

LANCASTER COUNTY
SOUTH CAROLINA
LAND DEVELOPMENT REGULATIONS

PRELIMINARY PLAN APPLICATION
(Refer to Article 5, Section 5.1)

Do Not Write In This Box

Application No. SD-016-001 Date Received 1-4-16 Fee Paid

INSTRUCTIONS:

PLEASE COMPLETE THIS APPLICATION AND THE ATTACHED CHECKLIST. RETURN THESE TWO FORMS, YOUR SITE PLAN DRAWING, AND SUPPORTING INFORMATION TO THE LANCASTER COUNTY PLANNING DEPARTMENT. INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE PLANNING DEPARTMENT AT (803) 285-6005.

Subdivision Name: Ansley Park

Project Type: Single Family Detached

Property Location: one) Unincorporated area of County City of Lancaster
 Town of Heath Springs Town of Kershaw

Tax Map Number: 0010-00-008.00

Area in Acres: 155.80

Number of Lots: 309

Number of Sections/Phases: 1

Existing Land Use District Classification: _____

CONTACTS:

PROPERTY OWNER

SURVEYOR/ENGINEER

NAME	<u>Forestar Group</u>	<u>R Joe Harris & Assoc</u>
ADDRESS	<u>3330 Cumberland Blvd Ste 275</u>	<u>127 Ben Casey Lane Ste 101</u>
CITY/STATE/ZIP	<u>Atlanta, GA 30339</u>	<u>Fort Mill, SC 29708</u>
PHONE NUMBER	<u>770-272-7760</u>	<u>803-802-1799</u>

Waster Supply: Wells Central LCWSD
Name of Provider

Water Treatment: Septic Central LCWSD
Name of Provider

Are you requesting a variance to any provision of the land development regulations? Yes No
If yes, attach a statement identifying which regulation section(s) is affect and explain.

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PRELIMINARY PLAN APPLICATION CHECKLIST
(Refer to Section 13.8)

Are the following items included with your preliminary plan application? Check yes or no.

	YES	NO
1- General Information:		
Vicinity map and aerial photograph	<input checked="" type="checkbox"/>	___
Graphic scale, north arrow and date	<input checked="" type="checkbox"/>	___
Total acreage of land to be subdivided	<input checked="" type="checkbox"/>	___
Boundaries of tract to be subdivided with all bearings & distances indicated	<input checked="" type="checkbox"/>	___
Existing and proposed use of all lots	<input checked="" type="checkbox"/>	___
Fifteen (15) digital copies of the preliminary plan and Six (6) hard copies (see contact list)	<input checked="" type="checkbox"/>	___
2- Existing Conditions:		
Zoning classification of proposed subdivision and adjacent areas	<input checked="" type="checkbox"/>	___
Deed record names of adjoining property owners	<input checked="" type="checkbox"/>	___
Location of streams, lakes, and land subject to 100 year flood	<input checked="" type="checkbox"/>	___
Location of adjoining property lines	<input checked="" type="checkbox"/>	___
Location of existing buildings on the site	<input checked="" type="checkbox"/>	___
Location of right-of-ways for existing roads, railroads, and utility lines on or adjacent to the site	<input checked="" type="checkbox"/>	___
Size and location of existing sewers, water mains, drains, culverts, or other underground facilities within any road right-of-way on or adjacent to the site	<input checked="" type="checkbox"/>	___
Acreage of each drainage area affecting the proposed subdivision	<input checked="" type="checkbox"/>	___
Topography at intervals of not more than ten (10) feet (Topography may be included on a separate map)	<input checked="" type="checkbox"/>	___
Location of city & county boundary lines (if applicable)	<input checked="" type="checkbox"/>	___
Location of all central water and sewer lines within 1000 feet of the site	<input checked="" type="checkbox"/>	___
3- Proposed Conditions:		
Proposed road layout (road right-of-ways) and public crosswalk locations	<input checked="" type="checkbox"/>	___
Proposed road names	<input checked="" type="checkbox"/>	___
Road cross-sections	<input checked="" type="checkbox"/>	___
Profile of proposed roads showing natural and finished grades	N/A	___
Layout of all lots, including: area, setback lines, scaled dimensions, lot and block numbers, and utility easements with width and use	<input checked="" type="checkbox"/>	___
Preliminary letter of approval for septic waste disposal from DHEC	N/A	___
Construction plans for water supply, storm drainage, and sanitary sewer systems (if applicable)	N/A	___
Designation of all land to be reserved for public use	<input checked="" type="checkbox"/>	___
Proposed major contour changes in areas where substantial cut and/or fill is to be done	N/A	___
Number of proposed lots	<input checked="" type="checkbox"/>	___
Total length of proposed roads	<input checked="" type="checkbox"/>	___
Traffic Impact Analysis – Refer to SCDOT ARMS Manual	N/A	___

If any of the above items are not included in your proposal, please explain why: _____

Road profiles to be provided at construction document submittal.

(use back of form if additional space is needed)

NOTE: Submission of this application does not constitute the granting of preliminary plan approval. All applicable requirements must be met before the proposal is presented to the planning commission. Lancaster County reserves the right to request additional information other than that specified in this checklist when deemed necessary for the complete review of the proposal