



COMMERCIAL SITE PLAN SUMMARY & DEVELOPMENT GUIDE

DEPARTMENT CONTACT:

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PLEASE PROVIDE THE FOLLOWING INFORMATION:

- 1) **TWO (2) COMPLETED AND SIGNED COPIES OF PAGES 1, 2, AND 3**
- 2) **DIGITAL PLAN SUBMITTALS** – YOU MAY ACCESS THE WEBSITE AT [HTTPS://EVOLVEPUBLIC.YORKCOUNTYGOV.COM/](https://evolvepublic.yorkcountygov.com/). IF YOU NEED ASSISTANCE WITH DIGITAL SUBMITTAL, PLEASE CONTACT BEA MCCARTER.
INITIAL SUBMITTALS – SIX (6) COPIES OF THE SITE PLAN, ONE (1) 11"x17" COPY, AND ONE (1) DIGITAL COPY IN ADOBE PDF FORMAT. YOU MAY ALSO UTILIZE DIGITAL PLAN SUBMITTAL.
RE-SUBMITTALS – FOUR (4) COPIES OF THE SITE PLAN, ONE (1) 11"x17" COPY, AND ONE (1) DIGITAL COPY IN ADOBE PDF FORMAT. YOU MAY ALSO UTILIZE DIGITAL PLAN SUBMITTAL.

3) **WHEN APPLICABLE, ENVIRONMENTAL COMPLIANCE CONTROL FORMS AND A PERFORMANCE STANDARDS AGREEMENT**

4) **COMMERCIAL SITE PLAN REVIEW FEE** (Make check payable to York County Government):

\$500.00 – Initial Submittal	\$250.00 – 2 nd Re-Submittal
\$100.00 – 1 st Re-Submittal	\$1,000.00 – 3 rd or Subsequent Re-Submittal
\$150.00 – TIA - Tier One	\$300.00 – TIA - Tier Two

5) **LAND DISTURBANCE FEES:**

a) York County Grading Permit Fee (Make check payable to York County Government):

- Initial Submittal – # _____ disturbed acres or portion thereof (rounded up to next whole acre) x \$300.00 = \$ _____
- Subsequent Re-submittals – \$50.00 for projects disturbing less than one acre or \$100.00 up to a maximum of \$750.00 for projects disturbing more than one acre. Fee is determined per disturbed acre or portion thereof (rounded up to next whole acre)

b) SCDHEC NPDES Permitting Fee (Make check payable to SCDHEC):

- \$125.00 NPDES Permit Fee, if applicable (Initial permit fee – not required for permit revisions)

6) **PROJECT AND/OR DEVELOPMENT NAME:** _____

a) Applicant/Developer Information: Check to be copied on correspondence (Email address required)

Name (Printed): _____

Street Address: _____

City, State, Zip Code: _____

Signature: _____ Date: _____

Phone Number: (_____) _____ Email Address: _____

- b) Property Owner Information: Check to be copied on correspondence (Email address required)

Name: _____

Street Address: _____

City, State, Zip Code: _____

Signature: _____ Date: _____

Phone Number: (_____) _____ Email Address: _____

- c) Engineer Information: Check to be copied on correspondence (Email address required)

Name: _____

Street Address: _____

City, State, Zip Code: _____

Phone Number: (_____) _____ Email Address: _____

- d) Tax Parcel Number(s): _____

- e) Existing Land Use: _____

- f) Existing Zoning: _____

- g) Description of Proposed Land Use: _____

- h) Does this commercial development represent (Check applicable development):

- | | | |
|--|---|--|
| <input type="checkbox"/> New Development | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Building Addition |
| <input type="checkbox"/> Redevelopment | <input type="checkbox"/> Building Renovation/Up-fit | |
| <input type="checkbox"/> Other (please specify): _____ | | |

- i) Water Utility Service Provider (Check applicable provider):

- | | | |
|--|--|---|
| <input type="checkbox"/> City of Rock Hill | <input type="checkbox"/> Town of Fort Mill | <input type="checkbox"/> City of Tega Cay |
| <input type="checkbox"/> Town of Hickory Grove | <input type="checkbox"/> City of York | <input type="checkbox"/> Town of Sharon |
| <input type="checkbox"/> Riverview Water District | <input type="checkbox"/> York County | <input type="checkbox"/> Private Well |
| <input type="checkbox"/> Community Well System (Name): _____ | | |
| <input type="checkbox"/> Private Utility Company (Name): _____ | | |
| <input type="checkbox"/> Other (Please specify): _____ | | |

- j) Sanitary Sewer Utility Service Provider (Check applicable provider):
- | | | |
|--|--|--|
| <input type="checkbox"/> City of Rock Hill | <input type="checkbox"/> Town of Fort Mill | <input type="checkbox"/> City of Tega Cay |
| <input type="checkbox"/> York County | <input type="checkbox"/> City of York | <input type="checkbox"/> Private Septic System |
| <input type="checkbox"/> On-site Wastewater Treatment Facility | | |
| <input type="checkbox"/> Private Utility Company (Name): _____ | | |
| <input type="checkbox"/> Other (Please specify): _____ | | |

7) PLEASE READ, INITIAL THE FOLLOWING ITEMS, SIGN, AND DATE BELOW:

- A. A preliminary site evaluation or Traffic Impact Analysis (TIA) is required to be reviewed and approved prior to approval of the commercial site plan. _____ **(PLEASE INITIAL)**
- An application for commercial site plan approval ***is not deemed complete until the preliminary site evaluation or TIA has been reviewed and approved*** by the Planning & Development Services Department. _____ **(PLEASE INITIAL)**
 - As part of the application process, the applicant shall first submit a preliminary site evaluation to determine the need of a TIA. This analysis shall include the following:
 1. Existing use or last known use and date of last known use for structures that have been unoccupied for longer than six months;
 2. Total acreage for the project;
 3. Proposed use; and
 4. Total square footage for buildings (existing and proposed). _____ **(PLEASE INITIAL)**

Staff will review the preliminary site evaluation and determine the appropriate TIA to be performed. Depending on the anticipated impact to the transportation network, the applicant will be required to either conduct a Tier One or Tier Two TIA. The Department may determine a proposed project will have no impact or minimal impact on the transportation network, and further study is not required. TIA review fees will apply (\$150 Tier One, \$300 Tier Two). _____ **(PLEASE INITIAL)**
- B. Abandoned cemeteries:
- The location of any known abandoned cemeteries and adequate public pedestrian access will need to be provided on commercial site plans. A minimum 10-foot undisturbed buffer from the perimeter of any known abandoned cemeteries is required. _____ **(PLEASE INITIAL)**
 - If any known abandoned cemeteries do not exist on property proposed to be developed, a note is required on commercial site plans. The developer or property owner must confirm this through a title search of the property and a review of the historic survey of York County maintained by the York County Culture and Heritage staff. _____ **(PLEASE INITIAL)**
- C. As applicable, any rezoning case number, approved zoning district, and conditions of rezoning, shall be noted on commercial site plans. Additionally if a variance or special exception has been granted, the commercial site plan shall include a reference noting the variance or special exception granted, including conditions, if any. _____ **(PLEASE INITIAL)**

SIGNATURE: _____ DATE: _____

Any information provided on this document may be subject to the South Carolina Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

ZONING

Following are sections of the County Code pertaining to commercial development and serves as a guide. Please note that this guide may not be all-inclusive and additional items may warrant comment from the York County Planning & Development Services Department.

If further information is needed regarding this portion of the plan review, please contact the York County Commercial Zoning Plan Reviewer. The County reserves the right to modify this site plan development guide at any time. Please provide the following items when applicable:

- 1) **GENERAL SITE PLAN REQUIREMENTS:** §155.594(A) and (B) 1–47 of the York County Code
- 2) **BUILDING SETBACKS, MINIMUM LOT SIZES, & MINIMUM LOT WIDTHS:** §155.428 of the York County Code
- 3) **OFF STREET PARKING & LOADING:** §155.440 – §155.447 of the York County Code. NOTE: Regular spaces – 9' by 19' and handicap spaces – 13' by 19'. Additional access information will be required for York County Building and Codes for handicap parking.
- 4) **OPEN SPACE REQUIREMENTS:** §155.430 of the York County Code
- 5) **BUFFERYARDS:** §155.400 – §155.412 of the York County Code
- 6) **EXTERIOR PARKING LOT LIGHTING:** §155.440(F) of the York County Code
- 7) **SIGNAGE:** §155.470 – §155.480 of the York County Code or §155.341 – §155.343 of the York County Code if located in the Lake Wylie Zoning Overlay District.
- 8) Additional regulations apply if the site is located within an **ARTERIAL ROADS DEVELOPMENT STANDARDS OVERLAY DISTRICT**; §155.285 – §155.292 of the York County Code, **AIRPORT OVERLAY DISTRICT**; §155.270 – §155.275 of the York County Code, **LAKE WYLIE OVERLAY DISTRICT**; §155.340 – §155.346 of the York County Code, **OR SCENIC OVERLAY DISTRICT**; §155.360 and §155.361 of the York County Code. Please indicate whether this site falls within one or more of the above mentioned overlay districts.
- 9) Is the site located on an arterial road, a project requiring more than 100 parking spaces, a primary building with pad sites or outlots, or a building greater than 40,000 square feet? The **GENERAL COMMERCIAL DESIGN STANDARDS** apply to all new non-residential buildings exceeding the above requirements, all new non-residential buildings in the ID and LI zoning districts that abut an arterial street, and all new non-commercial buildings that abut an arterial road (§155.500 and §155.501 of the York County Code).
- 10) **GRAND TREE REQUIREMENTS:** §155.533(B)(7) of the York County Code
- 11) **TREE CONSERVATION REQUIREMENTS:** §155.534 – §155.539 of the York County Code
- 12) **ABANDONED CEMETERIES:** §155.594(B)45 and §155.255 of the York County Code
- 13) **REZONING, CONDITIONS OF REZONING, VARIANCES, OR SPECIAL EXCEPTIONS:** §155.594(B)46 of the York County Code

PLEASE PROVIDE THE FOLLOWING NOTES OR INFORMATION TO THE SITE PLAN, WHEN APPLICABLE:

- 1) Equipment for parking lot light lighting will be arranged so that light does not interfere with traffic, is shielded or directed away from adjoining residences, and produces no glare across residential property boundaries; §155.440 of the York County Code.

- 2) No Certificate of Occupancy will be issued until the proposed development is in compliance with the approved plan; §155.536 of the York County Code.
- 3) The site is subject to the York County Tree Ordinance; §155.534 of the York County Code.
- 4) Choose from one of the following proposed site conditions: wooded, partially wooded, traditionally cleared, or cleared; §155.534 and §155.539 of the York County Code.
- 5) State in a narrative form how the Tree Ordinance requirements will be met: existing, new, or a combination; §155.534 of the York County Code.
- 6) All trees will be planted in accordance with the Tree Ordinance and shall meet the American Standard for Nursery Stock (ANSI, 1990, Part I); §155.534 and §155.539 of the York County Code.
- 7) All trees are to be nursery grown, burlap and ball (B&B) preferred. Minimum tree size is 2" caliper (measured 6" above root ball), 8' minimum height for single stem; §155.534 and §155.539 of the York County Code.
- 8) All trees are to be nursery grown, burlap and ball (B&B) preferred. Minimum tree size is 8' in height, with a maximum of three to five stems or trunks; §155.534 and §155.539 of the York County Code.
- 9) Planting shall meet standard planting details (tree ordinance guidelines appendix). Each tree shall be adequately watered and mulched. Staking and guying are optional; trunk wrap can be used but is not encouraged. No exposed wires shall directly touch tree trunk or branches; §155.534 and §155.539 of the York County Code.
- 10) The maintenance of required bufferyards will be the responsibility of the property owner. All such yards will be properly maintained so as to assure continued buffering. Dead trees will be removed; debris and litter will be cleaned; and fences will be maintained at all times. Failure to do so is a violation of this chapter and may be remedied by the Zoning Administrator in the manner prescribed for other violations; §155.409 of the York County Code.
- 11) Property owners shall follow a routine schedule of watering, fertilization, pest control and pruning. Periodically after the date of original approval of the development, the site shall be re-inspected for continued compliance with the original requirements of this chapter. Trees which are determined to be dead, diseased, damaged or malnourished according to Guideline A shall be corrected; §155.537 of the York County Code.
- 12) Trees that die as a result of the contractor's negligence to these specifications shall be removed and replaced by the owner with a new tree planted per mitigation tree chart in the tree ordinance guidelines and as directed by the appropriate authority; §155.539 of the York County Code.

TRANSPORTATION, STREETS, & WATER AND SEWER

Following are sections of the County Code, and associated information, pertaining to commercial development and serves as a guide. Please note that this guide may not be all-inclusive and additional items may warrant comment from the York County Planning & Development Services Department.

If further information is needed regarding this portion of the plan review, please contact the York County Utility Plan Reviewer. The County reserves the right to modify this site plan development guide at anytime. Please provide the following items when applicable:

TRANSPORTATION & STREETS GENERAL REQUIREMENTS:

- 1) The proposed development may require a **TRAFFIC IMPACT ANALYSIS** to be submitted and reviewed to York County before receiving site plan approval. At a minimum a preliminary site evaluation will must be submitted to determine the need of a TIA. Please refer to §154.037 of the York County Code for study requirements, including but not

limited to, coordination with SCDOT and provision of adequate facilities for non-vehicular users. Please have the traffic engineer for the project contact and coordinate the scope of the study with the York County Transportation Planner.

- 2) Refer to the South Carolina Department of Transportation (SCDOT) Access and Roadside Management Standards (ARMS) for spacing and other requirements applicable to state roadways. An approved encroachment permit from SCDOT will be required prior to start of the roadway construction. Any comments, rejects or approvals of this plan and the encroachment into the existing SCDOT right-of-way do not constitute approval or disapproval of the encroachment to the SCDOT right-of-way.
- 3) Any proposed curb cuts on a York County maintained roadway will require an encroachment permit from the York County Public Works Department prior to site plan approval.
- 4) If this site is part of the **TRANSPORTATION PRESERVATION CORRIDOR OVERLAY**, note that building setback and bufferyard requirements shall be measured from the future right-of-way; §155.385 – §155.390 of the York County Code.
- 5) **CURB CUT WIDTHS, NUMBER OF CURB CUTS, & DRIVEWAY SPACING:** §155.425 of the York County Code or §155.287 of the York County Code if the site is located within the **ARTERIAL ROADS DEVELOPMENT STANDARDS OVERLAY DISTRICT**
- 6) **SIDEWALKS:** §154.011 and §154.012 of the York County Code
- 7) **RIGHT ANGLE INTERSECTIONS:** §154.065(I) of the York County Code
- 8) **SIGHT DISTANCE TRIANGLES:** §154.065(M) and §154, Appendix 10 and 11 of the York County Code
- 9) **INTERSECTION RADII:** §154, Appendix 11 of the York County Code

PLEASE PROVIDE THE FOLLOWING NOTE OR INFORMATION TO THE SITE PLAN, WHEN APPLICABLE:

- 1) The developer or his designee is responsible for keeping all Sight Distance Easements clear of all signs, vegetation, and other objects that may block drivers' line of sight; §155.064(M) of the York County Code.

WATER AND SEWER GENERAL REQUIREMENTS:

- 1) If this site is served by private well and/or septic, please provide the location of the proposed well and septic with associated drain lines. Please coordinate with SCDHEC for design and permitting requirements.
- 2) The following items do not apply if the site is not served by public water and/or sewer.
- 3) Note where existing utility information and locations were obtained.
- 4) **GENERAL SITE PLAN REQUIREMENTS:** §154.045 and §155.044 of the York County Code
- 5) Provide all proposed water and sewer service connections and sizes. This information is necessary to determine proper fees and deposits for commercial projects.
- 6) When applicable, submit a completed SCDOT encroachment application package for review and signature by the County Engineer. The water and/or sewer proposed for construction will ultimately be owned and operated by York County; therefore, SCDOT requires that the encroachment application be completed referencing York County rather than the developer.
- 7) When applicable, submit a completed York County encroachment application package for review by the York County Public Works, Road Maintenance Department. An approved copy of the application is required prior to plan approval.

- 8) All water and sewer details must be the most current York County standard details with the York County data block and revision/drawn date. All required notes are also in a detail form and must be shown on the plans as well. Please assure that ALL water and sewer details and notes are in this format unless a specialty detail is needed; York County Sewer Specifications (YCSS) IV.
- 9) **WATER PLANS:** §51.05 and §154.045 of the York County Code and York County Water Specifications (YCWS)
- 10) **SEWER PLANS:** §154.045 of the York County Code and York County Sewer Specifications (YCSS)

PLEASE PROVIDE THE FOLLOWING NOTE OR INFORMATION TO THE SITE PLAN, WHEN APPLICABLE:

- 1) "All applicable water/sewer impact and meter fees must be paid before any building permits are issued." In order to pay the fees, the Water and Sewer Account Application must be completed by the entity responsible for payment. The Water and Sewer Account Information for Commercial Projects Form must be completed and processed. Failure to do so could result in a delay of releasing the building permit.

ENVIRONMENTAL COMPLIANCE

Please refer to §152 of the York County Code and the most recent edition of SCDHEC's NPDES Permit for Stormwater Discharges for Construction Activities for additional information on plan requirements for Environmental Compliance.

Environmental Compliance requirements are based on the amount of disturbance associated with the project and the cumulative previous disturbance of the site. Requirements are broken into 3 plan types and are outlined in §152 as Type III, II, and I grading permits. Below is a brief explanation of each along with required forms, fees, and reference for code sections. Be advised that permit types build on the previous requirements, for example, a Type I grading permit requires the plan to meet Type I, II, and III grading permit requirements.

- 1) **TYPE III GRADING PERMIT – §152.41(A) OF THE YORK COUNTY CODE:**
 - a. These permits consist of sites disturbing less than 1 acre and not part of a Larger Common Plan (LCP).
 - i. Refer to the Stormwater Management and Sediment Control Ordinance Requirements for Sites with Less Than 1 Acre of Land Disturbance checklist for typical plan requirements.
 - ii. The Following Forms should be submitted with the typical plan submittal:
 1. Financial Responsibility/Ownership Form
 2. Stormwater Project Information Record
 3. Notification Form for Sites Disturbing Less Than 1-Acre (SCDHEC Form 2628)
 - iii. Grading permit and plan review fee should be submitted at the time of permit application. Refer to §152.23 for the fee schedule.
- 2) **TYPE II GRADING PERMIT – §152.41(B) OF THE YORK COUNTY CODE:**
 - a. These permits consist of sites disturbing more than 1 acre and up to 5 acres and/or sites which are part of an LCP which ultimately disturbs more than 1 acre and less than 5 acres. These permit applications must meet §152.41(A) in addition to §152.41(B).
 - i. Refer to the Stormwater Management and Sediment Control Checklist for Design Professionals for typical plan requirements.
 - ii. The following forms should be submitted with the typical plan submittal:
 1. Financial Responsibility/Ownership Form
 2. Stormwater Project Information Record
 3. Notice of Intent (SCDHEC Form 2617)
 4. Permanent Stormwater System Maintenance and Responsibility Agreement
- 3) **TYPE I GRADING PERMIT – §152.41(C) OF THE COUNTY CODE:**
 - a. These permits consist of sites disturbing more than 5 acres and/or sites which are part of an LCP which ultimately disturbs more than 5 acres. These permit applications must meet §152.41(A) and (B) in addition to §152.41(C).
 - i. Refer to the Stormwater Management and Sediment Control Checklist for Design Professionals for typical plan requirements.

- ii. The following forms should be submitted with the typical plan submittal:
 1. Financial Responsibility/Ownership Form
 2. Stormwater Project Information Record
 3. Notice of Intent (SCDHEC Form 2617)
 4. Permanent Stormwater System Maintenance and Responsibility Agreement

If further information is needed regarding this portion of the plan review, please contact the York County Environmental Compliance Plan Reviewer. The County reserves the right to modify this site plan development guide at any time.

Following are sections of the County Code, and associated information, pertaining to commercial development and serves as a guide. Please note that this guide may not be all-inclusive and additional items may warrant comment from the York County Planning & Development Services Department. Please provide the following items when applicable:

- 1) **STORMWATER POLLUTION PREVENTION PLAN:** §152.40 of the York County Code
- 2) **STORMWATER MANAGEMENT & SEDIMENT CONTROL PLAN:** §152.41 of the York County Code
- 3) **FLOODPLAIN CERTIFICATION REQUIREMENTS:** §151.23 of the York County Code
- 4) **PROVISIONS FOR FLOOD HAZARD REDUCTION:** §151.35 – §151.39 of the York County Code

BUILDING & CODES

The following items are per the 2015 International Building Code, Table 602 and 2009 ICC A117.1 Accessible and Usable Buildings and Facilities. Please note that this guide may not be all-inclusive and additional items may warrant comment from the York County Planning & Development Services Department.

If further information is needed regarding this portion of the plan review, please contact the York County Building Plans Examiner. The County reserves the right to modify this site plan development guide at anytime. Please provide the following items when applicable:

BUILDING SEPARATION DISTANCE:

- 1) The building/structure should maintain a 20' separation from other buildings/structures on or off-site. If this cannot be achieved, provide rating protection on the walls that do not meet the 20' separation per Table 602 of the 2015 International Building Code.

DISABLED PARKING SPACES:

- 1) Minimum – 1 disabled space per 1 to 25 parking spaces, 2 disabled spaces per 26 to 50 parking spaces, 3 disabled spaces per 51 to 75 parking spaces, 4 disabled spaces per 76 to 100 parking spaces, 5 disabled spaces per 101 to 150 parking spaces, 6 disabled spaces per 151 to 200 parking spaces
- 2) Disabled parking spaces are a minimum of 96" wide.
- 3) A minimum 96" wide access aisle shall be centered between two disabled parking spaces or on the passenger side if only one disabled parking space is required.
- 4) A minimum 60" wide access aisle is required on the passenger side of any additional disabled parking spaces.
- 5) Design the disabled parking spaces closest to the accessible entrance or in the most level area of the parking lot.
- 6) Each disabled parking space shall be marked with the International Symbol of Accessibility and mounted exactly 60" to the centerline of the sign.
- 7) "Van Accessible" signs shall be provided at the disabled parking spaces with a 96" wide access aisle.

- 8) Disabled parking spaces and access aisle surface slope shall not be steeper than 1": 48". The access aisle shall be the same level as the parking space it serves.
- 9) The sidewall shall provide curbed access at the parking area that does not impede the access aisle.
- 10) The outside and inside of all doorways must have a minimum of 18" of clearance on the latch side of door to allow for handicap chair to get out of the way of the door swing when a 5' x 5' area is provided.
- 11) Ramp and deck must have pickets 4" OC with guardrails 42" high if over 30" from level ground. Ramp must maintain a 1": 12" slope with no more than a 2% cross slope.
- 12) Ramp and deck must have handrails between 34" to 38" if the rise is greater than 6".
- 13) Handrail must have a 2" graspable surface and extend 12" past walking surface.

CURB RAMP:

- 1) The minimum width of the traveling surface of the ramp is 36".
- 2) The slope of the traveling surface is a maximum of 1": 12". Slope is given as a ratio of height to length. 1": 12" means that for every inch of curb height the flared side shall provide 12". For example, a 6" curb shall have 72" flared sides.
- 3) The slope of the flared sides is a maximum of 1": 12".
- 4) The curb cut ramp shall be located at the top of the access aisle of the disabled parking spaces.
- 5) If the disabled parking spaces are located across a vehicular aisle, a minimum 36" wide striped crosswalk leading from the access aisle to the curb cut ramp shall be provided.

PATH OF TRAVEL:

- 1) Accessible path of travel shall be a minimum of 36" wide.
- 2) All objects protruding into the path shall be detected by a person with a visual disability using a cane. In order to be detected using a cane, an object shall be within 27" of the ground. Objects hanging or mounted overhead shall be higher than 80" to provide clear head room. It is not necessary to remove objects that protrude less than 4" from the wall.
- 3) The path of travel shall maintain a cross slope of less than 2%.
- 4) All areas of sudden elevation along the accessible path shall be less than 1/4".

ACCESSIBLE ENTRANCE:

- 1) At least 50% of all public entrances shall be accessible (not including delivery entrances or employee entrances).
- 2) All inaccessible entrances shall have signs indicating the location of the nearest accessible entrance.
- 3) The threshold level shall be less than 1/4", or beveled, up to 1/2" high.
- 4) A clear and level landing area of 5' x 5' shall be provided at each accessible entrance with a maximum 1": 48" surface area.

FIRE SAFETY

The York County Department of Fire Safety reviews all commercial site plan submittals for compliance with the 2015 International Fire Code and referenced standards. The following is a list of common code requirements which should be provided on the plans, if applicable. This should not be considered all of the requirements and any applicable section of the 2015 International Fire Code should be documented.

If further information is needed regarding this portion of the plan review, please contact the York County Senior Deputy Fire Marshal. The County reserves the right to modify this site plan development guide at anytime. Please provide the following items when applicable:

GENERAL REQUIREMENTS:

- 1) Apparatus Roadway Access Width and Height – The 2015 International Fire Code section 503.2.1, as modified by the SC Codes Council, requires fire apparatus access roads to have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
- 2) Hydrant within 500 Feet to all Portions of the Building – The 2015 International Fire Code section 507.1 (as amended by the SC Building Codes Council) states: The location and number of hydrants shall be designated by the fire official, but in no case, shall distance between installed fire hydrants exceed 1000 feet (305 m). Fire hydrants shall be located within 500 feet (152 m) of all firefighter access points when measured along the normal routes of fire department vehicle access which conforms to the requirements of Section 503. No point on the exterior of a building shall be located more than 500 feet (152 m) from a fire hydrant accessible to fire department vehicles as provided in Section 503.
- 3) Hydrant within 100 Feet to FDC – The 2015 International Fire Code section 912.2 allows the fire code official to designate the location of the sprinkler system’s “fire department connection” with respect to fire hydrants. The York County Dept. of Fire Safety requires the “fire department connection” to be located within 100 feet to a fire hydrant connected to a public water supply.
- 4) Hydrant Spacing Ordinance – York County Code, §51.17(C) and (E) requires any construction or extension of any water main or water system in the unincorporated areas of the County to have fire hydrants installed at intervals not to exceed 1,000' in residential areas and 300' in commercial or industrial areas. Fire hydrants shall be installed so as to be accessible by fire apparatus at ALL intersections.
- 5) Access Road within 150 Feet to all Portions of the Building – The 2015 International Fire Code, section 503.1.1 requires approved fire apparatus access roads to be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- 6) Dead End Access Road Exceeding 150 Feet Turnaround – The 2015 International Fire Code, section 503.2.5 requires dead end fire apparatus access roads in excess of 150 feet in length to be provided with an approved area for turning around fire apparatus.