

Planning Commission Members

District 1: Alan Patterson
 District 2: Tamecca Neely
 District 3: Charles Deese, Chair
 District 4: James Barnett, Vice-Chair
 District 5: (Vacant)
 District 6: Sheila Hinson
 District 7: Ben Levine

**County Attorney**

John K. DuBose III

Clerk to Planning Commission

Jennifer Bryan

Development Services Director

Rox Burhans

December 2, 2021

5:00 PM

**101 North Main Street
 Lancaster, SC 29720**

**LANCASTER COUNTY PLANNING COMMISSION
 County Council Chambers, County Administration
 Building, 101 North Main Street, Lancaster, SC 29720**

Planning Commission Workshop AGENDA

1. Call to Order Regular Meeting and Roll Call Vote

2. New Business

a. SD-2021-1251 NVR, Inc. / Ryan Homes, Inc / ESP Associates

Application by NVR, Inc. / Ryan Homes, Inc / ESP Associates for a Major Subdivision Preliminary Plat for a 410-unit townhome development located between Collins Road and Shelley Mullis Road (TM 0013-00-061.02). The project is approximately 96.75 acres and is zoned Planned Development District (PDD-26).

b. RZ-2021-2643, Realty Advisory Corporation

(a/k/a Kenneland) Application by Realty Advisory Corporation to rezone approximately 90.43 acres (TM# 0014-00-043.00) on the south side of Jim Wilson Road and approximately 1,600 feet east of Henry Harris Road, from Rural Neighborhood (RN) District to Medium Density Residential (MDR) District to facilitate the development of a 141-lot single family residential subdivision.

c. RZ-2021-2559 CSH Charlotte Highway Act, LLC

Application by CSH Charlotte Highway Act, LLC to rezone 3.63 acres (TM # 0008-00-069.07) located at 7829 Charlotte Highway, adjacent to Parcel # 0008-00-067.00, from Low Density Residential (LDR) to General Business (GB) to facilitate development of an active living (Age 55+ Independent Living) project.

d. SD-2019-0803 Taylor Morrison (Amend)

Application by Taylor Morrison to amend the Preliminary Plat for The Preserve at Barber Rock (portion of 0003-00-068.00), to reflect a decrease in acreage from 35.10 acres to 34.08 acres, with reference to transfer to McCarthy Development as part of project RZ-2021-1361.

e. DA-2019-0803 Taylor Morrison (Amend)

Application by Taylor Morrison to amend the Development Agreement for The Preserve at Barber Rock (portion of 0003-00-068.00), to reflect a decrease in acreage from 35.10 acres to 34.08 acres, with reference to transfer to McCarthy Development as part of project RZ-2021-1361.

f. Other

3. Adjourn

Agenda Item Summary

Ordinance # / Resolution #: SD-2021-1251, NVR, Inc. / Ryan Homes, Inc / ESP Associates

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 12/2/2021

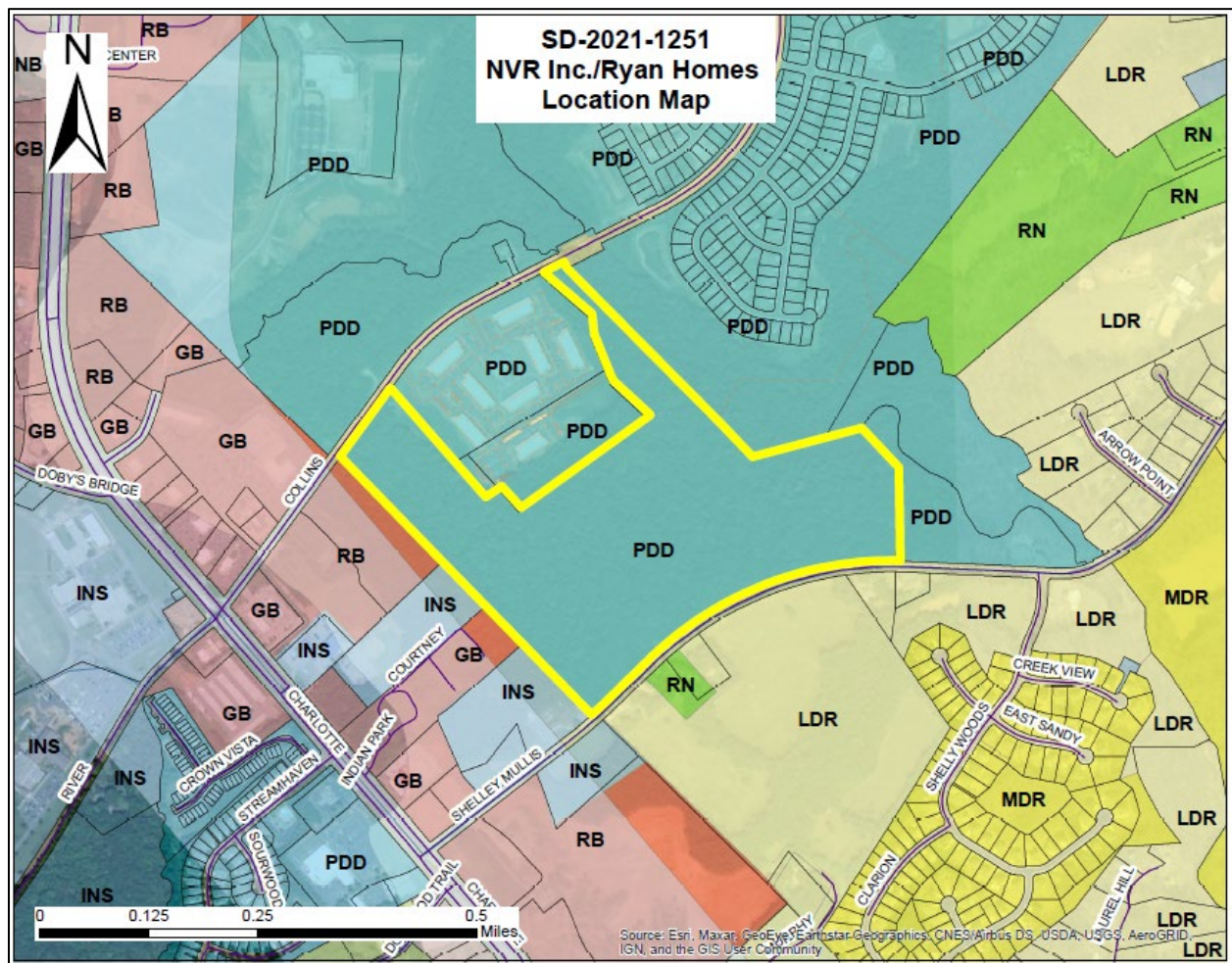
Points to Consider:

N/A

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	11/30/2021	Planning Staff Report
Ex 1: Preliminary Plat	11/30/2021	Exhibit

PROPOSAL:	Major Subdivision Preliminary Plat for a townhome development. The project is approximately 80 acres and is zoned Planned Development District (PDD-26).
PROPERTY LOCATION:	Located between Collins Road and Shelley Mullis Road (TM# 0013-00-061.02)
CURRENT ZONING:	Planned Development District (PDD-26)
PROPOSED ZONING:	Planned Development District (PDD-26)
APPLICANT:	NVR, Inc. / Ryan Homes, Inc. / ESP Associates
COUNTY COUNCIL DISTRICT:	District 7, Brian Carnes



STAFF CONTACT:
Robert Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394

INDEX OF SHEETS

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
COVER	(COVER SHEET)	09/30/2021	11/29/2021
INDEX	(INDEX)	09/30/2021	11/29/2021
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2	(SHEET 2 OF 5)	09/30/2021	11/29/2021
3	(SHEET 3 OF 5)	09/30/2021	11/29/2021
4	(SHEET 4 OF 5)	09/30/2021	11/29/2021
5	(SHEET 5 OF 5)	09/30/2021	11/29/2021

ENGINEERING FIRM:

ADDRESS:

PHONE:

FAK:

CONTACT:

DEVELOPER:

ADDRESS:

PHONE:

CONTACT:

REVIEW AGENCY:

ADDRESS:

PHONE:

ESP ASSOCIATES, INC.

3475 LAKEMONT BLVD.

FORT MILL, SC 29708

(803) 802-2440

(803) 802-2515

MATTHEW W. MANDLE, PLA

NVR, INC.

10710 SIKES PLACE

SUITE 200

CHARLOTTE, NC 28277

(704) 915-1313

CHRISTOPHER DECORTE

LANCASTER COUNTY

PLANNING DEPARTMENT

ADMINISTRATION BUILDING

101 NORTH MAIN STREET

PO BOX 1809 LANCASTER, SC 29720

803-585-6005

TOPOGRAPHIC INFORMATION

TOPOGRAPHY DERIVED ON PRELIMINARY PLAN OBTAINED FROM LIDAR DATA FROM SCDNR AND IS SHOWN AT 1.00' INTERVALS.

STREAM AND WETLAND INFORMATION

STREAM AND WETLAND INFORMATION OBTAINED FROM SURVEY BY ESP ASSOCIATES, INC., TITLED "ALTANSPS LAND TITLE SURVEY COLLINS ROAD SITE PID: 0013-00-061.02 (80.734 ACRES)" DATED MAY 5, 2021, AND FROM WETLAND SKETCH BY WETLANDS AND WATERS INC., TITLED "COLLINS ROAD", DATED APRIL 07, 2021.

ROAD IMPROVEMENTS

ROAD IMPROVEMENTS ARE SUBJECT TO AVAILABLE RIGHT OF WAY AND COORDINATION WITH SCDOT. TRAFFIC IMPACT ANALYSIS TO BE PROVIDED BY DEVELOPER FOR APPROVAL BY LANCASTER COUNTY. DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENTATION.

OFF SITE UTILITY IMPROVEMENTS

FINAL ALIGNMENT OF ALL OFF SITE UTILITY IMPROVEMENTS TO BE DETERMINED DURING DESIGN PHASE IN COORDINATION WITH LCWSD.

TOTAL OPEN SPACE PROVIDED

TOTAL COMMON OPEN SPACE PROVIDED INCLUDES PROPERTY BUFFERS, NATURAL AREAS, POCKET PARKS, AMENITY AREAS AND WATER DETENTION FACILITIES.

TIA IMPROVEMENTS (PER TIA/SCDOT MEMORANDUM DATED 09/02/2021)

COLLINS ROAD (S-29-65) AND SHELLEY MULLIS ROAD (S-29-65)

1. PROVIDE ONE INGRESS LANE AND TWO EGRESS LANES (LEFT, RIGHT) AT COLLINS ROAD AND BARBERRY DRIVE.

2. PROVIDE ONE INGRESS LANE AND TWO EGRESS LANES (LEFT, RIGHT) AT SHELLEY MULLIS ROAD AND BARBERRY DRIVE.

3. PROVIDE AN EASTBOUND LEFT TURN LANE ON SHELLEY MULLIS WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.

4. PROVIDE ONE INGRESS LANE AND ONE EGRESS LANE (LEFT, RIGHT) AT SHELLEY MULLIS ROAD AND WOODPECKER PLACE.

SCDOT PROPOSED IMPROVEMENTS HAVE BEEN UPDATED AS PER THE LATEST TRAFFIC IMPACT ANALYSIS LETTER DATED 09/02/2021 PREPARED BY: IMPACT DESIGNS, INC.

PHASING

1. THIS SITE WILL BE CONSTRUCTED IN A SERIES OF PHASES. THE DEVELOPER ANTICIPATES DEVELOPING THE COMMUNITY IN 4 PHASES WHICH WILL BE MORE READILY DEFINED DURING THE CONSTRUCTION DOCUMENT DESIGN PHASE ONCE FINAL GRADING, EARTHWORK AND WATER/SEWER FACILITIES ARE PROPERLY DESIGNED AND LOCATED. PHASING WILL TAKE INTO ACCOUNT TIA REQUIREMENTS FOR RELATED IMPROVEMENTS REQUIRED ALONG WITH PROPOSED DEVELOPER PHASING. PHASES MAY CHANGE ONCE THIS INFORMATION IS COMPLETED AND PROVIDED.

AMENITIES AND OPEN SPACE

1. THE DEVELOPER SHALL PROVIDE COMMON OPEN SPACE AND AMENITIES IN AREAS AS GENERALLY DEPICTED ON THE PRELIMINARY PLAT.

2. COMMON OPEN SPACE SHALL BE RECORDED AND DEEDED TO THE HOMEOWNERS ASSOCIATION FOR THE CREEK WATER TOWNHOMES COMMUNITY.

3. AMENITY AREA PROGRAM SHALL CONSIST OF A COMBINATION OF ANY OF THE FOLLOWING COMPONENTS: A BATHHOUSE, A POOL FACILITY, POCKET PARKS, A PICNIC PAVILION, A DOG PARK AREA, VARIOUS SOFT SURFACE TRAILS AND AS SPACE PERMITS A NEIGHBORHOOD GREEN AREA. SPECIFIC DESIGN DETAILS OF THE AMENITY AREAS AND POCKET PARKS WILL BE DETERMINED AT THE CONSTRUCTION DOCUMENT DESIGN PHASE.

4. SOFT SURFACE TRAILS HAVE BEEN PRELIMINARILY LOCATED FOR USE BY THE RESIDENTS WITHIN THE CREEK WATER TOWNHOMES COMMUNITY IN AREAS SHOWN ON THE PRELIMINARY PLAT. TRAIL AREAS SHALL BE MORE SPECIFICALLY DEFINED DURING THE CONSTRUCTION DOCUMENT DESIGN PHASE, ONCE FINAL GRADING AND ENVIRONMENTAL PERMITTING IS UNDERTAKEN.

5. MAIL BOXES WILL ALSO BE LOCATED AT THE AMENITY AREA IN A LOCATION APPROVED BY THE USPS POSTMASTER.

6. GRADING SHALL BE PERMITTED IN PROJECT'S PERIMETER BUFFER. SUPPLEMENTAL PLANTING SHALL MEET MINIMUM ORDINANCE REQUIREMENTS AT TIME OF APPROVAL AND SHALL BE PROVIDED IN AREAS WHERE GRADING OCCURS WITHIN BUFFER. FENCING MAY ALSO BE UTILIZED AS A SOURCE FOR SCREENING IN REQUIRED BUFFER AREAS WHERE EXISTING VEGETATION DOES NOT EXIST OR MAY BE CLEARED DUE TO SITE DEVELOPMENT ACTIVITY.

CREEK WATER TOWNHOMES

PRELIMINARY PLAT

LOCATED IN

LANCASTER COUNTY, SOUTH CAROLINA

ENGINEERING FIRM:

ADDRESS:

PHONE:

FAK:

CONTACT:

DEVELOPER:

ADDRESS:

PHONE:

CONTACT:

REVIEW AGENCY:

ADDRESS:

PHONE:

ESP ASSOCIATES, INC.

3475 LAKEMONT BLVD.

FORT MILL, SC 29708

(803) 802-2440

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MATTHEW W. MANDLE, PLA

NVR, INC.

10710 SIKES PLACE

SUITE 200

CHARLOTTE, NC 28277

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CHRISTOPHER DECORTE

LANCASTER COUNTY

PLANNING DEPARTMENT

ADMINISTRATION BUILDING

101 NORTH MAIN STREET

PO BOX 1809 LANCASTER, SC 29720

803-585-6005

VICINITY MAP

NOT TO SCALE

DEVELOPMENT DATA:

ZONING:

TOTAL ACREAGE:

TAX MAP NUMBERS:

LOCATION:

PROPOSED USE:

TOTAL HOME SITES:

TYPICAL HOME SITE SIZES:

PROPOSED DENSITY:

CONNECTIVITY RATIO (LINKS & NODES):

TOTAL OPEN SPACE:

PDD-26 TYPICAL HOME SITE STANDARDS:

MINIMUM HOME SITE SIZE:

MINIMUM HOME SITE WIDTH:

MINIMUM HOME SITE DEPTH:

SETBACKS:

FRONT SETBACK:

REAR SETBACK:

MAXIMUM BUILDING HEIGHT:

PARKING STANDARDS:

REQUIRED:

PROVIDED:

GENERAL NOTES:

1. DEVELOPMENT OF CREEK WATER TOWNHOMES COMMUNITY SHALL BE GOVERNED BY REGULATIONS ESTABLISHED IN ORDINANCE NO. 2015-1346 COLLINS ROAD SITE PLAN DEVELOPMENT DISTRICT (PDD-26) AND UDO ADOPTED IN SEPTEMBER, 2008

2. PRELIMINARY PLAT IS SUBJECT TO MINOR REVISIONS DURING THE DESIGN PROCESS AS MAY BE REQUIRED.

3. SEE INDEX SHEET FOR DETAILED HOME SITE DIMENSIONS.

4. APPLICANT TO PROVIDE AND INSTALL ROAD SIGNS FOR THIS SUBDIVISION.

5. MAIL BOX KIOSKS SHALL CONFORM TO THE REQUIREMENTS OF THE UNITED STATES POSTAL SERVICE (USPS). PROPOSED MAIL BOX KIOSKS TO BE LOCATED AT PROPOSED AMENITY AREAS. EXACT LOCATIONS AND DESIGN TO BE PROVIDED AT CONSTRUCTION DOCUMENT PHASE.

6. DEVELOPER AGREES TO GRANT EASEMENT OVER PRIVATE STREET ROAD/ R/W AFTER CONSTRUCTION TO LCWSD FOR ACCESS TO WATER

7. ALTHOUGH STREETS SHALL BE PRIVATE, WATER, SEWER, AND HYDRANTS SHALL BE PUBLIC AND MAINTAINED BY LCWSD.

8. PROPOSED LOCATIONS OF WATER AND SEWER LINES SHOWN ON PRELIMINARY PLAN ARE PRELIMINARY AND HAVE NOT BEEN DESIGNED. DESIGN AND DETAILS OF WATER AND SEWER SYSTEMS SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.

9. ROAD GRADING AND PROFILES TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.

10. SITE GRADING, CUT, AND FILL TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.

11. DETAILED LANDSCAPE PLANTING PLANS, OUTLINING LANDSCAPING AND BUFFER PLANTINGS TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.

12. LOCATION AND SIZE OF POTENTIAL STORMWATER MANAGEMENT AREAS ARE CONCEPTUAL AND PRELIMINARY AND STILL NEED TO BE DETERMINED. THE EXACT SIZE AND LOCATION OF THESE AREAS SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.

13. SIGNAGE AND MONUMENTATION DETAILS, INCLUDING SIZING AND LOCATIONS, SHALL BE DETERMINED UPON THE SUBMITTAL OF CONSTRUCTION DOCUMENTS, MONUMENTATION AND SIGNAGE TO BE PERMITTED SEPARATELY. MONUMENTATION TO BE INSTALLED OUTSIDE OF SIGHT TRIANGLES & SIGHT DISTANCE LINES.

14. STREET SIGNS TO BE CONSISTENT WITH SCDOT DETAILS OR APPROVED EQUIVALENT. DECORATIVE STREET SIGNS MAY BE INSTALLED AS LONG AS THEY MEET OR EXCEED THE MINIMUM SPECIFICATIONS ESTABLISHED BY SCDOT.

15. SIGHT DISTANCE PLAN & PROFILES TO BE PROVIDED AT CONSTRUCTION DOCUMENT PHASE FOR PROJECT ENTRANCE AS REQUESTED BY SCDOT.

16. PROPOSED SEWER EASEMENTS SHALL HAVE NO STEEPER THAN 4:1 SLOPE AS REQUESTED BY LCWSD.

17. SANITARY SEWER MANHOLES THAT ARE LOCATED IN FLOODPLAIN TO BE WATER TIGHT.

18. FIRE HYDRANTS TO BE SPACED 500' MINIMUM FROM ANY STRUCTURE AND INSTALLED TO ENSURE THAT EACH PHASE OF CONSTRUCTION OF DEVELOPMENT HAS ADEQUATE HYDRANT PROTECTION. PHASING TO BE DETERMINED AT CONSTRUCTION DOCUMENTATION PHASE. HYDRANT LOCATIONS TO BE ADJUSTED TO PROVIDE COVERAGE BASED ON PHASING.

19. APPLICANT TO INSTALL STREET TREES OUTSIDE OF 5' PLANTING STRIP BEHIND SIDEWALK. STREET TREES TO BE LOCATED 3-4' BEHIND BACK OF SIDEWALK EITHER IN THE FRONT YARD OF EACH LOT, SIDE YARD OF EACH LOT OR IN A COMMON OPEN SPACE AREA. EXACT LOCATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENTS TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS.

20. REFER TO TRAFFIC IMPACT ANALYSIS (TIA) TITLED "COLLINS ROAD (S-29-65) AND SHELLEY MULLIS ROAD (S-29-65)" PREPARED BY IMPACT DESIGNS, INC. DATED JUNE 25, 2021.

21. EXACT LOCATION OF SITE ACCESS POINTS TO BE VERIFIED BY SCDOT DURING ENCROACHMENT PERMITTING PROCESS.

22. ALL PUBLIC STREETS SHALL BE PRIVATELY MAINTAINED.

23. TRAFFIC CALMING DEVICES SHOWN ON INDEX SHEET ARE PRELIMINARY IN NATURE AND SHALL BE DEVELOPED FURTHER DURING DESIGN AND CONSTRUCTION DOCUMENTATION PHASE.

24. ADA RAMPS TO BE DESIGNED TO SCDOT STANDARDS. LOCATIONS AND DESIGN TO BE PROVIDED AT CONSTRUCTION DOCUMENT PHASE.

25. BUILDING MATERIALS SHALL BE GOVERNED BY FEBRUARY, 2008 UDO SECTION 13.12.11(c).

26. PROPOSED PEDESTRIAN TRAIL, LOCATIONS AND DETAIL DEPICTED ON PLANS ARE CONCEPTUAL & SUBJECT TO CHANGE. TRAIL LOCATIONS AND DESIGN TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.

27. MINIMUM LOT/ SUBLOT SIZE/ AREA SHALL BE MET IRRESPECTIVE OF ANY SQUARE FOOTAGE THAT MAYBE WITHIN EASEMENTS, ROAD RIGHTS-OF-WAY, COMMON OPEN SPACE OR 100-YEAR FLOODPLAIN.

28. STREET LIGHTING TO BE PROVIDED WITH LOCAL UTILITY PROVIDER INPUT DURING CONSTRUCTION DOCUMENT DESIGN AND PERMITTING PHASE OF THE PROJECT.

29. SIDEWALKS CONNECTIONS - DEVELOPER/ PROPOSES TO PROVIDE A SIDEWALK CONNECTION AT THE EASTERN AND WESTERN PROJECT ENTRANCES TO SHELLEY MULLIS ROAD TO FACILITATE A CONNECTION TO THE FUTURE OFFSITE CAROLINA THREAD TRAIL ALONG THE SHELLEY MULLIS RIGHT WAY (TO BE CONSTRUCTED BY OTHERS).

30. TRAFFIC CALMING DEVICE IS SHOWN AS A COMBINATION OF CHOKERS AND TWO-WAY THREE-WAY AND FOUR-WAY STOP INTERSECTIONS. A MORE COMPREHENSIVE TRAFFIC SIGNAGE PLAN WILL BE DEVELOPED DURING CONSTRUCTION DOCUMENT DESIGN AND PERMITTING PHASE OF THE PROJECT.

31. ALL BMP PONDS TO ACCOMMODATE AN ACCESS AREA AT LEAST 10' WIDE WITH A SLOPE NOT GREATER THAN 4(H) TO 1(V) FOR MAINTENANCE EQUIPMENT. BMP PONDS DESIGN AND DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENT DESIGN AND PERMITTING PHASE OF THE PROJECT.

GRAPHIC SCALE

0 150' 300' 600' 1200'

(IN FEET)

1 INCH = 300 FT.

811

Know what's below.

Call before you dig.

ESP ASSOCIATES, INC.

P.O. Box 7030

Charlotte, NC 28241

3475 Lakemont Blvd.

Fort Mill, SC 29708

704-555-4949 (NC)

803-582-2440 (SC)

www.espassociates.com

ESP

STATE OF SOUTH CAROLINA

ESP ASSOCIATES, INC.

CERTIFICATE OF AUTHORIZATION

378-C

State of South Carolina

REGISTERED LANDSCAPE ARCHITECT

No. 1127

MATTHEW W. MANDLE

BY

DATE

NO.

1

11/29/2021

REVISION

RESPONSE TO PRELIMINARY PLAT COMMENTS

DATE

NO.

1

11/29/2021

PRELIMINARY PLAT

COLLINS ROAD TOWNHOMES

LANCASTER COUNTY, SC

NVR INC.

PROJECT INFORMATION

PROJECT MANAGER:

DESIGNED BY:

DRAWN BY:

PROJECT NUMBER:

ORIGINAL DATE:

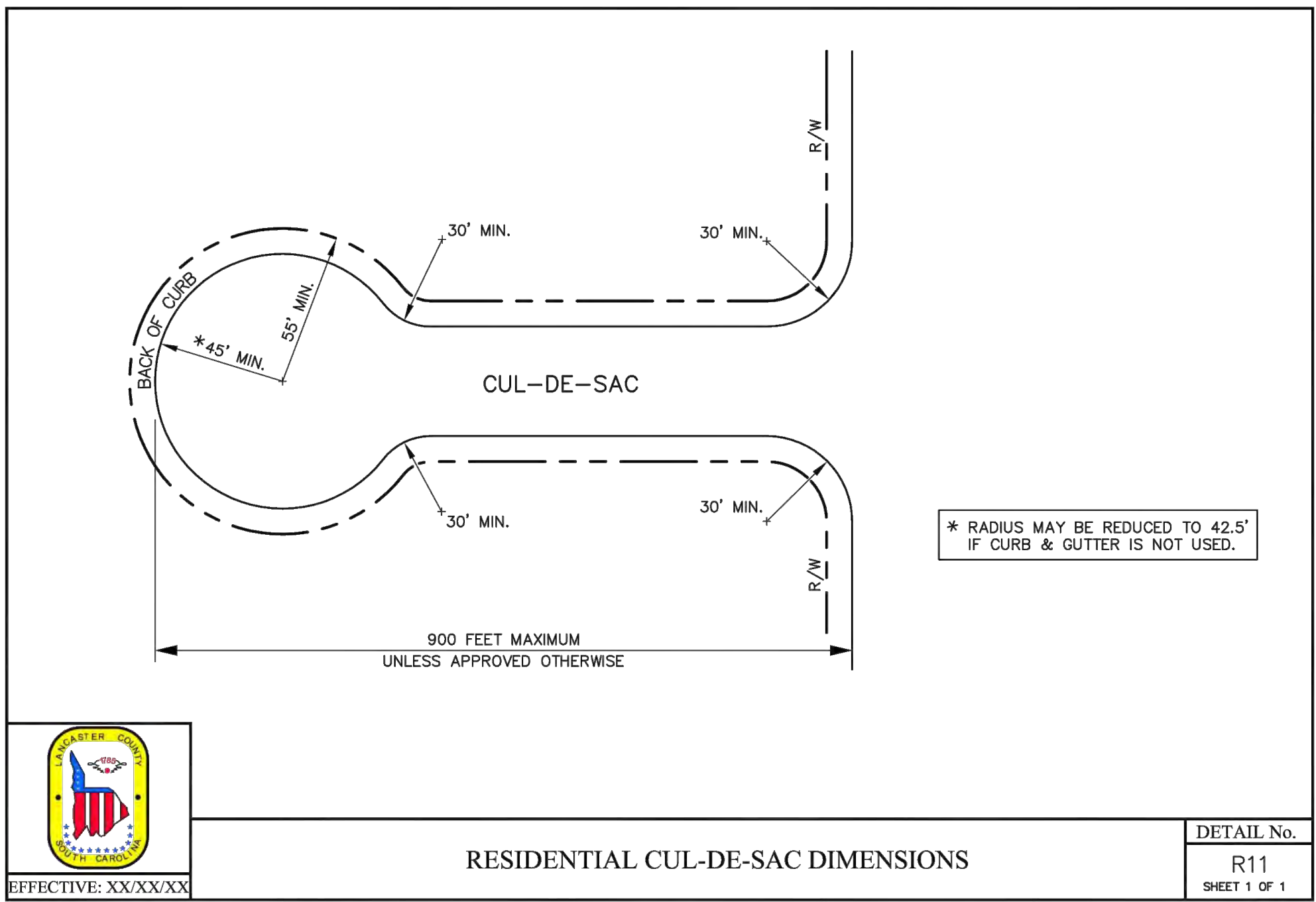
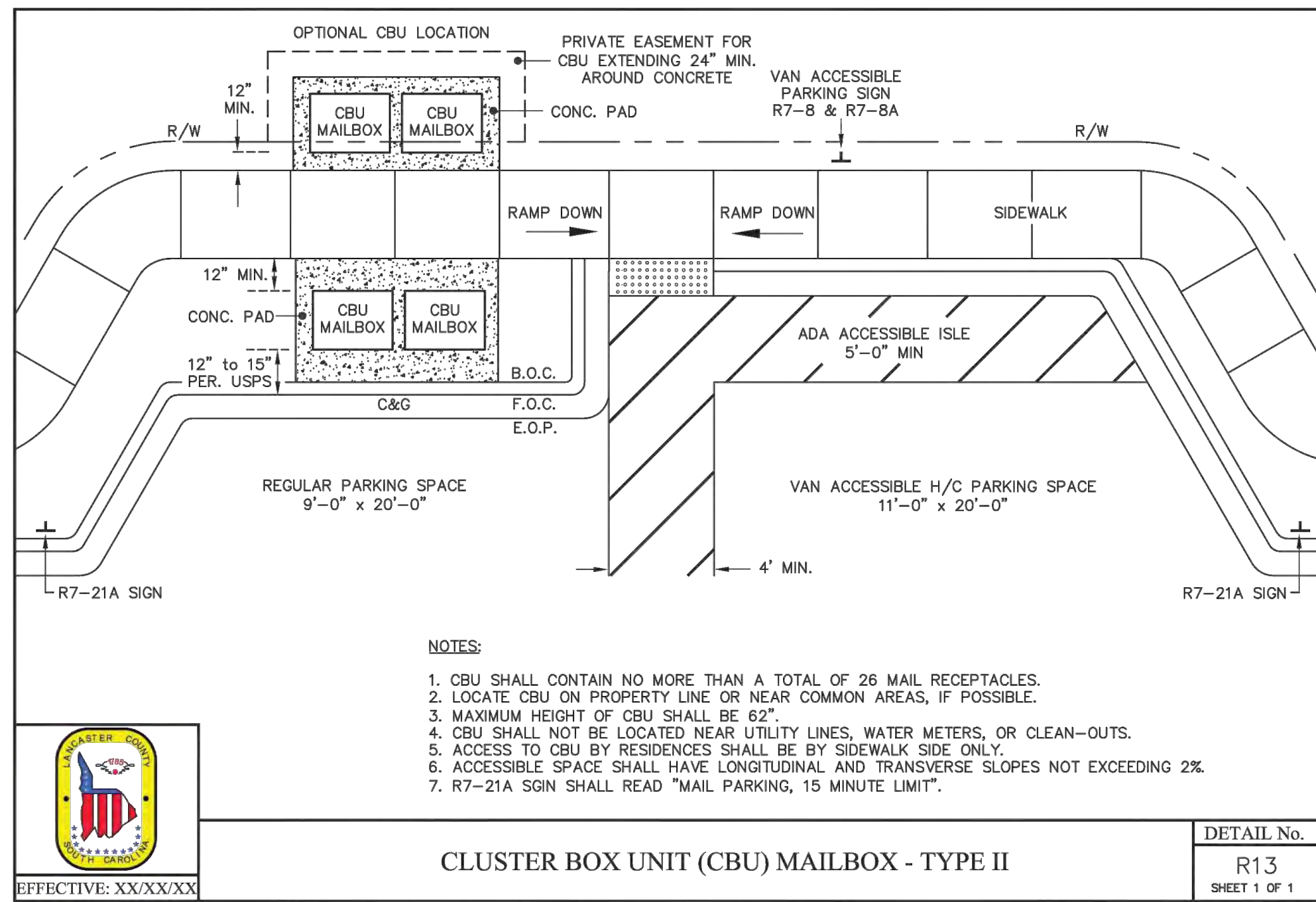
SHEET:

COVER

P:\2020 Projects (MWW)\4 - Collins Road Site (NVR, Inc.)\Submittal Working Drawings\Preliminary Plat 2nd Submittal 2021 - 11\30DWG\Sheets\114-Collins Road - COVER SHEET.dwg, COVER SHEET, Journal

4

P:\2020 Projects\10/14 Collins Road Site\1 NVR, Inc.\Submittal Working Drawings\Preliminary\Plat 2nd Submittal 2021-11\2020\WG\Sheets\14 - Collins Road - Sheet Index.dwg, Sheet Index, Internal



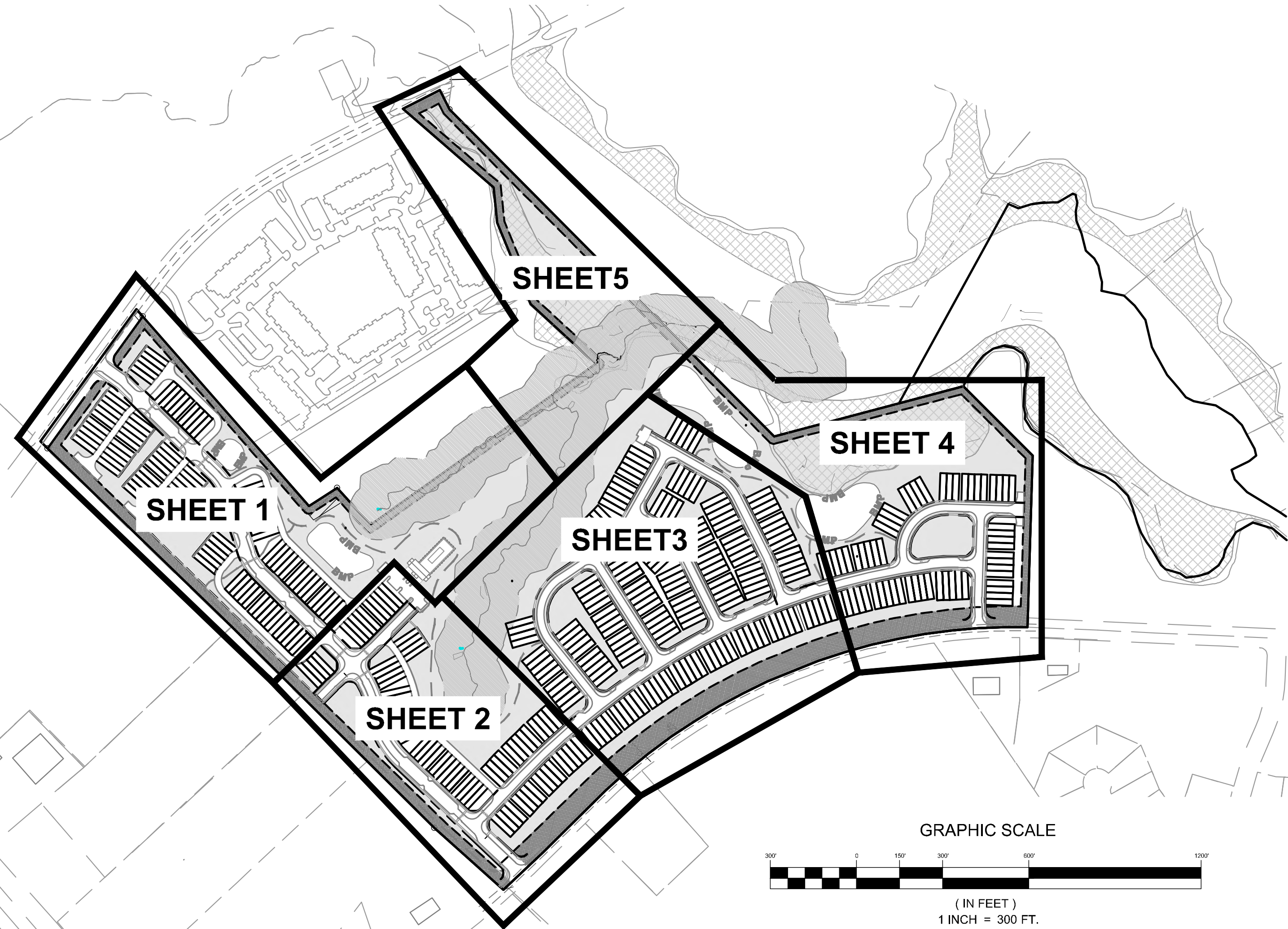
Road Names & Lengths:

ROAD NAMES:	CLASSIFICATION:	LENGTH:
BARBERRY DRIVE	MODIFIED PRIVATE	± 2,353 LF *
PARROT WAY	COLLECTOR STREET	± 456 LF
Flicker Road	MODIFIED LOCAL STREET	± 2,048 LF *
KITE DRIVE	MODIFIED LOCAL STREET	± 1,133 LF
PARAKEET COURT	MODIFIED LOCAL STREET	± 439 LF
GOSHAWK LANE	MODIFIED LOCAL STREET	± 526 LF
RAVENS CROFT CLOSE LANE	MODIFIED LOCAL STREET	± 770 LF
SKYLARK LANE	MODIFIED LOCAL STREET	± 571 LF
WOODPECKER PLACE	MODIFIED LOCAL STREET	± 416 LF
TOTAL LENGTH OF PROPOSED ROADS:		± 7,492 LF

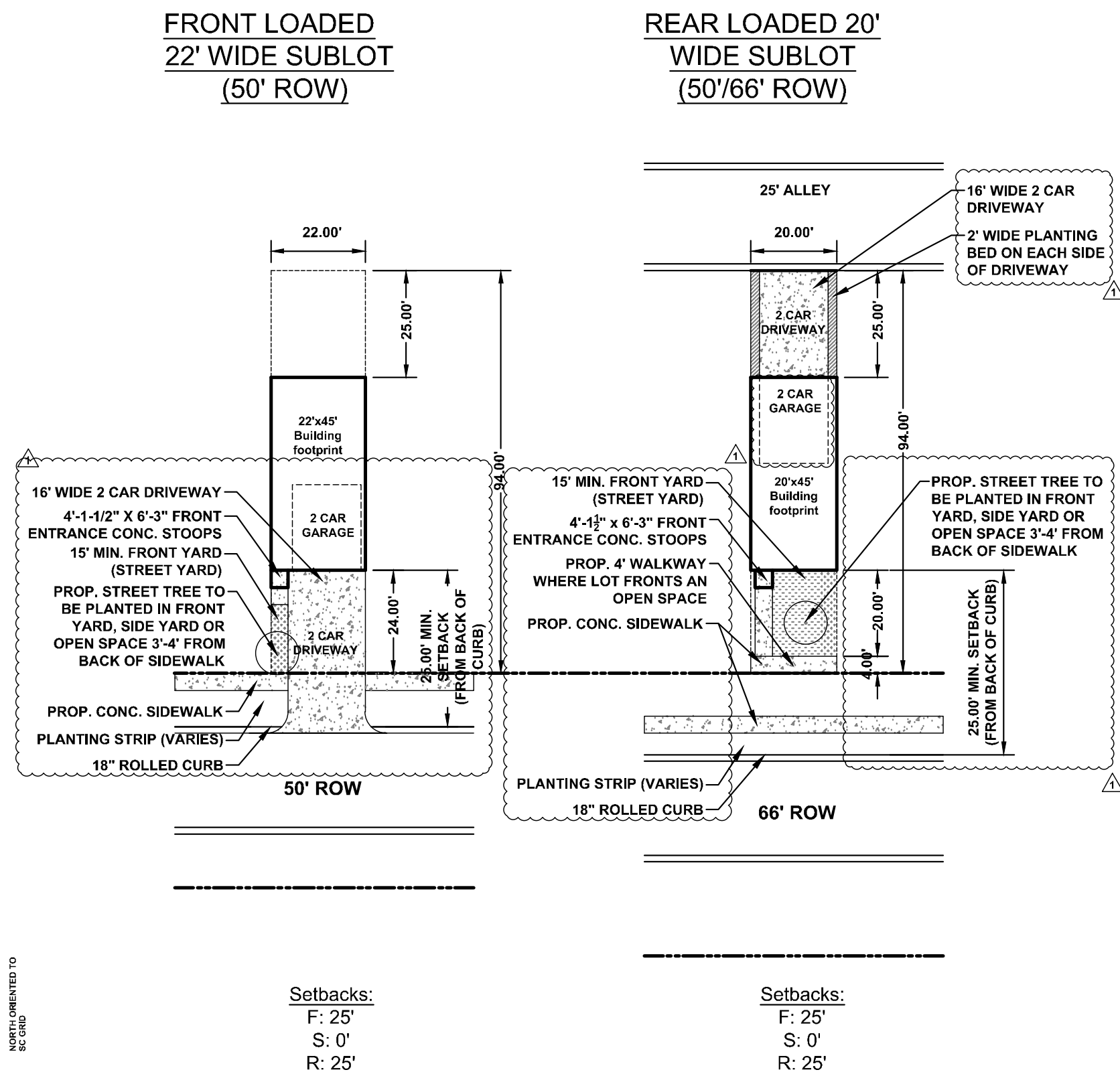
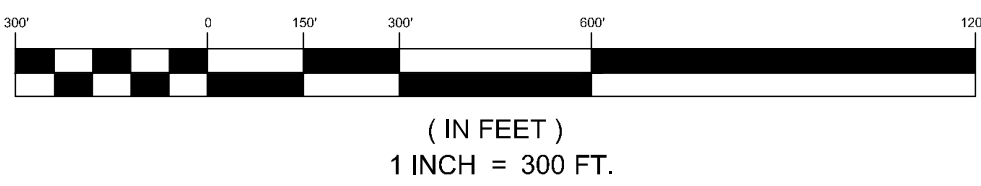
* ALTHOUGH TWO OF THE STREETS LISTED ABOVE HAVE A TOTAL STREET LENGTH WHICH EXCEED 800 FT, THESE PROPOSED STREETS ARE BROKEN UP BY SEVERAL INTERSECTIONS AND ALLEY ENTRANCES/ EXITS WHICH SATISFIES CALCULATING MAXIMUM BLOCK LENGTH REQUIREMENT

Alleys Names & Lengths:

ROAD NAMES:	CLASSIFICATION:	LENGTH:
ASHDOWN GROVE PLACE	PRIVATE ALLEY	± 295 LF
ALBANY MEWS PLACE	PRIVATE ALLEY	± 134 LF
ACORN BANK TERRACE	PRIVATE ALLEY	± 393 LF
TENTER HILL WAY	PRIVATE ALLEY	± 294 LF
CHARTER WAY	PRIVATE ALLEY	± 724 LF
GRANDBY PLACE	PRIVATE ALLEY	± 682 LF
GROSBEAK TERRACE	PRIVATE ALLEY	± 287 LF
LINDORES ROAD	PRIVATE ALLEY	± 713 LF
TOTAL LENGTH OF PROPOSED ROADS:		± 3,522 LF



GRAPHIC SCALE

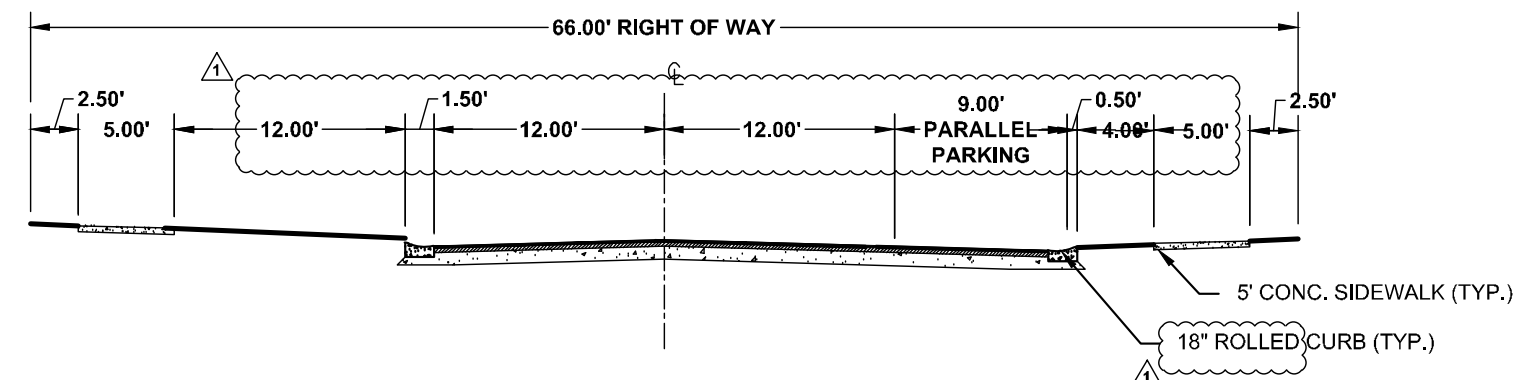


NOTES:

1. PROPOSED 24" MIN. SETBACK FROM BACK OF SIDEWALK TO FACE OF GARAGE.
2. PROPOSED 25" MIN. SETBACK FROM BACK OF CURB TO FACE OF GARAGE WHERE NO SIDEWALK IS PROVIDED.
3. 10' MINIMUM BUILDING SEPARATION.
4. MINIMUM LOT SUBLOT SIZE/AREA SHALL BE MET IRRESPECTIVELY OF ANY SQUARE FOOTAGE THAT MAY BE WITHIN EASEMENTS, ROAD RIGHTS-OF-WAY, COMMON OPEN SPACE OR 10-YEAR FLOODPLAIN.
5. ROLL OUT TRASH CONTAINERS - AREA WILL BE INCLUDED WITHIN EACH UNIT'S 2 CAR GARAGE.
6. BBQ GRILLS WILL NOT BE ALLOWED ADJACENT OR IN BETWEEN INDIVIDUAL TOWN HOME UNITS.

PAVEMENT DESIGN

- 2.0" TYPE C SURFACE COURSE
- 4.0" TYPE C INTERMEDIATE COURSE
- 8.0" A.B.C.



NOTE:

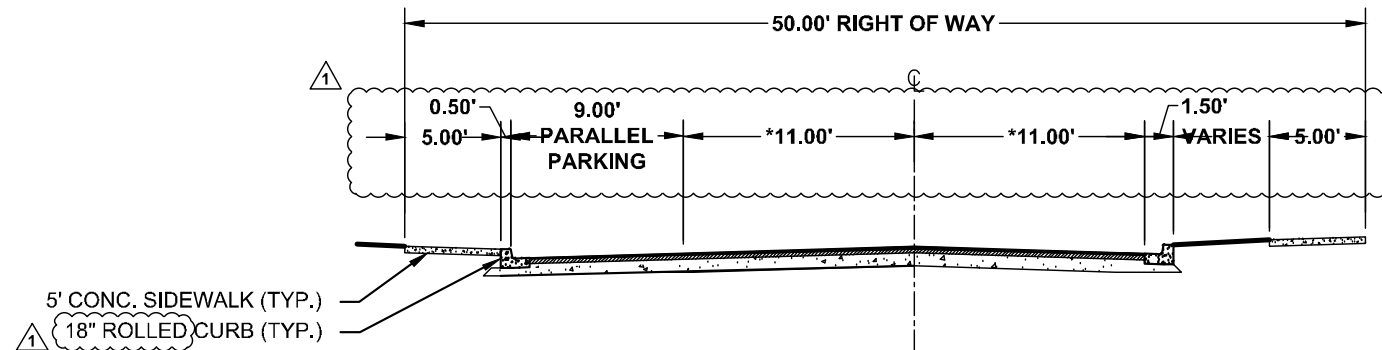
1. NORMAL CROWN OF 2% UNLESS OTHERWISE DIRECTED BY DIRECTOR OF ENGINEERING
2. PAVEMENT SECTION SHALL BE GREATER AS SHOWN OR AS DETERMINED BY CBR ANALYSIS
3. DETAILED DRAINAGE CALCULATIONS REQUIRED
4. ROADSIDE DITCHES SHALL BE LINED WITH NORTH AMERICAN GREEN SC 150BN OR APPROVED EQUAL
5. ROAD SHALL BE A MINIMUM OF 26 FEET OF STREET PAVEMENT WIDTH FOR THE 20 FEET BEFORE AND AFTER EACH FIRE HYDRANT.
6. MINIMUM PARALLEL PARKING SPACE SHALL BE NO LESS THAN 9 FT WIDE AND 24 FT LONG

MODIFIED 66' COLLECTOR PUBLIC RIGHT OF WAY (BARBERRY AVENUE) STREET SECTION

NOT TO SCALE

PAVEMENT DESIGN

- 1.5" TYPE C SURFACE COURSE
- 1.5" TYPE C INTERMEDIATE COURSE
- 8.0" A.B.C.



NOTE:

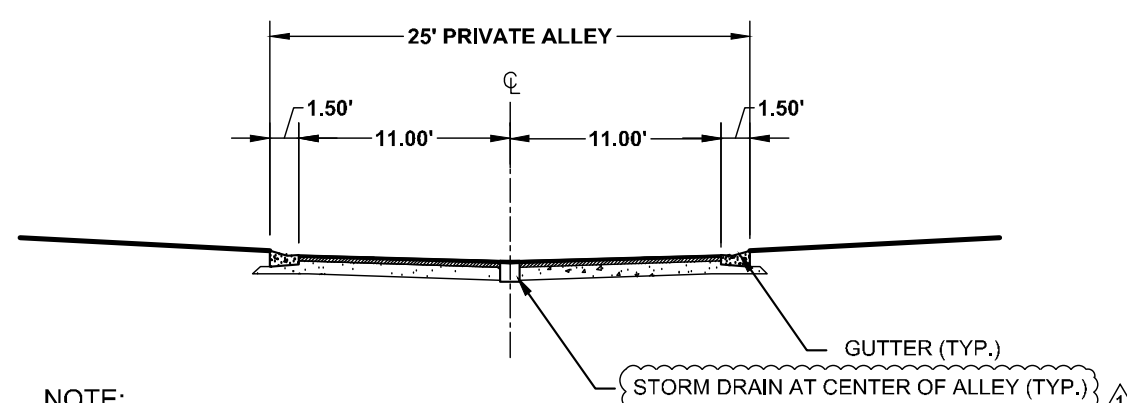
1. NORMAL CROWN OF 2% UNLESS OTHERWISE DIRECTED BY DIRECTOR OF ENGINEERING.
2. PAVEMENT SECTION SHALL BE GREATER AS SHOWN OR AS DETERMINED BY CBR ANALYSIS.
3. ROAD SHALL BE A MINIMUM OF 26 FEET OF STREET PAVEMENT WIDTH FOR THE 20 FEET BEFORE AND AFTER EACH FIRE HYDRANT.
4. TRAVEL LANE SHALL BE 24', WHERE ON STREET PARKING IS PROVIDED.
5. MINIMUM PARALLEL PARKING SPACE SHALL BE NO LESS THAN 9 FT WIDE AND 24 FT LONG

MODIFIED 50' LOCAL STREET RIGHT OF WAY (ALL OTHER) STREET SECTION

NOT TO SCALE

PAVEMENT DESIGN

- 1.5" TYPE C SURFACE COURSE
- 1.5" TYPE C INTERMEDIATE COURSE
- 8.0" A.B.C.



NOTE:

1. NORMAL CROWN OF 2% UNLESS OTHERWISE DIRECTED BY DIRECTOR OF ENGINEERING
2. PAVEMENT SECTION SHALL BE GREATER AS SHOWN OR AS DETERMINED BY CBR ANALYSIS
3. DETAILED DRAINAGE CALCULATIONS REQUIRED
4. ROADSIDE DITCHES SHALL BE LINED WITH NORTH AMERICAN GREEN SC 150BN OR APPROVED EQUAL

25' PRIVATE ALLEY (2-WAY) ALLEY SECTION

NOT TO SCALE



ESP

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-555-4949 (NC)
803-582-2440 (SC)
www.espsocieties.com

STATE OF SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
378-C
ESP ASSOCIATES, INC.

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1127
JAMES H. WEAVER, M.A.S.D.

BY
JB

REVISION
RESPONSE TO PRELIMINARY PLAT COMMENTS

DATE
11/29/2021

NO.
1

PRELIMINARY PLAT

COLLINS ROAD TOWNHOMES

LANCASTER COUNTY, SC

NVR INC.

PROJECT INFORMATION

PROJECT MANAGER: PT

DESIGNED BY: BM

DRAWN BY: JB, DRB

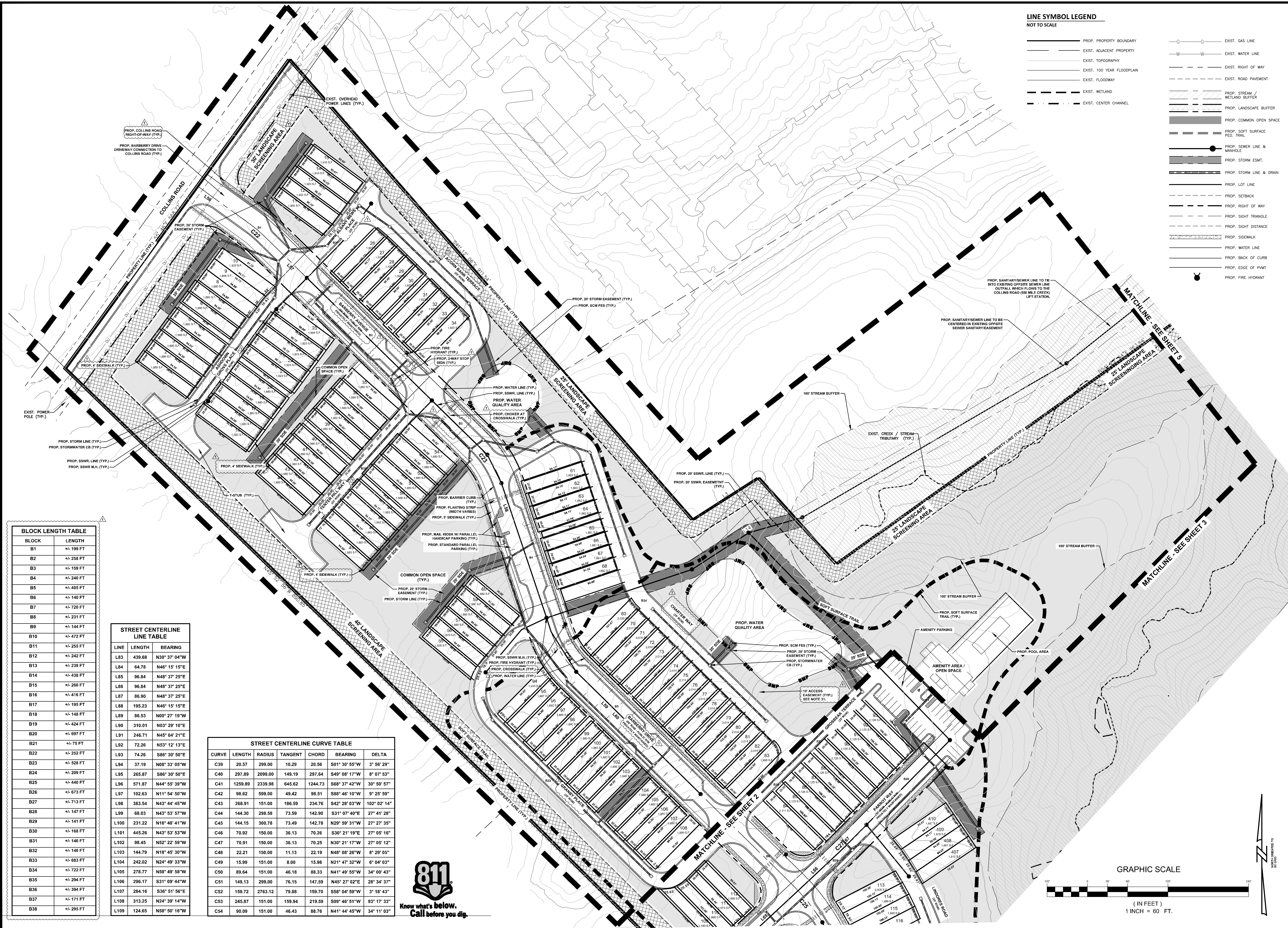
PROJECT NUMBER: IV14.100

ORIGINAL DATE: 09/30/2021

SHEET:

INDEX

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BLOCK LENGTH TABLE	
BLOCK	LENGTH
B1	+/- 199 FT
B2	+/- 258 FT
B3	+/- 159 FT
B4	+/- 240 FT
B5	+/- 405 FT
B6	+/- 140 FT
B7	+/- 720 FT
B8	+/- 231 FT
B9	+/- 144 FT
B10	+/- 472 FT
B11	+/- 255 FT
B12	+/- 242 FT
B13	+/- 239 FT
B14	+/- 438 FT
B15	+/- 260 FT
B16	+/- 416 FT
B17	+/- 195 FT
B18	+/- 148 FT
B19	+/- 424 FT
B20	+/- 697 FT
B21	+/- 75 FT
B22	+/- 252 FT
B23	+/- 528 FT
B24	+/- 209 FT
B25	+/- 440 FT
B26	+/- 673 FT
B27	+/- 713 FT
B28	+/- 147 FT
B29	+/- 141 FT
B30	+/- 168 FT
B31	+/- 146 FT
B32	+/- 146 FT
B33	+/- 683 FT
B34	+/- 722 FT
B35	+/- 294 FT
B36	+/- 394 FT
B37	+/- 171 FT
B38	+/- 295 FT

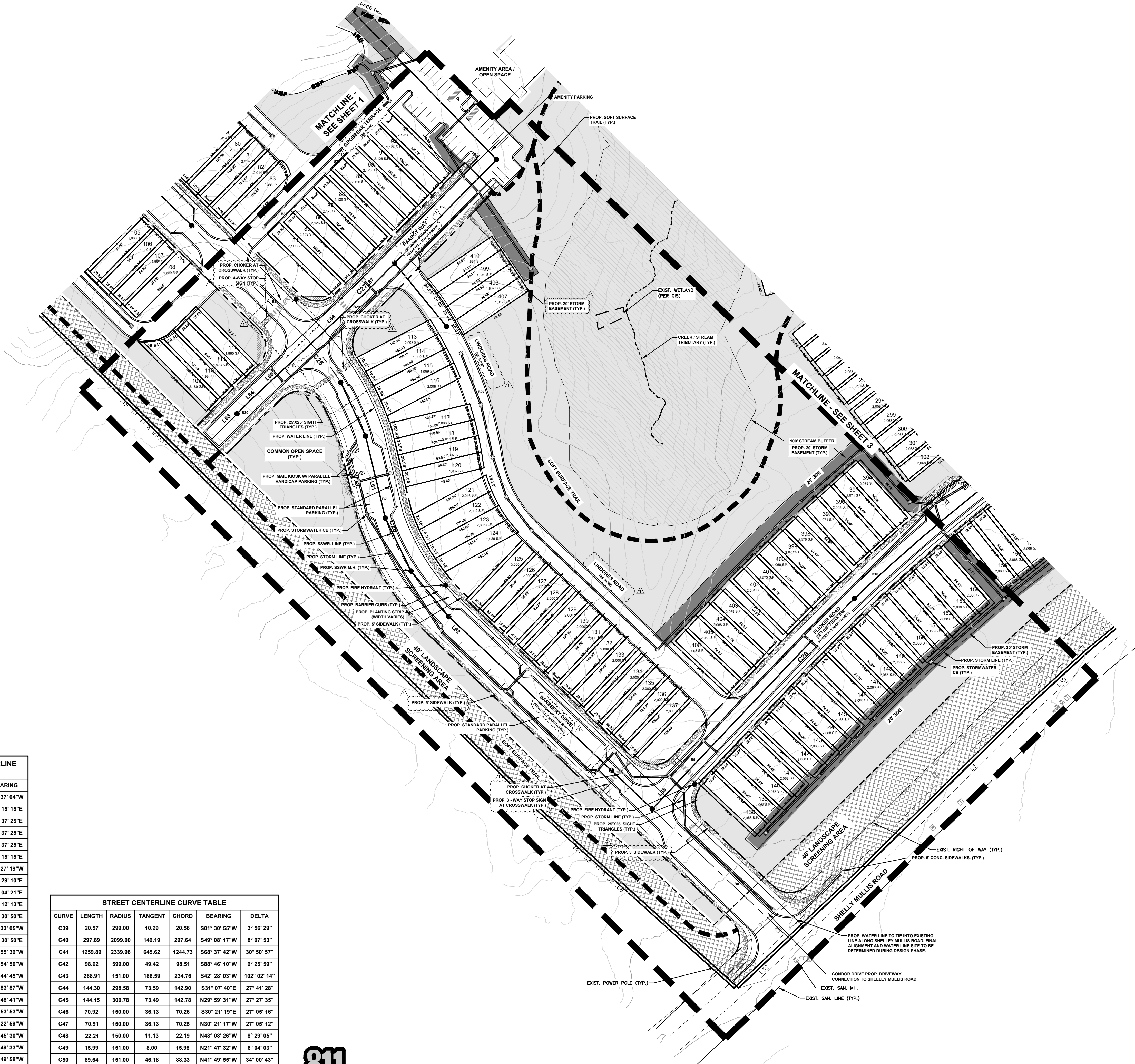
STREET CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C39	20.57	299.00	10.29	20.56	S01° 30' 55"W	3° 56' 29"
C40	297.89	2099.00	149.19	297.64	S89° 08' 12"W	8° 07' 53"
C41	1259.89	2333.38	645.62	1244.73	S68° 37' 47"W	30° 50' 57"
C42	98.62	599.00	49.42	98.51	S88° 46' 10"W	9° 25' 59"
C43	268.91	151.00	166.59	234.76	S42° 28' 03"W	102° 02' 14"
C44	144.30	298.58	73.59	142.92	S31° 07' 40"W	107° 41' 28"
C45	144.15	300.78	73.49	142.78	N29° 51' 39"E	27° 27' 35"
C46	70.92	150.00	36.13	70.26	S30° 21' 19"E	27° 05' 12"
C47	70.91	150.00	36.13	70.25	N30° 21' 17"W	27° 05' 12"
C48	22.21	150.00	11.13	22.19	N48° 08' 26"W	8° 29' 05"
C49	15.99	151.00	8.00	15.98	N21° 47' 33"E	6° 04' 03"
C50	89.64	151.00	46.18	88.33	N41° 49' 58"E	34° 00' 43"
C51	149.13	299.00	76.15	147.59	N45° 27' 02"E	28° 34' 27"
C52	159.72	2763.12	79.88	159.70	S58° 04' 59"W	3° 16' 43"
C53	245.87	151.00	159.94	219.59	S09° 46' 51"E	93° 17' 33"
C54	90.09	151.00	46.43	88.76	N41° 44' 45"W	34° 11' 03"

**Know what's below.
Call before you dig.**

BLOCK LENGTH TABLE	
BLOCK	LENGTH
B1	+/- 199 FT
B2	+/- 258 FT
B3	+/- 159 FT
B4	+/- 240 FT
B5	+/- 405 FT
B6	+/- 140 FT
B7	+/- 720 FT
B8	+/- 231 FT
B9	+/- 144 FT
B10	+/- 472 FT
B11	+/- 255 FT
B12	+/- 242 FT
B13	+/- 239 FT
B14	+/- 438 FT
B15	+/- 260 FT
B16	+/- 416 FT
B17	+/- 195 FT
B18	+/- 148 FT
B19	+/- 424 FT
B20	+/- 697 FT
B21	+/- 75 FT
B22	+/- 252 FT
B23	+/- 528 FT
B24	+/- 209 FT
B25	+/- 440 FT
B26	+/- 673 FT
B27	+/- 713 FT
B28	+/- 147 FT
B29	+/- 141 FT
B30	+/- 168 FT
B31	+/- 146 FT
B32	+/- 146 FT
B33	+/- 683 FT
B34	+/- 722 FT
B35	+/- 294 FT
B36	+/- 394 FT
B37	+/- 171 FT
B38	+/- 295 FT

STREET CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L83	439.68	N30° 37' 04"W
L84	64.78	N46° 15' 15"E
L85	96.84	N48° 37' 25"E
L86	96.84	N48° 37' 25"E
L87	86.90	N48° 37' 25"E
L88	195.23	N46° 15' 16"E
L89	86.53	N00° 27' 19"W
L90	310.01	N03° 29' 10"E
L91	246.71	N45° 04' 21"E
L92	72.26	N53° 12' 13"E
L93	74.26	S86° 30' 50"E
L94	37.19	N08° 33' 05"W
L95	265.87	S86° 30' 50"E
L96	571.87	N44° 55' 39"W
L97	102.63	N11° 54' 50"W
L98	383.54	N43° 53' 53"W
L99	68.03	N43° 53' 57"W
L100	231.22	N16° 48' 41"W
L101	445.26	N43° 53' 53"W
L102	98.45	N52° 22' 59"W
L103	144.79	N18° 45' 30"W
L104	242.02	N24° 49' 33"W
L105	278.77	N58° 49' 58"W
L106	296.17	S31° 09' 44"W
L107	284.16	S36° 51' 56"E
L108	313.25	N24° 39' 14"W
L109	124.65	N58° 50' 16"W

STREET CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C39	20.57	299.00	10.29	20.56	S01° 30' 55"W	3° 56' 29"
C40	297.89	2099.00	149.19	297.64	S49° 08' 17"W	8° 07' 53"
C41	1259.89	2339.98	645.62	1244.73	S68° 37' 42"W	30° 50' 57"
C42	98.62	599.00	49.42	98.51	S88° 46' 10"W	9° 25' 59"
C43	268.91	151.00	186.59	234.76	S42° 28' 03"W	102° 02' 14"
C44	144.30	298.58	73.59	142.90	S31° 07' 40"E	27° 41' 28"
C45	144.15	300.78	73.49	142.78	N29° 59' 31"W	27° 27' 35"
C46	70.92	150.00	36.13	70.26	S30° 21' 19"E	27° 05' 16"
C47	70.91	150.00	36.13	70.25	N30° 21' 17"W	27° 05' 12"
C48	22.21	150.00	11.13	22.19	N48° 08' 26"W	8° 29' 05"
C49	15.99	151.00	8.00	15.98	N21° 47' 32"W	6° 04' 03"
C50	89.64	151.00	46.18	88.33	N41° 49' 55"W	34° 00' 43"
C51	149.13	299.00	76.15	147.59	N45° 27' 02"E	28° 34' 37"
C52	159.72	2763.12	79.88	159.70	S58° 04' 59"W	3° 18' 43"
C53	245.87	151.00	159.94	219.59	S09° 46' 51"W	93° 17' 33"
C54	90.09	151.00	46.43	88.76	N41° 44' 45"W	34° 11' 03"



LINE SYMBOL LEGEND

NOT TO SCALE

- PROP. PROPERTY BOUNDARY
- EXIST. ADJACENT PROPERTY
- EXIST. TOPOGRAPHY
- EXIST. 100 YEAR FLOODPLAIN
- EXIST. FLOODWAY
- EXIST. WETLAND
- EXIST. CENTER CHANNEL
- EXIST. GAS LINE
- EXIST. WATER LINE
- EXIST. RIGHT OF WAY
- EXIST. ROAD PAVEMENT
- PROP. STREAM / WETLAND BUFFER
- PROP. LANDSCAPE BUFFER
- PROP. COMMON OPEN SPACE
- PROP. SOFT SURFACE PED. TRAIL
- PROP. SEWER LINE & MANHOLE
- PROP. STORM ESMT.
- PROP. STORM LINE & DRAIN
- PROP. LOT LINE
- PROP. SETBACK
- PROP. RIGHT OF WAY
- PROP. SIGHT TRIANGLE
- PROP. SIGHT DISTANCE
- PROP. SIDEWALK
- PROP. WATER LINE
- PROP. BACK OF CURB
- PROP. EDGE OF PAVT
- PROP. FIRE HYDRANT

GRAPHIC SCALE



(IN FEET)
1 INCH = 60 FT.

ESP

ESP Associates, Inc.
P.O. Box 7030
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3475 Lakemont Blvd.
Fort Mill, SC 29708
704-553-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

STATE OF SOUTH CAROLINA
ESP ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEER
378-C

STATE OF South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1127
THE W.W. MANDEL

NO.	DATE	REVISION	BY	JB
1	11/29/2021	RESPONSE TO PRELIMINARY PLAT COMMENTS		

PRELIMINARY PLAT
(SHEET 2 OF 5)

COLLINS ROAD TOWNHOMES

NVR INC.

LANCASTER COUNTY, SC

PROJECT INFORMATION

PROJECT MANAGER:	PT
DESIGNED BY:	BM
DRAWN BY:	JB, DRB
PROJECT NUMBER:	1V14.100
ORIGINAL DATE:	09/30/2021

SHEET: 2

P:\2020 Projects\WV14-Collins Road Site\NVR, Inc.\Submittal Working Drawings\Preliminary Plan 2nd Submittal 2021-11\2020\DWG\Sheets\W14-Collins Road - Sheets 1-5.dwg, SHEET 3, Jernal

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PROP. LOT LINE
PROP. SETBACK
PROP. RIGHT OF WAY
PROP. SIGHT TRIANGLE
PROP. SIGHT DISTANCE
PROP. SIDEWALK
PROP. WATER LINE
PROP. BACK OF CURB
PROP. EDGE OF PMT
PROP. FIRE HYDRANT

BLOCK LENGTH TABLE

BLOCK	LENGTH
B1	+/- 199 FT
B2	+/- 258 FT
B3	+/- 159 FT
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B5	+/- 405 FT
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B19	+/- 424 FT
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B22	+/- 252 FT
B23	+/- 528 FT
B24	+/- 209 FT
B25	+/- 440 FT
B26	+/- 673 FT
B27	+/- 713 FT
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B29	+/- 141 FT
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B31	+/- 146 FT
B32	+/- 146 FT
B33	+/- 683 FT
B34	+/- 722 FT
B35	+/- 294 FT
B36	+/- 394 FT
B37	+/- 171 FT
B38	+/- 295 FT

STREET CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
L83	439.68	N30° 37' 04"W
L84	64.78	N46° 15' 15"E
L85	96.84	N48° 37' 25"E
L86	96.84	N48° 37' 25"E
L87	86.90	N48° 37' 25"E
L88	195.23	N46° 15' 15"E
L89	86.53	N00° 27' 19"W
L90	310.01	N03° 29' 10"E
L91	246.71	N45° 04' 21"E
L92	72.26	N53° 12' 13"E
L93	74.26	S86° 30' 50"E
L94	37.19	N08° 33' 05"W
L95	265.87	S86° 30' 50"E
L96	571.87	N44° 55' 39"W
L97	102.63	N11° 54' 50"W
L98	383.54	N43° 44' 45"W
L99	68.03	N43° 53' 57"W
L100	231.22	N16° 48' 41"W
L101	445.26	N43° 53' 53"W
L102	98.45	N52° 22' 59"W
L103	144.79	N18° 45' 30"W
L104	242.02	N24° 49' 33"W
L105	278.77	N58° 49' 58"W
L106	296.17	S31° 09' 44"W
L107	284.16	S36° 51' 56"E
L108	313.25	N24° 39' 14"W
L109	124.65	N58° 50' 16"W

STREET CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C39	20.57	299.00	10.29	20.56	S01° 30' 55"W	3° 56' 29"
C40	297.89	2099.00	149.19	297.64	S49° 08' 17"W	8° 07' 53"
C41	1259.89	2339.98	645.62	1244.73	S68° 37' 42"W	30° 50' 57"
C42	98.62	599.00	49.42	98.51	S88° 46' 10"W	9° 25' 59"
C43	268.91	151.00	186.59	234.76	S42° 28' 03"W	102° 02' 14"
C44	144.30	298.58	73.59	142.90	S31° 07' 40"E	27° 41' 28"
C45	144.15	300.78	73.49	142.78	N29° 59' 31"W	27° 27' 35"
C46	70.92	150.00	36.13	70.26	S30° 21' 19"E	27° 05' 16"
C47	70.91	150.00	36.13	70.25	N30° 21' 17"W	27° 05' 12"
C48	22.21	150.00	11.13	22.19	N48° 08' 26"W	8° 29' 05"
C49	15.99	151.00	8.00	15.98	N21° 47' 32"W	6° 04' 03"
C50	89.64	151.00	46.18	88.33	N41° 49' 55"W	34° 00' 43"
C51	149.13	299.00	76.15	147.59	N45° 27' 02"E	28° 34' 37"
C52	159.72	2763.12	79.88	159.70	S58° 04' 59"W	3° 18' 43"
C53	245.87	151.00	159.94	219.59	S09° 46' 51"W	93° 17' 33"
C54	90.09	151.00	46.43	88.76	N41° 44' 45"W	34° 11' 03"



Know what's below.
Call before you dig.

GRAPHIC SCALE



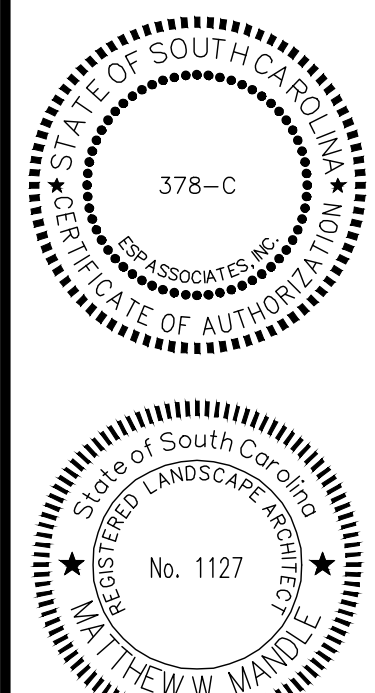
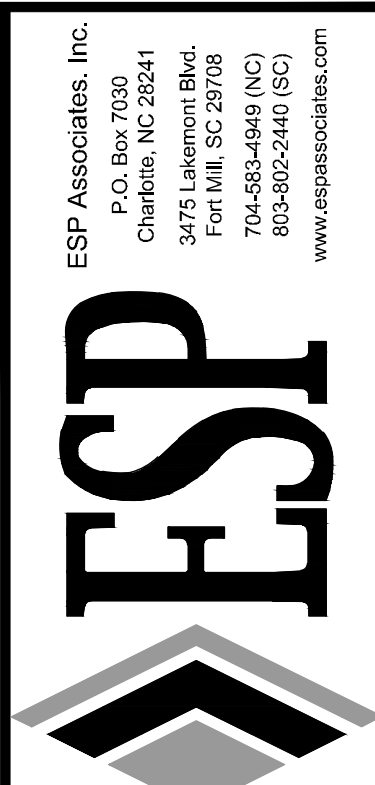
(IN FEET)
1 INCH = 60 FT.

PRELIMINARY PLAT
(SHEET 3 OF 5)

COLLINS ROAD TOWNHOMES

LANCASTER COUNTY, SC

PROJECT INFORMATION	
PROJECT MANAGER:	PT
DESIGNED BY:	BM
DRAWN BY:	JB, DRB
PROJECT NUMBER:	IV14.100
ORIGINAL DATE:	09/30/2021
SHEET:	3

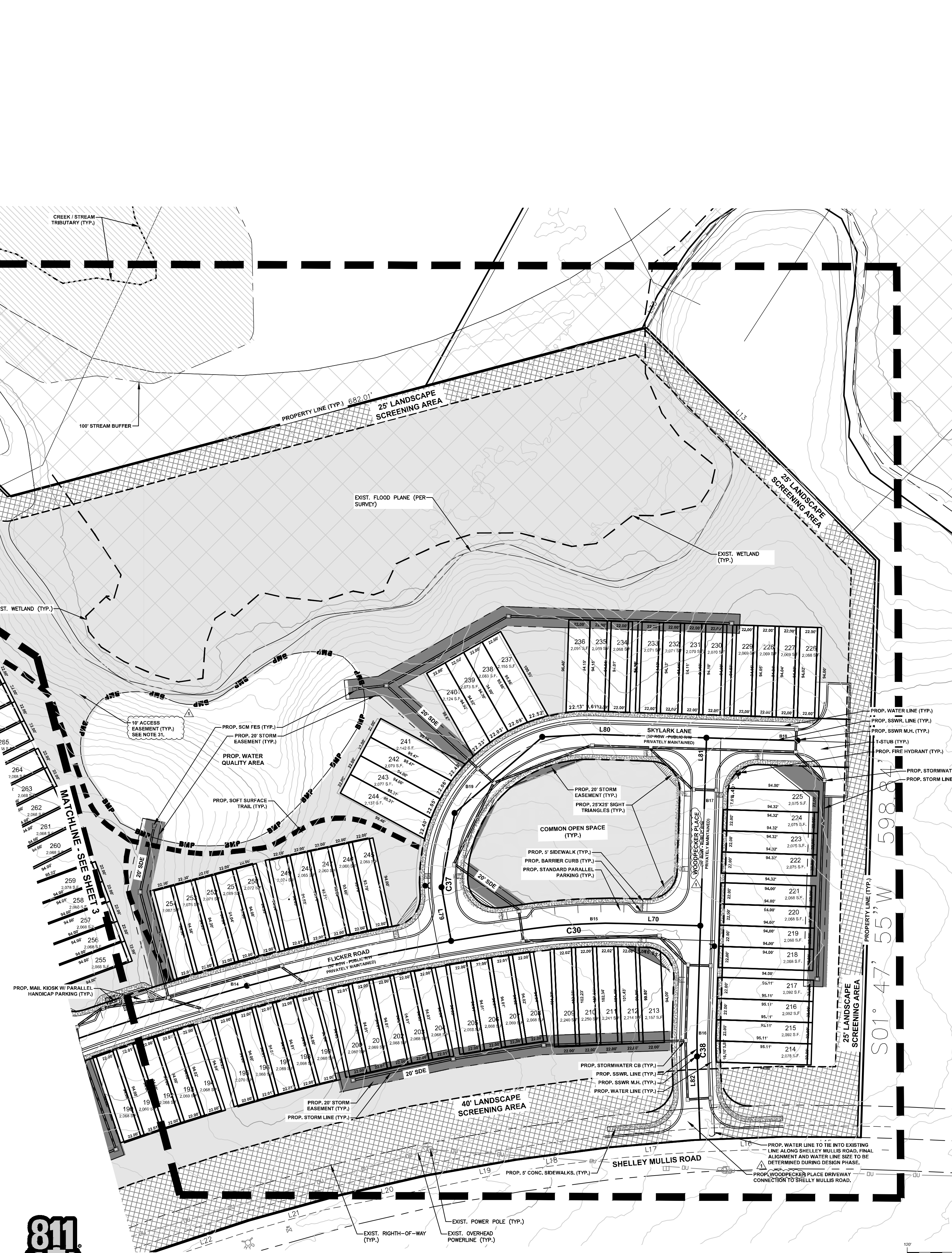


NO.	DATE	REVISION	RESPONSE TO PRELIMINARY PLAT COMMENTS
1	11/23/2021		

BLOCK LENGTH TABLE	
BLOCK	LENGTH
B1	+/- 199 FT
B2	+/- 258 FT
B3	+/- 159 FT
B4	+/- 240 FT
B5	+/- 405 FT
B6	+/- 140 FT
B7	+/- 720 FT
B8	+/- 231 FT
B9	+/- 144 FT
B10	+/- 472 FT
B11	+/- 255 FT
B12	+/- 242 FT
B13	+/- 239 FT
B14	+/- 438 FT
B15	+/- 280 FT
B16	+/- 416 FT
B17	+/- 195 FT
B18	+/- 148 FT
B19	+/- 424 FT
B20	+/- 697 FT
B21	+/- 75 FT
B22	+/- 252 FT
B23	+/- 528 FT
B24	+/- 209 FT
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B28	+/- 147 FT
B29	+/- 141 FT
B30	+/- 168 FT
B31	+/- 146 FT
B32	+/- 146 FT
B33	+/- 683 FT
B34	+/- 722 FT
B35	+/- 294 FT
B36	+/- 394 FT
B37	+/- 171 FT
B38	+/- 295 FT

STREET CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L83	439.68	N30° 37' 04"W
L84	64.78	N46° 15' 15"E
L85	96.84	N48° 37' 25"E
L86	96.84	N48° 37' 25"E
L87	86.90	N48° 37' 25"E
L88	195.23	N46° 15' 15"E
L89	86.53	N00° 27' 19"W
L90	310.01	N03° 29' 10"E
L91	246.71	N45° 04' 21"E
L92	72.26	N53° 12' 13"E
L93	74.26	S86° 30' 50"E
L94	37.19	N08° 33' 05"W
L95	265.87	S86° 30' 50"E
L96	571.87	N44° 55' 39"W
L97	102.63	N11° 54' 50"W
L98	383.54	N43° 44' 45"W
L99	68.03	N43° 53' 57"W
L100	231.22	N16° 48' 41"W
L101	445.26	N43° 53' 53"W
L102	98.45	N52° 22' 59"W
L103	144.79	N18° 45' 30"W
L104	242.02	N24° 49' 33"W
L105	278.77	N58° 49' 58"W
L106	296.17	S31° 09' 44"W
L107	284.16	S36° 51' 56"E
L108	313.25	N24° 39' 14"W
L109	124.65	N58° 50' 16"W

STREET CENTERLINE CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C39	20.57	299.00	10.29	20.56	S01° 30' 55"W
C40	297.89	2099.00	149.19	297.64	S49° 08' 17"W
C41	1259.89	2339.98	645.62	1244.73	S68° 37' 42"W
C42	98.62	599.00	49.42	98.51	S88° 46' 10"W
C43	268.91	151.00	186.59	234.76	S42° 28' 03"W
C44	144.30	288.58	73.59	142.90	S31° 07' 40"E
C45	144.15	300.78	73.49	142.78	N29° 59' 31"W
C46	70.92	150.00	36.13	70.26	S30° 21' 19"E
C47	70.91	150.00	36.13	70.25	N30° 21' 17"W
C48	22.21	150.00	11.13	22.19	N48° 08' 26"W
C49	15.99	151.00	8.00	15.98	N21° 47' 32"W
C50	89.64	151.00	46.18	88.33	N41° 49' 55"W
C51	149.13	299.00	76.15	147.59	N45° 27' 02"E
C52	159.72	2763.12	79.88	159.70	S58° 04' 59"W
C53	245.87	151.00	159.94	219.59	S09° 46' 51"W
C54	90.09	151.00	46.43	88.76	N41° 44' 45"W



LINE SYMBOL LEGEND
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- PROP. EDGE OF PMT
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GRAPHIC SCALE



(IN FEET)
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THE W.W. MANDEL

PRELIMINARY PLAN
(SHEET 4 OF 5)

COLLINS ROAD TOWNHOMES

NVR INC.
LANCASTER COUNTY, SC

PROJECT INFORMATION

PROJECT MANAGER: PT
DESIGNED BY: BM
DRAWN BY: JB, DRB
PROJECT NUMBER: IV14.100
ORIGINAL DATE: 09/30/2021
SHEET: 4

STREET CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L83	439.68	N30° 37' 04"W
L84	64.78	N46° 15' 15"E
L85	96.84	N48° 37' 25"E
L86	96.84	N48° 37' 25"E
L87	86.90	N48° 37' 25"E
L88	195.23	N46° 15' 16"E
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L100	231.22	N16° 48' 41"W
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L104	242.02	N24° 49' 33"W
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C54	90.09	151.00	46.43	88.76	N41° 44' 45"W	34° 11' 03"



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- EXIST. FLOODWAY
- EXIST. WETLAND
- EXIST. CENTER CHANNEL
- EXIST. GAS LINE
- EXIST. WATER LINE
- EXIST. RIGHT OF WAY
- EXIST. ROAD PAVEMENT
- PROP. STREAM / WETLAND BUFFER
- PROP. LANDSCAPE BUFFER
- PROP. COMMON OPEN SPACE
- PROP. SOFT SURFACE PED. TRAIL
- PROP. SEWER LINE & MANHOLE
- PROP. STORM ESMT.
- PROP. STORM LINE & DRAIN
- PROP. LOT LINE
- PROP. SETBACK
- PROP. RIGHT OF WAY
- PROP. SIGHT TRIANGLE
- PROP. SIGHT DISTANCE
- PROP. SIDEWALK
- PROP. WATER LINE
- PROP. BACK OF CURB
- PROP. EDGE OF PAVT
- PROP. FIRE HYDRANT

GRAPHIC SCALE



(IN FEET)
1 INCH = 60 FT.



PRELIMINARY PLAT
(SHEET 5 OF 5)

COLLINS ROAD TOWNHOMES

LANCASTER COUNTY, SC

PROJECT INFORMATION	
PROJECT MANAGER:	PT
DESIGNED BY:	BM
DRAWN BY:	JB, DRB
PROJECT NUMBER:	1V14.100
ORIGINAL DATE:	09/30/2021

SHEET:

5

NO.	DATE	REVISION	RESPONSE TO PRELIMINARY PLAT COMMENTS
1	11/29/2021		



ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-553-4949 (NC)
803-802-2440 (SC)
www.espasociates.com



Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-2643, Realty Advisory Corporation

Contact Person / Sponsor: Robert Tefft / Planning

Department: Planning

Date Requested to be on Agenda: 12/2/2021

Points to Consider:

N/A

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	11/30/2021	Planning Staff Report
Ex 1: Concept Plan	11/30/2021	Exhibit

PROPOSAL: Request to rezone approximately 90.43 acres of property

PROPERTY LOCATION: Jim Wilson Road (TM# 0014-00-043.00)

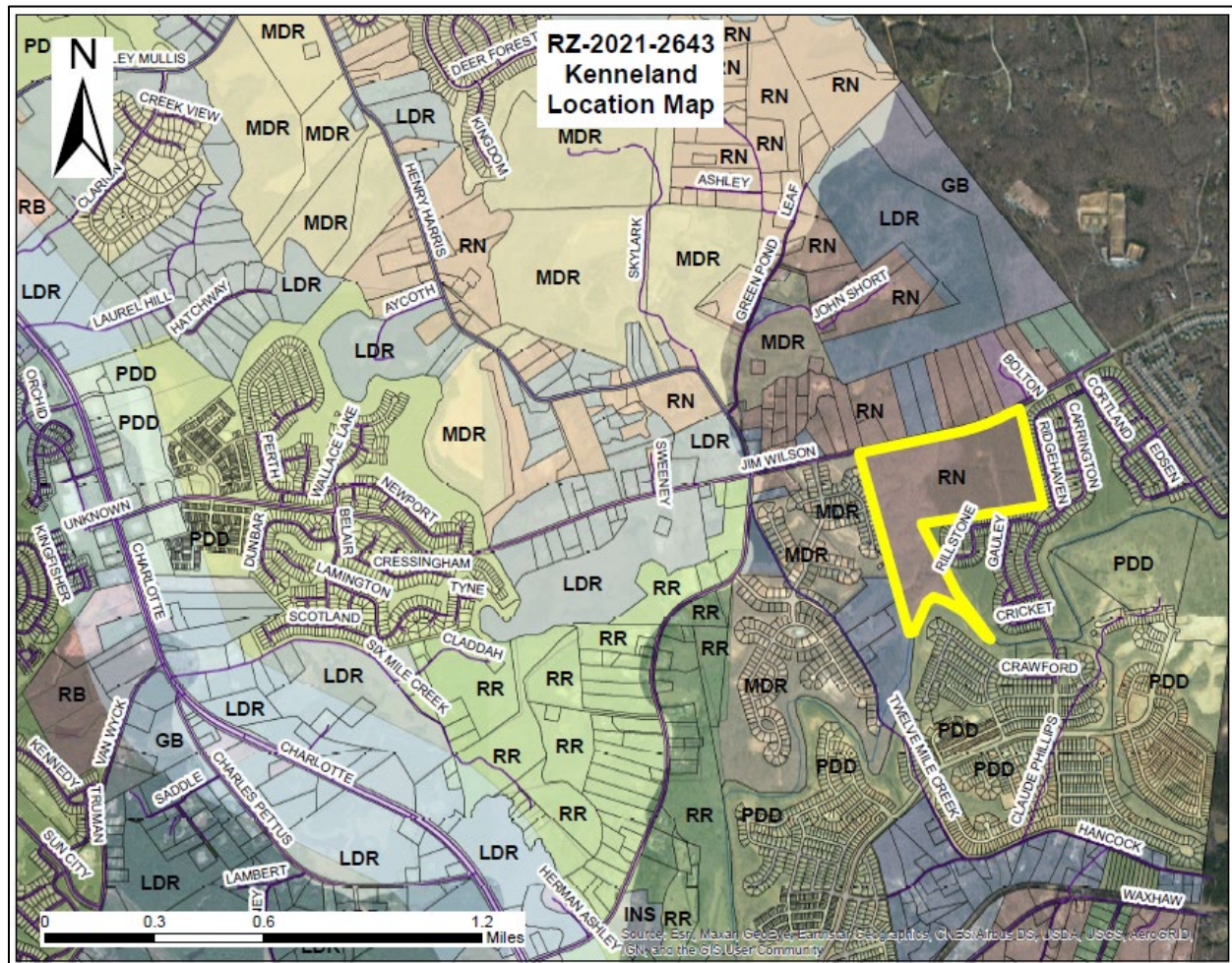
CURRENT ZONING: Rural Neighborhood (RN) District

PROPOSED ZONING: Medium Density Residential (MDR) District

PROPERTY OWNER: Kenneland Park, LLC (Carol V. Warren)

APPLICANT: Realty Advisory Corporation, LLC (Steven Hinshaw)

COUNCIL DISTRICT: District 1, Terry Graham



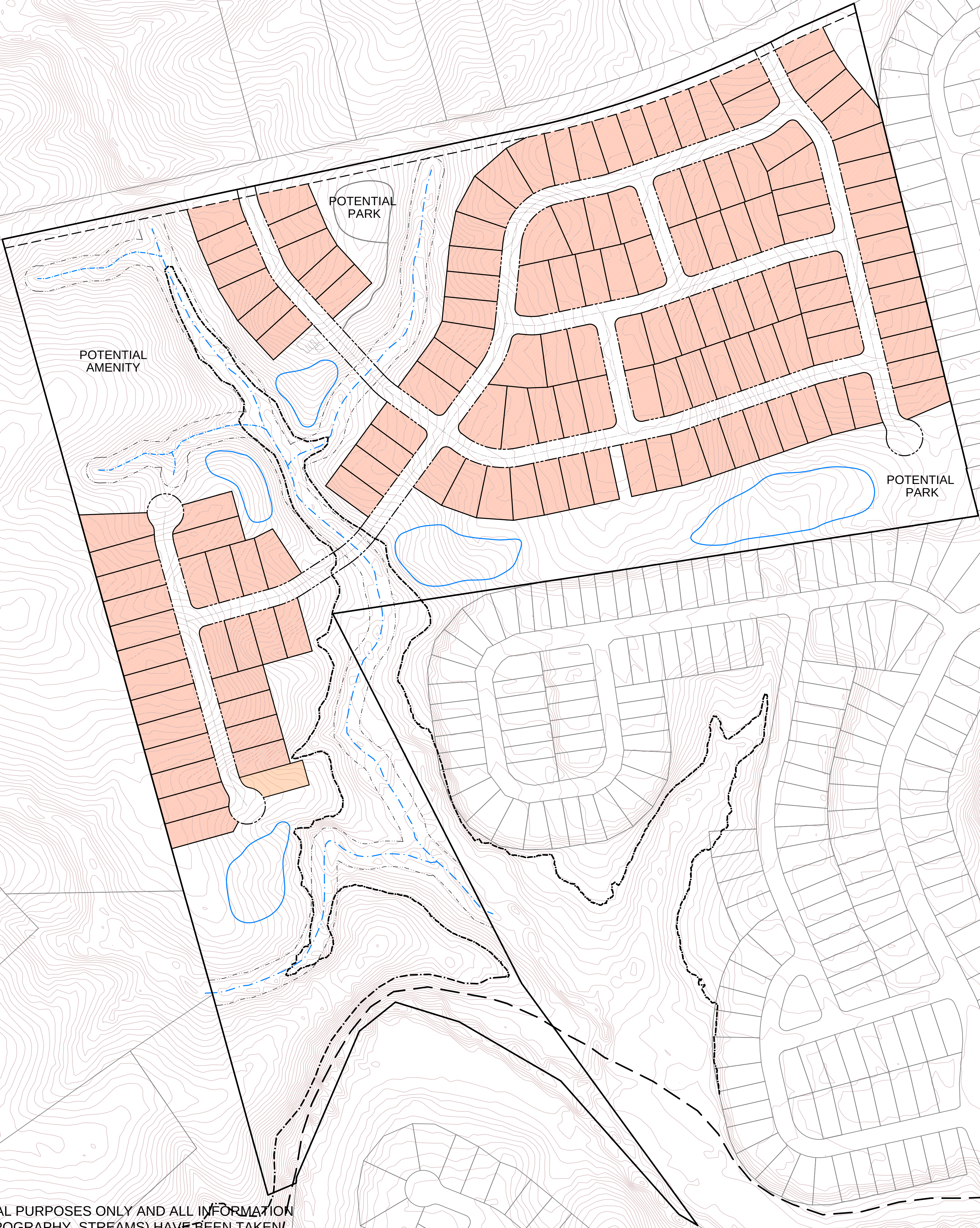
STAFF CONTACT:
Robert Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394

KENNELAND PROPERTY - LANCASTER COUNTY, SC
MDR CONVENTIONAL - MAX DEVELOPMENT CONCEPT

RJH PROJECT NUMBER: 4741

DATE: OCTOBER 25, 2021

SCALE: 1"=150'



TAX PARCEL # 0014-00-043.00
TOTAL NUMBER OF LOTS: 141
ACREAGE FROM GIS: 90.4 ACRES
DENSITY: 1.56 UNITS/AC

DEVELOPMENT STANDARDS
EXISTING ZONING: LDR
PROP. ZONING: MDR
MIN. LOT WIDTH: 70 Ft. (at Front S.B.)
MIN. LOT AREA: 10,000 Sq.Ft.
FRONT S.B. - 30 Ft.
CORNER S.B. - 15 Ft.
SIDE YARD - 10 Ft.
REAR YARD - 25 Ft.
OPEN SPACE: 20% (Gross Land)

DRAWING IS FOR CONCEPTUAL PURPOSES ONLY AND ALL INFORMATION SHOWN (PARCELS LINES, TOPOGRAPHY, STREAMS) HAVE BEEN TAKEN FROM PUBLIC SOURCES AND NOT VERIFIED FOR ACCURACY.

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-2559 CSH Charlotte Highway Act, LLC

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 12/2/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Exhibit 1: Application	12/1/2021	Exhibit
Exhibit 2: Zoning Map	12/1/2021	Exhibit



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastercsc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

GENERAL INFORMATION

Property Address 7829 Charlotte Highway

City Indian Land State SC Zip 29707 Tax Parcel ID 0008-00-069.07

Current Zoning LDR Current Use Vacant

Proposed Zoning GB (HC Overlay) Total Acres 3.63 (Per Lancaster Co. GIS)

Project Description _____

This parcel is planned as part of an active living (Age 55+ Independent Living) project. This development, also occupying the adjacent parcel (0008-00-067.00, currently zoned GB), will provide commercial parcels along the highway. The project is within the Highway Corridor Overlay District.

Surrounding Property Description _____

Adjacent parcels are zoned LDR, GB, LI, and PDD with a commercial use. These adjacent parcels fall within the HC Overlay. Adjacent uses are commercial, industrial, residential, and a fraternal organization meeting hall. Opposite Highway 521 are HDR and MX-zoned multifamily developments and other parcels zoned GB and PDD.

CONTACT INFORMATION

Applicant Name CSH Charlotte Highway ACT, LLC c/o Capitol Seniors Housing, attn: Joseph F. McElwee

Address 1275 Pennsylvania Ave. NW, Second Floor

City Washington State DC Zip 20004 Phone (202) 469-8400

Fax _____ Email joe.mcelwee@cshpe.com

Property Owner Name James P. and Yen H. Ngo c/o James P. Ngo

Address 2901 Chatelaine Place Raleigh, NC 27614

City Raleigh State NC Zip 27614 Phone (704) 222-2986

Fax _____ Email njm980@aol.com

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.



Applicant

10-25-21

Date

Property Owner(s)

Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel \$435.00
- Rezoning Application Fee – multi parcel \$610.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

Proposal:
Request to rezone from
LDR to GB (HCO)

Legend:



Subject Property



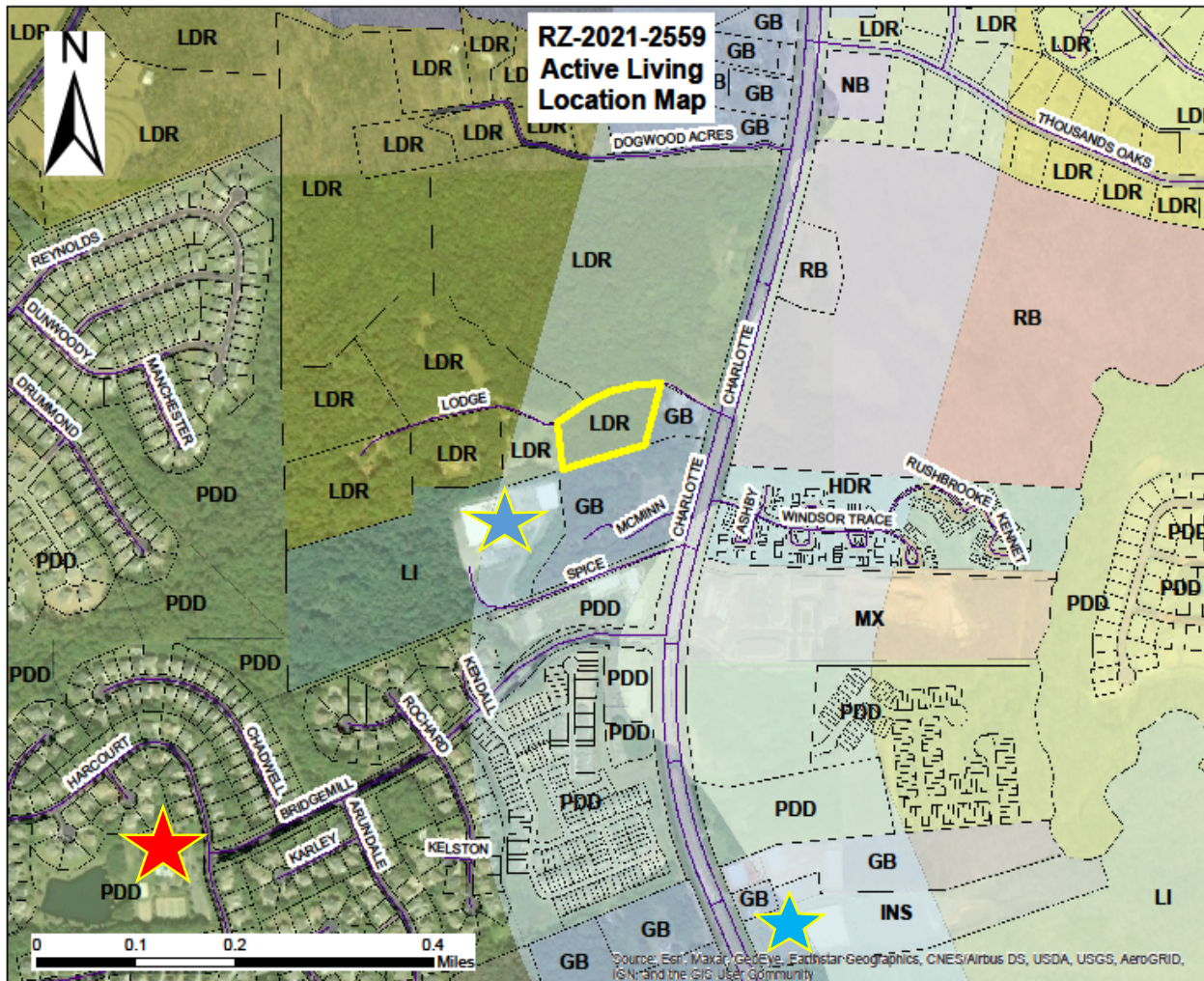
McClancy Seasonings



Bridgemill Development



Transformation Church



Agenda Item Summary

Ordinance # / Resolution #: SD-2019-0803 Taylor Morrison (Amend)

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 12/2/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Exhibit 2: Zoning Map	12/1/2021	Exhibit
Exhibit 3: Proposed Plat	12/1/2021	Exhibit

Proposal:
Request to amend the existing
Preliminary Plat.

Legend:



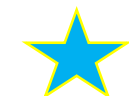
Subject Property



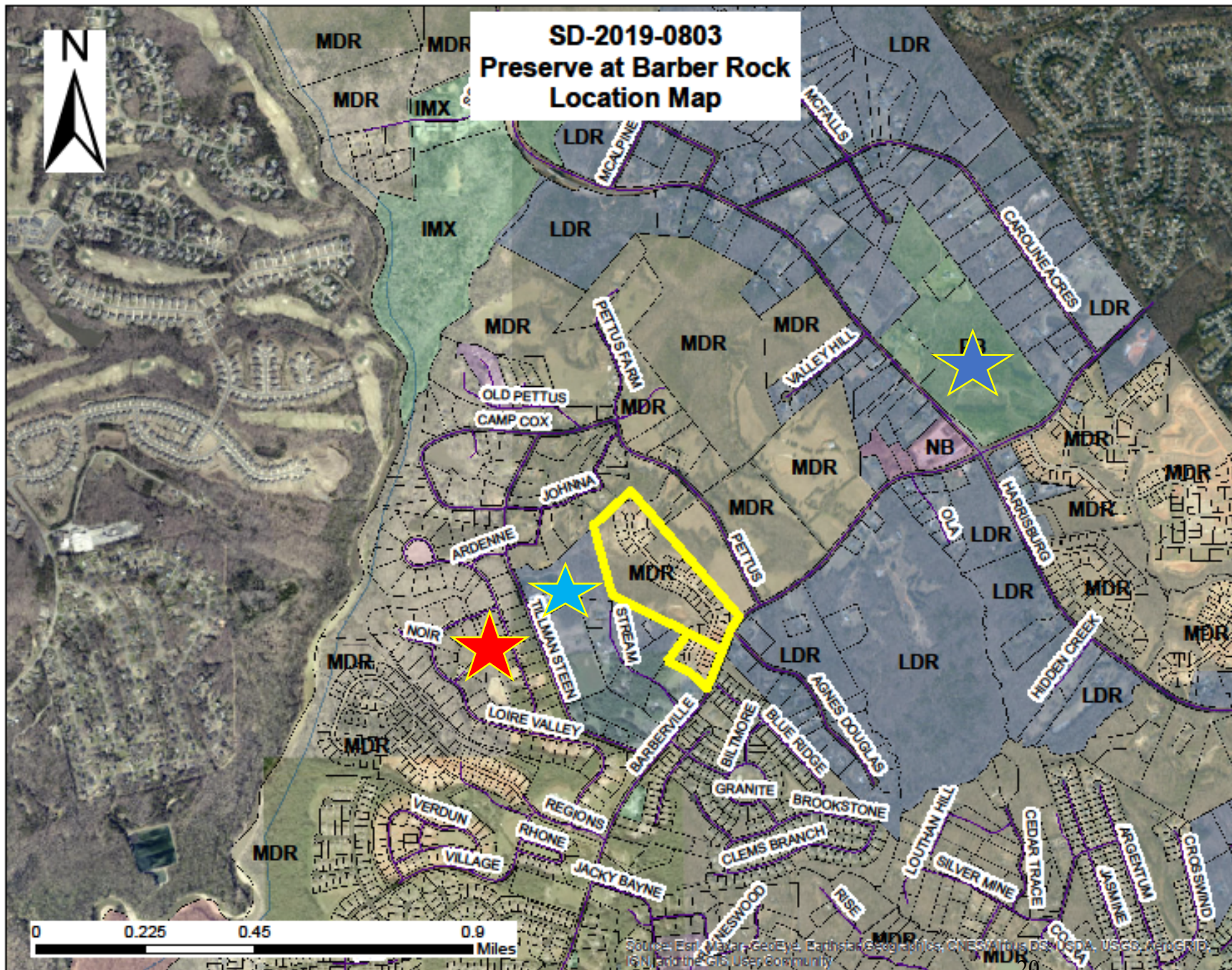
Redwoods



Bretagne

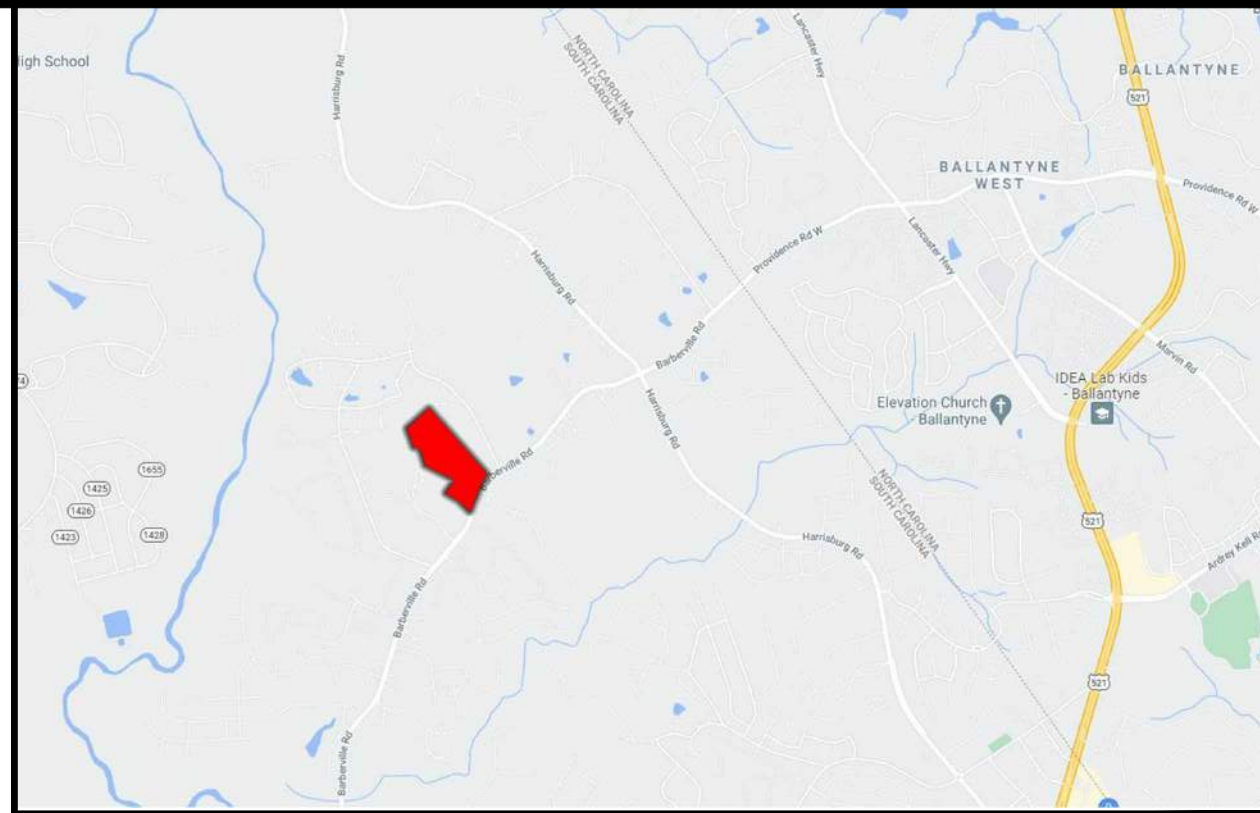


RZ-2021-1361:
McCarthy Development



THE PRESERVE AT BARBER ROCK

LOCATED IN LANCASTER COUNTY, SOUTH CAROLINA



VICINITY MAP
NOT TO SCALE

Development Data:

Tax Parcels: A portion of 0003-00-068.00
Site Area: 34.12 Acres
Location: Lancaster County, SC
Land Use: Vacant
Existing: Single-Family Detached Residential
Proposed: Single-Family Detached Residential
Zoning: R-15P CSOD (Ordinance #2014-1274)
(Cluster Subdivision Overlay District)

Total Lots: 52 Lots

61'x125' Lots: 18 Lots (34%)
71'x130' Lots: 17 Lots (33%)
81'x135' Lots: 17 Lots (33%)

Proposed Density: 1.52 DU/AC

Total Open Space Proposed: +/- 13.74 Acres

Primary Conservation Areas: +/- 3.83 Acres

Total Open Space Proposed = Total Parcel minus Primary Conservation Areas multiplied by Open Space Percentage then added to Primary Conservation Areas.

TO = ((TP-PC)OSP)+PC
TO = Total Open Space Proposed (Acres)
TP = Total Parcel (Acres)
PC = Primary Conservation Area (Acres)
OSP = Open Space Percentage (% of Site Acreage excluding PC)
TO = ((34.12 - 3.83) .25) + 3.83
TO = 11.40 Acres of Total Open Space Required

Note: The Preserve at Barber Rock CSOD shall include provisions for the protection of trees and other natural amenities within the areas designated for open space in accordance with Section 6F9 of the Lancaster County CSOD Ordinance.

Proposed Fire Hydrants: 4 Hydrants

Connectivity Index (Links/Nodes):
Required: 1.0*
Provided: 1.4 (7 Links / 5 Nodes)
* Refer to Development Agreement, Ordinance No. 2014-1308, Article III, Section 3.01A

R-15P CSOD Lot Standards:

Minimum Lot Width: 50'
Minimum Lot Area: 5,000 sf
Smallest Lot Provided: 7,625.00 sf

Minimum Setbacks:
Front: 20'
Side: 5**
Rear: 30'
* If side yards are five feet (5') then the following conditions must be met:
- Dwelling units must have fire resistant siding as approved by the Lancaster County Building Official
- Vented soffits must be avoided for dwellings less than 10' from an adjacent dwelling unit or structure.
- Windows of dwelling units must be offset from windows of adjacent units.
** Where a lot fronts on any corner, front-yard setbacks shall be in accordance with Lancaster County UDO Section 5.4.4b.

Boundary Information
Boundary information obtained from survey by ESP Associates, Inc. entitled "Boundary Survey of Tax Parcels 3-00-063.01 and 3-00-068.00 Being 35.134 Acres Total" dated 1/22/2014.

Topographic Information
Topographic information obtained from survey by ESP Associates, Inc. entitled "Topographic Survey of Parcels 3-00-063.01 and 3-00-068.00 Being 35.135 Acres Total" dated 1/22/2014.

Stream and Wetland Information
Stream and wetland information obtained from preliminary survey by ESP Associates, Inc. entitled "Wetland Survey of Tax Parcels 3-00-063.01 and 3-00-068.00" dated 4/13/2014.

Road Improvement
Road improvements are subject to available right of way and coordination with SCDOT during driveway permitting process.

Off Site Utility Improvements
Final alignment of all off site utility improvements to be determined during design phase in coordination with LCWSD.

Total Open Space Proposed
Total Open Space Proposed includes property buffers, pocket parks, natural areas, and water quality areas as well as Primary Conservation Areas.

Road Names & Lengths:

Chalet Lane +/- 747.9 LF
Garden Gate Drive +/- 2,142.8 LF
Juneberry Place +/- 215.0 LF
Total Length of Proposed Roads: +/- 3,105.7 LF

Notes:

- Preliminary Plan is subject to minor revisions during the design process as may be required.
- See Sheets 1-3 for detailed lot dimensions.
- Applicant to provide and install road signs for this subdivision.
- Applicant to install a central mail kiosk for this community. Location shown on Preliminary Plan is conceptual and subject to final approval from USPS. Location and number of kiosks is subject to change.
- All roads within The Preserve at Barber Rock CSOD are to be privately maintained and have a minimum pavement width of 22' as per Lancaster County Ordinance No. 2014-1285.
- Developer agrees to grant easement over private street road ROW after construction to LCWSD for access to water and sewer infrastructure.
- Although streets will be private, water, sewer, and hydrants will be public and maintained by LCWSD.
- Proposed locations of water and sewer lines shown on Preliminary Plan are preliminary and have not been designed. Design and details of water and sewer systems shall be provided during construction document phase.
- Location and size of Potential Stormwater Management Areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will be determined during construction document phase.
- Signage and monumentation details, including sizing and locations, will be determined upon the submittal of Construction Documents. Monumentation and signage to be permitted separately. Monumentation to be installed outside of sight triangles & sight distance lines.
- Street signs to be consistent with SCDOT details or approved equivalent. Decorative street signs may be installed as long as they meet or exceed the minimum specifications established by SCDOT.
- Construction plans for water, storm and sewer systems to be provided during construction document phase.
- Road grading and profile is to be determined during the construction document phase.
- Site grading, cut, and fill to be determined during the construction document phase.
- Detailed landscape planning plans, outlining landscaping and buffer plantings, to be provided during the construction document phase.
- Site distance plan and profile to be provided during construction documentation phase as requested by SCDOT.
- Fire hydrants to be spaced and installed to ensure that each phase of construction of development has adequate hydrant protection. Phasing to be determined at construction documentation phase, hydrant locations to be adjusted to provide coverage based on phasing.
- Proposed sewer easements shall have no steeper than 4:1 slope as requested by LCWSD.
- As requested by LCWSD, proposed pump station to be graded to ensure proper drainage.
- Based on meeting with Lancaster County on 1/29/15 applicant agrees to install street trees outside of 3' planting strip behind sidewalk. Street trees to be located 3-4' behind back of sidewalk either in the front yard of each lot, side yard of each lot or in a common open space area. Exact locations to be determined at construction documents to avoid conflicts with utilities and driveways.
- Applicant agrees to provide an increased curb radius located at the entrance from Barberville Road (in lieu of deceleration lane). Exact curb radius size to be provided as specified by SCDOT. Size to be coordinated during construction document phase.

ENGINEERING FIRM:

ESP ASSOCIATES, INC.
3475 LAKEMONT BLVD.
FORT MILL, SC 29708
(803) 802-2440
(803) 802-2515
MATTHEW W. MANDLE, P.L.A.

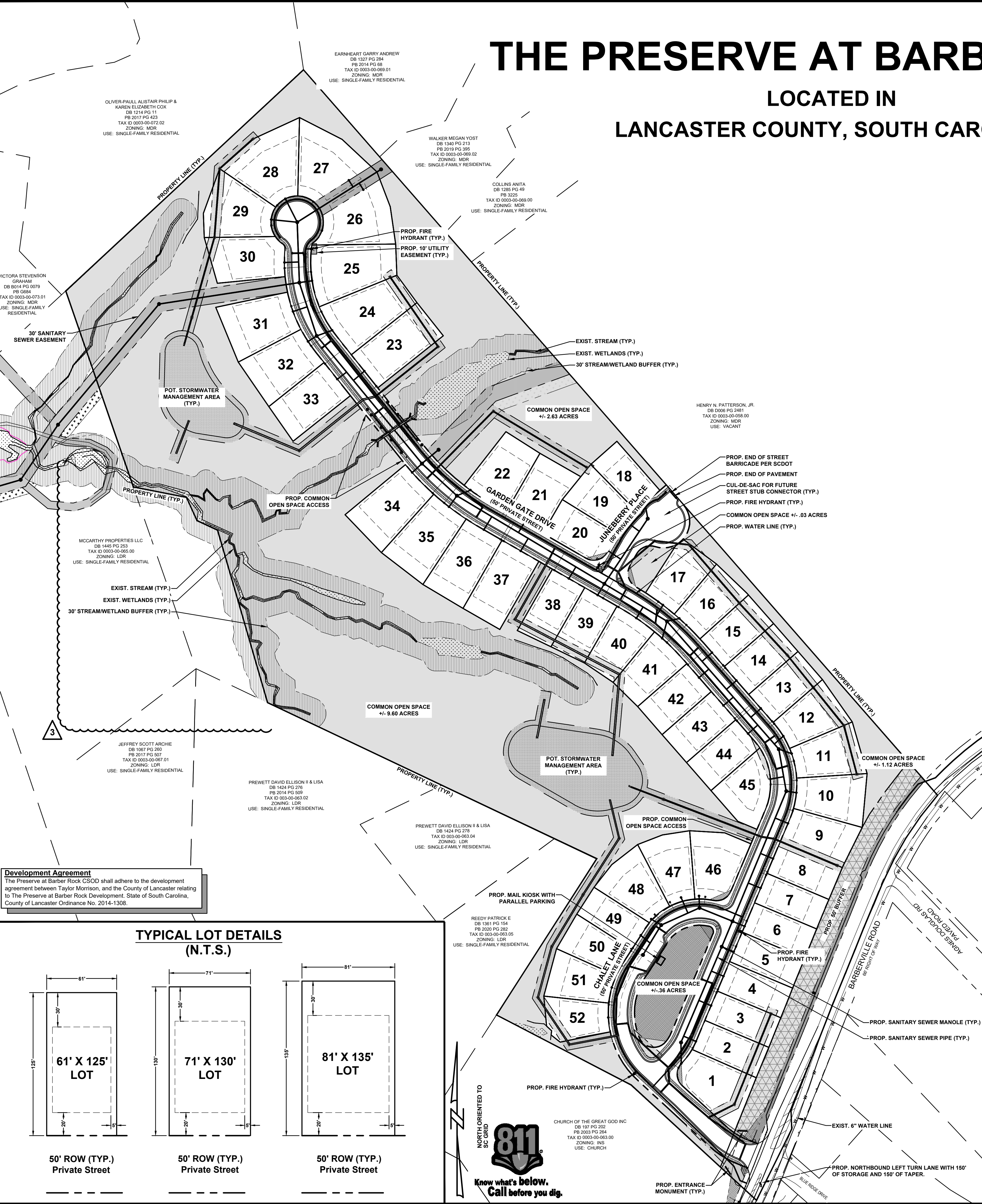
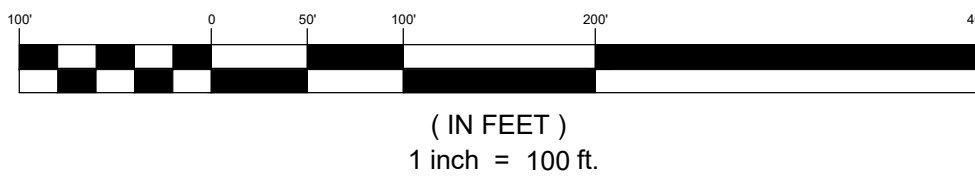
DEVELOPER:

TAYLOR MORRISON
11405 NORTH COMMUNITY HOUSE ROAD, SUITE 150
CHARLOTTE, NC, 28277
(704) 251-8137
MR. THOMAS JOHNSON

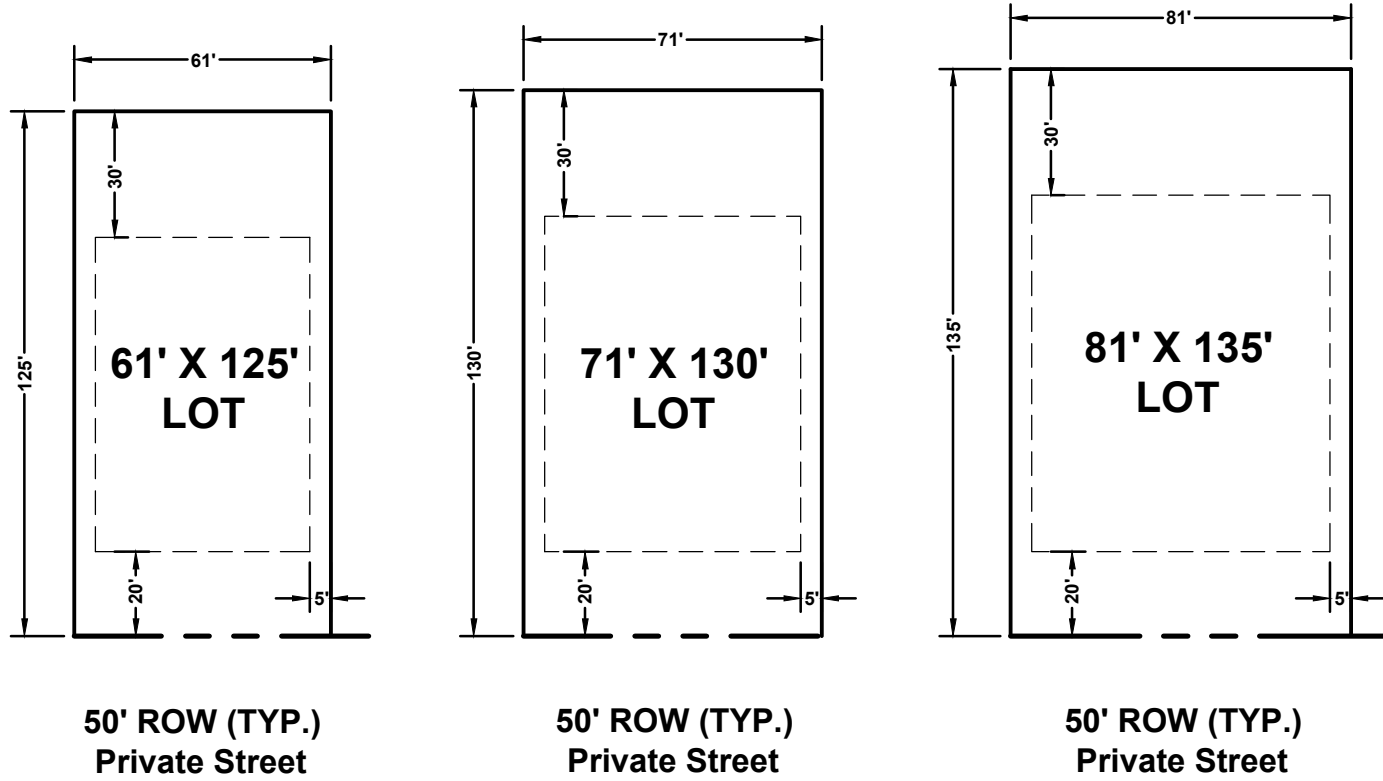
REVIEW AGENCY:

LANCASTER COUNTY
101 NORTH MAIN STREET
LANCASTER, SC, 29720
(803) 285-6005

GRAPHIC SCALE



TYPICAL LOT DETAILS (N.T.S.)



Agenda Item Summary

Ordinance # / Resolution #: DA-2019-0803 Taylor Morrison (Amend)

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 12/2/2021

Points to Consider: