



Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.org

MASTER DEVELOPMENT PRELIMINARY PLAT
MIXED-USE DISTRICT

APPLICATION AND APPROVAL PROCESS:

- 1. Know what needs to be shown on the plan.
a. Plans must be reviewed by Lancaster County to ensure they meet the design standards in the UDO.
b. Check the UDO for minimum lot width, lot area, building setback, and landscape buffer width requirements.
2. Submit the following.
[] Five (5) paper copies of Master Development Preliminary Plat and Supporting Data.
[] One (1) PDF copy of Master Development Preliminary Plat and Supporting Data.
3. After the plan is approved:
a. You will be notified by email or phone.
b. Pick up the approved plan from the Planning Department.

PROJECT INFORMATION

Project Address/Location: _____
Tax Map ID/Parcel No.: _____
Project Description: _____
Applicant Name: _____
Address: _____
Phone: _____ Fax: _____ Email: _____
Property Owner Name: _____
Address: _____
Phone: _____ Fax: _____ Email: _____
Other Project Contacts: _____
Name: _____
Address: _____
Phone: _____ Fax: _____ Email: _____

Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Applicant Signature

Property Owner Signature

Date

Date

CHECKLIST - USE THE CHECKLIST ITEMS BELOW TO PREPARE THE PLAT DRAWING

1. General Information

- a. Date, north point, and scale
- b. Name and firm address of the professional individual responsible for preparing master development plan
- c. Name and address of the property owner or applicant
- d. Location sketch
- e. Legal description of the subject property
- f. Size of subject property in acres (square feet if less than two (2) acres)
- g. Boundary survey
- h. Preparer's professional seal

2. Existing Conditions

- a. Existing zoning classification of subject property
- b. Property lines and required setbacks (dimensioned)
- c. Location, width and purpose of all existing easements
- d. Location and dimension of all existing structures on the subject property
- e. Location of all existing driveways, parking areas and total number of existing parking spaces on subject property
- f. Abutting street right-of-way width
- g. Location of all existing structures, driveways, and parking areas within 100 feet of the subject property's boundary
- h. Location of all existing structures, driveways, and parking areas within 300 feet of the subject property's boundary
- i. Existing water bodies (lakes, rivers, creeks, wetlands, etc.)
- j. Existing landscaping and vegetation on the subject property, including a tree survey, if required
- k. Size and location of existing utilities

- I. Location of all existing surface water drainage facilities

3. Proposed Development

- a. Location and dimensions of all proposed buildings
- b. Location of all proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks, walls, fences, signs, exterior lighting, curbing, parking areas (including dimensions of a typical parking space and the total number of spaces to be provided), and unloading areas
- c. Recreation areas, common use areas, dedicated open space and areas to be conveyed for public use
- d. Floodplain areas and basement and finished floor elevations of all buildings
- e. Landscape plan (showing location of proposed materials, size and type)
- f. Layout and typical dimensions of proposed parcels and lots
- g. Number of proposed dwelling units (by type)
- h. Number and location of affordable dwelling units
- i. All deed restrictions or covenants
- j. Brief narrative description of the project including proposed use, existing floor area (square feet), size of proposed expansion (square feet), and any change in the number of parking spaces
- k. Lighting plan

4. Engineering

- a. Location and size of proposed utilities, including connections to sewer and water supply systems
- b. Location and type of all proposed surface water drainage facilities
- c. Grading plan at no more than two foot contour intervals¹
- d. Proposed streets (including pavement width, materials, and easement or right-of-way dimensions)

5. Building Details

- a. Typical elevation views of all sides of each building type
- b. Gross and net floor area
- c. Elevation views of building additions
- d. Building height
- e. Building materials

6. Additional Information

Any other information required by the Planning Director or Planning Commission to demonstrate compliance with other applicable provisions of this ordinance including, but not limited to, traffic impact analysis, environmental impact assessment and market feasibility studies.