

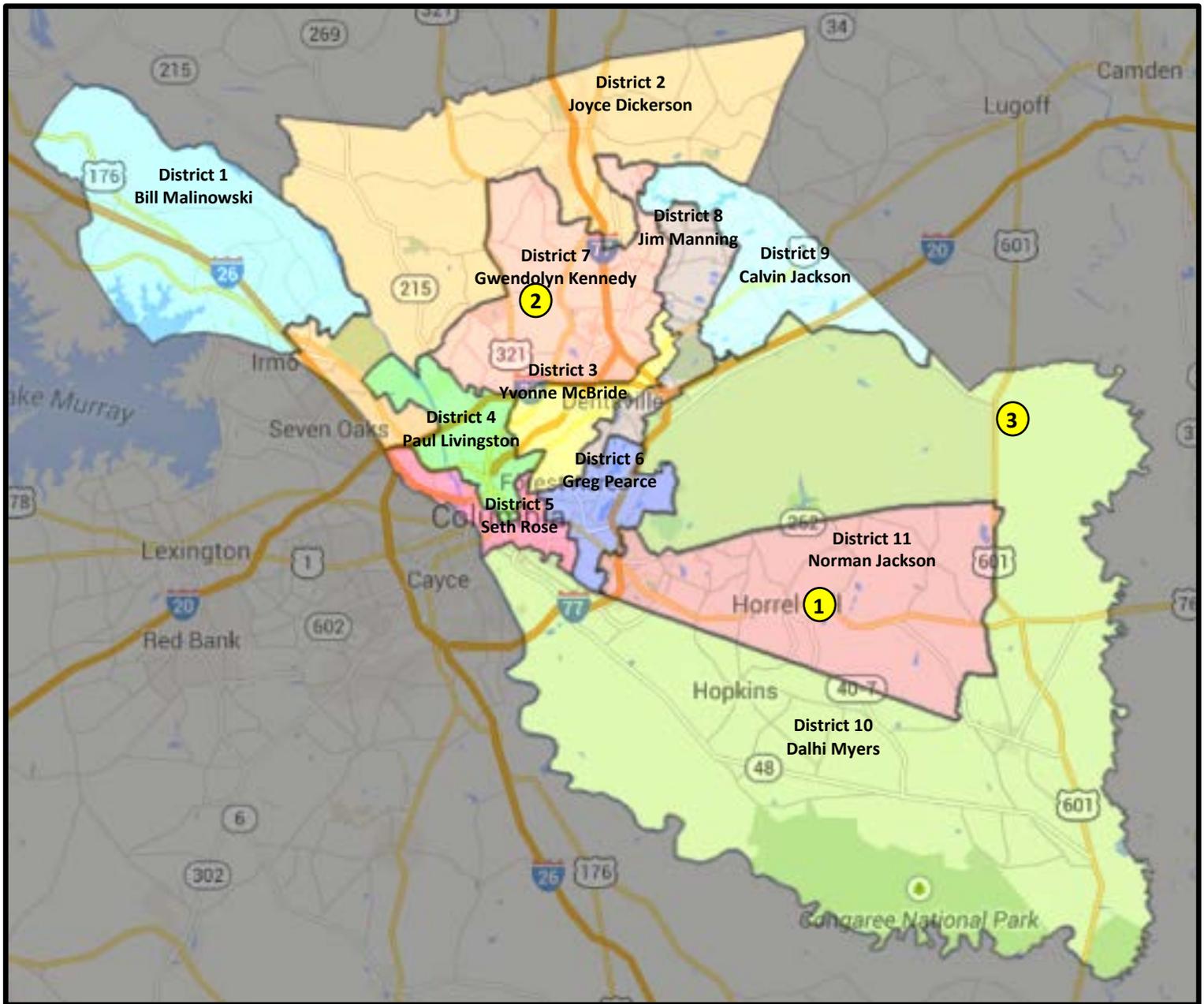
RICHLAND COUNTY BOARD OF ZONING APPEALS



Wednesday, 1 March 2017
3 p.m.
Council Chambers

RICHLAND COUNTY BOARD OF ZONING APPEALS

March 1, 2017



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 16-08 SE	Rosa M. Richardson	R27800-03-33	S/S Garners Ferry Road Hopkins, SC 29061	N. Jackson
2. 17-01 SE	James L. LaPann Faulk & Foster	R12200-03-19	S/S Lorick Road Blythewood, SC 29016	Kennedy
3. 17-02 SE	Ryan Howard Indigo Construction	R38000-03-51	E/S McCord's Ferry Road Lugoff, SC 29044	Myers



**Richland County
Board of Zoning Appeals
Wednesday, March 1, 2017
2020 Hampton Street
2nd Floor, Council Chambers
3:00 p.m.**

Agenda

- I. CALL TO ORDER & RECOGNITION OF QUORUM** **Joshua McDuffie, Chairman**
- II. ADOPTION OF AGENDA**
- III. PUBLIC NOTICE ANNOUNCEMENT**
- IV. ELECTION OF OFFICERS**
- V. RULES OF ORDER** **Chairman**
- VI. APPROVAL OF MINUTES - February 2017**
- VII. PUBLIC HEARING** **Geonard Price,
Deputy Planning Director/Zoning Adm.**

OPEN PUBLIC HEARING

**16 - 08 SE
Rosa M. Richardson
S/S Garners Ferry Road
Hopkins, SC 29061
TMS# 27800-03-33
Page 1**

Requests a special exception for an orphanage on property zoned Rural (RU)

**17 - 01 SE
James L. LaPann
Faulk & Foster
S/S Lorick Road
Blythewood, SC 29016
TMS# 12200-03-19
Page 7**

Requests a special exception to establish a communication tower on property zoned Rural (RU)

**17 - 02 SE
Ryan Howard
Indigo Construction
E/S McCord's Ferry Road
Lugoff, SC 29044
TMS# 38000-03-51
Page 31**

Requests a special exception to establish a borrow pit on property zoned Rural (RU)

VIII. OTHER BUSINESS

IX. ADJOURNMENT



REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

16-08 Special Exception

REQUEST:

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the establishment of an orphanage in a RU (Rural) district.

GENERAL INFORMATION:

Applicant: Rosa M. Richardson

TMS: 27800-03-33

Location: S/S Garners Ferry Road, Eastover, SC 29044

Parcel Size: 23.8 acre tract

Existing Land Use: The parcel is primarily heavily wooded.

Proposed Land Use: The applicant proposes to establish an orphanage.

Character of Area: The area consists primarily of large undeveloped and residentially developed parcels, with a scattering of commercial/industrial/institutional uses along Garners Ferry Road.

ZONING ORDINANCE CITATION:

Table 26-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize orphanages subject to the provisions of section 26-152 (d) (19).

CRITERIA FOR SPECIAL EXCEPTION:

In addition to definitive standards in this chapter, the Board shall consider the following:

1. Traffic impact.
2. Vehicle and pedestrian safety.
3. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property.
4. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view.
5. Orientation and spacing of improvements or buildings.

Special exception requirements (as found in section 26-152 (d) (19)):

- (19) *Orphanages.*
- a. Use districts: Rural; Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
 - b. Minimum lot size to establish an orphanage shall be one (1) acre.
 - c. The front setback shall be the same as permitted in the applicable zoning district. Side and rear setbacks shall be twenty-five (25) feet from property lines.
 - d. No parking space or drive shall be located closer than twenty (20) feet from any road line or property line. No parking shall be permitted in the front yard.

DISCUSSION:

Staff visited the site.

The applicant is proposing to establish an orphanage for a maximum of ten (10) children, ages 8 - to - 18 years of age. The applicant proposes to have a maximum of four (4) employees on the shift of greatest employment.

The children will be housed in a proposed 5,000 square foot structure. The structure is proposed to have a chapel, recreation room, family room, kitchen and eight (8) bedrooms with full baths.

Staff did not observe any conditions or factors that would negatively impact the properties in the surrounding area by the establishment of this type of development.

If granted approval, the proposed project will be subject to site plan review, which will entail a review from the following Richland County Departments:

- Planning
- Public Works
- Fire Marshall
- Soil and Water

The applicant is required to obtain a driveway permit from the SCDOT. The permit should address the appropriateness of any access points.

In addition to receiving approval from the Board of Zoning appeals for the establishment of this use, the applicant is also required to be licensed by the South Carolina Department of Health and Environmental Control and the Department of Social Services.

Staff recommends **approval**.

CONDITIONS:

Section 26-56 (f) (3)

Conditions: In granting a special exception, the board of zoning appeals may prescribe conditions and safeguards in addition to those spelled out in this chapter. The board of zoning appeals may also prescribe a time limit within which the special exception shall be begun or completed, or both. All conditions placed on the project by the board of zoning appeals shall be incorporated into such project.

OTHER RELEVANT SECTIONS:

N/A

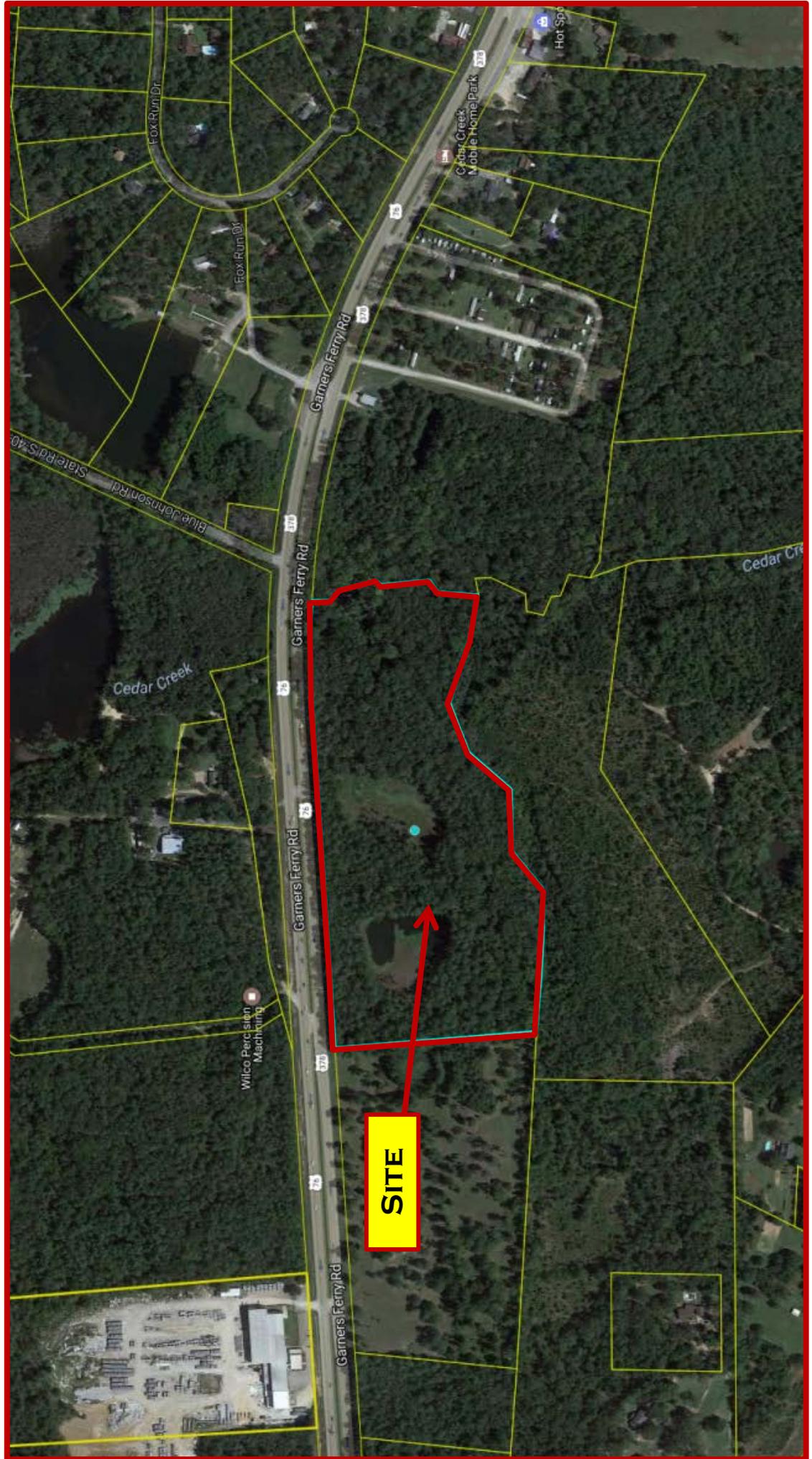
CASE HISTORY:

No record of previous special exception or variance request.

ATTACHMENTS:

- Site plan
- Applicant’s responses to the special exception conditions/criteria

16 - 08 SE
Rosa M. Richardson
S/S Garners Ferry Road
Hopkins, SC 29061
TMS# 27800-03-33





BOARD OF ZONING APPEALS

SPECIAL EXCEPTION



1. Location: S/S Garners Ferry Rd, Hopkins, SC 29061
 TMS Page: R27800 Block: 03 Lot: 33 Zoning District: Rural

2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting:

permitting zoning to allow for usage as an orphanage

3. Describe the proposal in detail: home for male/female children ages 8 to 18 yrs old to provide a stable home environment maximum 10 children

4. Area attributed to the proposal (square feet): 5000 sf

5. Are other uses located upon the subject property? No Yes (if Yes, list each use and the square footage attributed to each use):

a. Use _____ square footage _____

b. Use _____ square footage _____

c. Use _____ square footage _____

6. Total number of parking spaces on the subject property: _____

7. Total number of employees on shift of greatest employment: 4

8. Address the following **Standards of Review** (Sec. 26-56 (f) (2) of the Richland County Land Development Code). Please note that the members of the Board of Zoning Appeals will use your answers, among other things, as they evaluate your request.

a. Traffic impact: NONE

b. Vehicle and pedestrian safety: NO QUESTION

c. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property: N/A

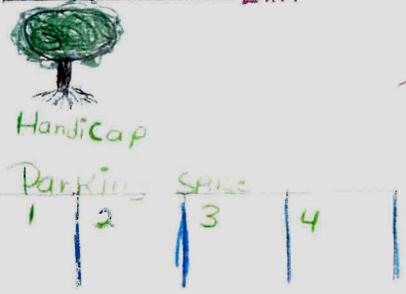
d. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view: N/A

e. Orientation and spacing of improvements or buildings: N/A

FRONT



REAR BACK





REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

17-01 Special Exception

REQUEST:

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the construction of a communication tower in a RU (Rural) district.

GENERAL INFORMATION:

Applicant: James La Pann
Verizon Wireless

TMS: 12200-03-19

Location: S/S Lorick Road, Blythewood, SC 29016

Parcel Size: 66.38 acre tract

Existing Land Use: The parcel is heavily wooded.

Proposed Land Use: The applicant proposes to erect a 190-foot telecommunications tower, within a 10,000 square foot leased area.

Character of Area: The area consists of residentially developed parcels and large, heavily wooded parcels.

ZONING ORDINANCE CITATION:

Table 26-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize radio, television and all other types of communications towers subject to the provisions of section 26-152 (d) (22).

CRITERIA FOR SPECIAL EXCEPTION:

In addition to definitive standards in this chapter, the Board shall consider the following:

1. Traffic impact.
2. Vehicle and pedestrian safety.
3. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property.
4. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view.
5. Orientation and spacing of improvements or buildings.

Special exception requirements (as found in section 26-152 (d) (22)):

(22) *Radio, television and telecommunications and other transmitting towers.*

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; LI Light Industrial; Heavy Industrial.
- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.

- c. The minimum setbacks for communication towers from abutting districts shall be as follows:
 1. Communication towers abutting a residentially zoned parcel shall have a minimum setback of one (1) foot for every one (1) foot of tower height or one hundred (100) percent of the tower's fall zone, plus a safety factor of ten (10) percent. Fall zones shall be certified in the form of a letter from an engineer, licensed by the State of South Carolina, that includes the engineer's original signature and seal. The fall zone shall not encroach onto structures on any property; nor shall the fall zone encroach onto adjacent properties, unless the owner of the adjacent property signs a waiver. The waiver shall be in a recordable waiver document and shall indemnify and hold the county harmless. In no case shall the fall zone encroach into a public right-of-way. Additionally, the owner of the tower shall agree in writing to indemnify and hold Richland County harmless from and against any liability arising out of damage to real or personal property or injury to any person or in any way connected with the construction of, erection of, maintenance of, and/or collapse of the communication tower and antenna, including the removal of said communication tower and antenna.
 2. Communication towers abutting a non-residentially zoned parcel with a habitable residential dwelling shall have a minimum setback of fifty (50) feet.
 3. Communication towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located.
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.
- e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
- f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
- g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
- h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.
- i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

DISCUSSION:

The applicant proposes to erect a 190-foot monopole telecommunications tower, which will be situated within a 2,500 (50 x 50) square foot fenced area.

Staff visited the site.

The closest setback of the proposed tower from the nearest property line is 82 feet.

According to the provisions of subsection 26-152 (d) (22) (c) (1) "...a residentially zoned parcel shall have a minimum setback of one (1) foot for every one (1) foot of tower height or one hundred (100) percent of the tower's fall zone, plus a safety factor of ten (10) percent. Fall zones shall be certified in the form of a letter from an engineer..." The required setbacks for the RU district are:

- **Front - 40 feet**
- **Rear - 50 feet**
- **Side – 20 feet**

The submitted site plan indicates that the tower will meet the required setbacks.

Meeting the criteria for a special exception in section 26-152 (d) (22) (c) may indicate that the applicant has taken necessary measures to minimize the impact of a communication tower on the surrounding area. Staff believes that this request will not impair the properties in the immediate or surrounding area.

The applicant must address, before the Board, the special exception requirements of section 26-152 (d) (22) (d).

Staff recommends approval for this request.

CONDITIONS:

Section 26-56 (f) (3)

Conditions: In granting a special exception, the board of zoning appeals may prescribe conditions and safeguards in addition to those spelled out in this chapter. The board of zoning appeals may also prescribe a time limit within which the special exception shall be begun or completed, or both. All conditions placed on the project by the board of zoning appeals shall be incorporated into such project.

OTHER RELEVANT SECTIONS:

N/A

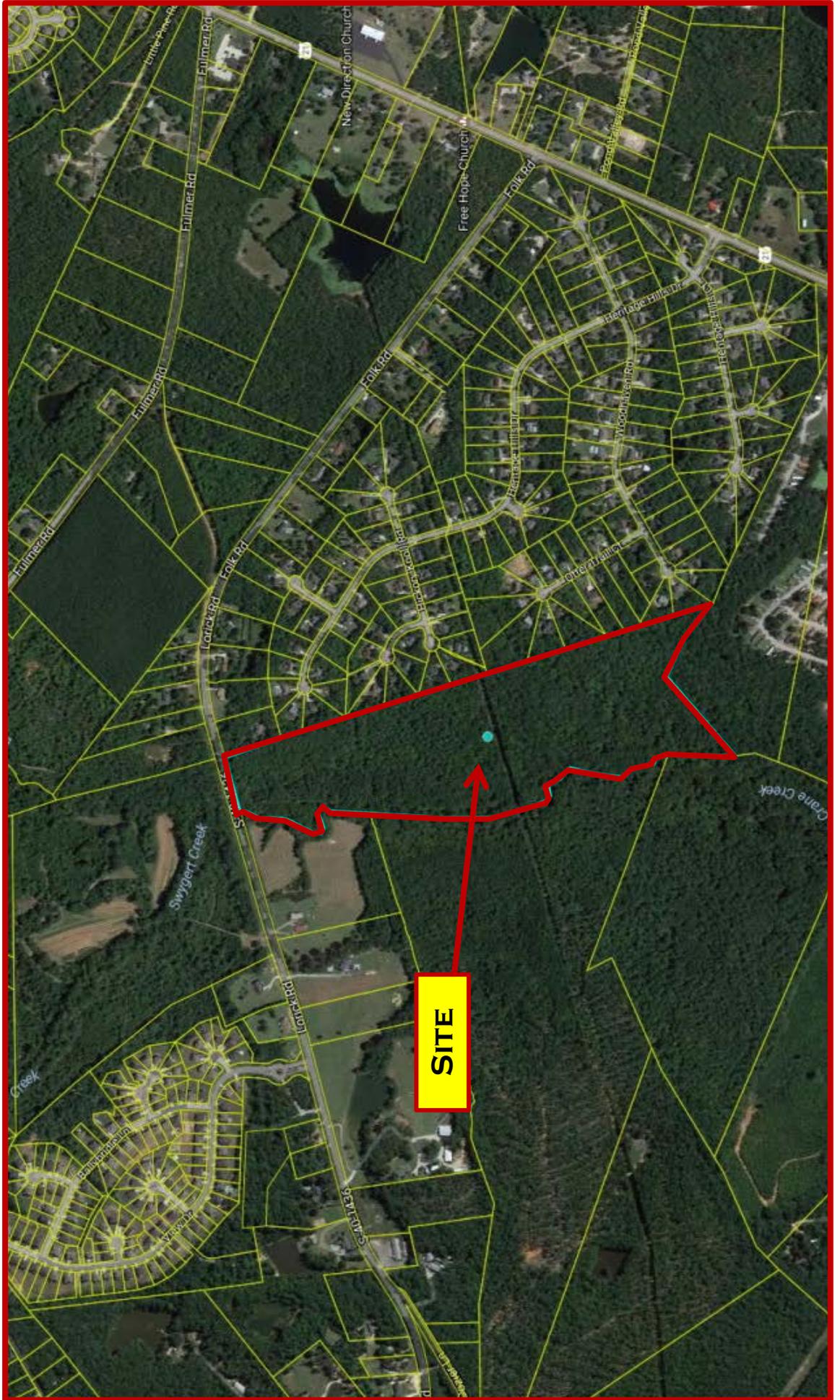
CASE HISTORY:

No record of previous special exception or variance request.

ATTACHMENTS:

- Site plan
- Applicant's responses to the special exception conditions/criteria

17 - 01 SE
James L. LaPann
Faulk & Foster
S/S Lorick Road
Blythewood, SC 29016
TMS# 12200-03-19



Ordinance Compliance Statement

ORDINANCE COMPLIANCE STATEMENT, NARRATIVE, AND SPECIAL EXCEPTION

Application: Land Use Review for proposed Verizon Wireless Communication Tower Site

Verizon Site Name: LORICK ROD

Project Description: Verizon proposes to place a 190' monopole tower with a 9' lightning arrester and associated 11' 6" x 20' concrete equipment pad, with outdoor equipment, within a fenced compound on a 100' x 100' leased area. (See enclosed drawings for details (Exhibit A)). This tower will have provisions on the tower for multiple carriers.

Parcel Address: Lorick Road, Blythewood, SC 29016

Property Owner: Douglas Van Schaik

Zoning: RU – Rural District

NARRATIVE

Verizon Wireless is continually improving its network to best meet the needs of the community. In the present case, the growth in usage and the exhaustion of capacity at existing locations requires a new location. The purpose of this proposed tower will be to improve coverage to the area of Davidson County that is north of the Town of Midway and west of the main “north/south” highway, Route 52.

The proposed tower is located north of the City of Columbia, to the west of the main North/South routes State route 21 and Interstate 77. This proposed tower will vastly improve the coverage of those individuals travelling on routes 21 and interstate 77, as well as the dense concentration of residences

There is a concentration of residential properties to the west of Route 52, and directly north of this proposed tower. This proposed tower will provide excellent coverage for these properties, as well as for individuals passing through this area on the highways.

One of the factors that Verizon has taken into consideration in designing this proposed site is the potential impact that the tower will have on the aesthetics of the area. The attached aerial photograph (Exhibit B) and the drawings (Exhibit A) show that there is a large wooded area between S.Union Grove Road and the site of the proposed tower.

This wooded area will provide approximately 1,000 feet of thick woods to “cushion” the site from the surrounding properties. The proposed tower will be 190 feet tall with a 9 foot lighting rod. The trees that surround the proposed site, will not shield the full 190 feet of the tower, but they will cover the fenced in

compound, equipment shelters, chain link fencing and all other equipment from view. These surrounding trees will also cover the lower part of the monopole.

In addition, evergreen trees will be planted around the compound to further shield the base of the tower and minimize the aesthetic impact of the tower and compound.

Consideration of this application should not, however, be limited to examining how successfully Verizon Wireless has mitigated any negative impact through design and location. The positive impact of the site should be given full weight as well. We live in a society where the phone has become an essential tool for daily living. Furthermore, the benefits of this site to the community go beyond just convenience for residents and businesses. Quality wireless service is part of the critical infrastructure necessary for public safety in emergency situations such as accidents, crimes, health events and storms. Given the design, location and benefits provided by this proposed site, the lack of significant impacts, and compliance with the requirements of the ordinance as more fully demonstrated below, approval of this application is respectfully requested.

ORDINANCE COMPLIANCE STATEMENT

Verizon Wireless offers this Ordinance Compliance Statement in support of its application for permission pursuant to the Richland County Zoning Code section Article V. Special Uses, Section 5.08 Requirements for Individual Special Uses, (PP), Wireless Telecommunication Towers and Facilities, Up to 160 Feet.

Paragraphs followed by an asterisk (*) do not require a response or do not apply to this application.

26-152 - Special Exceptions

(c) Special Exceptions listed by zoning district

(22) Radio, Television, and Telecommunications and other Transmitting Towers- (RU, OI, NC, RC, GC, M-1, LI, HI)

(d) Standards

(22) *Radio, television and telecommunications and other transmitting towers.*

a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 Light Industrial; LI Light Industrial; Heavy Industrial.

The proposed tower shall be located in the RU (Rural) District of Richland County where towers are permitted by a special exception.

b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.

The proposed tower shall have an overall height, including all appurtenances, of 199 feet.

c. Communication towers abutting a residentially zoned parcel must be located in such manner that adequate setbacks are provided on all sides to prevent the tower's fall zone from encroaching onto adjoining properties and street right-of-ways. To verify that this requirement has been met, a licensed engineer shall submit a letter to the Planning Department certifying that the fall zones are designed so as to prevent the aforesaid encroachments and such letter must include the engineer's original signature and seal.

Annexed as Exhibit B is a letter from Robert E. Beacom, P.E. , S.E. an engineer licensed in the State of South Carolina. The letter bears Mr. Beacom's official stamp. In the letter he stated that the fall zone of the proposed tower will be less than 81 feet. As is shown on drawing C- 1 of Exhibit A, the distance from the center of the tower to the nearest residential parcel is 81 feet.

Please note that in drawing C- 1 of Exhibit A the fall zone is shown by a circle. Said circle does not encroach onto structures on any property, adjacent premises, or a public right of way.

2. Communication towers abutting a non-residentially zoned parcel with a habitable residential dwelling shall have a minimum setback of fifty (50) feet.

The proposed tower meets this setback requirement. All abutting parcels are more than fifty (50) feet from the base of the tower. There are no structures within the fall zone, as is shown on Exhibit A, drawing C1 (overall site plan).

3. Communication towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located.

The proposed tower meets the RU district setback requirements.

d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.

Annexed as Exhibit C is a letter dated August 9, 2016 from a Real Estate Manager at Verizon Wireless which states that an exhaustive search and thorough review of the proposed search ring was made. There are no existing towers located within the designated search area that would meet the needs of this proposed site. There are no other structures such as water tanks, high rise

buildings, electric transmission lines, or any other alternative technology not requiring the use of towers or structures, which could provide the service intended to be provided through the use of this proposed new tower.

The issued search ring is very site specific. The ring is a capacity site, offloading traffic from existing Verizon towers that are at maximum capacity.

In addition, this tower will be designed to accommodate at least two (2) additional users.

e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.

The proposed tower is below the minimum height that would require illumination by the FAA and therefore, there will be no nighttime strobe lighting.

f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.

The proposed wireless communications tower and associated structures shall be appropriately secured by means of an eight-foot chain link fence with an additional one-foot of barbed wire.

g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.

Page L1 (Landscape Plan) of Exhibit A shows the landscaping in full compliance with the requirements of Section 26-176 of this chapter.

h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.

No additional signage, other than those required by applicable state and federal law, shall be placed at the facility.

i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

Verizon Wireless agrees to remove the tower and accessory equipment within one hundred twenty (120) days after cessation of use.

Sec. 26-152. Special exceptions.

- (a) Purpose. Special exceptions are uses that are generally compatible with the land uses permitted in a particular zoning district. However, because of their unique characteristics or their potential impacts on the surrounding neighborhood and/or the county as a whole, they require individual consideration of their location, design, configuration, and/or operation at the particular location being proposed. Such individual consideration may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety, and welfare.
- (b) Conditions. All special exceptions shall, at a minimum, meet the conditions set forth in this section. The Board of Zoning Appeals shall approve or deny an application for a special exception (see also Section 26-56 of this chapter) based on the following:
 - (1) A determination that all standards for the particular use, as defined in this article and in other relevant sections of this chapter, have been met.

As is set forth above, Richland County has established certain regulations for the approval of the construction of a telecommunications tower. The Ordinance Compliance Statement above demonstrates how that all standards for this use have been met.

- (2) A finding that the special exception is in harmony with the intent and purpose of this chapter. In making this determination, the board shall consider the following:
 - a. Traffic impacts. – **The proposed telecommunications tower will be an un-manned location which will have no impact on the RU zoning district.**
 - b. Vehicle and pedestrian safety. **The telecommunication tower that is proposed in this application will have no effect on vehicle and pedestrian safety. It will be surrounded by a tall fence that will not allow pedestrians to have access to the base of the tower, and there are no walkways or roads in the vicinity of the proposed tower.**
 - c. Potential impact of noise, lights, fumes, or obstruction of airflow on adjoining properties. – **This monopole will not be lit, and will not make any noise. It will not give off any fumes and will not obstruct the airflow to the adjoining properties.**
 - d. Adverse impact of the proposed use on the aesthetic character of the environs, to include the possible need for screening from view. **Both landscaping and placement of the tower in the middle of dense woods will reduce any possible aesthetic impact of the proposed tower.**
 - e. Orientation and spacing of improvements or buildings. **The proposed telecommunications tower site is designed to have the smallest footprint, while still allowing for maintenance and repair workers to have access to the equipment.**

In granting a special exception, the board may impose such additional restrictions and requirements as it may deem necessary in order that the purpose and intent of this chapter are served.

This document is offered in support of Verizon Wireless's application to be allowed to construct and maintain a telecommunications tower on Lorick Road, in a RU zone.

James L. LaPann

James L. LaPann, Zoning Specialist
Faulk & Foster Real Estate
584 Laurel Lane, Lancaster, PA 17601
(518) 791-3740

Network Operations



Verizon Wireless
8921 Research Drive
Charlotte, North Carolina 28262

Phone 704 510-8500

August 9, 2016

Geonard Price
Richland County Zoning Administrator
2020 Hampton Street, 1st floor
Columbia, SC 29202

Re: Proposed Verizon Wireless Telecommunications Tower on
Lorick Road, Blythewood, SC 29016
Parcel ID # R12200-03-19
Verizon Site Name: **Lorick Rod**

To whom it may concern:

I am providing this Letter to comply with two (2) portions of the Richland County Zoning Code:

1. Section 26-12(22) (d)

Verizon Wireless engineers have determined that the Verizon Wireless network requires that the tower that we are referring as "Lorick Rod" be located within a certain portion of Richland County.

Verizon Wireless had done a review of said area to locate any existing sites that could serve as an alternative to constructing a new tower. After doing a thorough review of the search area, Verizon Wireless was not able to locate any existing cell towers or buildings that are of adequate height to provide a co-location option for these antennas (199').

Geonard Price
Zoning Compliance letter
Page 2
August 9, 2016

2. Section 26-12 (22) (i)

If the tower that is the subject of this application is no longer used for communications purposes Verizon Wireless will dismantle and removed said tower within one hundred twenty (120) days of the date the tower is taken out of service.

Very truly yours,



Michael Haven
Verizon Wireless
Real Estate Manager

NOTE:
SITE IS LOCATED WITHIN FEMA FLOOD MAP
AREA 45079C0120K DATED 09/28/2010
WITHIN FLOOD ZONE X.

verizon

8921 RESEARCH DRIVE
CHARLOTTE, NC 28262

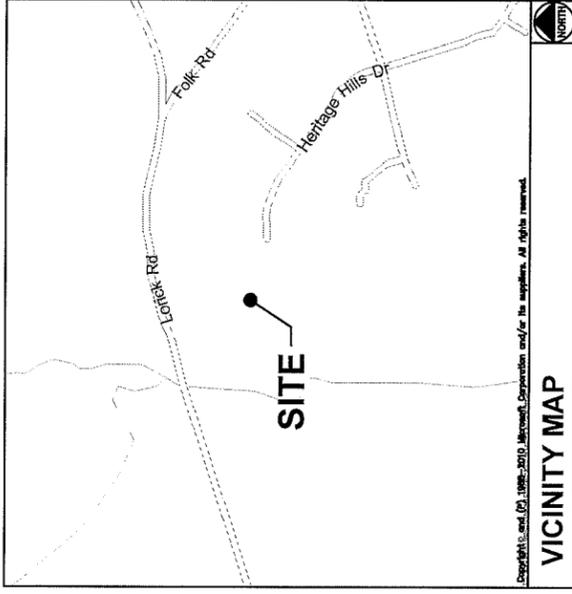
LORICK ROAD

SITE ADDRESS

LORICK ROAD
BLYTHEWOOD, SC 29016
RICHLAND COUNTY
LATITUDE: 34° 08' 39.3" N
LONGITUDE: 81° 00' 04.3" W
TAX/PIN #: R12200-03-19
ZONING: RU

MUNICIPALITY: RICHLAND COUNTY	DEVELOPER VERIZON WIRELESS 8921 RESEARCH DRIVE CHARLOTTE, NC 28262 PHONE: (704) 577-8785 ATTN: MICHAEL HAVEN
STATE: SOUTH CAROLINA	POWER COMPANY FAIRFIELD ELECTRIC COOPERATIVE, INC. PHONE: (803) 425-1059 ATTN.: CUSTOMER SERVICE
TOWER TYPE: MONOPOLE TOWER	TELEPHONE COMPANY AT&T PHONE: (855) 422-6754 ATTN.: CUSTOMER SERVICE
TOWER HEIGHT: 190' (199' TO HIGHEST APPURTENANCE)	PROPERTY OWNER DOUGLAS VAN SCHAIK 501 OAK BROOK DR COLUMBIA, SC 29223 PHONE: (803) 699-6244 ATTN.: DOUGLAS VAN SCHAIK
NUMBER OF CARRIERS: 0 EXISTING, 1 PROPOSED	CONTACTS
USE: PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT	
CONSULTANT KIMLEY-HORN AND ASSOCIATES, INC. 2 SUN COURT, SUITE 450 PEACHTREE CORNERS, GEORGIA 30092 PHONE: (678) 533-3928 ATTN.: KEITH MARKLAND	
PROJECT SUMMARY	

MUNICIPALITY: RICHLAND COUNTY	DEVELOPER VERIZON WIRELESS 8921 RESEARCH DRIVE CHARLOTTE, NC 28262 PHONE: (704) 577-8785 ATTN: MICHAEL HAVEN
STATE: SOUTH CAROLINA	POWER COMPANY FAIRFIELD ELECTRIC COOPERATIVE, INC. PHONE: (803) 425-1059 ATTN.: CUSTOMER SERVICE
TOWER TYPE: MONOPOLE TOWER	TELEPHONE COMPANY AT&T PHONE: (855) 422-6754 ATTN.: CUSTOMER SERVICE
TOWER HEIGHT: 190' (199' TO HIGHEST APPURTENANCE)	PROPERTY OWNER DOUGLAS VAN SCHAIK 501 OAK BROOK DR COLUMBIA, SC 29223 PHONE: (803) 699-6244 ATTN.: DOUGLAS VAN SCHAIK
NUMBER OF CARRIERS: 0 EXISTING, 1 PROPOSED	CONTACTS
USE: PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT	
CONSULTANT KIMLEY-HORN AND ASSOCIATES, INC. 2 SUN COURT, SUITE 450 PEACHTREE CORNERS, GEORGIA 30092 PHONE: (678) 533-3928 ATTN.: KEITH MARKLAND	
PROJECT SUMMARY	



DRIVING DIRECTIONS

FROM CHARLOTTE OFFICE: START OUT GOING SOUTHWEST ON RESEARCH DRIVE TOWARDS HARRIS BLVD. 0.4 MILE; TURN LEFT ONTO W WT HARRIS BLVD 0.3 MILE; TURN RIGHT ONTO THE I-855 RAMP 0.3 MILE; MERGE ONTO I-855 5.5 MILES; TAKE EXIT 38 TO MERGE ONTO I-77S/ US-21S TOWARD COLUMBIA (ENTERING SOUTH CAROLINA) 80.6 MILES; TAKE EXIT 24 FOR US-21/ WILSON BLVD 0.4 MILE; TURN RIGHT ONTO US-21S/ WILSON BLVD 2.3 MILES; TURN RIGHT ONTO FOLK RD 0.7 MILE; CONTINUE ONTO S-40-1436/ LORICK RD 0.2 MILE; ARRIVE AT DESTINATION ON THE LEFT.

SHEET	DESCRIPTION	REV.
T1	COVER SHEET	1
N1	GENERAL NOTES	0
--	SITE SURVEY (SHEET 1 OF 3)	0
--	SITE SURVEY (SHEET 2 OF 3)	0
--	SITE SURVEY (SHEET 3 OF 3)	0
C1	OVERALL SITE PLAN	0
C2	SITE PLAN	0
C3	EQUIPMENT PAD LAYOUT	0
C4	EQUIPMENT PAD FOUNDATION SECTION DETAILS	0
C5	EQUIPMENT PAD FOUNDATION SECTION DETAILS	0
C6	FENCE, GATE, AND COMPOUND DETAILS	0
C7	PAD MOUNTED CABLE TRAY DETAIL	0
C8	GRADING AND EROSION CONTROL PLAN	0
C9	GRADING AND EROSION CONTROL DETAILS	0
C10	ACCESS ROAD DETAILS	0
C11	SITE SIGNAGE DETAILS	0
C12	WAVEGUIDE BRIDGE DETAILS	0
C13	ANTENNA AND TOWER ELEVATION DETAILS	0
C14	DRIVEWAY DETAILS	0
L1	LANDSCAPING PLAN	0
E1	ELECTRICAL NOTES	0
E2	UTILITY SERVICE ROUTING PLAN	0
E3	VERIZON SERVICE ROUTING PLAN	0
E4	METER RACK DETAILS	0
E5	EQUIPMENT RACK DETAILS	0
E6	ELECTRICAL SINGLE LINE DIAGRAM	0
E7	PANEL SCHEDULE	0
E8	ELECTRICAL DETAILS	0
E9	GROUNDING NOTES	0
E10	GROUNDING PLAN	0
E11	GROUNDING SINGLE LINE DIAGRAM	0
E12	GROUNDING DETAILS	0
E13	GROUNDING DETAILS	0
SHEET INDEX		

PERMIT INFORMATION

RICHLAND COUNTY PLANNING DEPARTMENT
2020 HAMPTON ST, 1ST FLR
COLUMBIA, SC 29204
PHONE: (803) 576-2190
ATTN.: CUSTOMER SERVICE

verizon
8921 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

PROJECT INFORMATION:

VERIZON NAME:
LORICK ROAD
VERIZON No.: TBD
LORICK ROAD
BLYTHEWOOD, SC 29016
RICHLAND COUNTY

CURRENT ISSUE DATE:

11/09/16

ISSUED FOR:

CONSTRUCTION

REV. DATE: ISSUED FOR: BY:

REV.	DATE	ISSUED FOR	BY
0	10/31/16	CONSTRUCTION	WCE
1	11/09/16	CONSTRUCTION	WCE

CONSULTANT:

Kimley»Horn

2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
WWW.KIMLEY-HORN.COM
SC License C00166

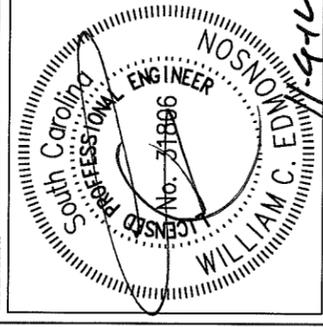
CONSULTANT:



DRAWN BY: CHK.: APV.:

WJH KRM WCE

LICENSER:



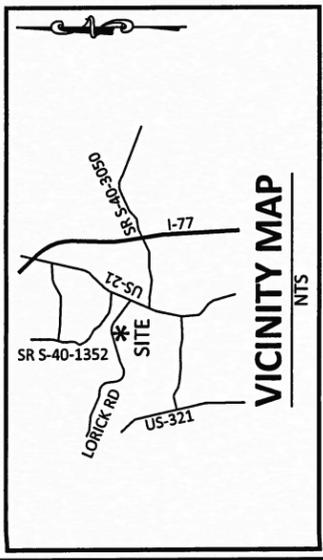
SHEET TITLE:

COVER SHEET

SHEET NUMBER: REVISION:

T1 1

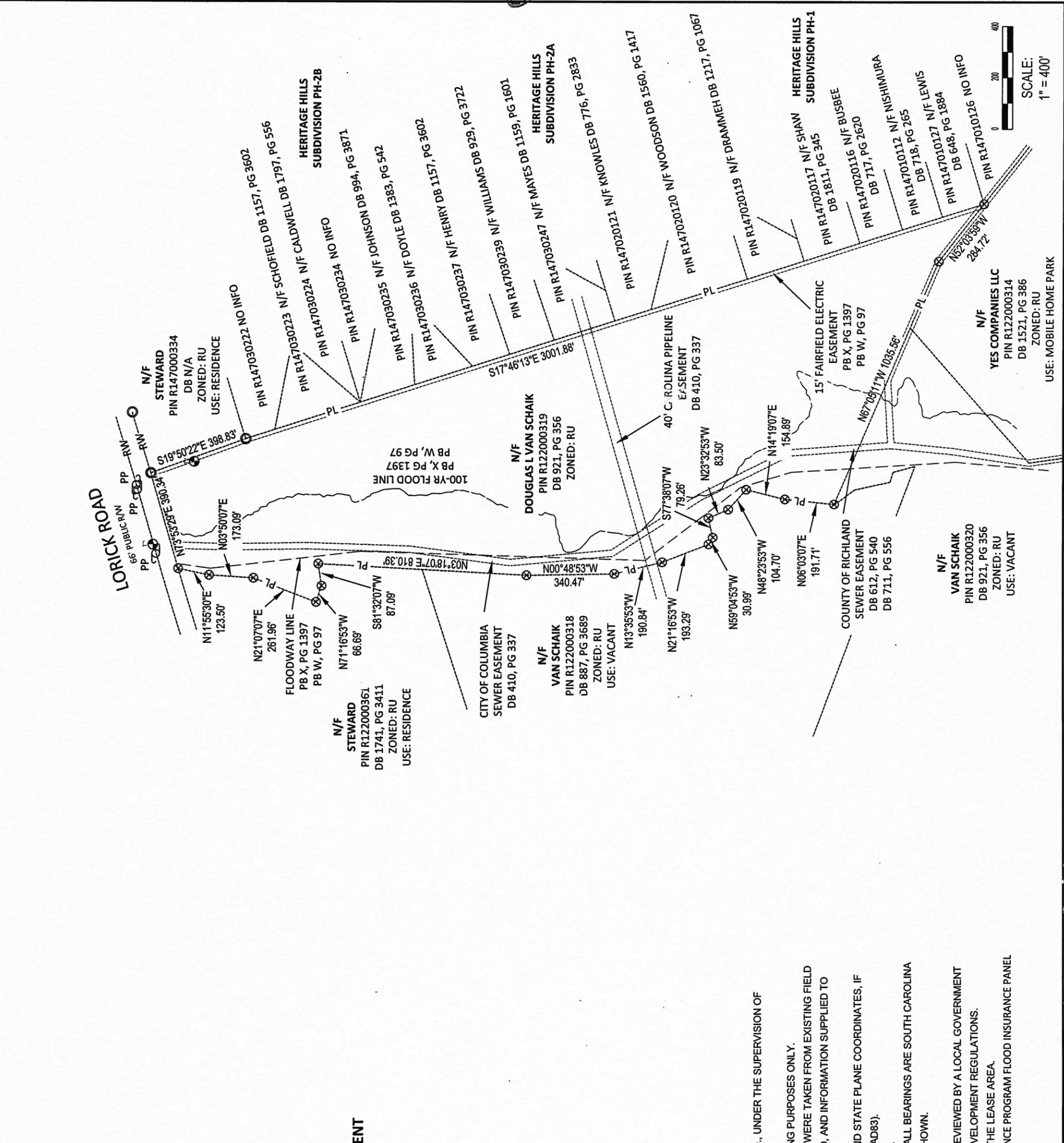
018985125



- LEGEND**
- EXIST. UTILITY POLE
 - ⊙ EXIST. TELE PED
 - ⊙ IRON PIPE FOUND
 - ⊙ IRON PIPE SET
 - ⊙ COMPUTED POINT
 - ⊙ CONCRETE MONUMENT
 - ⊙ PROPERTY LINE
 - PL

GENERAL NOTES

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF JEFFREY L. BATEMAN, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT
4. VERTICAL DATUM IS ASSUMED. THE LATITUDE, LONGITUDE AND STATE PLANE COORDINATES, IF SHOWN, ARE GIVEN IN NORTH AMERICAN DATUM OF 1983 (NAD83).
5. FIELD EQUIPMENT USED: TOPCON TOTAL STATION, EPOCH 35.
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
7. PROPERTY OWNER: DOUGLAS L VAN SCHAIK (DB 921, PG 356)
8. THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
9. ALL EQUIPMENT AND IMPROVEMENTS ARE LOCATED WITHIN THE LEASE AREA.
10. THE PROPERTY LIES IN ZONE "X", PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE PANEL 0125K, RATE MAP 45079C0125K, DATED SEPTEMBER 29, 2010.



BCSC
BATEMAN CIVIL SURVEY COMPANY

Bateman Civil Survey Co, PC
200 N Main St, Holly Springs, NC 27540
Phone: 919.577.1080, Fax: 919.577.1081
NCBLS FIRM # C-2378

erizon wireless
8921 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

Kimley-Horn and Associates, Inc.
Post Office Box 33068
Raleigh, North Carolina 27636

DRAWN BY: JCH
CHECKED BY: SPC
DRAWING DATE: 10/06/2014

JEFFREY L. BATEMAN, PLS. S17216
No. 1216
DECEMBER 2014

NO.	DATE	DESCRIPTION
1	11/17/14	Issue Final Survey
2	11/24/14	Title Report
3	12/12/14	Issue Final Survey

LORICK ROAD
LORICK ROAD
BLYTHEWOOD, SC 29016
RICHLAND COUNTY

DATE OF SURVEY: 10-04-2014
BCSC JOB # 140497
SHEET TITLE: SURVEY
SHEET NUMBER 1 OF 3



TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	NORTH	SOUTH	EAST	WEST
	174'-2"	2494'-5"	82'-0"	411'-10"

BARBARA LOMAS BAILEY
PARCEL #: R12200-02-28
ZONING: RU

LORICK ROAD (66' R/W)
S-40-1436

MARILYN Y COLEMAN
PARCEL #: R14700-03-34
ZONING: RU

LESSEE 12' WIDE GRAVEL
ACCESS DRIVE (245± LONG)
(SEE SHEET C10)

NEW 50' X 50' CHAIN LINK FENCED
COMPOUND W/ 3 STRANDS OF
BARBED WIRE (SEE SHEETS C6)

EXISTING
BUILDING

OWNER N/A
PARCEL #: R14703-02-22
ZONING: RU

CONCRETE PAVEMENT WITHIN R/W
(SEE 3/C10)

NEW TREELINE

LESSEE 30' WIDE ACCESS
AND UTILITY RIGHTS OF
WAY (7297± SQ. FT.)

NEW 190' MONOPOLE WITH
LESSEE 170' RAD CENTER
(199' TO HIGHEST APPURTENANCE)
(SEE SHEET C13)

LESSEE 100' X 100'
LEASE AREA
(10,000± SQ. FT.)
(SEE SHEET C2)

ERIC J & JENNIFER L STEWARD
PARCEL #: R12200-03-61
ZONING: RU

DOUGLAS L VAN SCHAIK
PARCEL #: R12200-03-19
ZONING: RU

81' ENGINEERED
FALL ZONE

1 OVERALL SITE PLAN
C1
SCALE: 1" = 75'



8821 RESEARCH DRIVE
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LORICK ROAD
BLYTHEWOOD, SC 29016
RICHLAND COUNTY

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CONSTRUCTION

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REV.	DATE	ISSUED FOR	BY
0	10/31/16	CONSTRUCTION	WCE

CONSULTANT:



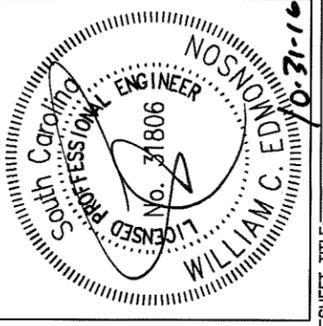
2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-328-0744
WWW.KH-PA.COM
SC License C00166

CONSULTANT:



DRAWN BY: CHK.: APV: WJH KRM WCE

LICENSER:



SHEET TITLE:

OVERALL
SITE PLAN

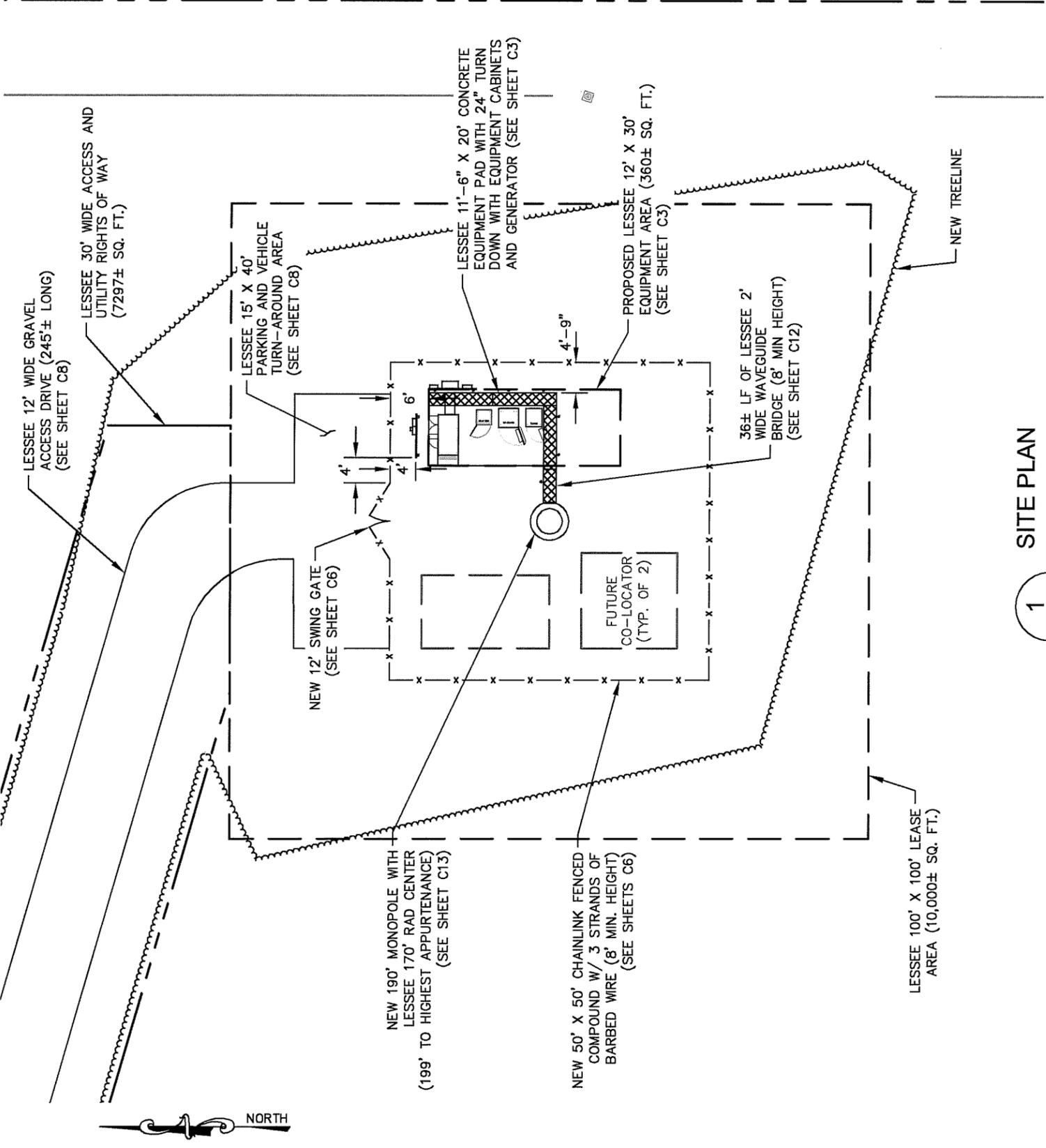
SHEET NUMBER: REVISION:

C1 0
018985125

SURVEY NOTE:
1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY BATEMAN CIVIL SURVEY CO. DATED 11/17/2014 AND SITE VISIT ON 09/17/2014.

K:\ATT\Wireless\000_Verizon\2014 Sites\Lorick Road\CD\Rev0-10-31-16\Lorick Road_CD_R01.dwg November 1, 2016 8:54 AM by: ColeEdmonson

- SITE NOTES:**
1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER AND/OR TOWER OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
 2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY BATEMAN CIVIL SURVEY CO. DATED 11/17/2014 AND SITE VISIT ON 09/17/2014.
 3. CONTRACTOR TO CONFIRM WITH VERIZON CONSTRUCTION MANAGER THAT THE EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
 4. THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) COMMSCOPE RBA72-36 BATTERY CABINET, ONE (1) COMMSCOPE RBA72 RF CABINET, AND ONE (1) ERICSSON RBS 6120 RF CABINET.
 5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY VERIZON WIRELESS. COORDINATE ANY CHANGES WITH VERIZON WIRELESS CONSTRUCTION MANAGER.
 6. ROUTE COAX UP TOWER PER STRUCTURAL ANALYSIS BY TOWER OWNER.



1
C2
SCALE : 1" = 30'



PROJECT INFORMATION:
VERIZON NAME:
 LORICK ROAD
 VERIZON No.: TBD
 LORICK ROAD
 BLYTHEWOOD, SC 29016
 RICHLAND COUNTY

CURRENT ISSUE DATE:
 10/31/16

ISSUED FOR:
CONSTRUCTION

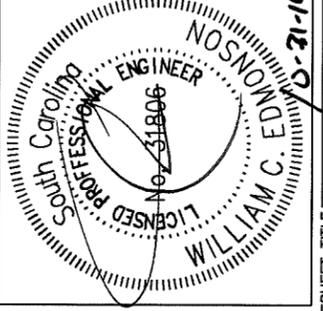
REV. DATE: ISSUED FOR: BY:

REV.	DATE	ISSUED FOR	BY
0	10/31/16	CONSTRUCTION	WCE

CONSULTANT:
Kimley»Horn
 2 SUN COURT, SUITE 450
 PEACHTREE CORNERS, GA 30092
 PHONE: 770-825-0744
 WWW.KIMLEY-HORN.COM
 SC License 000166



DRAWN BY: WJH
 WCE
 CHECKED BY: KRM
 WCE
 LICENSED BY: WCE

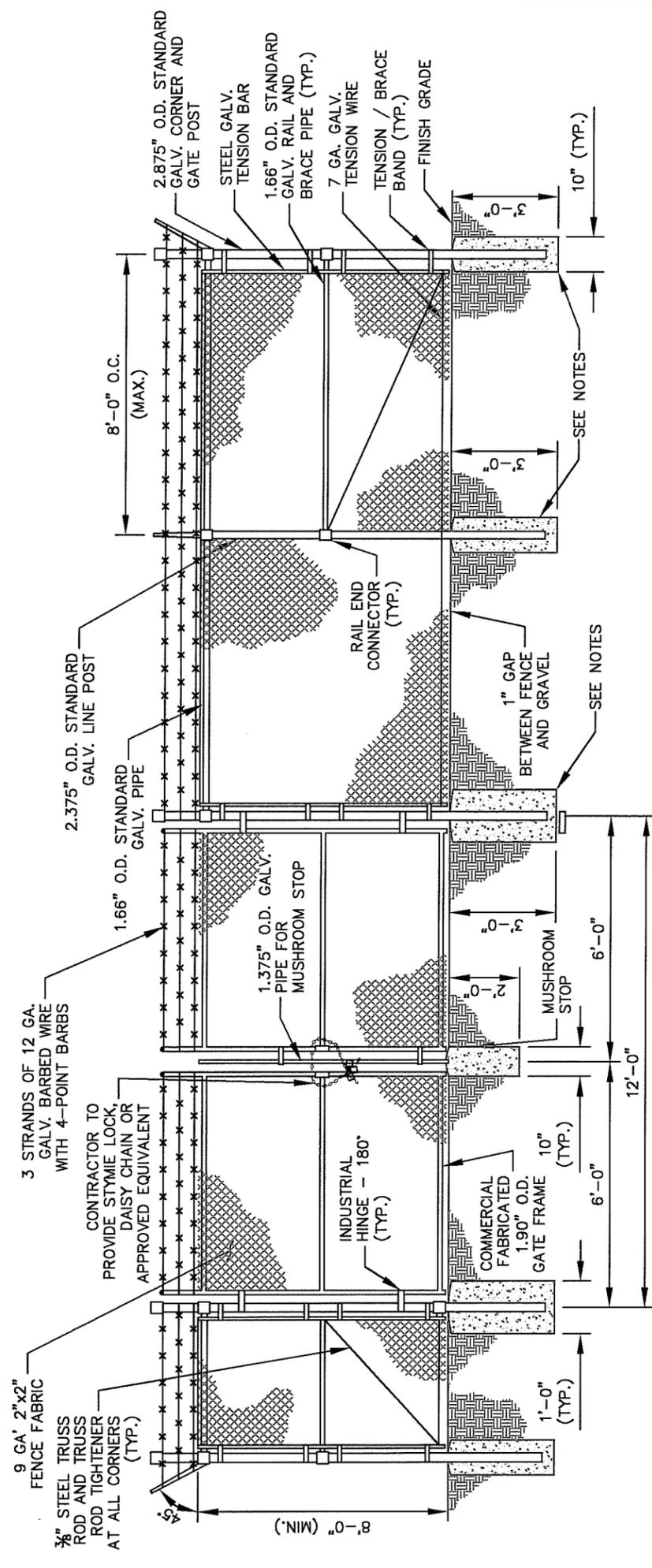


SHEET TITLE:
SITE PLAN

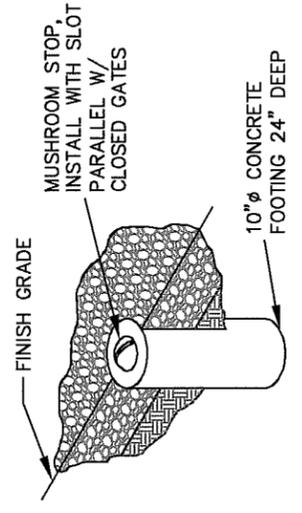
SHEET NUMBER: C2
 REVISION: 0
 018985125

FENCE NOTES

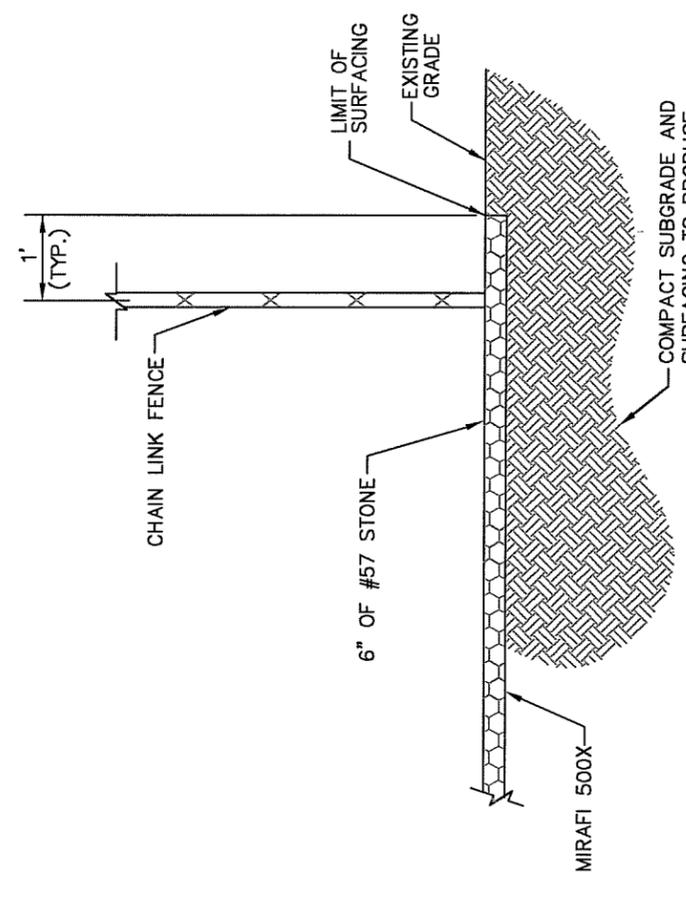
- USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
- ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
- CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
- PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
- THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
- CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
- CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



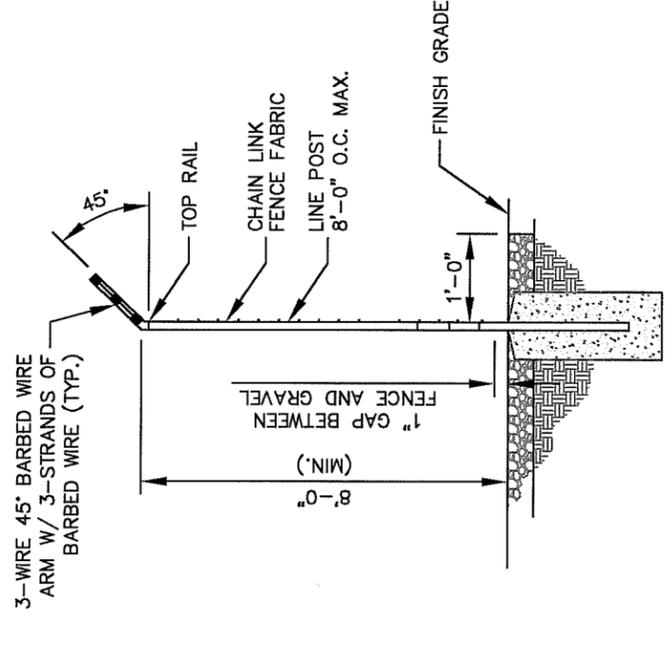
1 CHAIN LINK FENCE AND GATE ELEVATION
NOT TO SCALE
C6



2 MUSHROOM STOP
NOT TO SCALE
C6



3 SITE COMPOUND SURFACE DETAIL
NOT TO SCALE
C6



4 SECTION AT FENCE
NOT TO SCALE
C6



PROJECT INFORMATION:
VERIZON NAME:
LORICK ROAD
VERIZON No.: TBD
LORICK ROAD
BLYTHEWOOD, SC 29016
RICHLAND COUNTY

CURRENT ISSUE DATE:
10/31/16

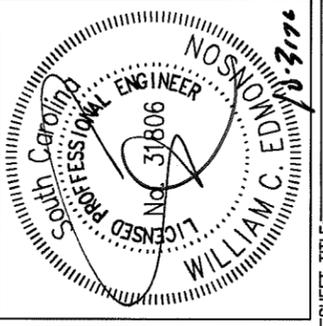
ISSUED FOR: CONSTRUCTION

REV.	DATE	ISSUED FOR	BY
0	10/31/16	CONSTRUCTION	WCE

Kimley»Horn
2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-928-0744
WWW.KIMLEY-HORN.COM
SC License C00166

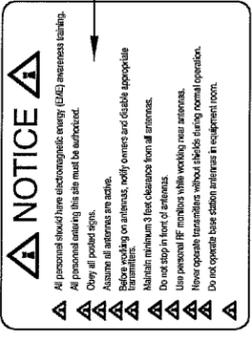
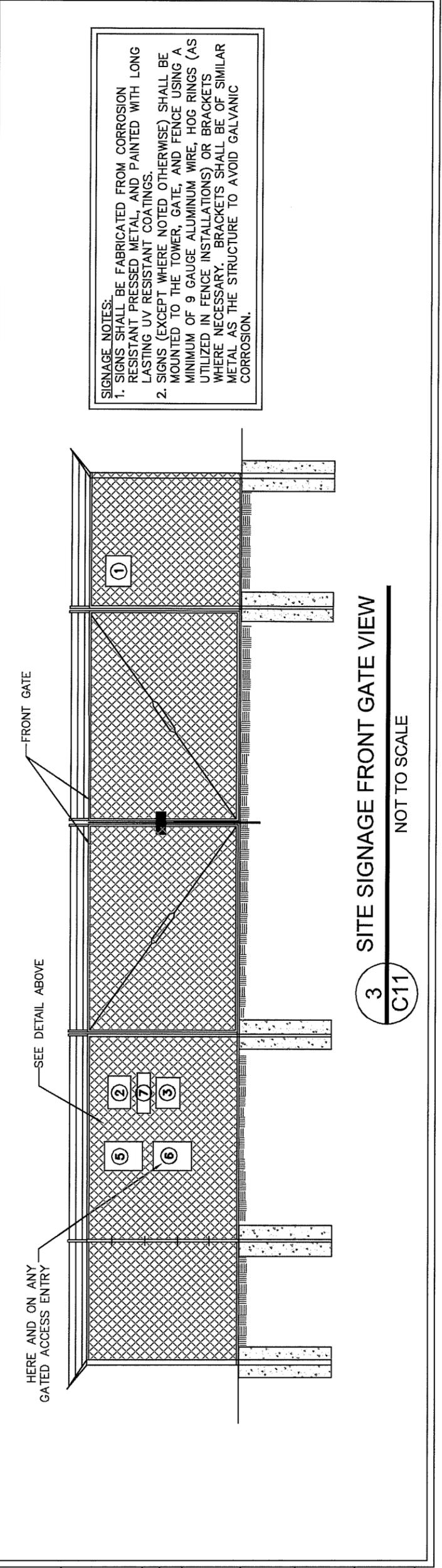
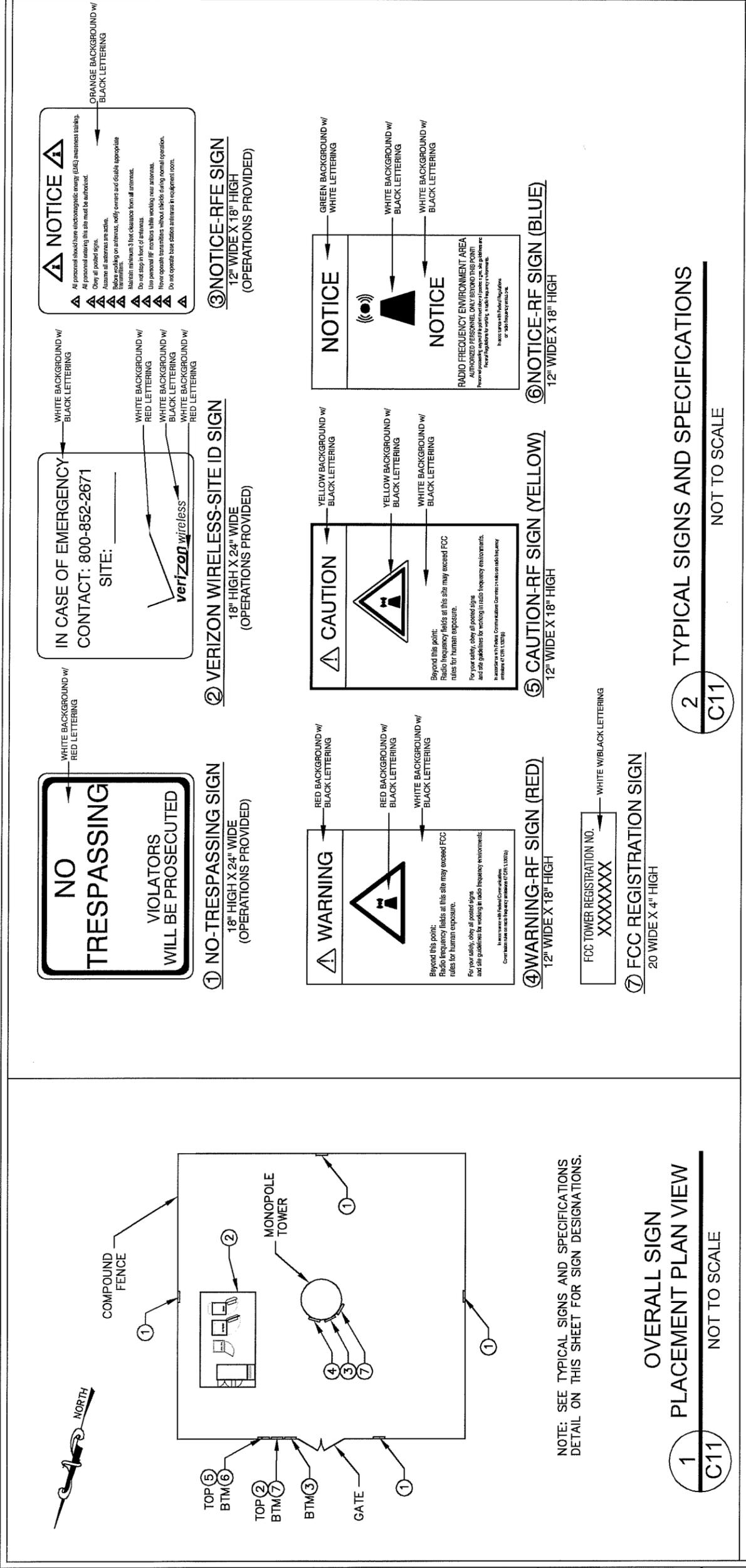


DRAWN BY: WJH
CHKD BY: KRM
APV: WCE
LICENSER:

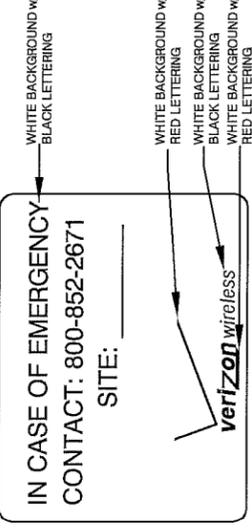


SHEET TITLE:
FENCE DETAILS

SHEET NUMBER:
C6
REVISION:
0
018985125



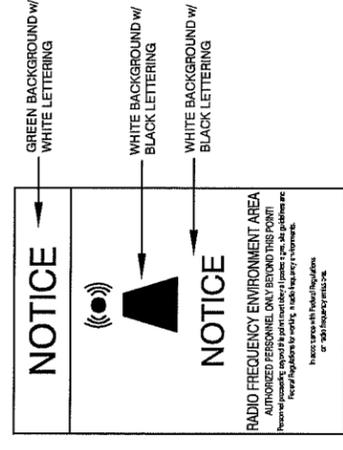
③ NOTICE-RF SIGN
12" WIDE X 18" HIGH
(OPERATIONS PROVIDED)



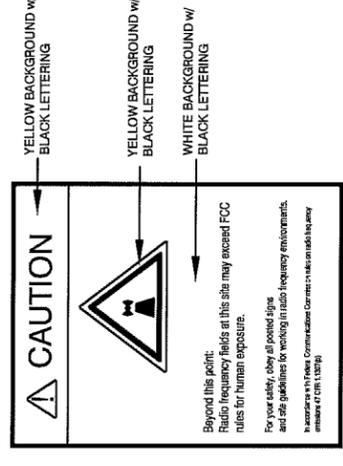
② VERIZON WIRELESS-SITE ID SIGN
18" HIGH X 24" WIDE
(OPERATIONS PROVIDED)



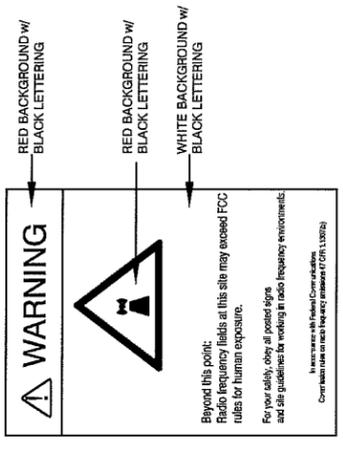
① NO-TRESPASSING SIGN
18" HIGH X 24" WIDE
(OPERATIONS PROVIDED)



⑥ NOTICE-RF SIGN (BLUE)
12" WIDE X 18" HIGH



⑤ CAUTION-RF SIGN (YELLOW)
12" WIDE X 18" HIGH



④ WARNING-RF SIGN (RED)
12" WIDE X 18" HIGH



⑦ FCC REGISTRATION SIGN
20" WIDE X 4" HIGH

2 TYPICAL SIGNS AND SPECIFICATIONS
NOT TO SCALE

1 OVERALL SIGN PLACEMENT PLAN VIEW
NOT TO SCALE



PROJECT INFORMATION:
VERIZON NAME:
LORICK ROAD
VERIZON No.: TBD
LORICK ROAD
BLYTHEWOOD, SC 29016
RICHLAND COUNTY

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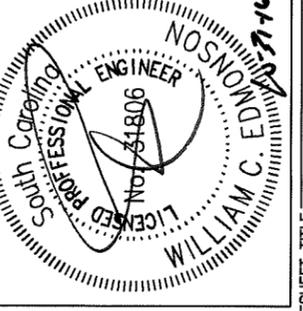
REV. DATE: ISSUED FOR: BY:

0	10/31/16	CONSTRUCTION	WCE
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CONSULTANT:
Kimley»Horn
2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-923-0744
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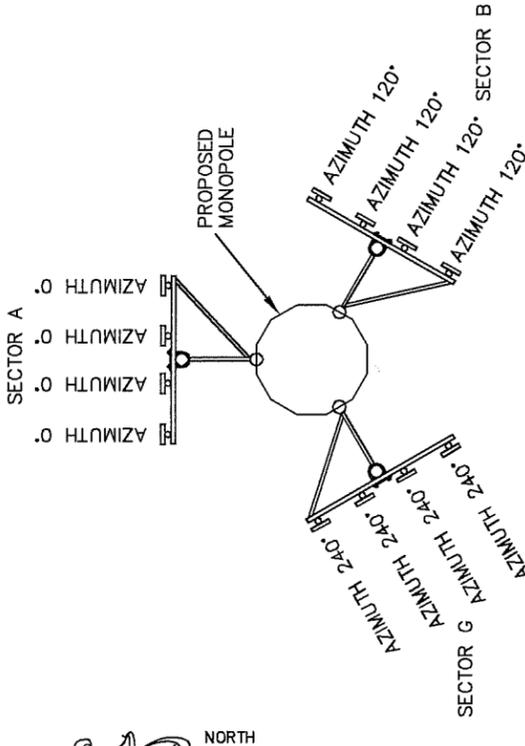


DRAWN BY: CHK.: APY:
WJH KRM WCE
LICENSER:



SHEET TITLE:
SITE SIGNAGE DETAILS

SHEET NUMBER: REVISION:
C11 0
018985125



1 ANTENNA ORIENTATION PLAN

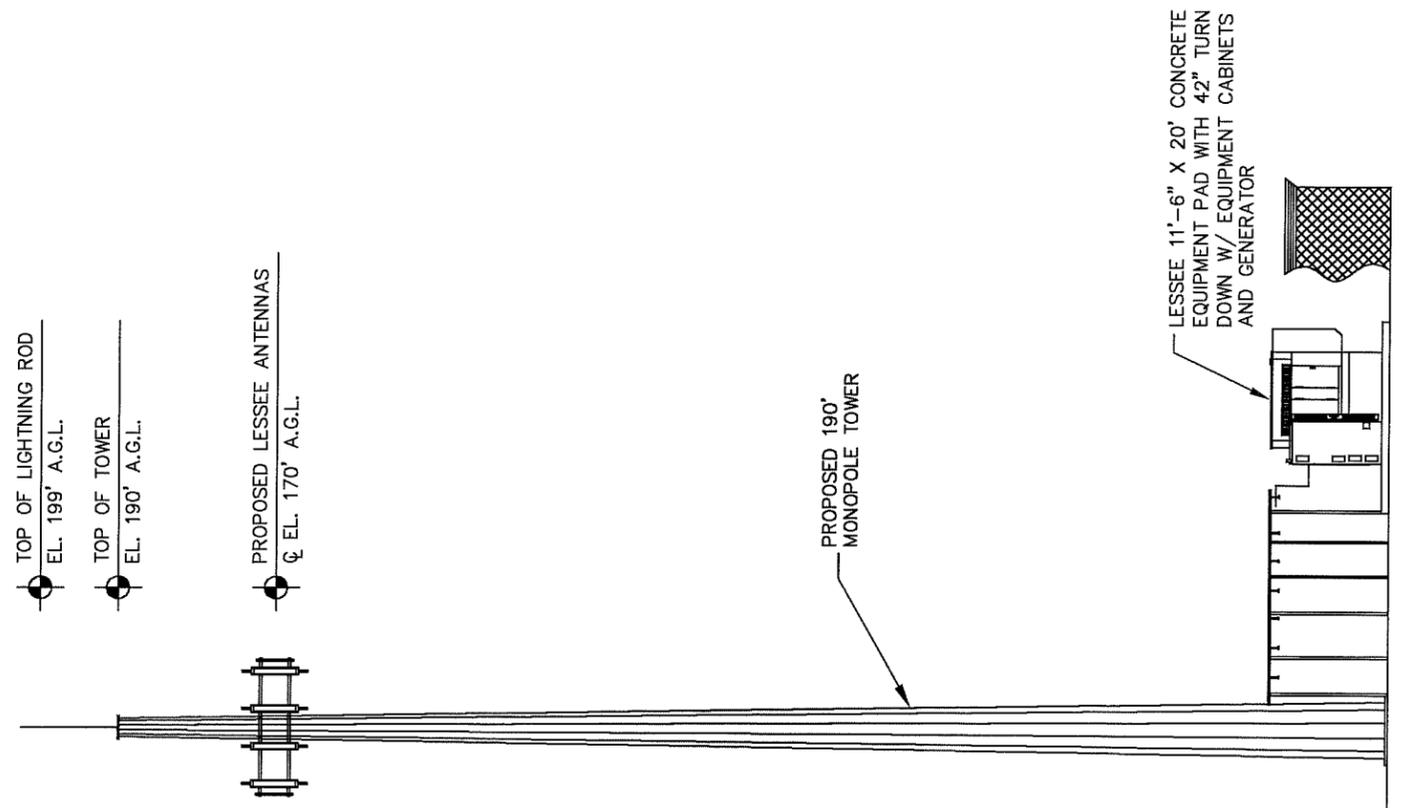
(NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY, SEE STRUCTURAL ANALYSIS BY OTHERS TO CONFIRM ANTENNA MOUNT TYPE)

ANTENNA SECTOR	AZIMUTH IN DEGREES	MECHANICAL DOWN TILT	LICENSED FREQUENCY	ANTENNA* (QTY) MAKE/MODEL	REMOTE RADIO UNIT	COMPOSITION CABLES		
						LENGTH	QTY	COAX SIZE
SECTOR A	0°	0°	850	-	-	254'±	4	1-5/8"φ
	0°	0°	1900	(1) ANDREW/ HBXX6516DS-A2M	RRUS12 W/A2 OR RRUS32	254'±	-	-
	0°	0°	2100	(1) ANDREW/ HBXX6516DS-A2M	RRUS12 W/A2 OR RRUS32	254'±	-	-
	0°	0°	700	(2) CSS/ X7C-FRO-860-VR4	RRUSB13 W/A2	254'±	-	-
SECTOR B	120°	0°	850	-	-	254'±	4	1-5/8"φ
	120°	0°	1900	(1) ANDREW/ HBXX6516DS-A2M	RRUS12 W/A2 OR RRUS32	254'±	-	-
	120°	0°	2100	(1) ANDREW/ HBXX6516DS-A2M	RRUS12 W/A2 OR RRUS32	254'±	-	-
	120°	0°	700	(2) CSS/ X7C-FRO-860-VR4	RRUSB13 W/A2	254'±	-	-
SECTOR C	240°	0°	850	-	-	254'±	4	1-5/8"φ
	240°	0°	1900	(1) ANDREW/ HBXX6516DS-A2M	RRUS12 W/A2 OR RRUS32	254'±	-	-
	240°	0°	2100	(1) ANDREW/ HBXX6516DS-A2M	RRUS12 W/A2 OR RRUS32	254'±	-	-
	240°	0°	700	(2) CSS/ X7C-FRO-860-VR4	RRUSB13 W/A2	254'±	-	-

* CONTRACTOR TO INSTALL ANY RAYCAP BOXES AS NECESSARY. VERIFY WITH VERIZON WIRELESS PROJECT MANAGER PRIOR TO CONSTRUCTION.

NOTES:

- ALL INFORMATION ON THIS PAGE IS PROVIDED BY VERIZON WIRELESS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.
- REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF EXISTING TOWER.
- IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE EXISTING TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.



2 MONOPOLE TOWER ELEVATION - SOUTHEAST VIEW
(FACING NORTHWEST)
NOT TO SCALE

- NOTES:**
- ALL EXISTING ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
 - THE TOWER ELEVATION SHOWN ABOVE IS FOR REFERENCE ONLY.
 - COAX CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.
 - FOR CLARITY, EXISTING STRUCTURES NOT SHOWN.
 - PROPOSED ANTENNAS WILL BE LIGHT GRAY IN COLOR.

8821 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

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VERIZON NAME:
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BLYTHEWOOD, SC 29016
RICHLAND COUNTY

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ISSUE DATE: 10/31/16

REV. DATE: 10/31/16

CONSTRUCTION WCE

2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
WWW.KIMLEY-HORN.COM
SC License 000166

SOUTH CAROLINA
KIMLEY-HORN AND ASSOCIATES, INC.
NO. C00166
CERTIFICATE OF AUTHORIZATION

DRAWN BY: WJH

CHECKED: KRM

APPROVED: WCE

FOR ILLUSTRATIVE PURPOSES ONLY - NO SIGNATURE REQUIRED

SHEET TITLE: ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER: C13

REVISION: 0

018985125

PROJECT INFORMATION:

VERIZON NAME:
 LORICK ROAD
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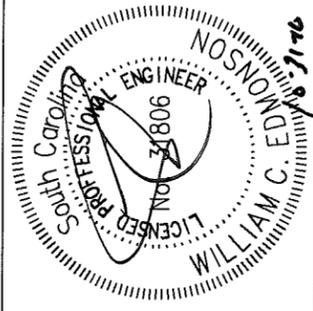
CONSULTANT:



DRAWN BY: CHK.: APV.:

WJH KRM WCE

LICENSER:



SHEET TITLE:

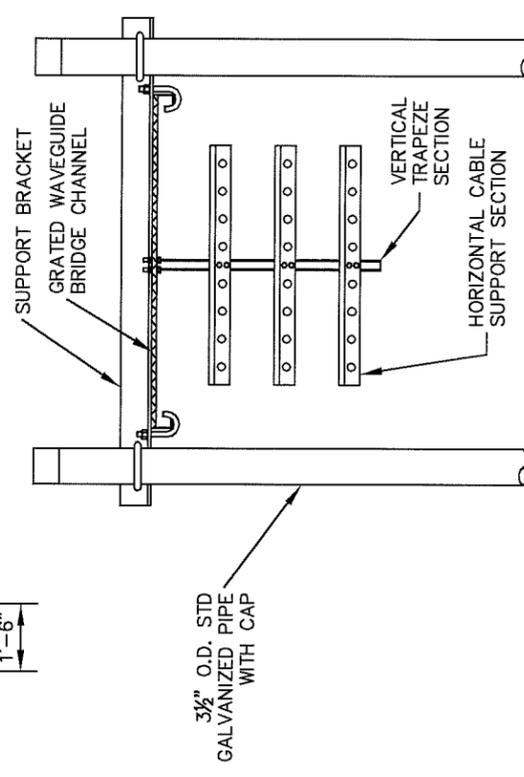
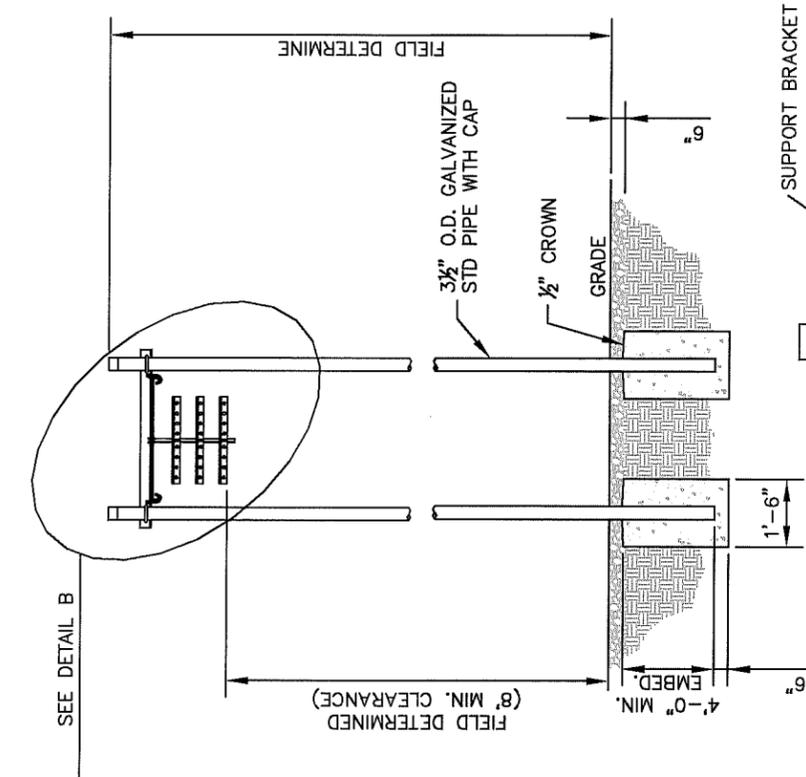
**WAVEGUIDE
 BRIDGE DETAILS**

SHEET NUMBER: REVISION:

C12

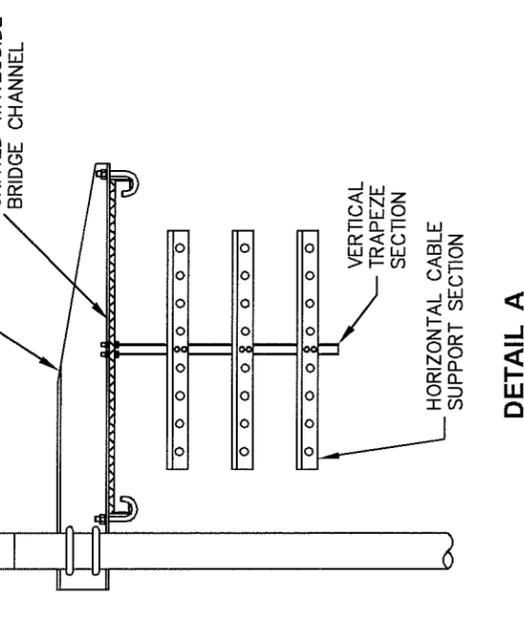
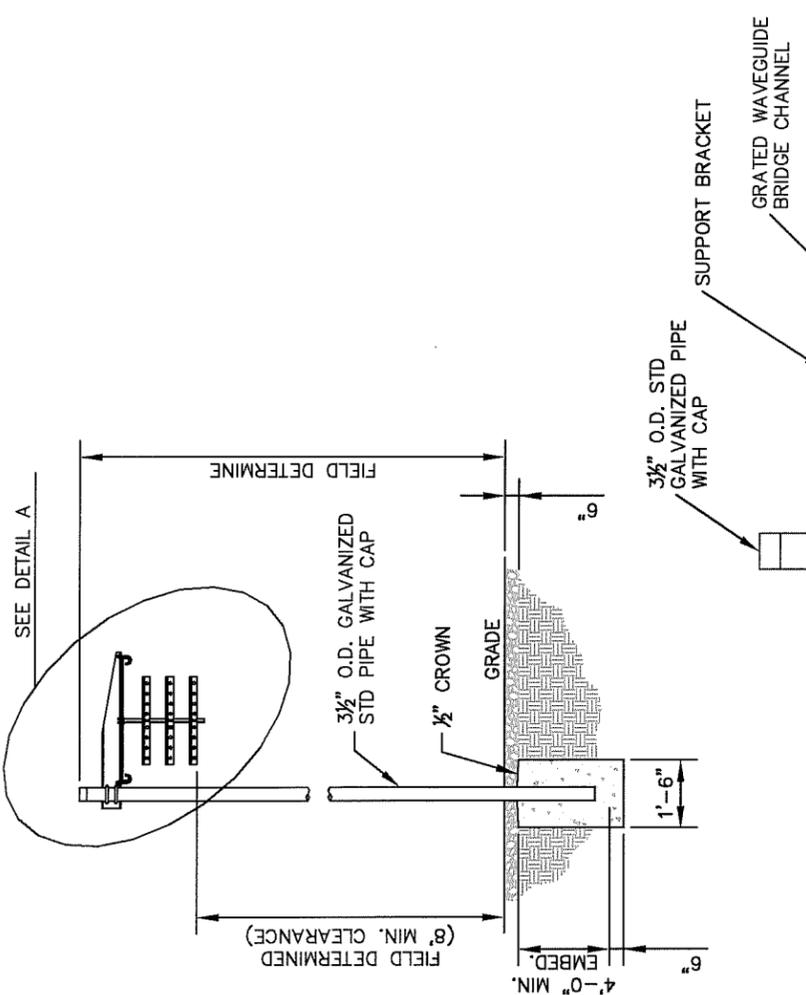
0

018985125



NOTE:
 1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

DETAIL B
 ANDREW 2 POST WAVEGUIDE BRIDGE KIT (PART #WB-K410-B15, OR APPROVED EQUIVALENT)



NOTE:
 1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

DETAIL A
 ANDREW 1 POST WAVEGUIDE BRIDGE KIT (PART #WB-K210-B15, OR APPROVED EQUIVALENT)

**WAVEGUIDE BRIDGE DETAIL
 (ALTERNATIVE DESIGN WITH 2 PIPE COLUMNS)**

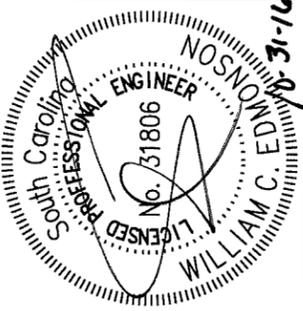
2
 C12

NOT TO SCALE

WAVEGUIDE BRIDGE DETAIL

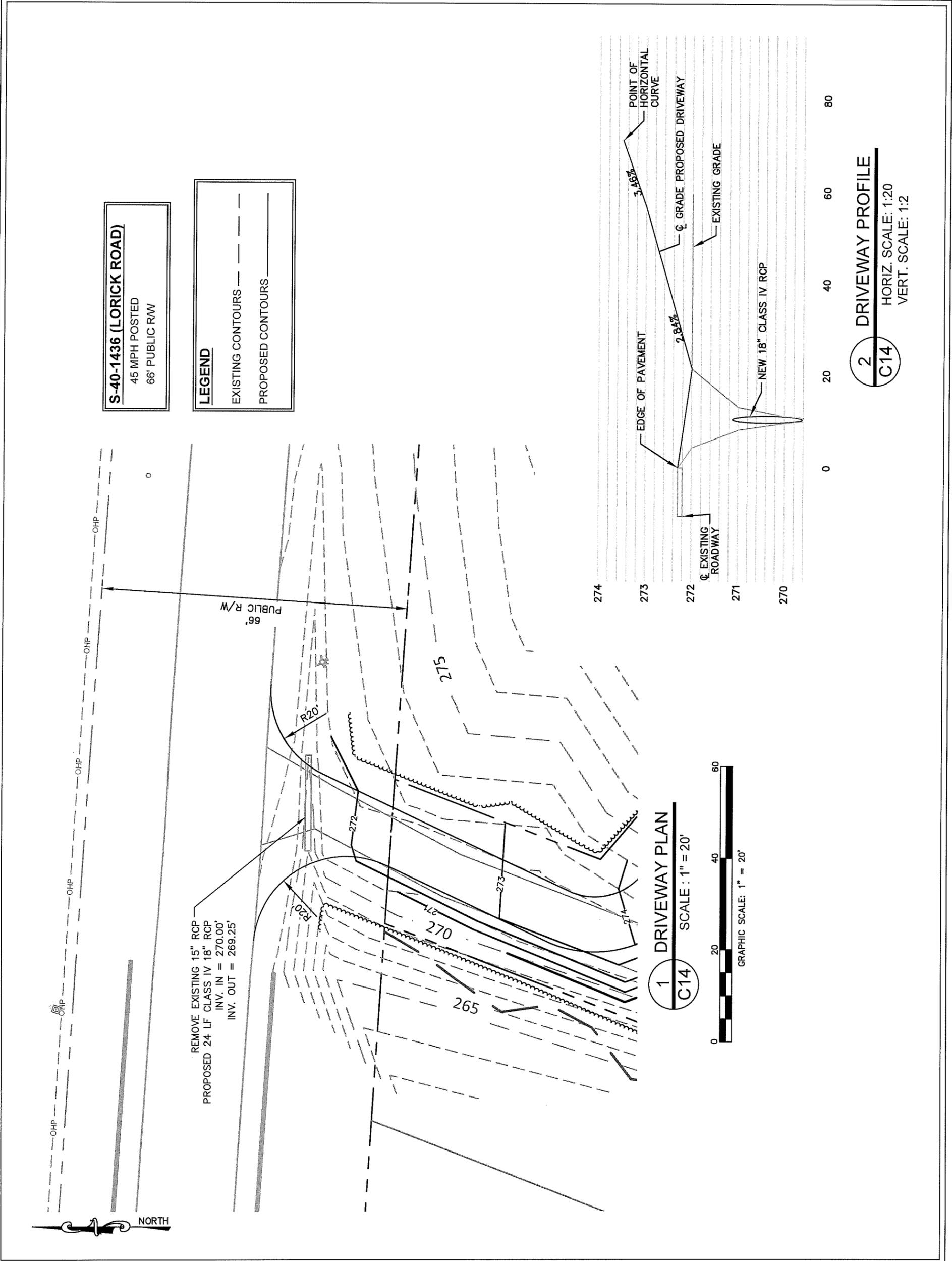
1
 C12

NOT TO SCALE

 <small>8881 RESEARCH DRIVE CHARLOTTE, NORTH CAROLINA 28262</small>	PROJECT INFORMATION: VERIZON NAME: LORICK ROAD VERIZON No.: TBD BLYTHEWOOD, SC 29016 RICHLAND COUNTY	CURRENT ISSUE DATE: 10/31/16	ISSUED FOR: CONSTRUCTION	REV. DATE: ISSUED FOR: BY: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:10%;">REV.</th> <th style="width:10%;">DATE</th> <th style="width:10%;">ISSUED FOR</th> <th style="width:10%;">BY</th> </tr> <tr> <td>0</td> <td>10/31/16</td> <td>CONSTRUCTION</td> <td>WCE</td> </tr> </table>	REV.	DATE	ISSUED FOR	BY	0	10/31/16	CONSTRUCTION	WCE	Kimley»Horn <small>2 SUN COURT, SUITE 450 PEACHTREE CORNERS, GA 30092 PHONE: 770-825-0744 WWW.KIMLEY-HORN.COM SC License CDD166</small>		DRAWN BY: WJH KRM WCE CHECKED BY: _____ APPROVED BY: _____		SHEET TITLE: DRIVEWAY DETAILS	SHEET NUMBER: C14 REVISION: 0 018985125
REV.	DATE	ISSUED FOR	BY															
0	10/31/16	CONSTRUCTION	WCE															

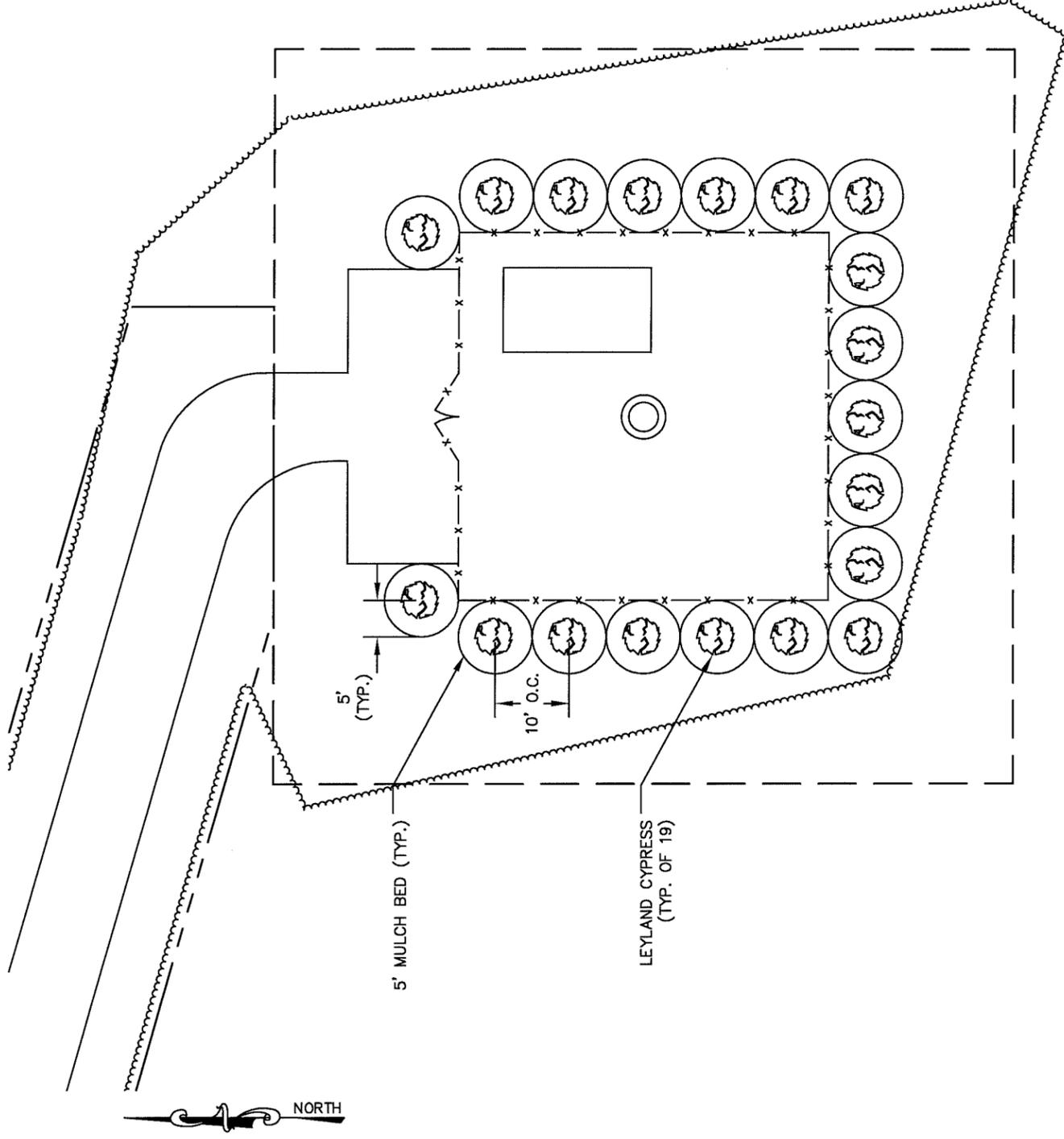
S-40-1436 (LORICK ROAD)
 45 MPH POSTED
 66' PUBLIC RW

LEGEND
 EXISTING CONTOURS ---
 PROPOSED CONTOURS _____



GENERAL LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS WORK WITH THAT OF ALL OTHER CONTRACTORS. THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES. PRIOR TO COMMENCEMENT OF ANY WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES.
2. THE QUALITY AND SIZE OF ALL PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT STANDARDS AS SET FORTH IN ANSI Z60.180 - AMERICAN STANDARD FOR NURSERY STOCK.
3. ALL DISTURBED AREAS NOT COVERED BY HARDSCAPE OR PLANT MATERIALS SHALL BE COVERED WITH SEED AND STRAW.
4. PLANT SUBSTITUTION MAY BE PERMITTED ONLY AFTER PROOF THAT SPECIFIED PLANTS ARE UNAVAILABLE AND THE REQUEST HAS BEEN SUBMITTED TO THE OWNER OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL PROVIDE THE NEAREST EQUIVALENT OBTAINABLE SIZE AND VARIETY OF THE PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS AS THE PLANT SPECIFIED
5. MINOR PLANT LOCATION ADJUSTMENTS MAY BE MADE IN THE FIELD TO ENSURE ACCESS TO UTILITY JUNCTION BOXES, FREE SITE LIGHTING OF FUTURE TREE CANOPY INTERFERENCE AND ALLOW UNINHIBITED PEDESTRIAN / VEHICULAR CIRCULATION ON ALL PAVEMENTS OR FOUNDATIONS.
6. ALL SHRUB MASSES OF TWO OR MORE SHALL BE EDGED INTO A PLANTING BED AND MULCHED PER DETAIL. ALL INDIVIDUAL TREES AND SHRUBS SHALL HAVE A MULCH SAUCER EQUAL IN DIAMETER TO THE PLANTING PIT DIAMETER AND SHALL BE MULCHED AS SHOWN ON THE DETAILS. UNLESS OTHERWISE INDICATED, ALL BED EDGES SHALL BE A DEEP CUT CLEAN SPADE EDGE.
7. THE CONTRACTOR SHALL VERIFY THAT EACH TREE OR SHRUB PIT WILL DRAIN BEFORE INSTALLING PLANT MATERIAL. HE SHALL FILL THE HOLE WITH SIX INCHES (6") OF WATER THAT SHOULD PERCOLATE OUT WITHIN TWENTY-FOUR HOURS. SHOULD ANY AREA NOT DRAIN PROPERLY, A PERFORATED DRAIN LINE SHALL BE INSTALLED, OR THE PLANTS RELOCATED.
8. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF HE ENCOUNTERS ANY UNSUITABLE SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, UTILITY LINES, OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS. SHOULD THE CONTRACTOR NOT NOTIFY THE OWNER OF A PROBLEM AREA, HE WARRANTS THAT THE AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF ALL PLANTS INSTALLED.
9. THE CONTRACTOR SHOULD VERIFY LANDSCAPING/TREE PLANTING LOCATIONS WITH THE PUBLIC UTILITIES DEPARTMENT TO AVOID CONFLICTS WITH WATER, SEWER, AND GAS LINES.
10. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLE SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECT ADULT EGGS, PUPAE OR LARVAE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
11. THERE SHALL BE NO CIRCLING OR GIRDLING ROOTS. CIRCLING ROOTS SHOULD BE CUT IN AT LEAST ONE PLACE.
12. THERE SHOULD BE ONE DOMINANT LEADER TO THE TOP OF THE TREE WITH THE LARGEST BRANCHES SPACED AT LEAST 6 INCHES APART. THERE CAN BE TWO LEADERS IN THE TOP 10% OF THE TREE IF IT IS OTHERWISE OF GOOD QUALITY.
13. THE TREE CANOPY SHOULD BE SYMMETRICAL AND FREE OF LARGE VOIDS. CLEAR TRUNK SHOULD BE NO MORE THAN 40% OF TREE HEIGHT UNLESS OTHERWISE SPECIFIED IN THE PLANTING SPECIFICATIONS. CLEAR TRUNK SHALL BE OF SUFFICIENT HEIGHT TO CLEAR SURROUNDING USES THAT MAY BE IMPACTED BY THE FUTURE GROWTH OF THE TREE.
14. OPEN TRUNK AND BRANCH WOUNDS SHALL BE LESS THAN 10% OF THE CIRCUMFERENCE AT THE WOUND AND NO MORE THAN 2 INCHES TALL. PROPERLY MADE PRUNING CUTS ARE NOT CONSIDERED OPEN TRUNK WOUNDS. THERE SHOULD BE NO CONKS OR BLEEDING, AND THERE SHOULD BE NO SIGNS OF INSECTS OR DISEASE ON MORE THAN 5% OF THE TREE.
15. IF ANY OF THE ABOVE CONDITIONS ARE NOT MET, TREES MAY BE REJECTED.
16. TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING OF THE SITE BY THE LOCAL ARBORIST.



1 LANDSCAPING PLAN
L1 SCALE : 1" = 20'

PLANTING LIST						
SYM./KEY	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION		
				PLANTING HEIGHT	ROOT CALIPER/ SIZE	SPACING
OA	19	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	6'	3 GAL N/A	10' O.C.



PROJECT INFORMATION:

VERIZON NAME:
LORICK ROAD
VERIZON No.: TBD
LORICK ROAD
BLYTHEWOOD, SC 29016
RICHLAND COUNTY

CURRENT ISSUE DATE:

11/09/16

ISSUED FOR:

CONSTRUCTION

REV. DATE ISSUED FOR BY:

REV.	DATE	ISSUED FOR	BY
0	11/09/16	CONSTRUCTION	WCE

CONSULTANT:



2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
WWW.KIMLEY-HORN.COM
SC License CDD166

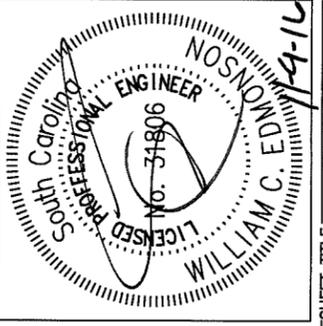
CONSULTANT:



DRAWN BY: CHK.: APV.:

WJH KRM WCE

LICENSER:



SHEET TITLE:

LANDSCAPING PLAN

SHEET NUMBER: REVISION:

L1	0
018985125	



REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

17-02 Special Exception

REQUEST:

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the construction of a borrow pit in a RU (Rural) district.

GENERAL INFORMATION:

Applicant: Ryan Horton
Indigo Construction

TMS: 38000-03-51

Location: E/S McCords Ferry Road, Lugoff, SC 29078

Parcel Size: 46.57 acre tract

Existing Land Use: The parcel is heavily wooded.

Proposed Land Use: The applicant proposes to construct a borrow pit.

Character of Area: The area consists of residentially developed parcels and large, heavily wooded parcels.

ZONING ORDINANCE CITATION:

Table 26-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize borrow pits subject to the provisions of section 26-152 (d) (3).

CRITERIA FOR SPECIAL EXCEPTION:

In addition to definitive standards in this chapter, the Board shall consider the following:

1. Traffic impact.
2. Vehicle and pedestrian safety.
3. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property.
4. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view.
5. Orientation and spacing of improvements or buildings.

Special exception requirements (as found in section 26-152 (d) (3)):

(3) *Borrow pits.*

- a. Use districts: Rural; Rural Residential; M-1 and LI Light Industrial.
- b. Proposals for borrow pits will only be permitted where:
 1. There are overriding environmental or other planning benefits compared to obtaining materials from alternative sources;
 2. Alternative materials of the required specification are unavailable in sufficient quantities;
 3. They are contiguous with or close to the projects they are intended to serve;

4. They are time-limited to the life of the project and material is to be used only for the specified project;
 5. Proposals include appropriate reclamation measures that make full use of surplus spoil from the project;
 6. The site can be restored to its original levels or an alternative acceptable landform only utilizing materials from the construction project;
 7. Any impacts on the environment or local communities can be controlled to acceptable levels; and
 8. The project area is less than ten (10) acres.
- c. All borrow pits subject to this subsection shall comply with the following requirements:
1. The average slope of any cut bank measured from a point located ten (10) feet from the boundary of any abutting property to the bottom of the cut bank in the pit shall not exceed a horizontal to vertical ratio of 2:1. The owner of the borrow pit is responsible for maintaining this condition;
 2. The top of the cut bank of the borrow pit shall, at no time, be closer than ten (10) feet from the property boundary of any abutting landowner;
 3. The depth of the borrow pit is limited to a maximum of twelve feet below the average seasonal high water table or three feet above a confining or semi-confining unit, whichever is shallower;
 4. No excavation shall occur within two hundred (200) feet of a wetland or other surface water;
 5. Best management practices shall be used to control erosion and sediment transport during and after the excavation activities;
 6. The borrow pit slopes shall be stabilized with native vegetation within six months following completion of the excavation;
 7. Upon completion of the excavation area, side slopes shall be no steeper than 4 (horizontal):1 (vertical) out to a depth of two feet below the average water elevation;
 8. No on-site grading or sorting of materials shall occur; and
 9. The active excavation, processing, and transportation of fill material shall only occur between 8:00 a.m. and 8:00 p.m.

DISCUSSION:

The applicant proposes to establish a borrow pit of less than 10 acres within a 46.57 acre tract.

Staff visited the site.

The proposed site is heavily wooded and has a 100 foot wide SCE&G electric transmission line right-of-way which runs along the northern portion of the property. Located northeast of the subject property are residentially developed parcels. The transmission line easement, proposed privacy berm/screen and a 9.75 acre tract should serve as a quasi-buffer between the residential parcels and the proposed borrow pit.

The applicant is required to conform to the requirements of section 26-152 (d) (3). Meeting these requirements should assist in minimizing the impact of a borrow pit on the surrounding area. Staff believes that this request will not impair the properties in the immediate or surrounding area.

If granted approval, the South Carolina Department of Health and Environmental Control will impose additional provisions on the operation of the borrow pit.

If granted approval, the proposed project will be subject to site plan review, which will entail a review from the following Richland County Departments:

- Planning
- Building
- Public Works
- Fire Marshal

Staff recommends approval for this request.

If an approval is granted, it is staff's recommendation that an approval stipulate the following:

1. Prior to any land disturbance of the property, the plat subdividing the 9.75 acre tract must be recorded.

CONDITIONS:

Section 26-56 (f) (3)

Conditions: In granting a special exception, the board of zoning appeals may prescribe conditions and safeguards in addition to those spelled out in this chapter. The board of zoning appeals may also prescribe a time limit within which the special exception shall be begun or completed, or both. All conditions placed on the project by the board of zoning appeals shall be incorporated into such project.

OTHER RELEVANT SECTIONS:

N/A

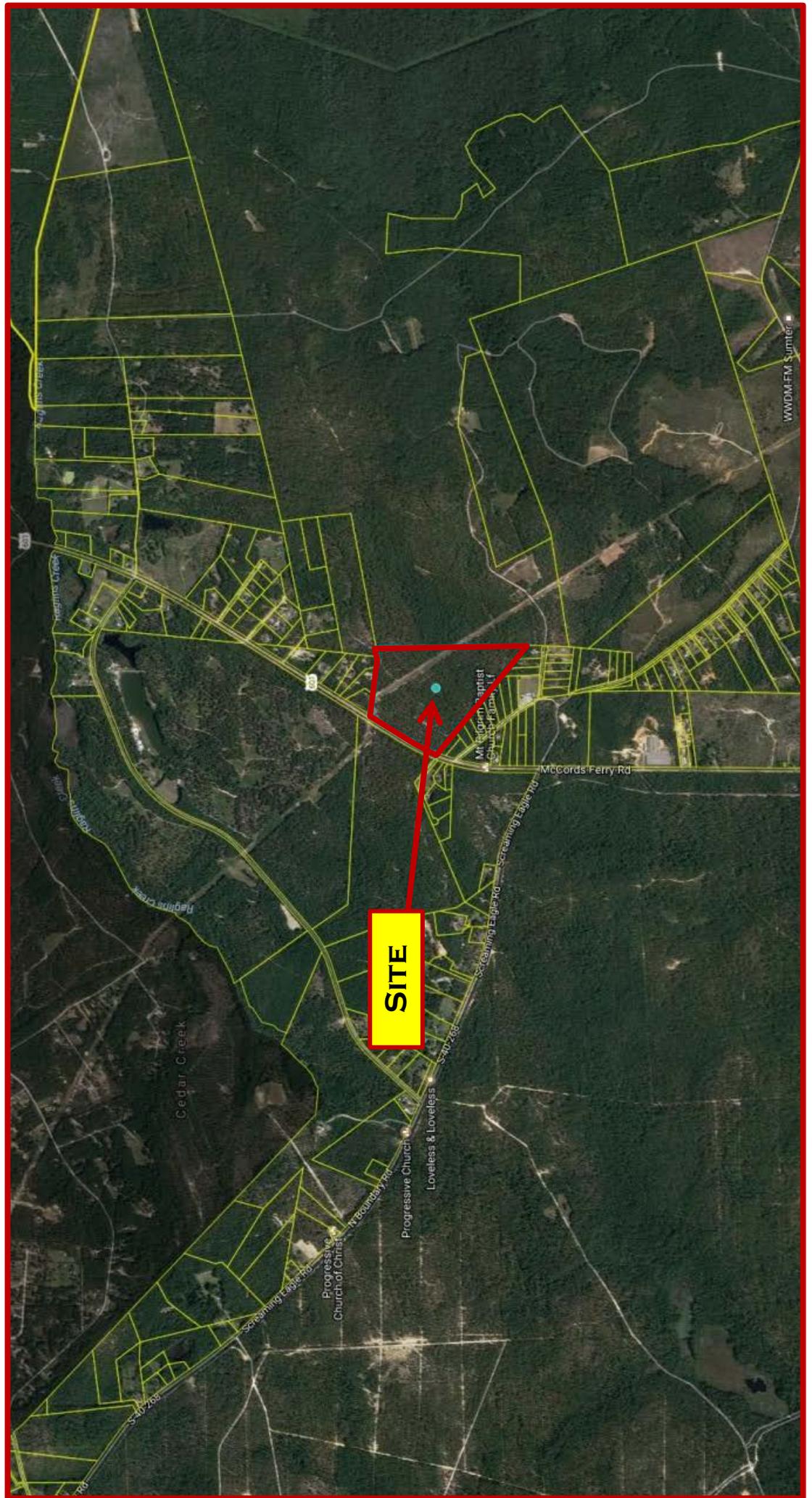
CASE HISTORY:

No record of previous special exception or variance request.

ATTACHMENTS:

- Site plan
- Applicant's responses to the special exception conditions/criteria

17 - 02 SE
Ryan Howard
Indigo Construction
E/S McCord's Ferry Road
Lugoff, SC 29044
TMS# 38000-03-51



Board of Zoning Appeals

Special Exception

1. Location: Highway 601
TMS Page: R38000 Block: 03 Lot:51 Zoning District: RU
2. The Board of Zoning Appeals is requested to consider the granting of a special exception permit: Borrow Pit
3. Describe the proposal in detail: The proposed site is to be used as a Borrow Pit to provide construction fill material for various construction projects.
4. Area attributed to the proposal (square feet): 46 acres
5. Are other uses located upon the subject property? Yes
 - a. Use: Lot square footage 9.75 acres
6. Total number of parking spaces on the subject property. Parking to be determined by Richland county per Site Engineer.
7. Total Number on Employees on shift of greatest Employment: 4
8. Address the following Standards of Review (Sec. 26-56 (f) (2) of the Richland County Land Development Code). Please note that the members of the Board of Zoning Appeals with use your answers, among other things, as they evaluate your request.
 - a. Traffic impact: Currently Hwy 601 contains large volumes of commercial traffic which include construction dump trucks and logging tractor trailers. Based on the current commercial traffic on this road we believe we will have very minimal impact with current factors in place.
 - b. Vehicle and pedestrian safety: We will comply with all OSHA, MSHA, DEHEC and Richland County Regulations to provide safety to the public, environment and employees.
 - c. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property: The pit will be surrounded by 10ft high berm to provide visual and sound barriers. The pit will also be lower in elevation that surrounding areas further suppressing potential impacts. Water will also be used as dust suppression as traffic enters and exits the barrow pit.
 - d. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view: Normal hours between 7:00 AM – 6:00 PM Monday through Friday and occasional Saturday on demand with no Sunday operation. We believe that the aesthetic character of the land with the amount of overburden of the soil makes this site and ideal choice for a borrow pit.
 - e. Orientation and spacing of improvements or buildings: No more than 10 acres will be used at any given time. We will maintain a buffer on all sides of the property

complying with all Richland County ordinances. We will install a scale with small office and storage for all supplies.

Restricted Covenants Affecting Permit Activity

I, Ryan Horton, am the Applicant for a Special Exception permit for the purpose of Borrow Pit, and I hereby truthfully disclose that, to the best of my personal knowledge, the tract or parcel of land subject to said permit:

___ is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the activity for which this permit applies.

X is NOT restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the activity for which this permit applies.

I further understand and agree that unless stated above, Richland County does not have actual notice of any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which this permit applies. Applicant therefore agrees to indemnify and hold harmless Richland County from any Liabilities resulting from any Claims in the event that the permitted activity is found to be in violation of a recorded covenant.

As used herein:

- (1) 'actual notice' is not constructive notice of documents filed in local offices concerning the property, and does not require Richland County to conduct searches in any records offices for filed restrictive covenants;
- (2) 'permit does not mean an authorization to build or place a structure on a tract or parcel of land; and
- (3) 'restrictive covenant' does not mean a restriction concerning a type of structure that may be built or placed on a tract of parcel of land.

(3) ¶ Borrow pits.

a. Use districts: Rural; Rural Residential; M-1 and LI Light Industrial.

b. Proposals for borrow pits will only be permitted where:

1. There are overriding environmental or other planning benefits compared to obtaining materials from alternative sources;

The site of the proposed borrow pit is situated in area of Richland county that is very lightly populated, provides access to a state maintained road and has an adequate supply of the right materials to supply construction projects in the area. Current borrow pits in the area have depleted their supply of useable material making this borrow pit a much needed resource for the area.

2. Alternative materials of the required specification are unavailable in sufficient quantities;

The material on the site is sand clay which is used foundation/site preparation material on many construction sites. There is no locally available material of this type.

3. They are contiguous with or close to the projects they are intended to serve;

The borrow pit is to serve projects in the north eastern portion of Richland County.

4. They are time-limited to the life of the project and material is to be used only for the specified project;

The borrow pit will be used for various projects and they are time limited to the amount of useable material on site.

5. Proposals include appropriate reclamation measures that make full use of surplus spoil from the project;

The area will be reclaimed in accordance with SCDHEC requirements and regulations.

6. The site can be restored to its original levels or an alternative acceptable landform only utilizing materials from the construction project;

The site will be restored to an alternate acceptance landform utilizing topsoil and overburden from the subject site also in accordance with SCDHEC mining regulations.

7. Any impacts on the environment or local communities can be controlled to acceptable levels;

Any impacts to the environment or neighbors will be controlled. The location is isolated and there are no houses near the site. Any dust will be controlled by watering, and 10ft berms will be constructed around the perimeter to provide visual and noise barriers. Drainage will be controlled according to engineer's recommendations per DHEC. The ingress and egress shall be directly from US Highway 601 so that no county roads shall be affected.

c. All borrow pits subject to this subsection shall comply with the following requirements:

1. The average slope of any cut bank measured from a point located ten (10) feet from the boundary of any abutting property to the bottom of the cut bank in the pit shall not exceed a horizontal to vertical ratio of 2:1. The owner of the borrow pit is responsible for maintaining this condition;

The set back of the borrow pit from adjacent property will be 100 liner feet.

2. The top of the cut bank of the borrow pit shall, at no time, be closer than ten (10) feet from the property boundary of any abutting landowner;

The offset from the property line will be 100 feet.

3. The depth of the borrow pit is limited to a maximum of twelve feet below the average seasonal high water table or three feet above a confining or semi-confining unit, whichever is shallower;

The depth of excavation shall not exceed 10 feet above the water table.

4. No excavation shall occur within two hundred (200) feet of a wetland or other surface water;

There are no wetlands on the proposed property

5. Best management practices shall be used to control erosion and sediment transport during and after the excavation activities;

We will follow all local, state and federal law governing borrow pits and their activity.

6. The borrow pit slopes shall be stabilized with native vegetation within six months following completion of excavation;

Native vegetation will be planted within six months following completion of excavation. We will also be purchasing a bond that insures the reclamation process per DEHEC regulations insuring that the county is protected.

7. Upon completion of the excavation area, side slopes shall be no steeper than 4 (horizontal):1 (vertical) out to a depth of two feet below the average water elevation;

The reclamation of the borrow pit will follow the guidelines of a DEHEC mining permit to protect the public

8. No on-site grading or sorting of materials shall occur; and The affected area shall not exceed 10 acres.

Only best mining practices will be used. Material will be separated at the time of loading and the affected area shall not exceed 10 acres.

9. The active excavation, processing, and transportation of fill material shall only occur between 8:00 a.m. and 8:00 p.m.

We will only operate between the times of 8:00am and 8:00 p.m.



RICHLAND COUNTY BOARD OF ZONING APPEALS APPLICATION CHECKLIST

A completed application package must be received by the Zoning Division no later than 5:00 pm on the 1st working day of the month to be eligible for the following month's Board of Zoning Appeals meeting. An application is not complete unless ALL applicable checked items and associated fee are provided.

- Completed application
- Completed Information Sheet
- A scaled drawing or plat of the parcel, which shall include any buildings or structures which are the subject of the request
- Other, as determined by the zoning office.

Deferrals for all special exceptions, variances or administrative reviews will cost an additional 50% of the initial fee.

Initial: _____

All fees are nonrefundable

- Special Exception \$52.66
- Variance \$105.31
- Administrative Review \$105.31

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County Ordinances and State Laws related to land development. I am the property owner, or his/her authorized agent of the subject site(s). **I understand that falsifying any information herein may result in nullification of this request.**

Property owner or authorized agent

1-11-2017

Date

If you are in need of additional information, the staff of the Richland County Planning Department may be contacted at: (803) 576-2190 _____

Received _____

Initial: _____

Date: ___/___/___



BOARD OF ZONING APPEALS NOTICE OF APPEALS



Receipt #	Appeal #	Fee Paid \$
-----------	----------	-------------

The form must be completed on a hearing on appeal from action of a zoning official, application for a variance, or application for special exception. Entries must be typed or printed legibly in dark ink. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent.

A copy of an accurate, legible site plan showing property dimensions and locations of all structures and improvements must be attached to an application for variance or special exception.

The Applicant hereby appeals (as stated on attached form):

- Administrative Review
 Variance
 Special Exception

Applicant(s): RYAN L. HORTON

Address: 5130 LAKESHORE DR Telephone: 803-413-4848
Columbia, S.C. 29206 E-mail: RYAN@INDIGOCONSTRUCTION.ORG

Property Owner(s) [if other than Applicant(s)]: POND BRANCH ASSOCIATES

Address: P.O. Box 23068 Telephone: Aylan Brown - 803-787-7523
Columbia, S.C. 29224 E-mail: abr1ty@earthlink.net

Address of Property for Board Consideration: _____

Zoning District: RU TMS: R38000-03-51

DESIGNATION OF AGENT

[Complete only if property owner is not applicant]

I (we) hereby appoint the applicant(s) as my (our) agent to represent me (us) in this application.

AYLAN BROWN
 Name (Print or Type) _____

[Signature] Date 1-11-2017
 Signature of Applicant(s) _____

I (we) certify that the information in this application and the attached forms are correct.

RYAN L. HORTON
 Name (Print or Type) _____

[Signature]
 Signature of Owner(s) _____

Any previous requests for same variance/special exception
 Yes No If "yes", Case No. _____ Date 1-11-2017

If you are in need of information or general correspondence, the staff of the Richland County Planning Department may be contacted at: BOZA@RICHLANDONLINE.COM.



BOARD OF ZONING APPEALS SPECIAL EXCEPTION



1. Location: _____
 TMS Page: R38000 Block: 03 Lot: 51 Zoning District: RU
2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting:
BORROW PIT
3. Describe the proposal in detail: THE PROPOSED SITE IS TO BE USED AS A BORROW PIT TO PROVIDE FILL MATERIAL FOR VARIOUS CONSTRUCTION PROJECTS.
4. Area attributed to the proposal (square feet): 40 ACRES
5. Are other uses located upon the subject property? No Yes (if Yes, list each use and the square footage attributed to each use):
 - a. Use HOME SITE square footage 10 ACRES.
 - b. Use _____ square footage _____
 - c. Use _____ square footage _____
6. Total number of parking spaces on the subject property: PARKING PER RICHLAND COUNTY.
7. Total number of employees on shift of greatest employment: _____
8. Address the following **Standards of Review** (Sec. 26-56 (f) (2) of the Richland County Land Development Code). Please note that the members of the Board of Zoning Appeals will use your answers, among other things, as they evaluate your request.
 - a. Traffic impact: TRAFFIC IMPACT WILL BE MINIMAL
601 CURRENTLY HAS LARGE COMMERCIAL TRAFFIC.
THE MAJORITY OF OUR IMPACT WILL OCCUR BE EXISTING TRAFFIC
 - b. Vehicle and pedestrian safety: WE WILL COMPLY WITH ALL
OSHA, MSHA AND RICHLAND COUNTY REGULATIONS.
 - c. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property: NORMAL
HOURS ARE BETWEEN 7:00 AM - 6:00 PM M-F
AND OCASION SATURDAY ON DEMAND - NO SUNDAY OPERATION
 - d. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view: THE PIT WILL BE SURROUNDED BY
10 FT. HIGH BERM TO PROVEDE VISUAL AND SOUND BARRIERS.
 - e. Orientation and spacing of improvements or buildings: NO MORE THAN 15 ACRES
WILL BE USED AT ANY GIVEN TIME. WE WILL MAINTAIN
A BUFFER ON ALL SIDES OF THE PROPERTY COMPLYING
WITH ALL RICHLAND COUNTY ORDINANCES. WE WILL
INSTALL A SCALE WITH SMALL OFFICE / STORAGE FOR
ALL SUPPLIES.



RESTRICTED COVENANTS AFFECTING PERMIT ACTIVITY



I, RYAN L. HORTON, am the Applicant for a SPECIAL EXCEPTION permit for the purpose of BORROW PIT, and I hereby truthfully disclose that, to the best of my personal knowledge, the tract or parcel of land subject to said permit:

___ is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the activity for which this permit applies.

is NOT restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the activity for which this permit applies.

I further understand and agree that unless stated above, Richland County does not have actual notice of any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which this permit applies. Applicant therefore agrees to indemnify and hold harmless Richland County from any Liabilities resulting from any Claims in the event that the permitted activity is found to be in violation of a recorded covenant.

As used herein:

- (1) 'actual notice' is not constructive notice of documents filed in local offices concerning the property, and does not require Richland County to conduct searches in any records offices for filed restrictive covenants;
- (2) 'permit' does not mean an authorization to build or place a structure on a tract or parcel of land; and
- (3) 'restrictive covenant' does not mean a restriction concerning a type of structure that may be built or placed on a tract or parcel of land."

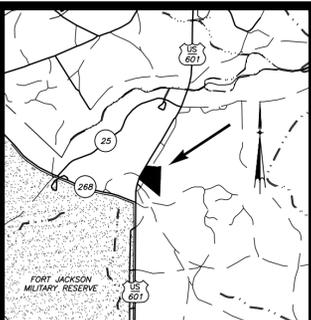
[Handwritten Signature]
SIGNATURE OF APPLICANT

RYAN L. HORTON
PRINTED NAME OF APPLICANT

5130 LAKESHORE DR.
ADDRESS

Columbia, S.C. 29206
CITY/STATE/ZIP

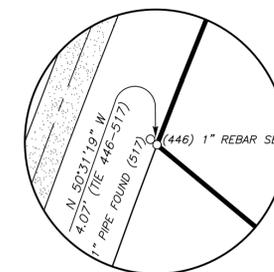
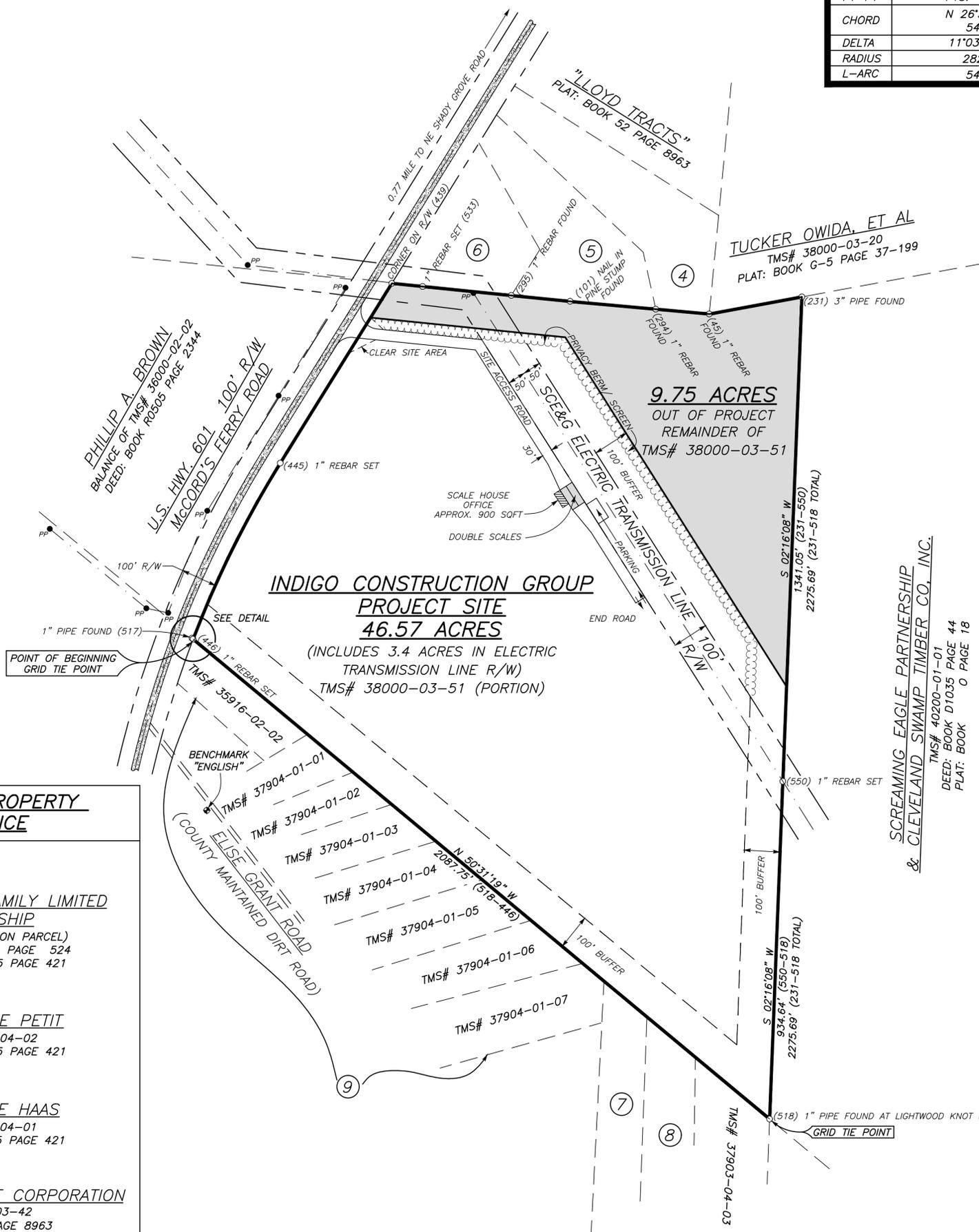
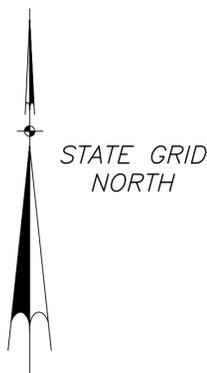
1-11-2017.
DATE



LOCATION SKETCH
SCALE: 1 INCH = 2 MILES

CURVE DATA	
PT-PT	PTS. 446-445
CHORD	N 26°34'20" E 544.33'
DELTA	11°03'30" RT.
RADIUS	2824.73'
L-ARC	545.18'

POND BRANCH ASSOCIATES 56.32 ACRES		
(INCLUDES 3.92 ACRES IN ELECTRIC TRANSMISSION LINE R/W)		
PT-PT	BEARING	DISTANCE
446-445	SEE CURVE TABLE	
445-439	N 32°06'10" E	586.89'
439-533	S 84°17'14" E	86.57'
533-295	S 84°17'14" E	249.18'
295-101	S 84°17'14" E	165.00'
101-294	S 84°51'40" E	240.58'
294-45	S 84°51'40" E	150.09'
45-231	N 79°37'19" E	263.12'
231-550	S 02°16'08" W	1341.05'
550-518	S 02°16'08" W	934.64'
518-446	N 50°31'19" W	2087.75'



DETAIL
SCALE: 1 INCH = 50 FEET

ADJOINING PROPERTY REFERENCE

⑨
STACKLEATHER FAMILY LIMITED PARTNERSHIP
TMS# (ANNOTATED ON PARCEL)
DEED: BOOK R2001 PAGE 524
PLAT: BOOK RB635 PAGE 421

⑧
JINA DANYALE PETIT
TMS# 37903-04-02
PLAT: BOOK RB635 PAGE 421

⑦
BRIAN CHASE HAAS
TMS# 37903-04-01
PLAT: BOOK RB635 PAGE 421

⑥
R. N. DEVELOPEMENT CORPORATION
TMS# 38000-03-42
PLAT: BOOK 52 PAGE 8963

⑤
HEYWARD RICHARDSON, JR.
TMS# 38000-03-43
PLAT: BOOK 52 PAGE 8963

④
MELINDA D. RYKBOST
TMS# 38000-03-53
PLAT: BOOK 52 PAGE 8963

NOTES:

- THE SUBJECT PROPERTY SHOWN HEREON IS A PART OF THAT SHOWN ON A PLAT BY GLENN ASSOCIATES SURVEYING, INC. DATE: MARCH 15, 2001 FOR POND BRANCH ASSOCIATES. REFERENCE: DEED BOOK R0505 PAGE 2340 AND DEED BOOK R0329 PAGE 2999.
- I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN HEREON.

COMMUNITY PANEL NUMBER: 450172 0325 K
COMMUNITY PANEL NUMBER: 450170 0325 K
COMMUNITY PANEL DATE: JANUARY 29, 2010

GEODETC AND SC STATE GRID POINT DATA

HORIZONTAL DATUM: NAD83 (1986)
VERTICAL DATUM: NAVD 88

POINT NUMBER: 446
SC GRID COORDINATES
NORTH: 812274.13
EAST: 2089893.64

GEODETC COORDINATES:
LATITUDE: N 34°03'55.88705"
LONGITUDE: W 080°42'11.29039"

POINT NUMBER: 518
SC GRID COORDINATES
NORTH: 810947.05
EAST: 2091504.77

GEODETC COORDINATES:
LATITUDE: N 34°03'42.71074"
LONGITUDE: W 080°41'52.18255"

COORDINATE DERIVATION: GPS
COMBINED REDUCTION FACTOR: 0.9997915
MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES.

BENCHMARK REFERENCE: ENGLISH
PID: EC1543
LATITUDE: N 34°03'51.20047"
LONGITUDE: W 080°42'10.85136"
SC GRID: N 811800.56
E 2089931.93

NOTE: THIS TIE DATA TO BE USED FOR LOCATION ONLY.

SITE PLAN PREPARED FOR
INDIGO CONSTRUCTION GROUP
LOCATED NORTHEAST OF FORT JACKSON
RICHLAND COUNTY, SOUTH CAROLINA
JANUARY 23, 2017
SCALE : 1 INCH = 200 FEET

0 200' 400' 600' 800' 1000' 1200'
SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.
P.O. BOX 12 JENKINSVILLE, S.C. 29065 telephone (803) 345-5297

MARK E. MILLS ; S.C.P.L.S. # 10779
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.

DRAWING BY PARKER LESLIE

SURVEYORS SEAL
C.O.A. SEAL

DRAFT
01/23/2017



Richland County Government
2020 Hampton Street
Columbia, SC 29204

Phone (803) 576-2180
Fax (803) 576-2182
