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-015-001 Date Received _____ 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: SPRINGVIEW @ BAILES RIDGE

Project Type: RESIDENTIAL

Property Location: (one) ☑ Unincorporated area of County ☐ City of Lancaster

☐ Town of Heath Springs ☐ Town of Kershaw

Tax Map Number: 0007-00-025.00 (PORTION), 0008-00-025.09

Area in Acres: 15.5

Number of Lots: 37

Number of Sections/Phases: 1

Existing Land Use District Classification: PDD-5

CONTACTS:	**PROPERTY OWNER**	**SURVEYOR/ENGINEER**
NAME	BAILES INVESTMENT ASSOC.	THE RAINS GROUP, LLC
ADDRESS	125 SCALEY BANK RD	3333 HARMONY RD
CITY/STATE/ZIP	CHARLOTTE, NC 28209	FATAWBA, SC 29704
PHONE NUMBER		803-493-5393

Waster Supply: ☐ Wells ☑ Central LCWSA
Name of Provider

Water Treatment: ☐ Septic ☑ Central LCWSA
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	✓	
Road cross-sections	✓	
Profile of proposed roads showing natural and finished grades	✓	
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		✓
Construction plans for water supply, storm drainage, and sanitary sewer systems (if applicable)		✓
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		✓
Number of proposed lots	✓	
Total length of proposed roads	✓	
Traffic Impact Analysis – Refer to SCDOT ARMS Manual	✓	

If any of the above items are not included in your proposal, please explain why: WATER/SEWER PLANS ARE PENDING PREL. PLAT APPROVAL AS WELL AS CONTOUR CHANGES. DONE DURING CIVIL DESIGN

(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

LANCASTER COUNTY
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APPLICATION TO VARY OR APPEAL THE REQUIREMENTS OF THE LANCASTER COUNTY LAND DEVELOPMENT REGULATIONS

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Application No. SD-015-001 Date Received 12-1-14 Fee Paid ✓

1- This application if for : (check one)

☑ A variance from the requirements of the Ordinance (fill in items # 2 & 3)

☐ An appeal for clarification or interpretation of the Ordinance (fill in item # 3)

2- Give either exact address or tax map reference of property for which a variance is requested:

0007-00-025.00 (portion), 0008-00-025.09

3- Describe the nature of the variance or appeal requested and list the section(s) of the Ordinance that is in question:

A VARIANCE IS BEING REQUESTED FROM THE CONNECTIVITY INDEX DUE TO SHAPE OF PROPERTY + LOCATION OF MAJOR CREEK CROSSING

(attach additional information as needed)

NOTE: It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a variance or an appeal rests with the applicant.

APPLICANT'S NAME: (PRINT)

THE RAINS GROUP, LLC

ADDRESS:

3333 HARMONY RD
CATAWBA, SC 29704

PHONE: 803-493-5393

I hereby certify that the above information is correct and true to the best of my knowledge.

SIGNATURE

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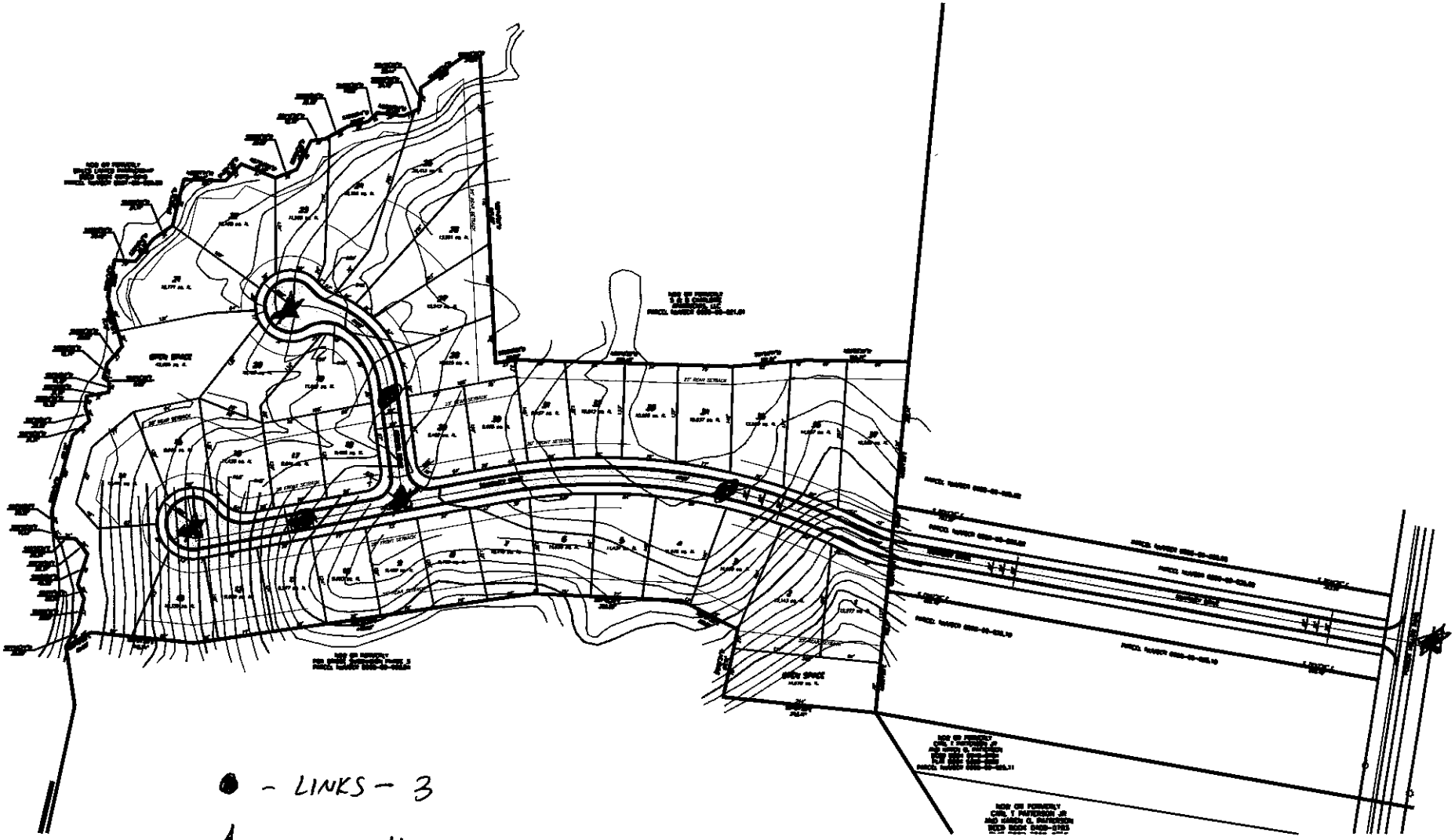

● - LINKS - 3

★ - NODES - 4

$3/4 = 0.75$