

LANCASTER COUNTY
SOUTH CAROLINA
LAND DEVELOPMENT REGULATIONS

RECEIVED
4-7-15

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

Do Not Write In This Box
Application No. SD-015-006 Date Received 4-7-15 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: ROSEGLLEN TOWN HOMES

Project Type: MULTI-FAMILY RESIDENTIAL

Property Location: one Unincorporated area of County City of Lancaster

Town of Heath Springs Town of Kershaw

Tax Map Number: 0006-00-0084.00, 0006-00-0084.01, 0006-00-0084.02

Area in Acres: 8.60 ACRES

Number of Lots: 50 LOTS

Number of Sections/Phases: 1 PHASE

Existing Land Use District Classification: MF

CONTACTS:

PROPERTY OWNER

SURVEYOR/ENGINEER

NAME ESSEX HOMES SOUTH EAST MATTHEW ROBER, P.E.

ADDRESS 13310 S. RIDGE DR., STE A 3007 HINSDALE ST.

CITY/STATE/ZIP CHARLOTTE, NC 28273 CHARLOTTE, NC 28210

PHONE NUMBER (704) 423-8988 (704) 582-3751

Water 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.

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

If any of the above items are not included in your proposal, please explain why:
1 - NEED ROAD NAMES FROM CLIENT TO GIVE TO GHA/ADDRESSING; NG
2 - ENGINEERING SUBMITTAL ON HOLD PENDING DRC LAYOUT APPROVAL

(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