty structure

Civil Construction Plan -

Project Contact:

Andrew Wood
Joel E Wood And Associates
PO Box 296
Clover, SC 29710
Phone: (803) 684-3390
Email: awood@jewood.org

Your civil construction plan is approved with conditions. Please review the conditions listed on the attached report. Plans will be digitally stamped once conditions have been met.

A pre-construction meeting may be needed. Please contact our office to see if you need to schedule a meeting. If one is needed, please make sure a copy of the stamped approved plans has been made available to all the contractors prior to the meeting. Print and send a copy of stamped plans to Kathy Paterniti/Planning Department for our inspector's copy.

Please feel free to contact us or any plan reviewer with any questions you may have.

Thank you,

The following comments are grouped as "**Review Comments**" or "**Advisory Comments**". "Review Comments" are items related to your plan review that require action on your part. "Advisory Comments" are informational notes that may be important in the future and are for your information.

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Please feel free to reach out to any of the following managers about your experience, questions or concerns:

Kassey Evans, Permit & Business License Manager (803) 329-5698

Mike Nugent, Building Official (803) 329-5598

Michael Kirby, Development Services Engineer (803) 329-7073

Eric Hawkins, Planning & Zoning Manager (803) 329-8763



Do you have a question
or concern about a permitting or
development process
you've been unable to resolve?

Would you like to speak to
someone in the City Manager's
Office about your experience?

Contact:

Niki Clevenger

Ombudsman

803-326-3809

niki.clevenger@cityofrockhill.com

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Plan Review Comments

Zoning - Ryan Hammond - ryan.hammond@cityofrockhill.com - 803-329-5674

Approved

Review Comments:

Utilities (Electrical) - Ron Passmore - ron.passmore@cityofrockhill.com -
803-326-3758

Approved

Review Comments:

Inspections - Mike Nugent - mike.nugent@cityofrockhill.com - 803-329-5598

Approved

Review Comments:

Advisory Comments:

1. The grades and cross slopes for the accessible route including parking spaces, aisles, curb ramps, remaining routes to the accessible building entrances must comply with the applicable requirements of A117.1-17(accessibility standards).
2. Where one accessible space is required, it must be "Van" accessible in size and design with "Van" accessible signage.

Infrastructure - Impact Fees - Kathy Paterniti - kathy.paterniti@cityofrockhill.com -
803-329-5515

Approved

Review Comments:

Impact fees for new 3/4-inch water meter - \$3180.00 plus \$170.00 to set meter. (See attached) Taps and box set must be performed by licensed SC utility contractor. This contractor will be listed on site permit.

Infrastructure - Landscape - Melody Kearse - melody.kearse@cityofrockhill.com -
803-329-5688

Approved

Review Comments:

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Infrastructure - Roadway - Kenny Lombard - kenny.lombard@cityofrockhill.com -
803-329-7083

Conditional

Review Comments:

1. Once the SCDOT Encroachments have been approved, please forward this information to the City.
2. Encroachment permits are required for all utility, sprinkler systems, signs, etc. for construction within the street right-of-way. When encroaching into a SCDOT right-of-way, an SCDOT encroachment permit is also required. Two separate applications are needed, if water/sewer taps and/or extension is required within the SCDOT ROW. One application will be for water/sewer encroachment (to be signed by the City) and the other application will include entrance, sidewalk, grading, etc. (signed by the Developer). The SCDOT encroachment application and plans must be approved by the Development Service's Engineer prior to submittal to SCDOT office. It is the responsibility of the project engineer to make sure that these permits are obtained.
3. The easements shown on the site plan appear to be correct. The applicant shall submit an "Easement Acquisition Checklist" and address all applicable checklist items for easement acquisition for public and private easements.

Easement acquisition will run concurrently with civil plan review. Easement plat or exhibits will need to be prepared and submitted for review, in accordance with checklist requirements. The easements are separated into two types, private and public. The public sanitary sewer, water, storm and electric easements will fall under a standard "Utility Easement" designation (shown either by plat or exhibit). All private easements such as the detention pond(s), and private water/sewer/storm must be conveyed by plat.

The developer will modify the easements during the as-built stage if changes occur that require new or modified easements, and follow City abandonment procedures, as applicable.

Link to "Easement Acquisition" checklist:

<https://www.cityofrockhill.com/home/showpublisheddocument/19130/637847761292030000>

Infrastructure - Water & Sewer - Kenny Lombard -
kenny.lombard@cityofrockhill.com - 803-329-7083

Approved

Review Comments:

Infrastructure - Stormwater - Kenny Lombard - kenny.lombard@cityofrockhill.com
- 803-329-7083

Conditional

Review Comments:

1. CRH Construction Approval – construction cannot begin until all applicable fees are paid and Extension Agreements executed, City of Rock Hill issues an Approval Letter, SCDHEC grants an NPDES permit, and a pre-construction meeting is held with the Infrastructure Division (call 803-329-5515 to schedule).

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GIS/Addressing - Amy Britz - amy.britz@cityofrockhill.com - 803-329-5586

Approved

Review Comments:

Address to remain 1005 Richland St.

Industrial Pre-Treatment - Brice Sodorff - Brice.Sodorff@cityofrockhill.com -
803-329-8707

Approved

Review Comments:

Sec. 29-241. - Discharge prohibitions.

(a)General prohibitions. No user shall contribute or cause to be contributed, directly or indirectly, any pollutant or wastewater which will cause pass through or interferes with the operation or performance of the system. These general prohibitions apply to all such users of the system, whether or not the user is subject to national categorical pretreatment standards or any other national, state or local pretreatment standards or requirements.

(b)Specific prohibitions. No user shall introduce or cause to be introduced into the POTW the following pollutants, substances, or wastewater:

(1)Pollutants including but not limited to waste streams with a closed cup flashpoint of less than 140 degrees Fahrenheit or 60 degrees Celsius using the test methods specified in 40 CFR 26.21.

(2)Pollutants which cause corrosive structural damage to the system, but in no case discharges with pH lower than 5.0, unless the works is specifically designed to accommodate such discharges.

(3)Solid or viscous substances which cause obstruction to the flow in a sewer or other interference with the operation of the wastewater treatment facilities, such as but not limited to grease, garbage with particles greater than one-half-inch in dimension, animal guts or tissues, paunch manure, bones, hair, hides or fleshings, entrails, whole blood, feathers, ashes, cinders, sand, spent lime, stone or marble dust, metal, glass, straw, shavings, grass clippings, rags, spent grains, spent hops, waste paper, wood, plastics, grass, tar, asphalt residues, residues from refining or processing of fuel or lubricating oil, mud, or glass grinding or polishing wastes.

(4)Any pollutant, including oxygen-demanding pollutants (BOD, etc.) released in a discharge at a flow rate and/or pollutant concentration which causes interference with the system.

(5)Heat in amounts which inhibit biological activity in the POTW resulting in interference, but in no case heat in such quantities that the temperature at the POTW treatment plant exceeds 40 degrees Celsius (104 degrees Fahrenheit) unless the SCDHEC, upon request of the city, approves alternate temperature limits.

(6)Petroleum oil, nonbiodegradable cutting oil, or products of mineral oil origin in amounts that cause interference or pass through.

(7)Pollutants which result in the presence of toxic gases, vapors or fumes within the system in a quantity that may cause acute worker health or safety problems; or any noxious or malodorous liquids, gases or solids which either singly or by interaction with other wastes are sufficient to create a public nuisance or hazard to life or are sufficient to prevent entry into the sewers for maintenance and repair.

(8)Any trucked or hauled pollutants, except at discharge points designated by the city.

(9)Any wastewater containing toxic pollutants in sufficient quantity, either singly or by interaction with other pollutants, to injure or interfere with any wastewater treatment process, constitute a hazard to humans or animals, create a toxic effect in the receiving waters of the system, or exceed the limitation set forth in a categorical pretreatment standard. A toxic pollutant shall include but not be limited to any pollutant identified pursuant to section 307(a) of the Act.

(10)Any substance which may cause the system's effluent or any other product of the system for reclamation and reuse to interfere with the reclamation process. In no case shall a substance discharged to the system

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cause the system to be in noncompliance with sludge use or disposal criteria, guidelines or regulations developed under section 405 of the Act, or any criteria, guidelines or regulations affecting sludge use or disposal developed pursuant to the Solid Waste Disposal Act, the Clean Air Act, the Toxic Substances Control Act, or state criteria applicable to the sludge management method being used.

(11)Any substances which will cause the treatment plant to violate its NPDES and/or state disposal system permit or the receiving water quality standards, or ambient air quality standards.

(12)Any wastewater with objectionable color not adequately removed in the treatment process, such as but not limited to dye wastes and vegetable tanning solutions.

(13)Any wastewater containing any radioactive wastes or isotopes of such half-life or concentration as may exceed limits established by the EPA, SCDHEC or city in compliance with applicable state or federal regulations.

(14)Any unpolluted waters such as uncontaminated stormwater, surface drainage, groundwater or uncontaminated cooling water.

(15)Any materials which form excessive amounts of scum or foam which may interfere with the operation of the sewer system or cause undue additional labor or expense in the operation of the system.

Planning - Transportation - Christopher Herrmann -
christopher.herrmann@cityofrockhill.com - 803-326-2460

Approved

Review Comments:

Advisory Comments:

- 1) Civil Plans will need to reflect signage and pavement markings, reflecting current ADA standards, City of Rock Hill & SCDOT Standards, as well as current MUTCD Guidelines.
- 2) Please be mindful of sight distance between 2 feet and 8 feet when considering planting options and monuments / signage along roadways and at intersections.
- 3) Truck turning movements shown in Civil Plans for WB 67 and WB 62's must show truck movements can be made without conflicts and without encroaching into opposing lane of traffic.
- 4) Truck turning movements for fire truck and garbage truck must anticipate parking lots being used by vehicles.

City of Rock Hill
Planning & Development Dept.
155 Johnston St., Suite 300
Rock Hill, SC 29730
Ph. (803) 329-5590



IMPACT FEE INVOICE

Due Upon Receipt

Site Address: 1005 RICHLAND ST

Date: 05/30/2023

Building:

Fire Impact

Area (sq. ft.)	Land Use	Calculated
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Water Impact

Number of Meters	Meter Size	Calculated
1	3/4 Inch	\$1,070.00

Sewer Impact

Number of Meters	Meter Size	Calculated
1	3/4 Inch	\$2,110.00

Total Calculated \$3,180.00

Total Credit \$0.00

Total Fee Due: \$3,180.00

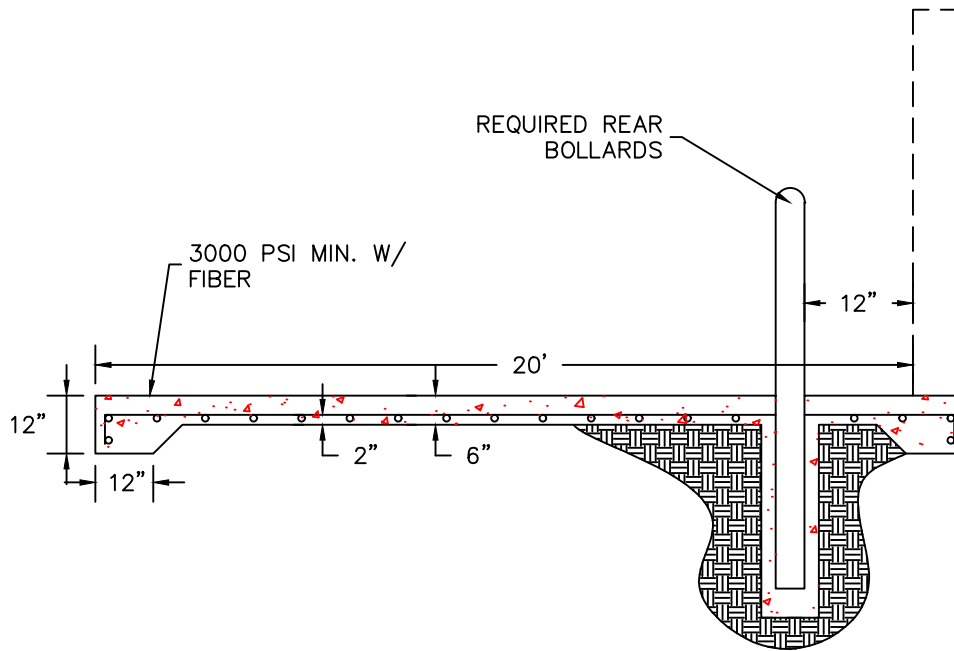
3/4" multi set \$170⁰⁰

Please tear off this portion and mail with your payment. Please make check payable to City of Rock Hill.

Site Address:	1005 RICHLAND ST
Building:	
Total Due:	\$3,180.00

Mail To:

City of Rock Hill
Planning & Development Dept.
155 Johnston St., Suite 300
P.O. Box 11706
Rock Hill, SC 29731-1706



NOTE:

- DUMPSTER PAD MUST BE POSITIONED TO PROVIDE A DIRECT HEAD ON APPROACH.
- THE ACCESS AREA, APPROACH, AND PAD MUST BE LEVEL.
- NO OTHER STRUCTURE SHALL BE LOCATED ON THE 20'x12' PAD THAT COULD INHIBIT THE TRUCK FROM ACCESS TO THE DUMPSTER.
- A FENCE OR WALL MAY BE REQUIRED TO ENCLOSE THE PAD; HOWEVER, IT MUST BE CONSTRUCTED SO AS TO MAINTAIN A 12' OPENING OR CLEARANCE AS MEASURED FROM HINGE TO HINGE TO THE DUMPSTER.
- GATES MUST BE PROVIDED WITH A MECHANISM TO SECURE THEM IN THE FULLY OPEN POSITION.
- IF A GREASE STORAGE CONTAINER IS TO BE UTILIZED, THE CONTAINER MUST BE ACCOUNTED FOR AND SECURED WITHIN AN APPROVED ENCLOSURE.
- IF DUAL DUMPSTERS ARE REQUIRED THE MINIMUM PAD DIMENSIONS SHALL BE 25' WIDE AND 20' DEEP.
- CITY OF ROCK HILL STANDARD DUMPSTER HEIGHT IS 88".
- REFER TO ZONING ORDINANCE SECTION 8.7.9A FOR SCREENING REQUIREMENTS.
- REFER TO PLANS FOR DETAILS ON SCREENING MATERIALS AND DIMENSIONS.

CITY OF ROCK HILL
PLANNING AND
DEVELOPMENT DEPARTMENT
155 JOHNSTON STREET
ROCK HILL, SC 29730

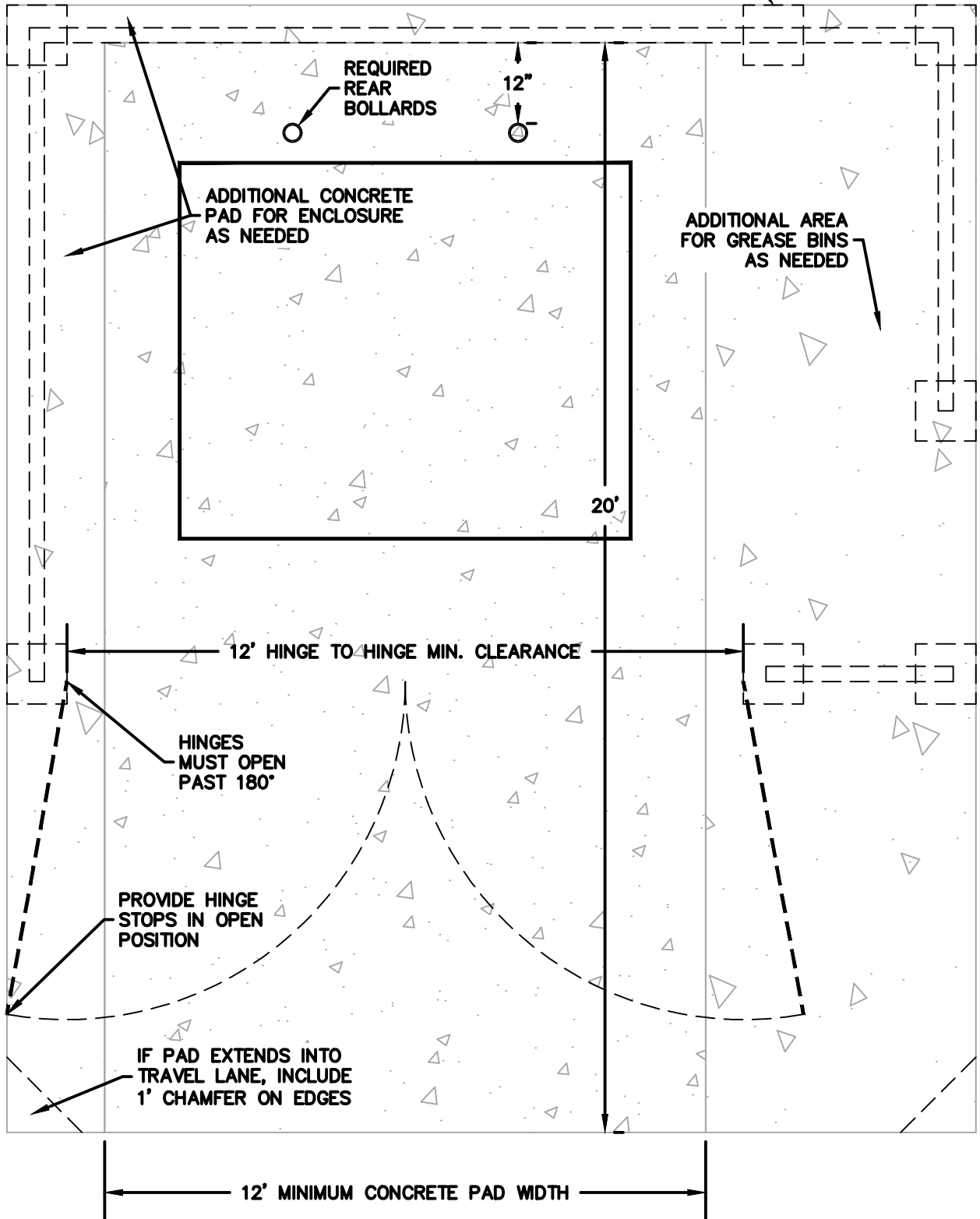


STANDARD DETAIL

ENCLOSED SINGLE DUMPSTER PAD

REVISIONS:	DATE:	FILE NAME
	JAN 2023	2 OF 2
	SCALE: N.T.S.	

POSTS AND WALLS MUST BE LOCATED OFF PAD



CITY OF ROCK HILL
 PLANNING AND
 DEVELOPMENT DEPARTMENT
 155 JOHNSTON STREET
 ROCK HILL, SC 29730

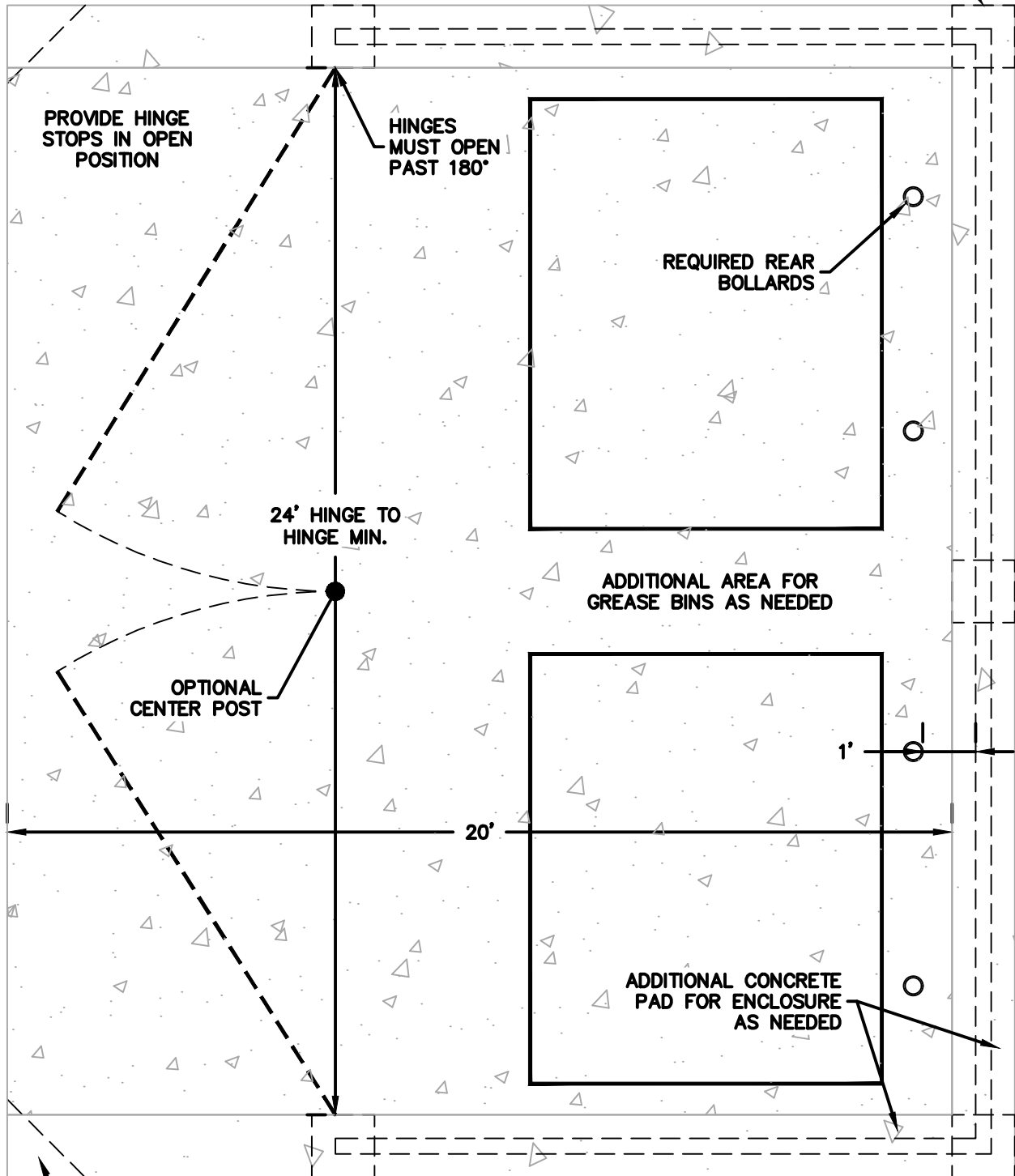


STANDARD DETAIL

ENCLOSED SINGLE DUMPSTER PAD

REVISIONS:	DATE:	FILE NAME
	JAN 2023	2 OF 2
	SCALE: N.T.S.	

POSTS AND WALLS MUST BE LOCATED OFF PAD



IF PAD EXTENDS INTO TRAVEL LANE, INCLUDE 1' CHAMFER ON EDGES

CITY OF ROCK HILL
 PLANNING AND
 DEVELOPMENT DEPARTMENT
 155 JOHNSTON STREET
 ROCK HILL, SC 29730



STANDARD DETAIL

ENCLOSED DOUBLE DUMPSTER PAD

REVISIONS:	DATE:	FILE NAME
	JAN 2023	2 OF 2
	SCALE: N.T.S.	