



MEMO

To: Brandy Blake

From: Steve Grant, P.E.

Subject: Standard Comments - Commercial

1. Any retaining walls over 4 feet in height will need to be designed by a professional structural engineer licensed in SC. Submit plans to City Building Official.
 - a. Retaining Wall plans must be approved before grading permits are issued.
 - b. Retaining wall contractor must be properly licensed in SC and must hire a 3rd party inspector during wall construction. These are verified before grading permits are issued.
2. State in Site Data table if retaining walls are proposed Yes/No.
3. Ensure all ADA/Handicapped accessible areas, routes and sidewalks meet all current design standards and details and grades are clearly indicated.
4. Specify public or private roads on plans.
5. If streets are public, City requires concrete storm drainage pipe in right of way.
6. Encroachment permits are required from SCDOT/County or City. Traffic studies and/or a left turn lane into the development may be required.
7. Show available sight distance at proposed new entrance on plans.
8. Provide detailed grading plan.
9. Make sure all storm drainage easements are clearly defined and depicted on the plans.
10. Include perimeter sidewalk and details. Coordinate location with Planning Manager.
11. If site has 100 year floodplain on it, no grading or development in the floodplain. All Finished Floor elevations must be a minimum 3 feet above 100 year flood elevation.