

# Indian Land Soccer Complex

## Lancaster County, SC

### ISSUED FOR BID FEBRUARY 04, 2021



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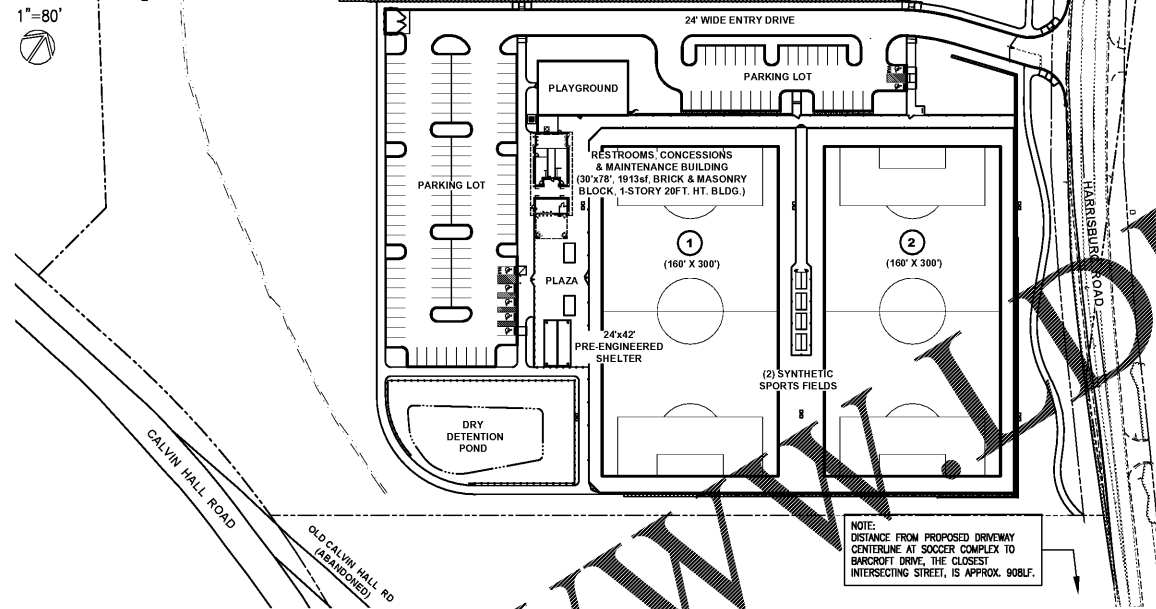
#### Owner

##### Lancaster County, SC

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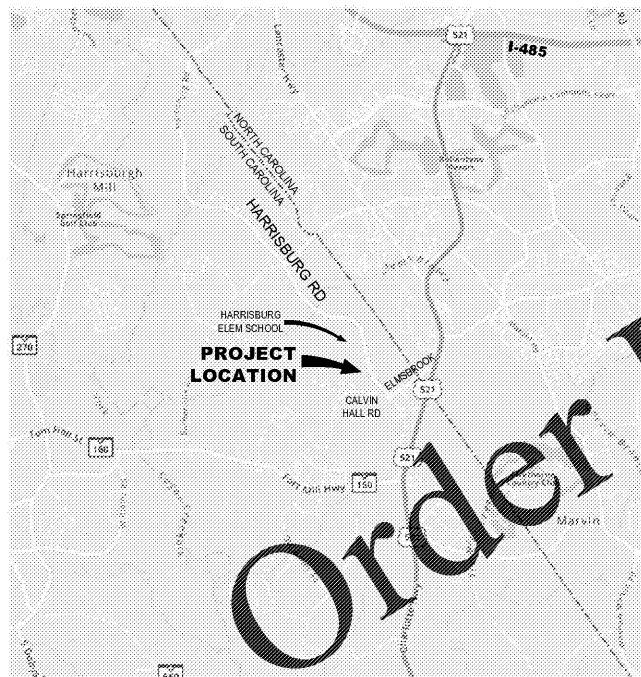
#### Site Map



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#### Site Data

TOTAL PARCEL AREA	10 ACRES
PROJECT AREA	47.6 ACRES
TOTAL DISTURBED AREA	47.4 ACRES
TOTAL IMPERVIOUS AREA	2.18 ACRES
OWNER	LANCASTER COUNTY
ZONING	AVONDALE PPD-27 #1369 MILLAGE 'A'
RECORDED IN	DEED BOOK 1025 PAGE 136
TAX PARCEL NO.	0005-00-077.00
FLOOD MAP	450520040E (05/11/2017)
WATERSHED	ATAWBA
SOILS	<ul style="list-style-type: none"> <li>10% slopes, eroded</li> <li>2 to 10% slopes, eroded</li> <li>HoC3 Heavy fine sandy loam, 10 to 25% slopes, eroded</li> <li>10% slopes, severely eroded</li> <li>10% slopes, severely eroded</li> <li>10 to 25% slopes, eroded</li> </ul>
PROPERTY DESCRIPTION	THE TOPOGRAPHIC INFORMATION WAS TAKEN FROM A SURVEY BY R. JOE HARRIS & ASSOC., INC., DATED 03/11/2020. BOUNDARY INFORMATION TAKEN FROM RECORDED SOURCES.
BUILDING HEIGHT	50' MAX.
LANDSCAPE BUFFER	30' LANDSCAPED BUFFER ON HARRISBURG ROAD 50' BUFFER AT SOUTHEASTERN PROPERTY LINE
ZONING SETBACKS	<ul style="list-style-type: none"> <li>15' SETBACK ALONG CALVIN HALL ROAD</li> <li>25' SETBACK OFF OF HARRISBURG ROAD RIGHT-OF-WAY</li> <li>5' SETBACK AT EASTERN PROPERTY LINE</li> </ul>

#### Parking Calcs & Summary

REQUIRED PARKING SPACES:	116 SPACES MINIMUM
- 1 SPACE PER 200SF OF ENCLOSED BUILDINGS	19135F / 200 = 10 SPACES
- 1 SPACE PER 3 PERSONS OF DESIGNED CAPACITY	<ul style="list-style-type: none"> <li>32 PLAYERS PER FIELD (16/team x 2) x 2-fields = 64</li> <li>2 COACHES - 3 REFEREES PER FIELD x 2-fields = 10</li> <li>SPECTATORS (633/Row Bleachers 24ea) x 2-fields = 144</li> <li>PLAY AREA (633/611)</li> <li>SHELTER (24X36=8 tables/6pn ea= 48) x 1-Shelter = 48</li> </ul>
TOTAL = 318 / 3 = 106 SPACES*	
PROVIDED PARKING SPACES =	133 REGULAR SPACES 5 REGULAR ACCESSIBLE SPACES 1 VAN ACCESSIBLE SPACE
TOTAL SPACES PROVIDED =	139 SPACES
FUTURE 24X36 SHELTER (8 tables x 6 persons ea = 48/3) = 16 SPACES	
* PARKING CALCULATION BASED UPON OFF-STREET PARKING REQUIREMENTS FOR PARKS, GENERAL OUTDOOR RECREATIONAL AREAS, ETC.	

**GENERAL CONTRACTOR NOTES:**  
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS, INCLUDING ANCILLARY STRUCTURES SUCH AS MONUMENT SIGNAGE, SHELTER, RETAINING WALLS, SHADE STRUCTURE (ALT 3), SCOREBOARDS (ALT 4) AND FENCING OVER 7' HT. ETC. THE GENERAL CONTRACTOR IS TO PROVIDE OWNER APPROVED SHOP DRAWINGS WHEN FILING FOR PERMIT OF ANCILLARY STRUCTURES.

REFER TO PLANS PREPARED BY TERRACON CONSULTANTS, INC. FOR RETAINING WALL #1 AND #2 CONSTRUCTION PLANS AND DETAILS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THE PERMITS FOR THE RETAINING WALLS AND BUILDING.

CONSTRUCTION OF UTILITIES SHALL BE COMPLETED COINCIDENTLY WITH THE CONSTRUCTION OF THE RETAINING WALLS. NO TRENCHING IS ALLOWED ONCE THE GEOGRID IS PLACED AND THE WALLS ARE CONSTRUCTED; UNDER NO CIRCUMSTANCE SHOULD THE GEOGRID BE SEVERED.

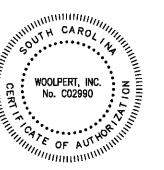
Required Permit/Approval Description	Approving Agency	Action By	Original Submittal Date	Submitted By	Resubmittal Date(s)	Application Required	Fee Required	Bond/LOC Required	Estimated Approval Date	Actual Approval Date
Site & Grading Plan Review	Lancaster County	Woolpert	10/13/2020		1/25/2021	Yes	Fees Waived			
Utility LOI	Lancaster County Water Sewer District (Private Entity)	Woolpert	10/13/2020				\$100.00			
Utility Preliminary Plan	Lancaster County Water Sewer District (Private Entity)	Woolpert	10/13/2020							
Utility Construction Plans	Lancaster County Water Sewer District (Private Entity)	Woolpert	10/13/2020		1/25/2021					
Erosion Control	Lancaster Co./SCDHEC	Woolpert	10/13/2020			Yes	\$865.00			
SCDOT Encroachment Permit	SCDOT	Woolpert	10/13/2020		1/25/2021	Yes	No Fee			
Building Permit	Lancaster County	Woolpert/Contractor	10/13/2020			Yes				
Electric Service Coordination	Duke Energy	Contractor								
Telephone Service Coordination		Contractor								
Cable Service Coordination		Contractor								
SCDHEC Water & Wastewater Permit	SC DHEC	Woolpert								

#### Utility Services Providers

**WATER & SANITARY SEWER SERVICE:** LANCASTER COUNTY WATER & SEWER DISTRICT 803.285.6919

**GAS SERVICE:** LANCASTER COUNTY NATURAL GAS 803.285.2045

**ELECTRIC SERVICE:** DUKE ENERGY



Lancaster County, South Carolina  
Indian Land Soccer Complex  
10167 Harrisburg Road  
Indian Land, SC 29707

Revisions:  
ISSUED FOR BID 02/04/21

Proj. No.: 80702  
Date: 10/13/2020

Sheet Name:  
Cover Sheet

**G-001**