

LANCASTER COUNTY
SOUTH CAROLINA
LAND DEVELOPMENT REGULATIONS

RECEIVED
12/13/13

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

Do Not Write In This Box
Application No. SD-014-001 Date Received 12-13-13 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: Queensbridge

Project Type: Single Family Residential Detached Homes

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

Tax Map Number: 0010-00-061.06, 0010-00-061.00, 0010-00-061.04, & portion of 0010-00-061.03

Area in Acres: +/-156.22

Number of Lots: 249

Number of Sections/Phases: Anticipate 4 Phases

Existing Land Use District Classification: PDD-26

Applicant		SURVEYOR/ENGINEER	
CONTACTS:	PROPERTY OWNER		
NAME	<u>Pulte Homes</u>	<u>ESP Associates, PA c/o Matt Levesque, RLA</u>	
ADDRESS	<u>11121 Carmel Commons Blvd.#450</u>	<u>3475 Lakemont Blvd</u>	
CITY/STATE/ZIP	<u>Charlotte, NC 28226</u>	<u>Fort Mill, SC 29708</u>	
PHONE NUMBER	<u>704.543.4922</u>	<u>803.802.2440</u>	

Waster Supply: Wells Central Lancaster County Water/Sewer District
Name of Provider

Water Treatment: Septic Central Lancaster County Water/Sewer District
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	✓	___
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)	N/A	___
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	N/A	___
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	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	✓	___
Proposed major contour changes in areas where substantial cut and/or fill is to be done	N/A	___
Number of proposed lots	✓	___
Total length of proposed roads	✓	___
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 and grading plans 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