**Planning Commission Members**
District 1: Alan Patterson
District 2: T. Yokima Cureton
District 3: Charles Deese, Chair
District 4: Judianna Tinklenberg
District 5: James Barnett, Vice-Chair
District 6: Sheila Hinson
District 7: Ben Levine

**County Attorney**
Ginny L. Merck-Dupont

**Clerk to Planning Commission**
Jennifer Bryan

**Development Services Director**
Allison Hardin

**October 5, 2023** | **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

## AGENDA

1. **Call to Order Regular Meeting and Roll Call Vote**

2. **New Business**

   **a.** NRN-2023-1542 Jade Court

   Application by Vernon Baumrind/BVJ Properties to name a private road located off Springdale Road south of Wayne Road.

   **b.** UDO-TA-2023-1687 Harris: Auctions Sec 5.5 & 10.3

   Application by Thomas Harris for a Text Amendment to Unified Development Ordinance Section 5.5 Commercial/Entertainment Uses and Section 10.3 Definitions: Use Type, to add regulations and use definition for Onsite Auctions.

   **c.** CP-2023-1197 Strunk

   Application by Lancaster County to amend the future land use designation of one parcel totaling 6.6 acres located at 2458 Mineral Mining Road (TM #0098-00-037.01) from Special District- Industrial to Rural Living.

   **d.** SD-2022-1205 Riverchase Sec 3**

   Application by Riverchase Estates Partners LLC for a Preliminary Plat for approximately 806.12 acres located along Riverside Road north of the intersection with Cobblestone way (p/o TM # 0030-00-002.00), for a phase of the larger Riverchase development, consisting of 251 single-family homes, minimum lot size one acre.

   **e.** SD-2020-2137 The Pinery at Edgewater

   Request to extend vested rights for Preliminary Plat approved 3/16/2020, for subject property located east of Catawba Ridge Boulevard (TMS# 0106-00-003.02) The plat comprises 77.99 acres with 181 single family home lots. [F/k/a Bridlewood].

   **f.** Other

3. **Adjourn**

# Agenda Item Summary

Ordinance # / Resolution #: NRN-2023-1542 Jade Court
Contact Person / Sponsor: J. Bryan
Department: Planning
Date Requested to be on Agenda: 10/5/2023

**Points to Consider:**
Residents requested change from initial request "Jade Court" to "Jade Terrace."

Not a public hearing item; will be heard under "New Business" at regular meeting.

**ATTACHMENTS:**

| Description | Upload Date | Type |
|---|---|---|
| Application | 8/25/2023 | Exhibit |
| Review Comments by S. Burton | 10/4/2023 | Exhibit |

PLANNING COMMISSION
PO BOX 1809
Lancaster, SC 29721
Phone: (803) 285-6005
Fax: (803) 285-6007

****NEW ROAD NAME/CHANGE APPLICATION****

**Please note:** A fee of $250.00 must be submitted with this application before it will be processed. Incomplete applications will be returned. The $250.00 fee includes the cost of one road sign. New roads requiring more than one sign will require the $250.00 fee plus $50.00 for each additional sign.

Please provide the following **applicant** information as completely and accurately as possible.

**Date of Application:** 4/24/2023

**Name:** VERNON BAUMRIND **Address:** 8508 Park Road #133

**City, State, Zip Code:** Charlotte NC 28210

**Telephone (H):** 704-643-6300 (Cell) **Telephone (W) or (Cell):**

Please provide the following **new road name** information as completely and accurately as possible.

**Location of new road:** Currently private gravel off Springdale Road East off of Springdale Road just south of Wayne Road Lancaster.

**Road name as it exists now (if applicable):** No Name currently

**Proposed new road name (1st choice):** Jade Court

**Proposed new road name (2nd choice):** Healy Lane

**Will this be a private road?** Yes ✓ NO

**If applicable, do you plan on deeding this new road to the county in the future?**
Yes NO ✓

**Please attach the following items to this application:**

*A map to approximate scale depicting the location of the new road.
*A petition signed by at least 75% of the property owners with parcels having **frontage** on the affected road.

**Signature of Applicant:** Vernon Baumrind

Planning Official

Date Approved: 8/02/2023

Must be recorded by: 8/02/2023

LEGEND
= POWER POLE
= TEL. PED.
= SANITARY SEWER MH
= SANITARY SEWER LINE
= WATER LINE
= #5 REBAR SET AT ALL LOT CORNERS

20230001820
PLAT ANY SIZE
RECORDING FEES $25.00
PRESENTED & RECORDED:
02-14-2023 11:13:06 AM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: STEPHANIE KNIGHT
BK: PLAT 2023
PG: 64

CITY OF LANCASTER
WATER LINE

SPRINGDALE RD. 75' R/W S29-12

LOT 1
53'X55'
0082M-0C-003.02

LOT 2
55'X55'
0082M-0C-003.01

LOT 3
50'X55'
0082M-0C-003.00

LOT 4
80'X100'

LOT 5
37'X81'
0082M-0C-003.03

0082M-0C-003.04

0082M-0C-006.00

30' FRONT
15' SIDE
25' REAR
15' FRONT OVERHEAD
5' SIDEWALK
R/W
ELEC.
W
S
PRIVATE GRAVEL DRIVE
EXISTING SAN. SEWER
30' R/W CITY OF LANCASTER

OLD PK NAIL
OLD #5 REBAR
OLD 1/2" I PIPE
OLD 1" IP BENT
OLD NAIL

N65°35'05"W 82.44'
S65°35'05"E 110.15'
S65°35'05"E 147.69'
S65°35'05"E 110.15'
S65°35'05"E 147.65'
N20°13'23"E 75.20'
N20°15'00"E 77.42'
N20°15'00"E 60.13'
N20°15'00"E 95.12'
S64°55'18"E 105.60'
S21°13'52"W 89.96'
S21°13'52"W 125.41'
S21°13'52"W 140.96'
78.19'
35.75'
112.22'
75.20'
110.51'
35.45'
107.75'
255.63'
33.12'

L1
L2
L3
L4
L5
L6
L7
L8

RICHARD C. JONES
1318 WAYNE RD
DBK: 55 PG. 91
PLAT: 99-562
TAX ID: 0082M-0C-033.01
ZONED GB

VICKI D. BRAZELL
CHRIS A. DAVIS
SPRINGDALE RD
DBK: 1504 PG. 236
PLAT: 2021-784
TAX ID: 0082M-0C-006.00
ZONED MDR

CLAYTON & HOLLON R. KERSEY
1445 SPRINGDALE RD
DBK: 1234 PG. 232
PLAT: 2004-14
TAX ID: 0082M-0C-005.00
ZONED MDR

MATT RENTALS LLC
1433 SPRINGDALE RD
DBK: 1016 PG. 154
PLAT: BOOK 7 PAGE 68
TAX ID: 0082M-0C-004.00
ZONED MDR

529-342

50

on
s of the
Land
eeds the
fied therein."

/2023
RCEL ID
003.00
1

THIS PROPERTY IS SUBJECT TO ALL EASENENTS, RIGHT-OF-WAYS AND RESTRICTIVE COVENANTS OF RECORD.

THE CITY OF LANCASTER PROVIDES WATER & SEWER TO THIS PROJECT.

THIS PROPERTY AND SURROUNDING PROPERTIES ARE WITHIN ZONE F OF THE McWHIRTER FIELD AVIATION OVERLAY DISTRICT.

THIS PROPERTY IS ZONED MDR
(MEDIUM DENSITY RESIDENTIAL)
FRONT SETBACK - 30'
SECONDARY FRONT SETBACK - 15'
SIDE SETBACK - 10'
REAR SETBACK - 25'

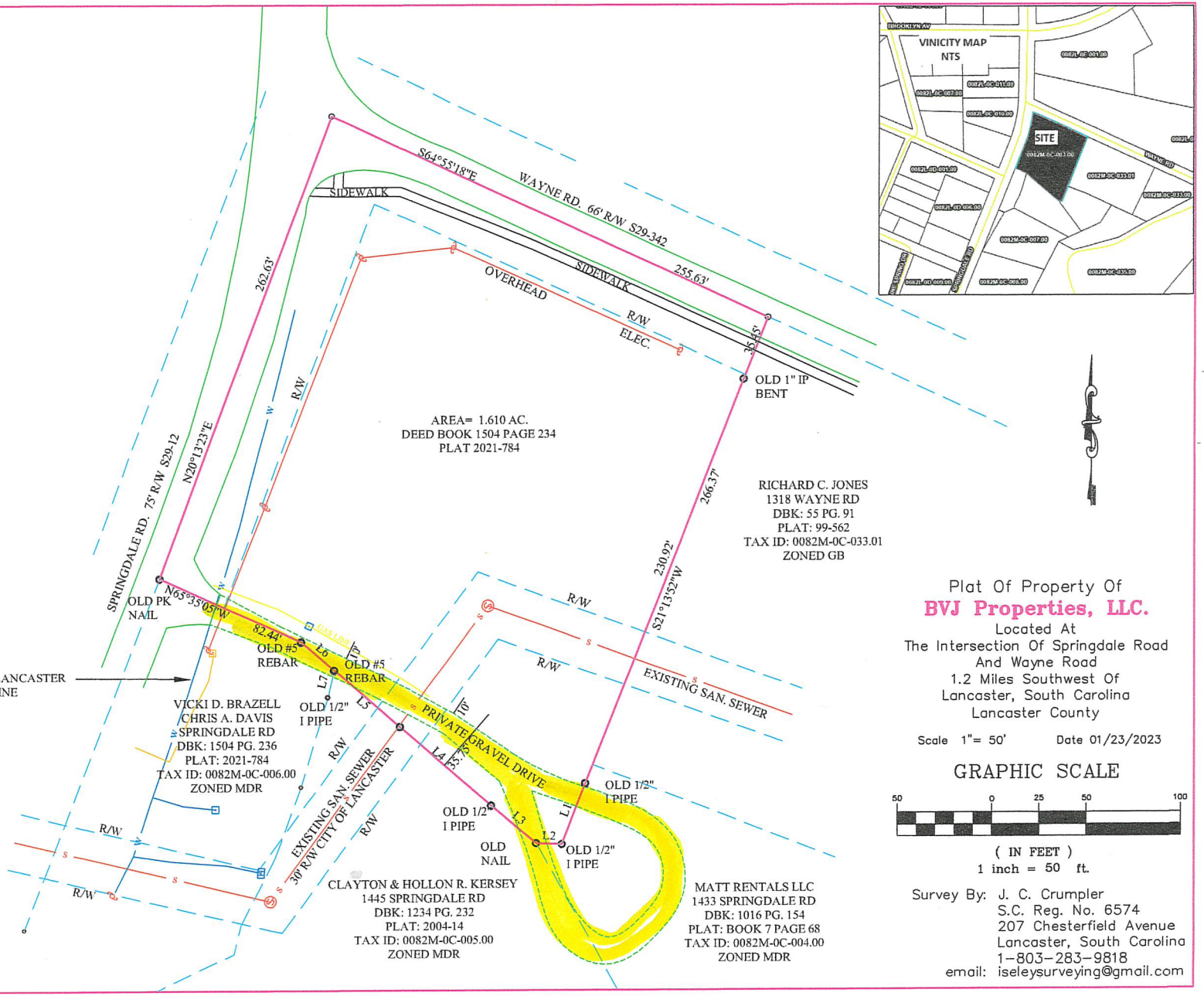
| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 34.52 | S20°58'32"W |
| L2 | 13.62 | N87°40'19"W |
| L3 | 31.14 | N50°14'28"W |
| L4 | 64.27 | N48°53'26"W |
| L5 | 46.31 | N48°53'26"W |
| L6 | 23.21 | N49°08'41"W |
| L7 | 14.93 | S12°55'27"W |
| L8 | 15.07 | S20°15'00"W |

LEGEND
- = POWER POLE
- = TEL. PED.
- = SANITARY SEWER MH
- S = SANITARY SEWER LINE
- W = WATER LINE
- = #5 REBAR SET AT ALL LOT CORNERS
- = NOTHING SET

NOTE: This lot does not lie within any designated flood area and there are no encroachments or projections other than as shown on this plat.

"I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein."

| | |
|---|---|
| DRAWN BY: JCC | DATE: 01/23/2023 |
| CHECKED BY: JCC | TAX MAP PARCEL ID 0082M-0C-003.00 |
| JOB NO.: 22-11-7 | SHEET 1 OF 1 |







Plat Of Property Of
**BVJ Properties, LLC.**
Located At
The Intersection Of Springdale Road
And Wayne Road
1.2 Miles Southwest Of
Lancaster, South Carolina
Lancaster County

Scale 1"= 50' Date 01/23/2023

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.


Survey By: J. C. Crumpler
S.C. Reg. No. 6574
207 Chesterfield Avenue
Lancaster, South Carolina
1-803-283-9818
email: iseleysurveying@gmail.com

## Vernon Baumrind

**From:** Vernon Baumrind <vbaumrind@gmail.com>
**Sent:** Thursday, June 29, 2023 9:44 PM
**To:** 'E911 Addresser'
**Subject:** Private Gravel Drive Off Springdale Road Application for Road Name
**Attachments:** Road Name for Private Gravel Driveway Springdale Road.pdf

Sandra,

I've been trying, unsuccessfully, to get a response from the two owners of the properties currently accessed by the private gravel drive off Springdale Drive. I've written them twice and called numerous times to talk to them about agreeing to a name for this driveway, without a response. There are tenants in the two homes and, like the property owners, the tenants have not been cooperative.

My Builder is preparing to take title to the 5 lots which have been subdivided; one of which fronts on the private gravel driveway (Lot # 4) and we're needing to get an address for Lot # 4.

Would it be possible for you to initiate an action to assign a street name to this driveway and to assign us a street address as soon as possible.

Attached is the communication I've been sending to the property owners and the petition for Road Name Change and Application, along with the recorded subdivision plat for the property.

Let me know what I can do to help with this process.

Thank you.

Vernon Baumrind
704-643-6300
VBaumrind@gmail.com

6631 Bunker Hill Circle
Charlotte, NC 28210
April 24, 2023

Clayton Kersey
5824 East Lakeside Drive
Hanahan, South Carolina 29410
and
Matt Rentals, LLC
7298 Harcourt Crossing
Indian Land, South Carolina 29707

To: Two Owners of properties along private gravel drive off Springdale Road, Lancaster

RE: Naming of private gravel drive serving the two existing rental homes and a new proposed home (Lot 4) as indicated on the attached platted subdivision of property fronting Springdale Road, Wayne Road and the private gravel road now serving your two properties.

Owners,

I am currently developing property fronting Springdale Road in front of properties you currently own which are accessed by a private gravel drive. My subdivision plat is attached for your convenience showing 3 new lots fronting Springdale Road, one lot fronting Wayne Road and a single lot (Lot 4) facing the private gravel drive you are currently using to access your properties (see appropriate plats attached showing these improvements).

Along with my application to Lancaster County for an address for my Lot # 4 which will also be accessed by the private gravel drive, the County is requiring that I name the private gravel driveway. My application to name the private gravel drive is attached, also requiring approval by 75% of the current owners, including myself. Along with developing the lots I'm proposing, I will be freshly graveling the private gravel roadway to serve Lot 4 in the new minor subdivision.

Hope you'll approve of the application with your signatures and forward the enclosed applications back to me in the enclosed self-addressed, stamped envelope. Will greatly appreciate your approvals.

If you have questions, please call me at 704-643-6300. Thank you.

Vernon

Vernon Baumrind
704-643-6300
VBaumrind@gmail.com

Lancaster County
South Carolina

# PETITION FOR ROAD NAME CHANGE

Date: 4/24/2023

I, VERNON BAUMGARD, hereby request to rename the following road, PRIVATE GRAVEL Drive off Springdale Road.
The subject road is located east off of Springdale Rd just south of Wayne Rd. Lancaster.
The proposed new road name is Jade Court. Please find below the required percentage (75%) of signatures representing the landowners having frontage on the road to be named.

Sincerely,

Vernon Baumgard

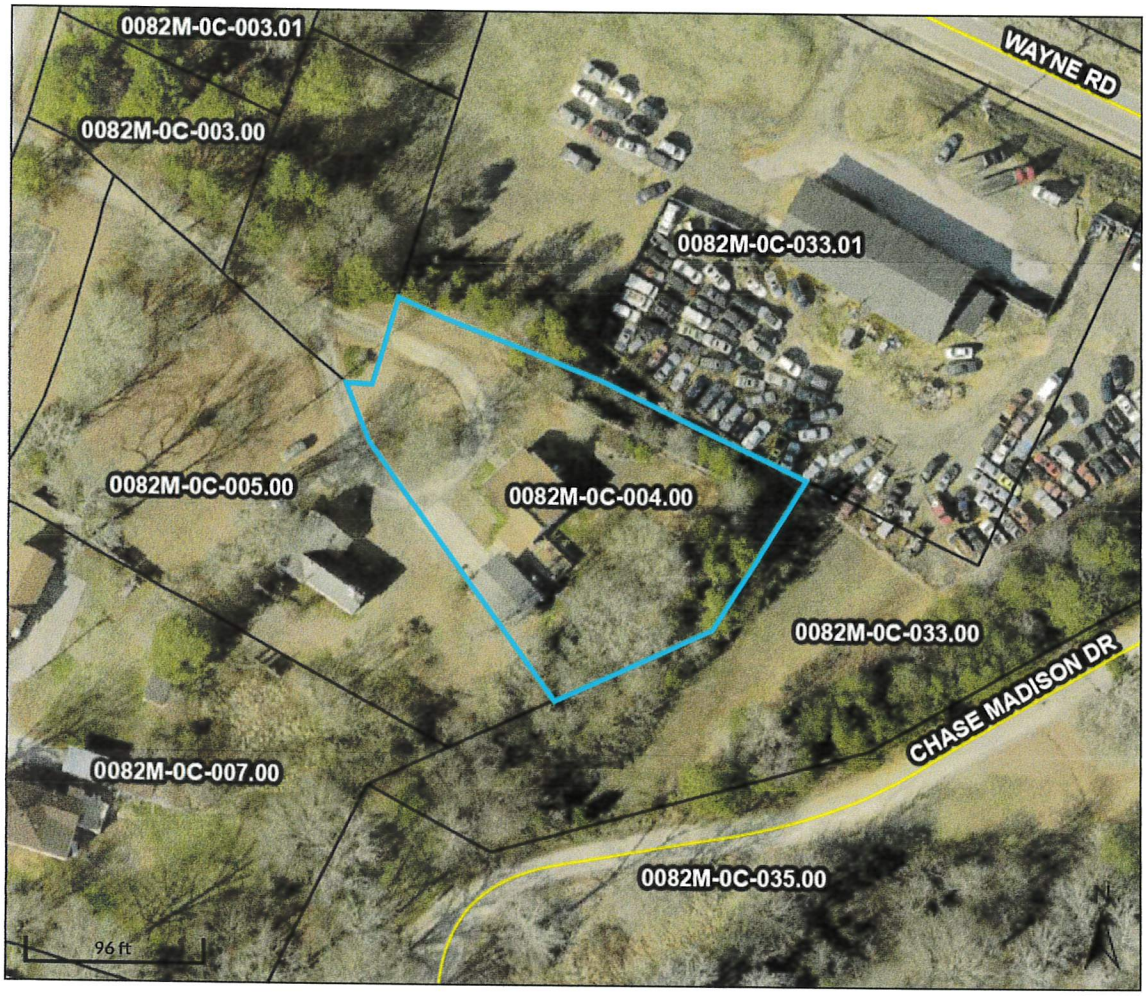
Signature of Property Owner | Tax Map Number or Existing Address | Phone Number

1) Matt Rentals LLC 0082M-OC-004.00
2) Clayton Kersey, Hollon R. Kersey 0082M-OC-005.00 ✓
3) Matt Rentals ✓
4) Clayton Kersey ✓
5) Hollon R. Kersey ✓
6)
7)
8)
9)
10)
11)
12)

Signatures here

***All signatures will be verified****

# qPublic.net™ Lancaster County, SC



| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Parcel ID** | 0082M-0C-004.00 | | **Owner** | MATT RENTALS LLC | **Last 2 Sales** | | | |
| **Class Code** | Non Qualified Residential | | | 7298 HARCOURT CROSSING | **Date** | **Price** | **Reason** | **Qual** |
| **Taxing District** | County LANCASTER | | | INDIAN LAND, SC 29707 | 11/21/2016 | $1700 | TAX SALE | Q |
| **Land Size** | 90 | FRONT FEET | **Physical Address** | 1433 SPRINGDALE ROAD | 7/14/1993 | 0 | WILL | Q |
| | | | **Assessed Value** | | | | | |

(Note: Not to be used on legal documents)

Date created: 4/22/2023
Last Data Uploaded: 4/22/2023 4:30:56 AM

Developed by Schneider GEOSPATIAL

# qPublic.net™ Lancaster County, SC

## Parcel Summary

| | |
|---|---|
| **Parcel ID** | 0082M-0C-004.00 |
| **Account #** | 15206 |
| **Millage Group** | 01 - County - County |
| **Land Size** | 90 AC |
| **Location Address** | 1433 SPRINGDALE ROAD<br>Lancaster 29720 |
| **Zoning** | MDR : Medium Density Residential |
| **Neighborhood** | 49 |
| **Property Use Code** | Non Qualified Residential (NRN) |
| **Plat Book** | 0007 |
| **Plat Page** | 0068 |
| **Block#** | A |
| **Lot#** | 1 |

## Scanned Property Card

Property Card

Note: Property Cards are current as of 4/1/2020 and are no longer updated

## Owner Information

MATT RENTALS LLC
7298 HARCOURT CROSSING
INDIAN LAND SC 29707

## Land Information

| Land Use | Number of Units | Unit Type | Land Type | Frontage | Depth | AgUse Value |
|---|---|---|---|---|---|---|
| NQRes (NRN) | 90.00 | FRONT FEET | SITE | 0 | 0 | $0 |

## Building Information

| | |
|---|---|
| **Building ID** | 15058 |
| **Style** | Single Family Dwelling / 37 |
| **Gross Sq Ft** | 1,160 |
| **Finished Sq Ft** | 992 |
| **Stories** | 1 Story |
| **Condition** | Fair |
| **Interior Walls** | |
| **Exterior Walls** | Asbestos |
| **Year Built** | 1935 |
| **Garage** | |
| **Porch** | |
| **Effective Year Built** | 1950 |
| **Foundation** | Perm Footing |
| **Roof Type** | Gable |
| **Roof Coverage** | Composition |
| **Flooring Type** | Softwood |
| **Heating Type** | None |
| **Bedrooms** | |
| **Full Bathrooms** | 1 |
| **Half Bathrooms** | 0 |
| **3/4 Bathrooms** | 0 |
| **Grade** | D |
| **Grade Description** | |
| **Number of Fire Pl** | 0 |

| Unit Description | Rooms | Bedrooms |
|---|---|---|

| Code | Description | Sketch Area | Finished Area | Perimeter |
|---|---|---|---|---|
| 06 | COVERED PRCH | 168 | 0 | 68 |
| 50 | ONE STORY | 992 | 992 | 126 |
| TOTAL | | **1,160** | **992** | **194** |

## Accessory Information

| Description | Year Built | Out Building Type | Size | Quantity | Units | Grade |
|---|---|---|---|---|---|---|
| GAR | 0 | FRAME | 0 x 0 | 1 | 1 SF | |

## Sales Information

| Sale Date | Sale Price | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|
| 11/21/2016 | $1,700 | DEED | 1016 | 154 | Unqualified - TAX SALE | Improved | BARBER KATHRYN A | MATT RENTALS LLC |
| 7/14/1993 | $0 | | O011 | 0082 | Unqualified - WILL | Improved | ALDRIDGE GEORGE V | BARBER KATHRYN A |

## Assessed Values

| | | 2022 | 2021 | 2020 | 2019 |
|---|---|---|---|---|---|
| | Market Land Value | $5,400 | $5,400 | $5,400 | $5,400 |
| + | Market Improvement Value | $23,800 | $23,800 | $20,200 | $20,200 |
| + | Market Misc Value | $1,500 | $1,500 | $1,500 | $1,500 |

# qPublic.net™ Lancaster County, SC

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Parcel ID** | 0082M-0C-005.00 | | **Owner** | KERSEY CLAYTON | **Last 2 Sales** | | |
| **Class** | Non Qualified | | | KERSEY HOLLON R | **Date** | **Price** | **Reason** | **Qual** |
| **Code** | Residential | | | 5824 EAST | 5/17/2019 | $13000 | SOLD DOES NOT MATCH | Q |
| **Taxing** | County | | | LAKESIDE DR | | | APPRAISAL RECORD | |
| **District** | LANCASTER | | | HANAHAN, SC | 1/12/2004 | $11500 | TRUE SALE | Q |
| **Land Size** | 1.09 | ACRES | | 29410 | | | | |
| | | | **Physical** | 1445 SPRINGDALE | | | | |
| | | | **Address** | RD | | | | |
| | | | **Assessed** | | | | | |
| | | | **Value** | | | | | |

(Note: Not to be used on legal documents)

Date created: 4/22/2023
Last Data Uploaded: 4/22/2023 4:30:56 AM

Developed by Schneider GEOSPATIAL

## Parcel Summary

| | |
|---|---|
| Parcel ID | 0082M-0C-005.00 |
| Account # | 15207 |
| Millage Group | 01 - County - County |
| Land Size | 1.09 AC |
| Location Address | 1445 SPRINGDALE RD<br>Lancaster 29720 |
| Zoning | MDR : Medium Density Residential |
| Neighborhood | 14 |
| Property Use Code | Non Qualified Residential (NRN) |
| Plat Book | 2004 |
| Plat Page | 0014 |
| Block# | A |
| Lot# | 2 |

## Scanned Property Card

Property Card

Note: Property Cards are current as of 4/1/2020 and are no longer updated

## Owner Information

KERSEY CLAYTON
5824 EAST LAKESIDE DR
HANAHAN SC 29410

KERSEY HOLLON R
5824 EAST LAKESIDE DR
HANAHAN SC 29410

## Land Information

| Land Use | Number of Units | Unit Type | Land Type | Frontage | Depth | AgUse Value |
|---|---|---|---|---|---|---|
| NQRes (NRN) | 1.09 | ACRES | SITE | 0 | 0 | $0 |

## Building Information

| | |
|---|---|
| Building ID | 15059 |
| Style | Single Family Dwelling / 37 |
| Gross Sq Ft | 1,279 |
| Finished Sq Ft | 1,077 |
| Stories | 1 Story |
| Condition | Fair |
| Interior Walls | |
| Exterior Walls | Wood Siding |
| Year Built | 1930 |
| Garage | |
| Porch | |
| Effective Year Built | 1950 |
| Foundation | Perm Footing |
| Roof Type | Gable |
| Roof Coverage | Composition |
| Flooring Type | Softwood |
| Heating Type | None |
| Bedrooms | |
| Full Bathrooms | 1 |
| Half Bathrooms | 0 |
| 3/4 Bathrooms | 0 |
| Grade | D-10 |
| Grade Description | |
| Number of Fire Pl | 1 |
| Unit Description | Rooms Bedrooms |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|---|---|---|---|---|
| 06 | COVERED PRCH | 132 | 0 | 56 |
| 08 | ENCL MT PRCH | 70 | 0 | 38 |
| 50 | ONE STORY | 1,077 | 1,077 | 162 |
| TOTAL | | **1,279** | **1,077** | **256** |

## Sales Information

| Sale Date | Sale Price | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|
| 5/17/2019 | $13,000 | DEED | 1234 | 232 | Unqualified - SOLD DOES NOT MATCH APPRAISAL RECORD | Improved | KERSEY M WAYNE | KERSEY CLAYTON |
| 1/12/2004 | $11,500 | | 0222 | 0344 | Qualified | Improved | LUCAS GENEVA R | KERSEY M WAYNE |

## Assessed Values

UPS Worldwide Express®
UPS 2nd Day Air®

...n near you.

...ess Envelopes may only contain
...and/or electronic media, and must
...velopes containing items other than
...n 8 oz. will be billed by weight.

...y be used only for documents of no commercial
...sider electronic media as documents. Visit
...erify if your shipment is classified as a document.

...ate, the UPS Express Envelope must weigh 8 oz. or less.
...weighing more than 8 oz. will be billed by weight.

...es are not recommended for shipments of electronic media
...personal information or breakable items. Do not send cash

P.
MEC...
LANCASTER SC 29720
PLANNING COMMISSION
101 N MAIN ST

Apply ...ts on this side.

Do not use this envelope for:

THE UPS STORE
(704) 643-6300
THE UPS STORE #2178
8508 PARK RD
CHARLOTTE NC 28210-5803

0.3 LBS LTR 1 OF 1
SHP WT: LTR
DATE: 17 AUG 2023

SHIP PLANNING COMMISSION
TO: 101 N MAIN ST

...nore
...ces.

LANCASTER SC 29720-2409

SC 297 1-01

UPS NEXT DAY AIR 1

TRACKING #: 1Z X5W 910 01 2331 9802

BILLING: P/P

ISH 13.00F ZZP 450 29.5U 07/2023

...Shipping Notice — Carriage hereunder may be subject to the rules relating to liability and other terms and/or conditions established
...ention for the Unification of Certain Rules Relating to International Carriage by Air (the "Warsaw Convention") and/or the Convention
...act for the International Carriage of Goods by Road (the "CMR Convention"). The commodities, technology or software were exported
... in accordance with the Export Administration Regulations. Diversion contrary to U.S. law prohibited.

**For information about UPS's privacy practices or to opt out from the sale of personal information, please see the UPS Privacy Notice at www.ups.com**

**0101951877 5/23 CAL United Parcel Service**

Lancaster County
Planning Department
P. O. Box 1809
Lancaster, SC 29721
803.285.6005
planning@lancastercountysc.net

## Reviewer Comment Listing 20231542

**Project:** New Road Name: Jade Court
Off Springdale Road south of Wayne Road
New Road NAme

**Review of:** New Road Name/ Change

**Status:** Open

## Review Comments

The following comments are grouped as "Review Comments" or "Advisory Comments". "Review Comments" are items related to your plan review that require action on your part. "Advisory Comments" are informational notes that may be important in the future and are for your information.

**E911 Address - Sandra Burton - sburton@lanc911.com**

***Review Comments:***

Jade Ct has been vetted and is an approved road name. Road will only go to the "V" split in the driveway.

Per the Fire Marshall, Mike Magette, "I pulled it up on Qpublic and did measurements on it. It looks like if we have a fire apparatus access road that extends 150 feet from Springdale Road, that will get us as far in as we need to go for the new residence on the private drive. So, the new residence will not require a turnaround. If the lots in the back are later subdivided, they will need to improve the private drive to include a turnaround."

I have spoken with Mrs. Faye Kersey, who oversees adjoining property for her son, Clayton Kersey. She is requesting the suffix to be changed to Terrace so that there is no confusion with Caroline Ct. I have spoken with Scott Sokoloski, owner and developer of the property, and Matt McManus owner of the other property, both are fine with the change.

Request the road name be approved as Jade Terrace.

***Advisory Comments:***

**Planning - Matthew Blaszyk - mblaszyk@lancastersc.net**

***Review Comments:***

***Advisory Comments:***

---

**Public Works - Bill Allen - ballen@lancastersc.net**

***Review Comments:***

We will go with the recommendation of 911 addressing .

***Advisory Comments:***

---

# Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2023-1687 Harris: Auctions Sec 5.5 & 10.3
Contact Person / Sponsor: A. Hardin
Department: Planning
Date Requested to be on Agenda: 10/5/2023

**Points to Consider:**

**ATTACHMENTS:**

| Description | Upload Date | Type |
|---|---|---|
| Application | 10/4/2023 | Exhibit |
| Site Map | 9/28/2023 | Exhibit |
| RUB Zones | 9/28/2023 | Exhibit |
| Staff Notes | 9/28/2023 | Exhibit |

Lancaster County
South Carolina

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

# TEXT AMENDMENT APPLICATION

## SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

## GENERAL INFORMATION

UDO Section(s) Proposed to be Amended: Onsite Auction

Current Text: none currently

Items that would be sold would include Heavy Farm equipment, Vehicles, Boats, motorcycles, offroad equipment, all items would be sold with licensed auctioneer.

Proposed Text: See attached

Description of Need for Proposed Text: Monthly auction onsite live and possibly offered via the Internet on site parcel 0054-00-116.00, possible storage buildings enclosed, Fenced with gravel lot, and suitable parking. All Items sold to be removed or paid storage provided.

☐ Additional pages attached for more information

## CONTACT INFORMATION

Applicant Name: Thomas Harris - Harris Cars Inc

Address: 4430 Payeland Highway

City: Lancaster State: SC Zip: 29720 Phone: 704-910-7941

Fax: 704-684-0064 Email: Harriscarsinc@outlook.com

Owner Pete Milhorn - 803-320-0395 kmilhorn@comporium.net

**APPLICATION CERTIFICATIONS**

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.

_____ 8-4-23

Applicant Date

Gary Lee Mills MILSTAR LLC 8/4/23

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.
- Text Amendment Application Fee - $435.00

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

**PROPOSED TEXT AMENDMENT**

***CHAPTER 10.3 DEFINITIONS, USE TYPE***

New definition:

AUCTION A sales event where potential buyers place competitive bids on assets or services either in an open auction or closed auction format.

***CHAPTER 5 USE REGULATIONS, SECTION 5.5 COMMERCIAL/ENTERTAINMENT USES***

New section:

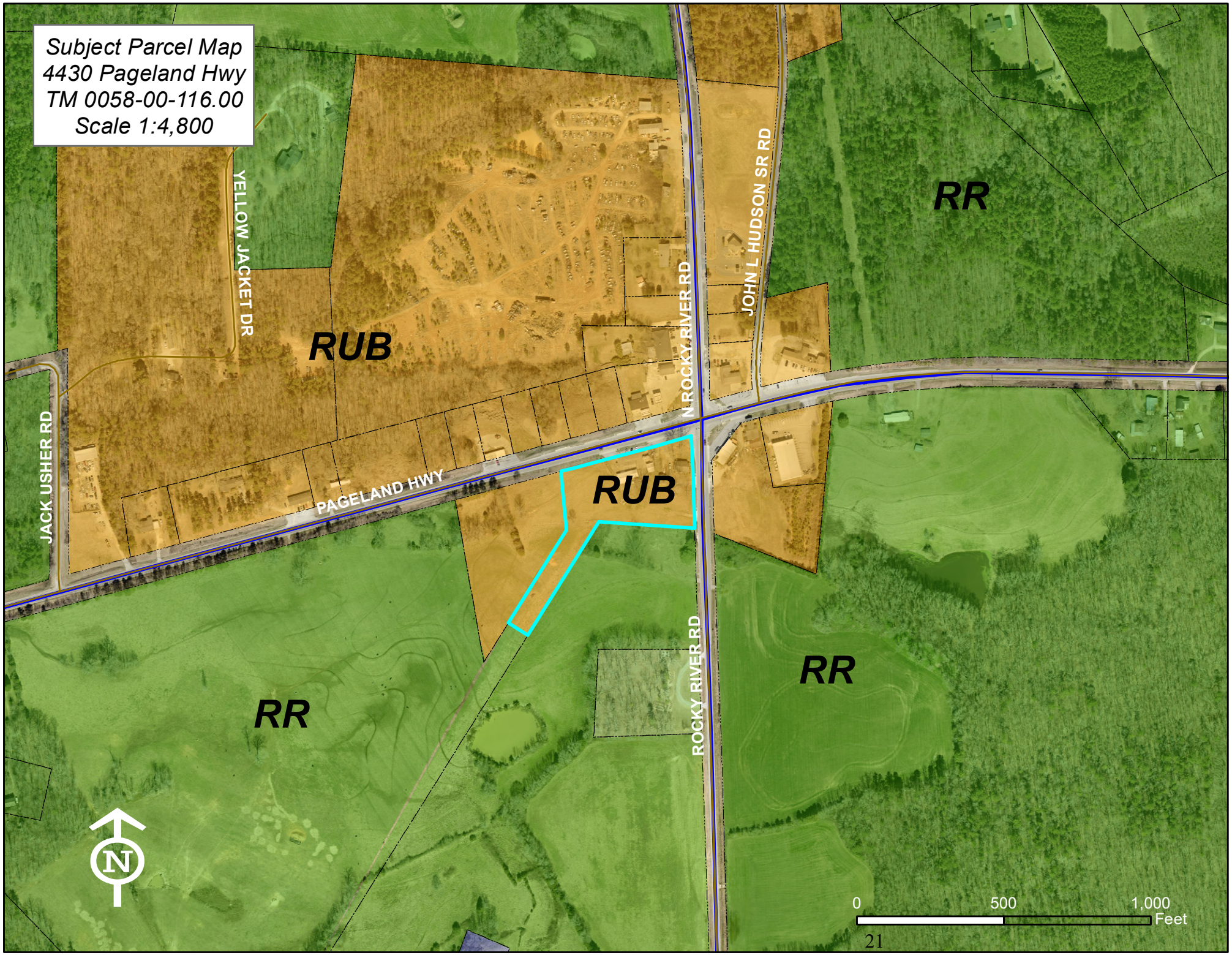
AUCTION [GB, RB]

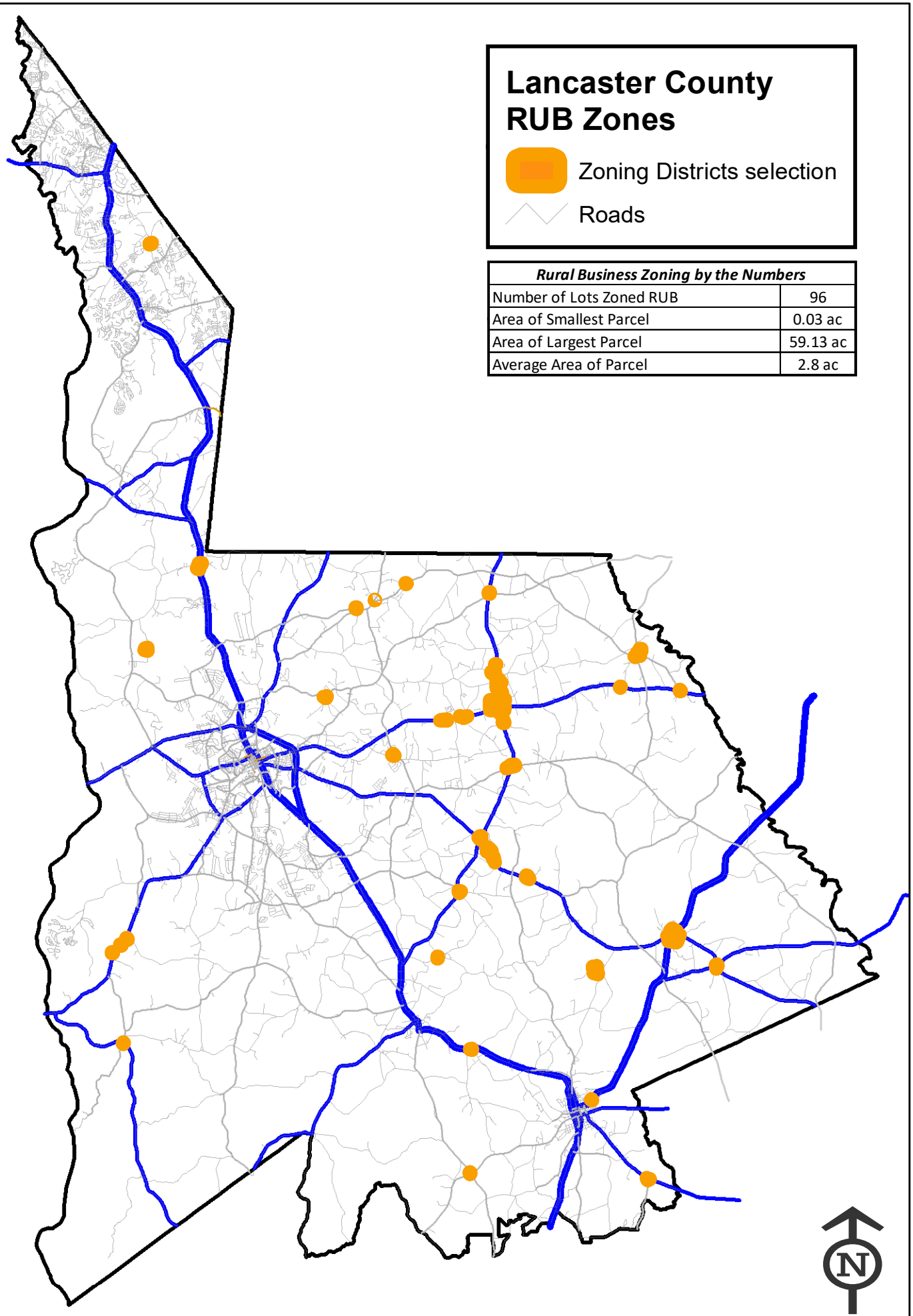
A. **Applicability:** These standards are intended to regulate auctions which are conducted on an everyday basis, either within a permanent structure, a permanent open-air structure, or an uncovered outdoor sales area.
B. **Permitted location and size:**
    a. **Outdoor Sales Area:** Outdoor auctions shall not take up more than 50 percent of the total site area and shall not infringe on required parking.
    b. **Location of Merchandise:** Outside auctions shall not allow merchandise between the main structure and the street, but put items generally on the side or rear of the principle structure.
    c. **Buffer Required:** A Type C buffer shall be required in the buffer area along all public rights-of-way and property boundaries with zones other than the LI and HI districts. With approval of the Administrator, existing plant material may be included in the computation of the required plantings.
    d. **Overnight Outdoor Storage Prohibited:** No overnight outdoor storage of materials is allowed.
    e. **Junk, Salvage, and Scrap Materials Prohibited:** The storage of junk vehicles, scrap metal, or other salvage or waster materials shall be prohibited on site.
    f. **Environmental Hazards:** All establishments shall be maintained so as not to create environmental hazards (such as oil or gasoline leaks or spills) that pose a threat to ground or surface water quality, air quality, wildlife, and /or humans.
C. **Required Setbacks:**
    a. **GB and RB Districts:** Display of merchandise for outside sales shall be no closer than 50 feet to a street right-of-way.

***CHAPTER 2, SECTION 2.5.3.D USE TABLE – COMMERCIAL/ENTERTAINMENT***

See next page.

0058-00-116.00
PAGELAND HWY
ROCKY RIVER RD
0058-00-126.00
0058-00-128.00
0058-00-131.00
0058-00-116.00
0058-00-112.03
0058-00-111.02
0058-00-064.00
0058-00-112.01
0058-00-112.02
0058-00-088.00
0058-00-090.00
0058-00-092.00
0058-00-062.00
0058-00-093.00
0058-00-061.00
0058-00-096.00
0058-00-094.00
0058-00-095.00
0058-00-099.00
0058-00-097.00
0058-00-100.00
0058-00-098.00
0058-00-102.00
0058-00-105.00
0058-00-106.00
0058-00-112.07
0058-00-112.05
0058-00-112.00
0059-00-084.02
0059-00-082.00
0059-00-078.00
0059-00-084.00
0059-00-085.00
0059-00-077.06
0059-00-081.00
0059-00-087.00
0058-00-086.00


Subject Parcel Map
4430 Pageland Hwy
TM 0058-00-116.00
Scale 1:4,800
YELLOW JACKET DR
JACK USHER RD
PAGELAND HWY
N ROCKY RIVER RD
JOHN L HUDSON SR RD
ROCKY RIVER RD
RUB
RUB
RR
RR
RR
N
0
500
1,000
Feet


Lancaster County
RUB Zones
Zoning Districts selection
Roads
Rural Business Zoning by the Numbers
Number of Lots Zoned RUB 96
Area of Smallest Parcel 0.03 ac
Area of Largest Parcel 59.13 ac
Average Area of Parcel 2.8 ac
N

**PROPOSAL:** Amend Unified Development Ordinance Standards for Heavy Equipment and Automobile On-Site Auctions

**APPLICABLE CHAPTER(S):** Chapters 10, 5, and 2

**APPLICANT:** Thomas Harris – Harris Cars Inc and Pete Milhorn

---

**BACKGROUND:**
Thomas Harris has a business selling cars and equipment. He sells these items online from an office at 4430 Pageland Highway (owned by Pete Milhorn). The property is located at the intersection of Pageland Highway and Rocky River Rd and is zoned RUB (Rural Business).

**REQUEST:** Mr. Harris would like to host on-site auctions: "Items that would be sold would include heavy farm equipment, vehicles, boats, motorcycles, offroad equipment, all items would be sold with licensed auctioneer."

The applicant states in the description of need: "Monthly auction onsite live and possibly offered via the Internet on site [on] parcel 0058-00-116.00, possible storage buildings enclosed, fenced with gravel lot, and suitable parking. All items sold to be removed or paid storage provided."

**STAFF INPUT:** Staff informed Mr. Harris and Mr. Milhorn of the recent application regarding mobile auctions and that the request was denied by the County Council, who instead asked staff to incorporate the discussions into the UDO rewrite. The applicant was given the opportunity to withdraw, but has decided to press on.

---

**HISTORICAL DATA AND CURRENT USES (Information from previous auction text amendment)**

**Lancaster County Land Use Ordinance, 1994:**

- Auction and flea market are grouped together under the permitted uses list for the RR (Rural Resource) and SP1 (Special Public Interest) districts.
    - SP1 was a district created for the Flat Creek community, in order to:
        - Preserve the existing character of the community,
        - Protect property values for all members of the community,
        - Provide a safe living environment for the current and future generations, and
        - Ensure that all future uses are of favorable comparison with neighboring site-built dwellings.
- Livestock auctions are a separate use (grouped with stockyards, slaughter houses, commercial poultry houses, commercial kennels, and swine lots), and are a conditional use allowed in the Industrial (IND), RR, and SP1 districts.

**Lancaster County Unified Development Ordinance, 1998**

- A retail-goods type auction use is no longer a permitted use and is not listed in the code. The companion "flea market" use is mentioned as "authorized" but is not listed as a separate use. We are left to assume that the auction use was extrapolated from another specifically named permitted use.
- Livestock auction houses are a separate use with its own set of conditions (Section 4.1.11) and is allowed (conditionally) in the Rural Residential/Intense Agricultural districts, noted as R-45A and R-45B.

**Lancaster County Unified Development Ordinance, 2006 – 2016**

- No change in the code from 1998, as cited above.

**Lancaster County Unified Development Ordinance, 2016 – current**

- Auctions are allowed as part of the "self storage use" "on a strictly temporary basis." Self-storage uses are allowed with review in the General Business (GB), Rural Business (RB), Light Industrial (LI) and Heavy Industrial (HI) districts. "Weekend flea markets" are allowed under "temporary uses" and limited to RB and LI zones only. "Special sales or seasonal flea" uses are allowed twice per year, for up to five days, and limited to GB, RB, Neighborhood Business (NB), Institutional (INS), and Mixed Use (MX) zones.
- Livestock auctions are not listed as a permitted use.

**Current Auction Uses:** Staff was able to identify two auction houses in operation in Lancaster County:

- Kershaw Auctions, 112 N Hampton St, Kershaw, SC (under Kershaw zoning jurisdiction).
- Blackmon Auction Company, 360 Monroe Hwy, Lancaster, SC (zoned GB).

The Blackmon Auction Company is operating as a grandfathered use. If the business were to shut down for more than six months, or experienced more than 50% damage to the structure, it would not be allowed to reopen under the current UDO.

**Temporary or On-Site Auctions:** Estate sales, real estate auctions, and business liquidation sales are currently covered by language in the "Temporary Uses Limited to Specific Districts" section of code, Section 5.12.3 and 5.12.4 (attached). Staff does not recommend changes to this section of the code.

**Other Jurisdictions:**

- *York County, SC*: auctions are allowed as part of a fairgrounds use.
- *Greenville County, SC*: "Auction House/Auction Lots – cars, equipment" are a permitted use in two commercial zones and one "services" zone.

- *Dorchester County, SC*: auction houses are considered "secondary retail establishments," which are described as "establishments selling primarily one-stop shopping items, usually high bulk and very expensive…"
- *Richland County, SC*: auction houses are allowed in the Rural Commercial, General Commercial, and Industrial zones.

---

**RELEVANT CODE CITATIONS**

**Applicant's Interest:** The applicant has stated that he would like to have a monthly auction on-site focusing on heavy equipment and vehicles, including storage and gravel parking lot.

Viewing this from a code point of view, there are several parts to this request that will require deliberation. There are regulations in place for some of the components of the request, but not all.

1. **Auctions** – There is not currently a definition of auctions in the UDO nor a related land use listed in the use table. This means that a property or business owner may not start an auction business in Lancaster County at this time.
    a. This does not mean that auctions may not occur in the County; there are allowances for on-site auctions at self-service storage facilities "on a strictly temporary basis." (Section 5.9.11)

2. **Heavy Equipment and Vehicle Sales** – The UDO addresses heavy equipment sales in the same category as manufacture home sales in Section 5.8.3 (both are also allowed to be rented at these facilities). These uses are not allowed in the applicant's zone (RUB):

    **5.8.3 HEAVY EQUIPMENT/MANUFACTURED HOME RENTAL/SALES [RB, LI, HI]**

    **A. Screening:** A Type A buffer must be maintained at all property lines and along any street frontage, except that a Type C buffer must be maintained where the property abuts Residential uses.

    **B. Buffers:** Outdoor display/storage of vehicles shall be set back at least 50 feet from any right-of-way line, unless such display/storage of vehicles excludes any used or pre-owned vehicles, in which case the display/storage of vehicles shall not encroach into the required building setbacks. In addition, outdoor display/storage of vehicles shall not encroach into floodways or stream buffers.

    Two sections later, conditions related to vehicle rental/leasing/sales are regulated by Section 5.8.5 (and allowed in the applicant's zone):

    **5.8.5 VEHICLE RENTAL/LEASING/SALES [RUB, GB, RB, MX, IMX]**

**A. Outdoor Vehicle Display:** No vehicles displayed for sale or awaiting work or pick-up shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any public rights-of-way.

**B. Conditional Use Permit Required for Non-Franchised Dealerships:** All such uses that are within 200 feet of a Residential use and are not a manufacturer-franchised dealership must obtain a Conditional Use permit.

**C. Screening:** All boundaries of a property containing such uses that directly adjoin a Single-Family residential district shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet and a Type B buffer in accordance with Section 7.1.5.

**D. In the MX and IMX Districts:**

**1.** Vehicle sales are restricted to manufacturer-franchised dealerships only.

**2.** In new construction, or renovation to a building which amounts to greater than 50 percent of the building's value, vehicle bays shall not face the street or shall be screened from direct view by landscaping.

**3.** Vehicle painting and body and fender repair are specifically prohibited as service/repair functions, except by those establishments also conducting vehicle sales as restricted above.

3. **Storage** – Storage-related uses are heavily regulated in the UDO and are broken down into outdoor and indoor storage uses. None of these types of storage are allowed in the applicant's current zone (RUB).

### 5.9.10 STORAGE – OUTDOOR STORAGE YARD [GB, RB, LI, HI]
(Ord. No. 2018-1492, 2.12.18)

**A. Separation Requirement:** All outdoor storage yards must be located a minimum distance of 300 feet from the LDR, MDR, HDR, and UR Districts.

**B. Screening**

**1.** A Type C buffer shall be required in the buffer area along all public rights-of-way and property boundaries with zones other than the LI and HI districts. With approval of the Administrator, existing plant material may be included in the computation of the required plantings.

**2.** All stored materials shall be neatly stacked to a height that does not exceed the height of the required screen, except that those materials stored more than 100 feet from any property lines may be stacked to a maximum height of 35 feet.

**3.** Site plan approval is required prior to the construction of the screen. Those sides of such businesses that do not require the above-described screen shall be enclosed with a chain-link fence extending from the ground to a height of not less than 6 feet or the above-described screen.

**C. Junk, Salvage, and Scrap Materials Prohibited:** The storage of junk vehicles, scrap metal, or other salvage or waste materials shall be prohibited.

**D. Combustible Materials**

**1.** Gas and oil and other combustible materials shall be stored in a building of fireproof

construction which shall be constructed in full compliance with all applicable provisions of the Lancaster County Code and state law.

**2.** All gas and oil shall be drained from vehicles stored or placed in any outdoor storage yard.

**E. Environmental Hazards:** All establishments shall be maintained so as not to create environmental hazards (such as oil or gasoline leaks or spills) that pose a threat to ground or surface water quality, air quality, wildlife, and/or humans.

**F. Exceptions For Uses Adjacent to Railroads:** Those businesses directly adjoining a railroad right-of-way or rail spur shall be exempt from the following:

**1.** From the screening requirements in Section 3.9.4.B.1 for those property boundaries that directly adjoin the railroad right-of-way, except that a chain-link fence extending from the ground to a height of not less than 6 feet shall still be required; and

**2.** From the stacking restrictions in Section 5.9.4.B.5 for all areas of the property further than 100 feet of a public right-of-way and within 400 feet of the railroad right-of-way.

### 5.9.11 STORAGE – SELF-SERVICE [GB, RB, LI, HI]

**A. Permitted Commercial Activities:** The owner or operator of any self-storage warehouse, or portion thereof, shall not conduct any type of commercial activity except for the following:

**1.** Leasing of the storage units;

**2.** Rental and/or sale of moving supplies;

**3.** Rental and/or sale of moving equipment (the rental or sale of any moving trailers, trucks, or other vehicles shall only be permitted in districts that also permit Vehicle Rental/Sales/ Leasing); and

**4.** Auctions or other sales of property that occur on a strictly temporary basis.

**B. Sale of Personal Goods:** It shall be unlawful for a lessee of any self-storage warehouse, or portion thereof, to sell or offer for sale any item of personal property or to conduct any type of commercial activity of any kind whatsoever, except in auctions organized by the owner or operator of the facility that occur on a strictly temporary basis.

**C. Buffering:** Such facilities must be buffered from adjacent properties with a Type A buffer in accordance with Section 7.1.5.

**D. Accessory Dwellings:** One accessory dwelling unit for a resident manager or security personnel only shall be permitted on the premises in a detached structure. No portion of any self-storage warehouse shall be used, on a temporary or permanent basis, as a dwelling unit.

### 5.9.12 STORAGE – WAREHOUSE, INDOOR STORAGE [GB, RB, LI, HI, IMX]

**A. Temporary Storage:** Storage within motor truck trailers, utility trailers, or similar structures is prohibited under this section except as temporary storage less than 30 days, for unloading and loading, in the rear yard only.

**B. Sale of Goods:** It shall be unlawful for any owner, operator, or lessee of any warehouse or portion thereof to offer for sale, or to sell any item of personal property, or to conduct any type of commercial activity of any kind whatsoever other than leasing of the storage units.

**C. Dwellings Prohibited:** No portion of any storage warehouse shall be used, on a temporary or permanent basis, as a dwelling.

### 5.9.13 STORAGE – WAREHOUSE INDOOR, RESTRICTED [LI, HI]

**A. Purpose**

**1.** The Lancaster County Council finds that it is necessary to set forth the appropriate special requirements by which Storage – Warehouse Indoor, Restricted may be established within the unincorporated areas of Lancaster County.

**2.** Storage – Warehouse Indoor, Restricted, because of the very nature, is recognized as having serious objectionable operational characteristics, particularly when they are located near residential areas or educational, religious, or recreational uses.

**3.** The County Council finds that the regulation of these uses is necessary to ensure that potential adverse effects do not contribute to the blighting of surrounding neighborhoods and to protect the quality of life in Lancaster County.

**B. Permitted Location and Size**

**1.** Such uses shall be sited on a parcel of not less than 5 acres.

**2.** All structures housing hazardous materials shall be of fire-resistant contrition and meet applicable International Building Code requirements.

**3.** All storage of hazardous materials shall comply with applicable International Fire Code requirements, as amended.

**4.** Outside storage of hazardous materials is prohibited.

**C. Separation Requirements**

**1.** Such uses shall not be located closer than 1,320 feet (or ¼ mile) to any of the following:

**a.** LDR, MDR, HDR, PB, NB, INS, UR, RMX, MX, and IMX Districts; or

**b.** All Residential uses, all Civic uses, and all Educational/Institutional uses as per the Use Table in Section 2.5.3.

**2.** Such uses located closer than 500 feet from any floodplain or wetland area shall have a berm constructed such that any contaminated runoff of water or other liquids will not enter the floodplain or wetland area.

**3.** A 3-foot-high berm shall encompass the entire property where it adjoins with other properties, except on the frontage or address side of the property where it adjoins a road.

**4.** Such uses shall not be located closer than 250 feet to any Industry, Restricted except where a single 6-foot-high berm and 6-foot-high chain-link fence separates the properties and the 250-foot setback is maintained from the property line to all structures and/or roadways and the 300-foot setback is maintained from the property line to any roads or structures within the Industry, Restricted zoned parcel except as required for necessary inspection wells and access routes to inspection wells.

**5.** Such uses shall not be located closer than 250 feet to any Industrial use.

**6.** Such uses shall not be located adjacent to Storage - Warehouse Indoor Restricted or Wholesaling and Distribution Restricted.

**D. Required Setbacks**

Such uses shall maintain 250-foot setback from the property line to all structures and/or roadway and from roads and sidewalks.

**E. Screening**

**1.** A minimum 100-foot buffer area is required along all property lines and right-of-way. No materials, processes, or activities, including parking, access roads, or buildings, shall occur in the buffer area. All existing trees within the buffer area shall be preserved, except to allow for construction of necessary road crossings and monitoring of wells.

**2.** A chain link security fence, a minimum of 6 feet in height, shall enclose the entire site. The fence may be placed inside the 100-foot buffer area.

**F. Vehicular Access**

Vehicular access to the site shall be provided on a major or minor thoroughfare, or on a road improved to necessary industrial capacity as determined by the Administrator.

4. **Gravel Parking Lots** – Gravel parking lots are allowed in Section 7.2.5 of the code, limited to use in Industrial Districts (LI, HI, M) and as "overflow parking (for occasional or recreational use)." Additionally, there is a that says "when gravel is used it must be maintained on site with a concrete apron at the traveled way of at least 25 feet in length measured from the property line."

---

**WORKSHOP DISCUSSION**

Staff opines that the following points will need to be addressed as part of this review:

- Is there a significant need to amend the UDO at this time for an auction use?
  - If so, should the definition of "auction" include on-site auctions of heavy equipment and vehicles?
  - If so, is such a use appropriate in the applicant's zone (Rural Business)?
  - If so, should the amendment include storage uses as part of the auction business?
  - If so, what (if any) conditions should be applied for the storage use in relation to the auction business?
- Should gravel be allowed for a parking and storage surface?
  - If so, should there be any accommodations to ensure that fluids that leak from heavy equipment and vehicles don't enter the groundwater and/or floodplain?
  - Are there any other environmental concerns that could/should be addressed?
- Should there be any limitations on how often a business owner may hold an auction? (Do we try to redefine "strictly a temporary basis" from Section 5.9.11?)
- Are there conditions that would need to be addressed to prevent a vehicular auction site from transitioning into a junkyard?

**STAFF CONTACT:**

Allison Hardin, Development Services Director
ahardin@lancastercountysc.net

**ATTACHMENTS:**

- **Application**
- **Site Map**
- **Map of RUB Zones in Lancaster County**

# Agenda Item Summary

Ordinance # / Resolution #: CP-2023-1197 Strunk
Contact Person / Sponsor: M. Blaszyk
Department: Planning
Date Requested to be on Agenda: 10/5/2023

**Points to Consider:**
Associated with RZ-2023-1197 Strunk rezoning heard 8/15/2023 (LI to AR)

**ATTACHMENTS:**

| Description | Upload Date | Type |
|---|---|---|
| Application | 9/18/2023 | Exhibit |
| Location Map | 10/4/2023 | Exhibit |

Lancaster County
South Carolina

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

# FUTURE LAND USE MAP AMENDMENT APPLICATION

## SUBMITTAL REQUIREMENTS

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

## GENERAL INFORMATION

Property Address 2458 Mineral Mining Road

City Lancaster State SC Zip 29720 Tax Parcel ID 0098-00-037.01

Current Zoning LI (rezoning to AR) Current FLU Special District - Industrial

Proposed FLU: Rural Living

Total Acres 6.6 Surrounding Property Description LI - Landfill, closed mineral mine; AR residential and agricultural

Is there a Rezoning Application associated with this request? yes RZ-2023-1197

Intended Use/Reason for change in use bring existing residential property into conformity and allow accessory structure (barn)

## CONTACT INFORMATION

Applicant Name Lancaster County

Address 101 N. Main St.

City LANCASTER State SC Zip 29720 Phone 803-285-6005

Email mblaszyk@lancastersc.net PLANNING DEPT.

Property Owner Name Charles & Ruth Strunk

Address 2458 Mineral Mining Rd.

City Kershaw State SC Zip 29067 Phone 803-325-5036

Email cstrunk5040@gmail.com

**APPLICATION CERTIFICATIONS**

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 — Date: 9-14-23

Property Owner(s) — Date: 9/13/23

ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION WITH PROPERTY INFORMATION IF THE APPLICANT IS NOT THE OWNER

**SCHEDULE/PROCESS**

**Submission of Application**

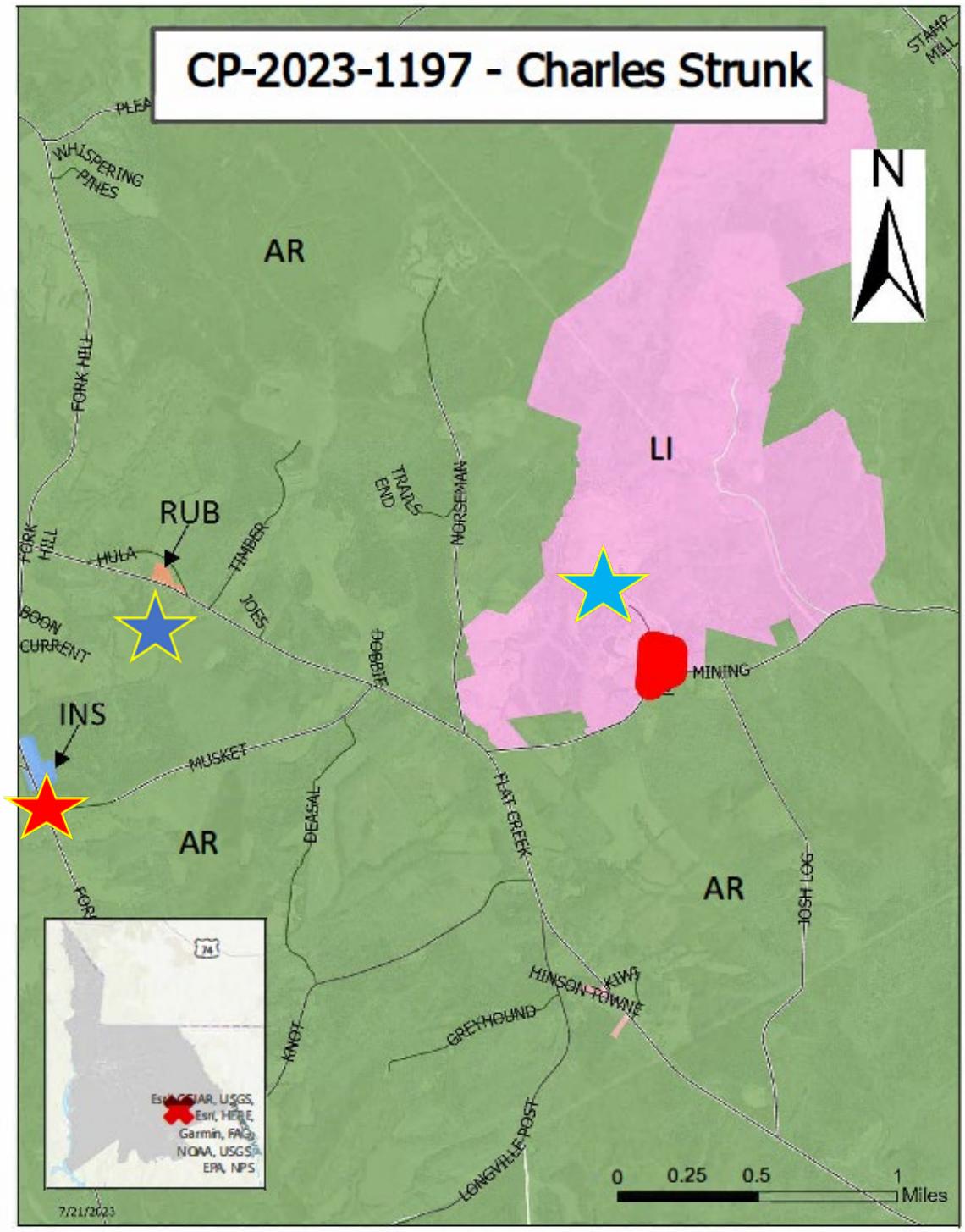
- Please schedule a pre-submittal meeting with planning staff to answer questions and prevent delays.
- The deadline for this application is at least 45 days prior to the Planning Commission meeting,held every third Tuesday of the month. Once an application is submitted, it is placed on an upcoming Planning Commission agenda.
- If the application is intended to amend the use of only a portion of an existing parcel then a survey subdividing the lot will need to be approved by staff prior to the Planning Commission hearing. This survey, and a deed for the newly created parcel, will need to be recorded no later than the second reading at County Council.
- An application withdrawal should be made in writing and received PRIOR TO PUBLIC NOTICE in order to receive a refund. If notice has been published, fee cannot be refunded.

**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.

**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 amending FLU, 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 5:00 pm on the first Monday of the month to make arrangements.




**Proposal:**
Special District-Industrial to Rural Living

Lancaster County
South Carolina

Trading Post

Fork Hill Baptist Church

Mining Road Landfill

Subject Property

# Agenda Item Summary

Ordinance # / Resolution #: SD-2022-1205 Riverchase Sec 3
Contact Person / Sponsor: A. Davis
Department: Planning
Date Requested to be on Agenda: 10/5/2023

**Points to Consider:**
Conditionally approved by Planning Commission on 5/16/2023. 60-day conditional deadline not met.

**ATTACHMENTS:**

| Description | Upload Date | Type |
|---|---|---|
| Application | 4/28/2023 | Exhibit |
| Location Map | 4/28/2023 | Exhibit |
| Revised Preliminary Plat | 9/19/2023 | Exhibit |
| LCRR Letter re: Easement | 9/19/2023 | Exhibit |

**PROJECT INFORMATION**

Project Address/Location: 3750 Riverside Rd, Lancaster, SC 29720

Tax Map ID/Parcel No.: 0030-00-002.00

Project Description: 251 Single Family Residential Lots

Applicant Name: Riverchase Estates Partners, LLC

Address: 1450 Lake Robbins Drive Ste 430, The Woodlands, TX 77380

Phone: (803) 286-0060 Email: jeff.webb@lgihomes.com

Property Owner Name: Riverchase Estates Partners, LLC

Address: 1450 Lake Robbins Drive Ste 430, The Woodlands, TX 77380

Phone: (803) 286-0060 Email: jeff.webb@lgihomes.com

**Other Project Contacts**

Name: R. Joe Harris & Associates, Inc

Address: 1186 Stonecrest Blvd., Tega Cay, SC 29708

Phone: (803) 802-1799 Email: dgates@rjoeharris.com

Name: Melissa Burklin

Address: 3037 Sherman Drive, Lancaster SC 29720

Phone: 704-634-0644 Email: melissa.burklin@lgihomes.com

Applicant Signature: Jeff Webb Date: 3-28-23

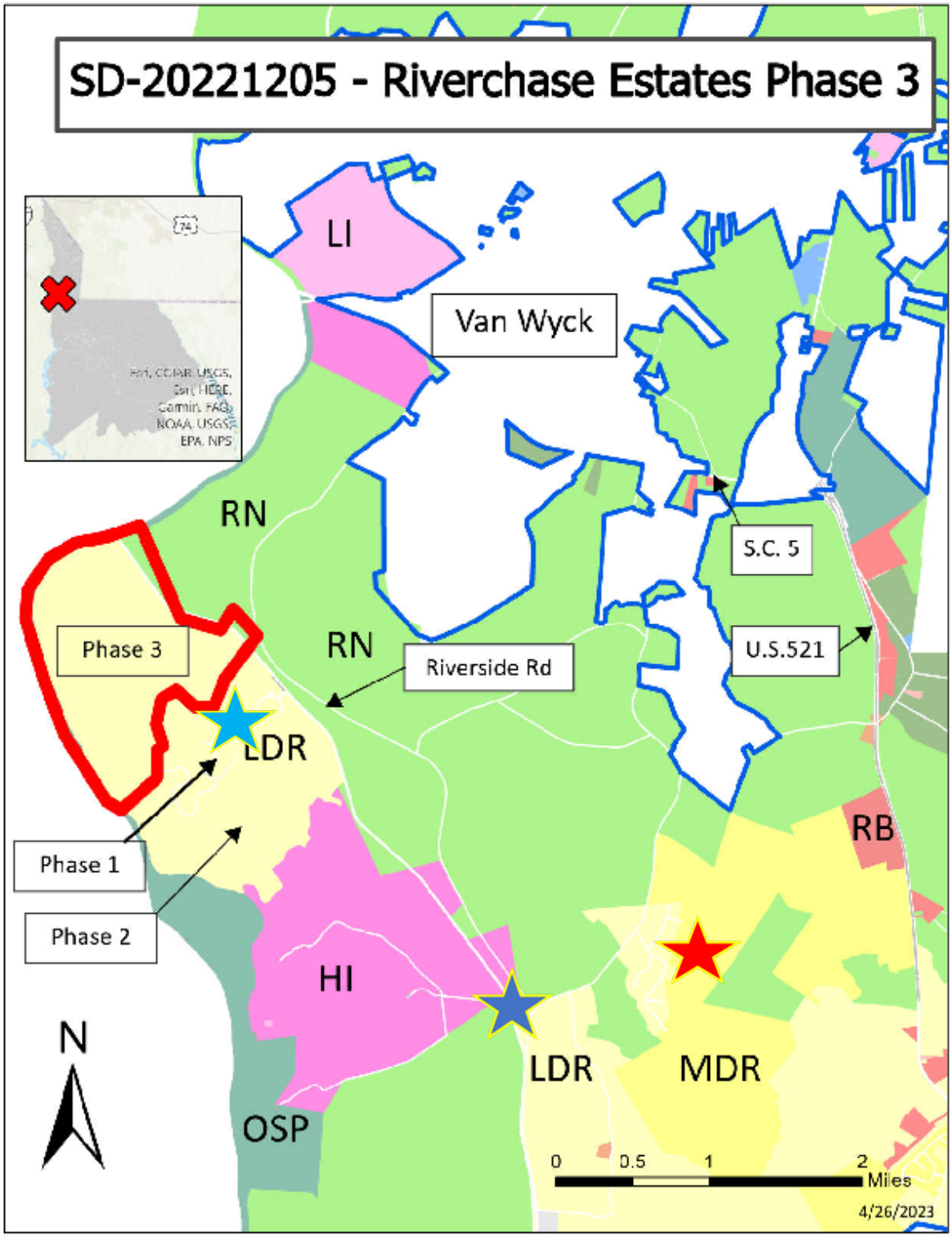
Owner Signature: Jeff Webb - Authorized Officer Date: 3-28-23

Owner Signature: _____ Date: _____

(For additional owners, attach copies of this page with required signatures)

**PRELIMINARY PLAT CHECKLIST**

The following identifies information required on Preliminary Plat drawings; however, this checklist should not be used as a substitute to reviewing the UDO.




Lancaster County
South Carolina

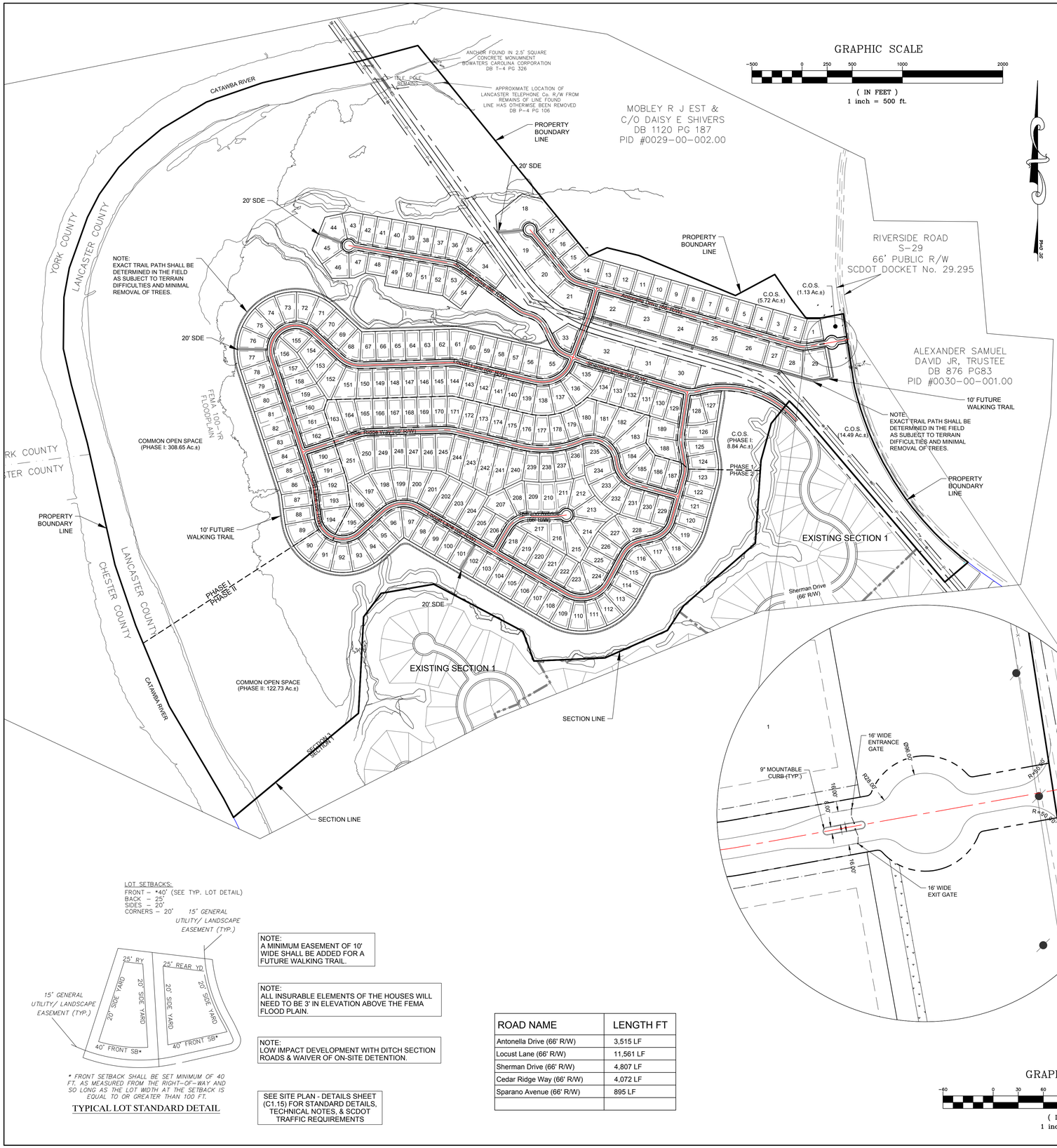
**Proposal:**
Preliminary Plat: 251 lots

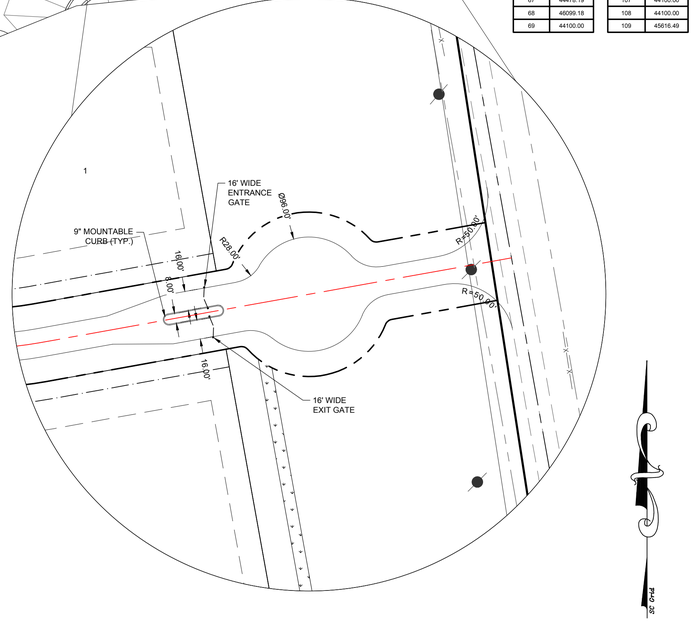
Subject Property

Intersection Riverside & Old Hickory

Roselyn Development

Riverchase Section 1







LOT SETBACKS:
FRONT – *40' (SEE TYP. LOT DETAIL)
BACK – 25'
SIDES – 20'
CORNERS – 20'

* FRONT SETBACK SHALL BE SET MINIMUM OF 40 FT. AS MEASURED FROM THE RIGHT-OF-WAY AND SO LONG AS THE LOT WIDTH AT THE SETBACK IS EQUAL TO OR GREATER THAN 100 FT.

TYPICAL LOT STANDARD DETAIL

NOTE:
A MINIMUM EASEMENT OF 10' WIDE SHALL BE ADDED FOR A FUTURE WALKING TRAIL.

NOTE:
ALL INSURABLE ELEMENTS OF THE HOUSES WILL NEED TO BE 3' IN ELEVATION ABOVE THE FEMA FLOOD PLAIN.

NOTE:
LOW IMPACT DEVELOPMENT WITH DITCH SECTION ROADS & WAIVER OF ON-SITE DETENTION.

SEE SITE PLAN - DETAILS SHEET (C1.15) FOR STANDARD DETAILS, TECHNICAL NOTES, & SCDOT TRAFFIC REQUIREMENTS

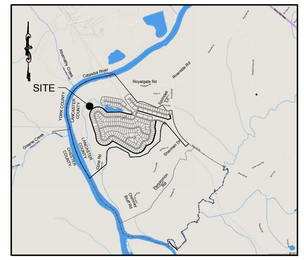
| ROAD NAME | LENGTH FT |
|---|---|
| Antonella Drive (66' R/W) | 3,515 LF |
| Locust Lane (66' R/W) | 11,561 LF |
| Sherman Drive (66' R/W) | 4,807 LF |
| Cedar Ridge Way (66' R/W) | 4,072 LF |
| Sparano Avenue (66' R/W) | 895 LF |
| | |

GRAPHIC SCALE
-60 0 30 60 120 240
( IN FEET )
1 inch = 60 ft.

SITE TOPOGRAPHY PROVIDED FROM LANCASTER COUNTY AERIAL TOPOGRAPHY.

BOUNDARY INFORMATION PROVIDED BY STANTEC CONSULTING SERVICES, INC. ALTA SURVEY AND BOUNDARY INFORMATION RECEIVED FROM STANTEC AND DATED 03-29-2007.

HORIZONTAL DATUM TIED TO NAD 83 AND VERTICAL DATUM BASED ON NAVD 88. CONTACT R. JOE HARRIS & ASSOCIATES, INC. FOR BENCHMARKS AND CONTROL INFORMATION.




VICINITY MAP - 1" = 1 Mile

| Parcel # | Area (SF) |
|---|---|
| 30 | 89141.45 |
| 31 | 88138.68 |
| 32 | 134354.29 |
| 33 | 47897.45 |
| 34 | 87779.13 |
| 35 | 44735.59 |
| 36 | 43813.27 |
| 37 | 44100.00 |
| 38 | 44100.00 |
| 39 | 44100.00 |
| 40 | 44100.00 |
| 41 | 44100.00 |
| 42 | 44100.00 |
| 43 | 44443.06 |
| 44 | 54175.27 |
| 45 | 54175.27 |
| 46 | 54175.27 |
| 47 | 44658.87 |
| 48 | 44100.00 |
| 49 | 44100.00 |
| 50 | 44100.00 |
| 51 | 44100.00 |
| 52 | 44100.00 |
| 53 | 44420.37 |
| 54 | 44100.00 |
| 55 | 64994.95 |
| 56 | 48106.47 |
| 57 | 44100.00 |
| 58 | 44100.00 |
| 59 | 44100.00 |
| 60 | 44100.00 |
| 61 | 47893.76 |
| 62 | 44100.00 |
| 63 | 44100.00 |
| 64 | 44100.00 |
| 65 | 44100.00 |
| 66 | 44100.00 |
| 67 | 44478.19 |
| 68 | 46099.18 |
| 69 | 44100.00 |

| Parcel # | Area (SF) |
|---|---|
| 70 | 44100.00 |
| 71 | 48357.34 |
| 72 | 50814.54 |
| 73 | 50814.54 |
| 74 | 50814.54 |
| 75 | 50814.54 |
| 76 | 50814.54 |
| 77 | 48529.61 |
| 78 | 44100.00 |
| 79 | 44100.00 |
| 80 | 44100.00 |
| 81 | 44100.00 |
| 82 | 44100.00 |
| 83 | 44100.00 |
| 84 | 44100.00 |
| 85 | 44100.00 |
| 86 | 47311.64 |
| 87 | 43902.67 |
| 88 | 44671.73 |
| 89 | 50814.54 |
| 90 | 50814.54 |
| 91 | 50814.54 |
| 92 | 50814.54 |
| 93 | 50814.54 |
| 94 | 48012.97 |
| 95 | 44100.00 |
| 96 | 46999.88 |
| 97 | 46999.88 |
| 98 | 44100.00 |
| 99 | 44100.00 |
| 100 | 44100.00 |
| 101 | 44100.00 |
| 102 | 44100.00 |
| 103 | 44100.00 |
| 104 | 44100.00 |
| 105 | 44100.00 |
| 106 | 44100.00 |
| 107 | 44100.00 |
| 108 | 44100.00 |
| 109 | 45616.49 |

| Parcel # | Area (SF) |
|---|---|
| 110 | 45880.61 |
| 111 | 45880.61 |
| 112 | 45880.61 |
| 113 | 45440.02 |
| 114 | 43740.44 |
| 115 | 44100.00 |
| 116 | 49049.95 |
| 117 | 56081.56 |
| 118 | 48476.93 |
| 119 | 48476.93 |
| 120 | 44365.33 |
| 121 | 44100.00 |
| 122 | 44100.00 |
| 123 | 47420.94 |
| 124 | 46318.54 |
| 125 | 44735.17 |
| 126 | 45823.82 |
| 127 | 45560.39 |
| 128 | 48599.87 |
| 129 | 43998.81 |
| 130 | 44100.00 |
| 131 | 44100.00 |
| 132 | 44100.00 |
| 133 | 44100.00 |
| 134 | 44662.64 |
| 135 | 50530.07 |
| 136 | 52502.96 |
| 137 | 52502.96 |
| 138 | 52502.96 |
| 139 | 44758.69 |
| 140 | 44100.00 |
| 141 | 44100.00 |
| 142 | 44100.00 |
| 143 | 44100.00 |
| 144 | 48057.53 |
| 145 | 44100.00 |
| 146 | 44100.00 |
| 147 | 44100.00 |
| 148 | 44100.00 |
| 149 | 44100.00 |

| Parcel # | Area (SF) |
|---|---|
| 150 | 46566.52 |
| 151 | 59639.29 |
| 152 | 58554.60 |
| 153 | 46232.76 |
| 154 | 44488.64 |
| 155 | 44827.16 |
| 156 | 45036.69 |
| 157 | 34677.79 |
| 158 | 44965.70 |
| 159 | 45031.92 |
| 160 | 46080.54 |
| 161 | 45000.00 |
| 162 | 45000.00 |
| 163 | 52914.82 |
| 164 | 52823.80 |
| 165 | 46669.85 |
| 166 | 44100.00 |
| 167 | 44100.00 |
| 168 | 44100.00 |
| 169 | 44100.00 |
| 170 | 45090.96 |
| 171 | 46741.57 |
| 172 | 44100.00 |
| 173 | 44100.00 |
| 174 | 44100.00 |
| 175 | 44100.00 |
| 176 | 44648.65 |
| 177 | 46461.96 |
| 178 | 46461.96 |
| 179 | 44296.81 |
| 180 | 59369.25 |
| 181 | 58239.65 |
| 182 | 68934.87 |
| 183 | 69247.72 |
| 184 | 49272.97 |
| 185 | 51251.70 |
| 186 | 44100.00 |
| 187 | 44312.92 |
| 188 | 57952.10 |
| 189 | 54793.40 |

| Parcel # | Area (SF) |
|---|---|
| 190 | 44100.00 |
| 191 | 44100.00 |
| 192 | 47791.32 |
| 193 | 44100.00 |
| 194 | 48089.69 |
| 195 | 45023.31 |
| 196 | 53645.31 |
| 197 | 60468.98 |
| 198 | 55189.22 |
| 199 | 50810.14 |
| 200 | 52583.67 |
| 201 | 61448.79 |
| 202 | 58972.85 |
| 203 | 60111.86 |
| 204 | 61250.86 |
| 205 | 44100.00 |
| 206 | 44293.12 |
| 207 | 59667.85 |
| 208 | 48554.75 |
| 209 | 48448.85 |
| 210 | 45133.57 |
| 211 | 44289.76 |
| 212 | 53922.79 |
| 213 | 62949.20 |
| 214 | 53603.15 |
| 215 | 59895.99 |
| 216 | 44807.84 |
| 217 | 49696.95 |
| 218 | 46600.32 |
| 219 | 44100.00 |
| 220 | 44100.00 |
| 221 | 44100.00 |
| 222 | 44100.00 |
| 223 | 45434.19 |
| 224 | 47972.41 |
| 225 | 44100.00 |
| 226 | 46721.30 |
| 227 | 50814.54 |
| 228 | 64661.04 |
| 229 | 48131.82 |

| Parcel # | Area (SF) |
|---|---|
| 230 | 44100.00 |
| 231 | 47281.73 |
| 232 | 48476.93 |
| 233 | 48476.93 |
| 234 | 51900.92 |
| 235 | 46632.78 |
| 236 | 46266.11 |
| 237 | 44887.57 |
| 238 | 44887.57 |
| 239 | 44887.57 |
| 240 | 56431.10 |
| 241 | 70517.28 |
| 242 | 72538.51 |
| 243 | 67161.34 |
| 244 | 61784.17 |
| 245 | 57068.54 |
| 246 | 53578.87 |
| 247 | 50872.62 |
| 248 | 48819.94 |
| 249 | 57664.05 |
| 250 | 58863.64 |
| 251 | 73070.80 |

## DEVELOPMENT INFORMATION

| | |
|---|---|
| Project Name: | RiverChase Section 3 Preliminary Plat<br>Lancaster County, South Carolina |
| Developer: | LGI Homes, LLC<br>3037 Sherman Drive<br>Lancaster, South Carolina 29720<br>Phone: (803) 286-0060 |
| Tax I.D.: | A portion of 0030-00-002.00 |
| Site Acreage: | 1,983 Ac.± (Total)<br>806.12 Ac.± (Section 3) |
| Open Space: | 10% Required (80.403 Ac.±)<br>472.90 Ac.± (Total For Section III)* |
| Zoning: | Low Density Residential (LDR)<br>Developed as R-30 (Per Development Agreement) |
| Setbacks/Yards: | Front - 40 Ft.<br>Side/Corner - 20 Ft.<br>Rear - 25 Ft. |
| Min. Lot Width: | 100 Ft. (as measured at the front setback) |
| Min. Lot Area: | 43,560 Sq. Ft. |
| Lots Proposed: | 251 Lots (Single Family Residential) |
| Utilities: | Public Water (LCWSD)<br>Private Wells (SCDHEC) |
| Transportation: | Improvements per approved TIA |

*Open Space Includes Areas Not Contained Within Road Right-of-Ways Or Residential lot. Open Space Equals Approximately 58.82% For Both Phase I & Phase II Of Section III Development Area.

| DATE | ISSUED FOR | REV |
|---|---|---|
| 03/31/2023 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |
| 06/23/2023 | SECOND SUBMITTAL TO LANCASTER COUNTY | 1 |
| 09/15/2023 | THIRD SUBMITTAL TO LANCASTER COUNTY | 2 |

PUPS Know what's below. Call before you dig. 811


Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com



This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.


Corporate Seal: R. JOE HARRIS & ASSOCIATES, INC. No. C02262 CERTIFICATE OF AUTHORIZATION — SOUTH CAROLINA

Engineer's Seal: SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 29007 CHRISTOPHER R. BRIDGES — 9/15/23

| | |
|---|---|
| Project Manager: Daniel Gates | Drawn: Dylan Guffey |
| Department Manager: Brandon Pridemore | Checked: Daniel Gates |
| Print/Plot Date: 9/15/2023 | |
| Asbuilt Drawn: - | Asbuilt Date: - |

Client:

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

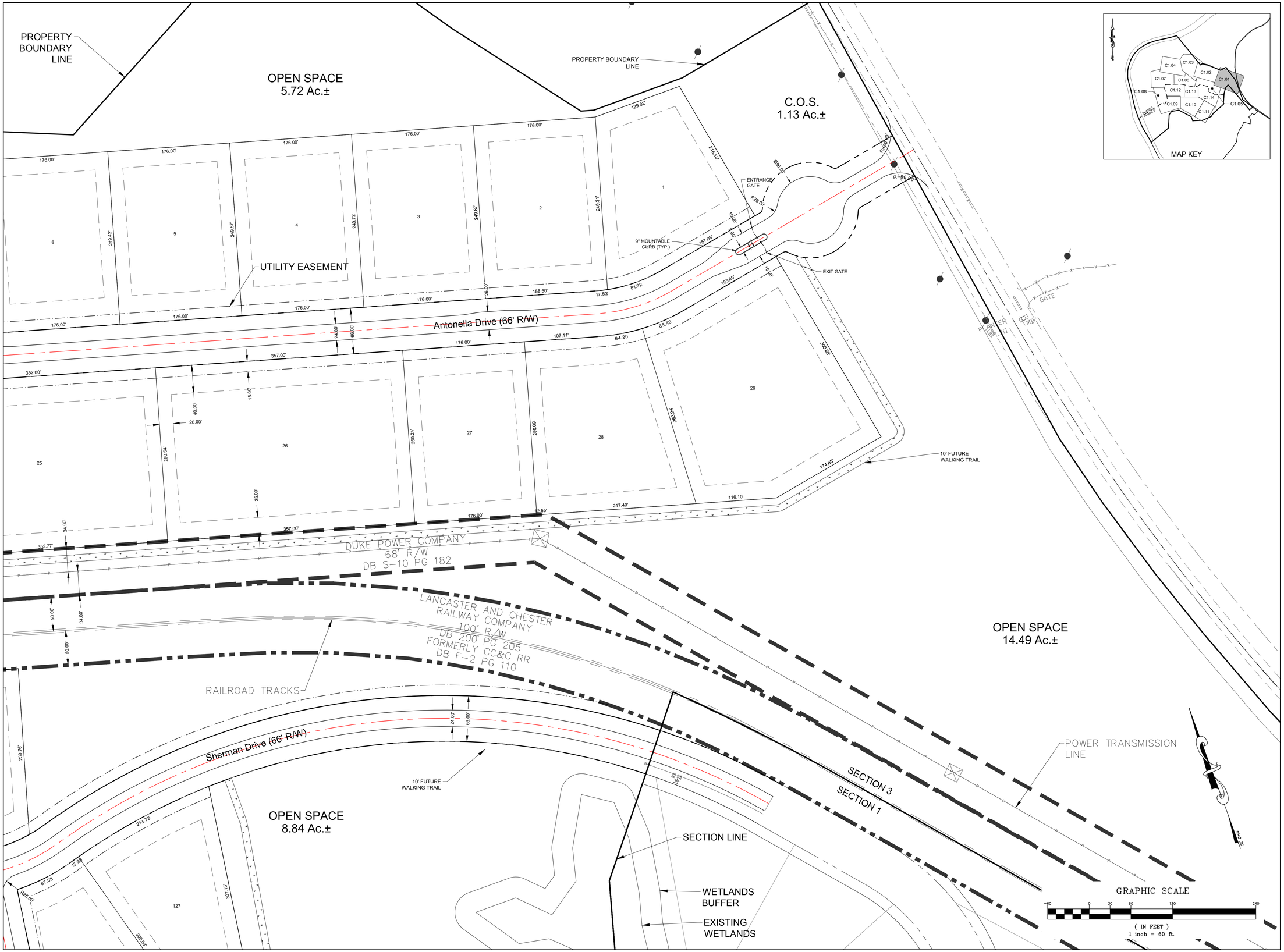
Project:

# Riverchase Section 3 Preliminary Plat

Drawing Title:

## Site Plan

| | |
|---|---|
| Project No.: 4967 | Drawing No.: C1.00 |
| DWG File Name: RiverChase Section 3_Site Overall | |




| DATE | ISSUED FOR | REV |
|---|---|---|
| 03/31/2023 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |
| 06/23/2023 | SECOND SUBMITTAL TO LANCASTER COUNTY | 1 |
| 09/15/2023 | THIRD SUBMITTAL TO LANCASTER COUNTY | 2 |

PUPS PALMETTO UTILITY PROTECTION SERVICE, LLC — 811 Know what's below. Call before you dig.


Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com



This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.


Corporate Seal: SOUTH CAROLINA — R. JOE HARRIS & ASSOCIATES, INC. No. C02262 — CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 29007 — CHRISTOPHER R. BRIDGES — 9/15/23

| | |
|---|---|
| Project Manager: Daniel Gates | Drawn: Dylan Guffey |
| Department Manager: Brandon Pridemore | Checked: Daniel Gates |
| Print/Plot Date: 9/15/2023 | |
| Asbuilt Drawn: - | Asbuilt Date: - |

Client:

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

Project:

Riverchase Section 3
Preliminary Plat

Drawing Title:

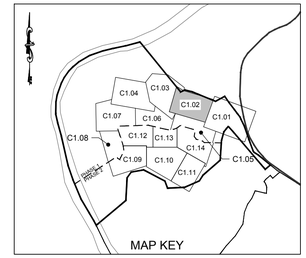
Site Plan - 1

| Project No. | Drawing No. |
|---|---|
| 4967 | C1.01 |
| DWG File Name: RiverChase Section 3_Site Overall | |

GRAPHIC SCALE

-60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.




PROPERTY BOUNDARY LINE

OPEN SPACE
5.72 Ac.±

UTILITY EASEMENT

Antonella Drive (66' R/W)

Locust Lane (66' R/W)

Sherman Drive (66' R/W)

POWER TRANSMISSION LINE

DUKE POWER COMPANY
68' R/W
DB S-10 PG 182

LANCASTER AND CHESTER
RAILWAY COMPANY
100' R/W
DB 200 PG 205
FORMERLY CC&C RR
DB F-2 PG 110

10' FUTURE WALKING TRAIL

10' FUTURE WALKING TRAIL

RAILROAD TRACKS

| DATE | ISSUED FOR | REV |
|---|---|---|
| 03/31/2023 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |
| 06/23/2023 | SECOND SUBMITTAL TO LANCASTER COUNTY | 1 |
| 09/15/2023 | THIRD SUBMITTAL TO LANCASTER COUNTY | 2 |

PUPS Know what's below. Call before you dig. 811

Engineer:

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal: SOUTH CAROLINA — R. JOE HARRIS & ASSOCIATES, INC. No. C02262 — CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 29007 — CHRISTOPHER R. BRIDGES — 9/15/23

| Project Manager | Drawn |
|---|---|
| Daniel Gates | Dylan Guffey |
| Department Manager | Checked |
| Brandon Pridemore | Daniel Gates |
| Print/Plot Date | |
| 9/15/2023 | |
| Asbuilt Drawn | Asbuilt Date |
| - | - |

Client

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

Project:

Riverchase Section 3
Preliminary Plat

Drawing Title:

Site Plan - 2

| Project No. | Drawing No. |
|---|---|
| 4967 | C1.02 |
| DWG File Name: RiverChase Section 3_Site Overall | |

GRAPHIC SCALE

-60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

PROPERTY BOUNDARY LINE

EXISTING WETLANDS

OPEN SPACE
308.65 Ac.±

WETLANDS BUFFER

20' SDE

RAILROAD TRACKS

POWER TRANSMISSION LINE

DUKE POWER COMPANY
66' R/W
DB S-10 PG 182

LANCASTER AND CHESTER RAILWAY COMPANY
100' R/W
DB 200 PG 205
FORMERLY CC&C RR
DB F-2 PG 110

Antonella Drive (66' R/W)

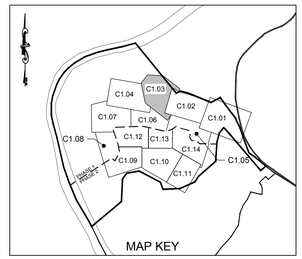
Locust Lane (66' R/W)

UTILITY EASEMENT

10' FUTURE WALKING TRAIL

EXISTING WETLANDS

WETLANDS BUFFER




| DATE | ISSUED FOR | REV |
|---|---|---|
| 03/31/2023 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |
| 06/23/2023 | SECOND SUBMITTAL TO LANCASTER COUNTY | 1 |
| 09/15/2023 | THIRD SUBMITTAL TO LANCASTER COUNTY | 2 |

PUPS Know what's below. Call before you dig. 811


Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com



This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.


Corporate Seal: SOUTH CAROLINA — R. JOE HARRIS & ASSOCIATES, INC. No. C02282 — CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 29007 — CHRISTOPHER R. BRIDGES

| | |
|---|---|
| Project Manager: Daniel Gates | Drawn: Dylan Guffey |
| Department Manager: Brandon Pridemore | Checked: Daniel Gates |
| Print/Plot Date: 9/15/2023 | |
| Asbuilt Drawn: - | Asbuilt Date: - |

Client:

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

Project:

Riverchase Section 3
Preliminary Plat

Drawing Title:

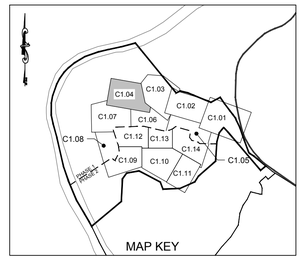
Site Plan - 3

| Project No. | Drawing No. |
|---|---|
| 4967 | C1.03 |
| DWG File Name: RiverChase Section 3_Site Overall | |

GRAPHIC SCALE

-60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.



MAP KEY

| DATE | ISSUED FOR | REV |
|---|---|---|
| 03/31/2023 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |
| 06/23/2023 | SECOND SUBMITTAL TO LANCASTER COUNTY | 1 |
| 09/15/2023 | THIRD SUBMITTAL TO LANCASTER COUNTY | 2 |

PUPS PALMETTO UTILITY PROTECTION SERVICE, INC. 811 Know what's below. Call before you dig.

Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal: SOUTH CAROLINA — R. JOE HARRIS & ASSOCIATES, INC. — No. C02262 — CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 29007 — CHRISTOPHER R. BRIDGES

| Project Manager | Drawn |
|---|---|
| Daniel Gates | Dylan Guffey |
| Department Manager | Checked |
| Brandon Pridemore | Daniel Gates |
| Print/Plot Date | |
| 9/15/2023 | |
| Asbuilt Drawn | Asbuilt Date |
| - | - |

Client

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

Project:

Riverchase Section 3
Preliminary Plat

Drawing Title:

Site Plan - 4

| Project No. | Drawing No. |
|---|---|
| 4967 | C1.04 |
| DWG File Name: RiverChase Section 3_Site Overall | |

GRAPHIC SCALE

( IN FEET )
1 inch = 60 ft.

POWER TRANSMISSION LINE

DUKE POWER COMPANY
68' R/W
DB S-10 PG 182

LANCASTER AND CHESTER
RAILWAY COMPANY
100' R/W
DB 200 PG 205
FORMERLY CC&C RR
DB F-2 PG 110

RAILROAD TRACKS

10' FUTURE
WALKING TRAIL

UTILITY EASEMENT

Locust Lane (66' R/W)

Sherman Drive (66' R/W)

OPEN SPACE
8.84 Ac.±

MAP KEY

| DATE | ISSUED FOR | REV |
|---|---|---|
| 03/31/2023 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |
| 06/23/2023 | SECOND SUBMITTAL TO LANCASTER COUNTY | 1 |
| 09/15/2023 | THIRD SUBMITTAL TO LANCASTER COUNTY | 2 |

PUPS Palmetto Utility Protection Service, Inc. 811 Know what's below. Call before you dig.

Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning
Management

1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal: SOUTH CAROLINA — R. JOE HARRIS & ASSOCIATES, INC. No. C02262 — CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 29007 — CHRISTOPHER R. BRIDGES — 9/15/23

| | |
|---|---|
| Project Manager: Daniel Gates | Drawn: Dylan Guffey |
| Department Manager: Brandon Pridemore | Checked: Daniel Gates |
| Print/Plot Date: 9/15/2023 | |
| Asbuilt Drawn: - | Asbuilt Date: - |

Client

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

Project:

Riverchase Section 3
Preliminary Plat

Drawing Title:

Site Plan - 5

| Project No. | Drawing No. |
|---|---|
| 4967 | C1.05 |
| DWG File Name: RiverChase Section 3_Site Overall | |

GRAPHIC SCALE

-60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

Road 35

10' FUTURE WALKING TRAIL

EXISTING WETLANDS

WETLANDS BUFFER

MAP KEY

C1.01 C1.02 C1.03 C1.04 C1.05 C1.06 C1.07 C1.08 C1.09 C1.10 C1.11 C1.12 C1.13 C1.14 PALMETTO PROJECT

Sherman Drive (66' R/W)

Locust Lane (66' R/W)

UTILITY EASEMENT

| DATE | ISSUED FOR | REV |
|---|---|---|
| 03/31/2023 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |
| 06/23/2023 | SECOND SUBMITTAL TO LANCASTER COUNTY | 1 |
| 09/15/2023 | THIRD SUBMITTAL TO LANCASTER COUNTY | 2 |

PUPS Know what's below. Call before you dig. 811

Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal

SOUTH CAROLINA R. JOE HARRIS & ASSOCIATES, INC. No. C02262 CERTIFICATE OF AUTHORIZATION

Engineer's Seal

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 29007 CHRISTOPHER R. BRIDGES

9/15/23

| | |
|---|---|
| Project Manager: Daniel Gates | Drawn: Dylan Guffey |
| Department Manager: Brandon Pridemore | Checked: Daniel Gates |
| Print/Plot Date: 9/15/2023 | |
| Asbuilt Drawn: - | Asbuilt Date: - |

Client

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

Project:

# Riverchase Section 3 Preliminary Plat

Drawing Title:

## Site Plan - 6

| Project No. | Drawing No. |
|---|---|
| 4967 | C1.06 |
| DWG File Name: RiverChase Section 3_Site Overall | |

GRAPHIC SCALE

( IN FEET )
1 inch = 60 ft.

N 35° 0'0"E

OPEN SPACE
308.65 Ac.±

10' FUTURE WALKING TRAIL

10' FUTURE WALKING TRAIL

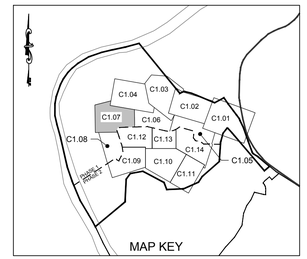
EXISTING WETLANDS

WETLANDS BUFFER

20' SDE

UTILITY EASEMENT

Locust Lane (66' R/W)




| DATE | ISSUED FOR | REV |
|---|---|---|
| 03/31/2023 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |
| 06/23/2023 | SECOND SUBMITTAL TO LANCASTER COUNTY | 1 |
| 09/15/2023 | THIRD SUBMITTAL TO LANCASTER COUNTY | 2 |

PUPS Know what's below. Call before you dig. 811

Engineer:

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal

SOUTH CAROLINA
R. JOE HARRIS & ASSOCIATES, INC.
No. C02262
CERTIFICATE OF AUTHORIZATION

Engineer's Seal

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 29007
CHRISTOPHER R. BRIDGES
09/15/23

| Project Manager | Drawn |
|---|---|
| Daniel Gates | Dylan Guffey |
| Department Manager | Checked |
| Brandon Pridemore | Daniel Gates |
| Print/Plot Date | |
| 9/15/2023 | |
| Asbuilt Drawn | Asbuilt Date |
| - | - |

Client

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

Project:

Riverchase Section 3
Preliminary Plat

Drawing Title:

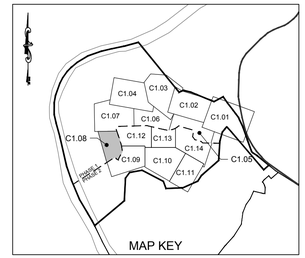
Site Plan - 7

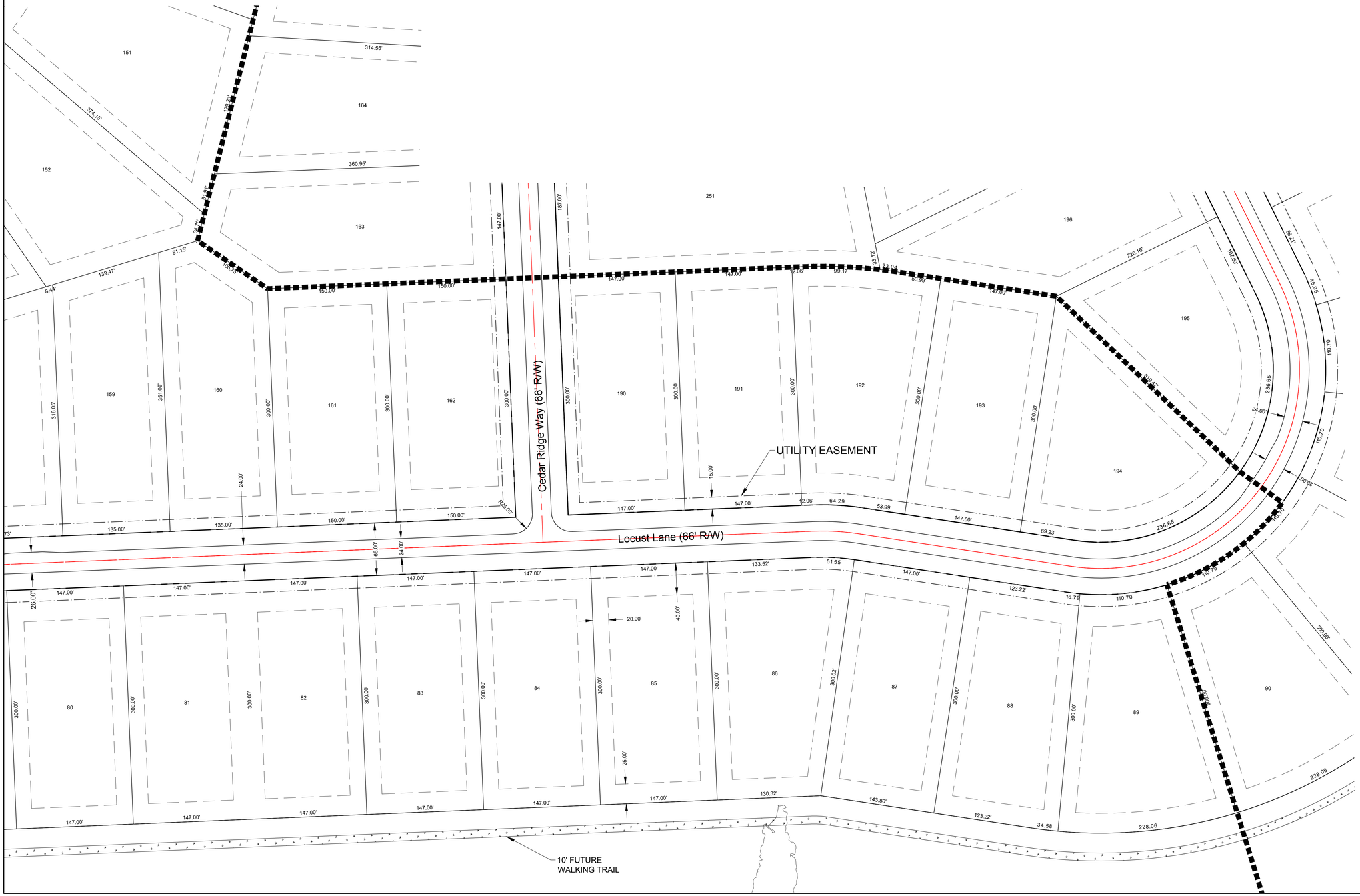
| Project No. | Drawing No. |
|---|---|
| 4967 | C1.07 |
| DWG File Name: RiverChase Section 3_Site Overall | |

GRAPHIC SCALE

-60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.




| DATE | ISSUED FOR | REV |
|---|---|---|
| 03/31/2023 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |
| 06/23/2023 | SECOND SUBMITTAL TO LANCASTER COUNTY | 1 |
| 09/15/2023 | THIRD SUBMITTAL TO LANCASTER COUNTY | 2 |

PUPS Palmetto Utility Protection Service, Inc. — 811 Know what's below. Call before you dig.

Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal: SOUTH CAROLINA — R. JOE HARRIS & ASSOCIATES, INC. — No. C02262 — CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 29007 — CHRISTOPHER R. BRIDGES — 09/15/23

| | |
|---|---|
| Project Manager: Daniel Gates | Drawn: Dylan Guffey |
| Department Manager: Brandon Pridemore | Checked: Daniel Gates |
| Print/Plot Date: 9/15/2023 | |
| Asbuilt Drawn: - | Asbuilt Date: - |

Client:

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

Project:

Riverchase Section 3
Preliminary Plat

Drawing Title:

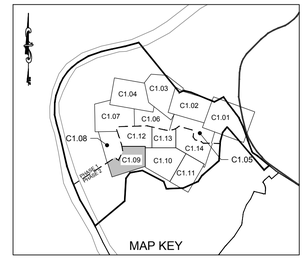
Site Plan - 8

| Project No. | Drawing No. |
|---|---|
| 4967 | C1.08 |
| DWG File Name: RiverChase Section 3_Site Overall | |

GRAPHIC SCALE

-60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.




PHASE I
PHASE II

Locust Lane (66' R/W)

UTILITY EASEMENT

SEE NOTE ON SHEET C1.00

10' FUTURE WALKING TRAIL

| DATE | ISSUED FOR | REV |
|---|---|---|
| 03/31/2023 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |
| 06/23/2023 | SECOND SUBMITTAL TO LANCASTER COUNTY | 1 |
| 09/15/2023 | THIRD SUBMITTAL TO LANCASTER COUNTY | 2 |

PUPS Palmetto Utility Protection Service, Inc. 811 Know what's below. Call before you dig.


Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com



This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.


Corporate Seal

SOUTH CAROLINA
R. JOE HARRIS & ASSOCIATES, INC.
No. C02262
CERTIFICATE OF AUTHORIZATION

Engineer's Seal

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 29007
REGISTERED
CHRISTOPHER R. BRIDGES

| | |
|---|---|
| Project Manager: Daniel Gates | Drawn: Dylan Guffey |
| Department Manager: Brandon Pridemore | Checked: Daniel Gates |
| Print/Plot Date: 9/15/2023 | |
| Asbuilt Drawn: - | Asbuilt Date: - |

Client

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

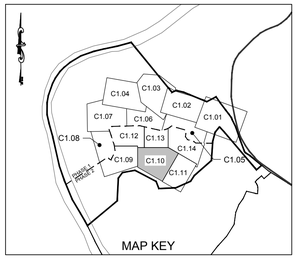
Project:

Riverchase Section 3
Preliminary Plat

Drawing Title:

Site Plan - 9

| Project No. | Drawing No. |
|---|---|
| 4967 | C1.09 |
| DWG File Name: RiverChase Section 3_Site Overall | |




GRAPHIC SCALE

-60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

| DATE | ISSUED FOR | REV |
|---|---|---|
| 03/31/2023 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |
| 06/23/2023 | SECOND SUBMITTAL TO LANCASTER COUNTY | 1 |
| 09/15/2023 | THIRD SUBMITTAL TO LANCASTER COUNTY | 2 |

PUPS Know what's below. Call before you dig. 811


Engineer:

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com



This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.


Corporate Seal

SOUTH CAROLINA
R. JOE HARRIS & ASSOCIATES, INC. No. C02262
CERTIFICATE OF AUTHORIZATION

Engineer's Seal

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
No. 29007
CHRISTOPHER R. BRIDGES

| | |
|---|---|
| Project Manager: Daniel Gates | Drawn: Dylan Guffey |
| Department Manager: Brandon Pridemore | Checked: Daniel Gates |
| Print/Plot Date: 9/15/2023 | |
| Asbuilt Drawn: - | Asbuilt Date: - |

Client

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

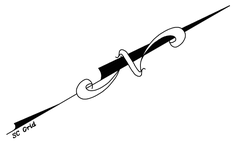
Project:

# Riverchase Section 3 Preliminary Plat

Drawing Title:

## Site Plan - 10

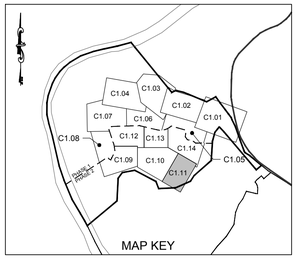
| Project No. | Drawing No. |
|---|---|
| 4967 | C1.10 |
| DWG File Name: RiverChase Section 3_Site Overall | |

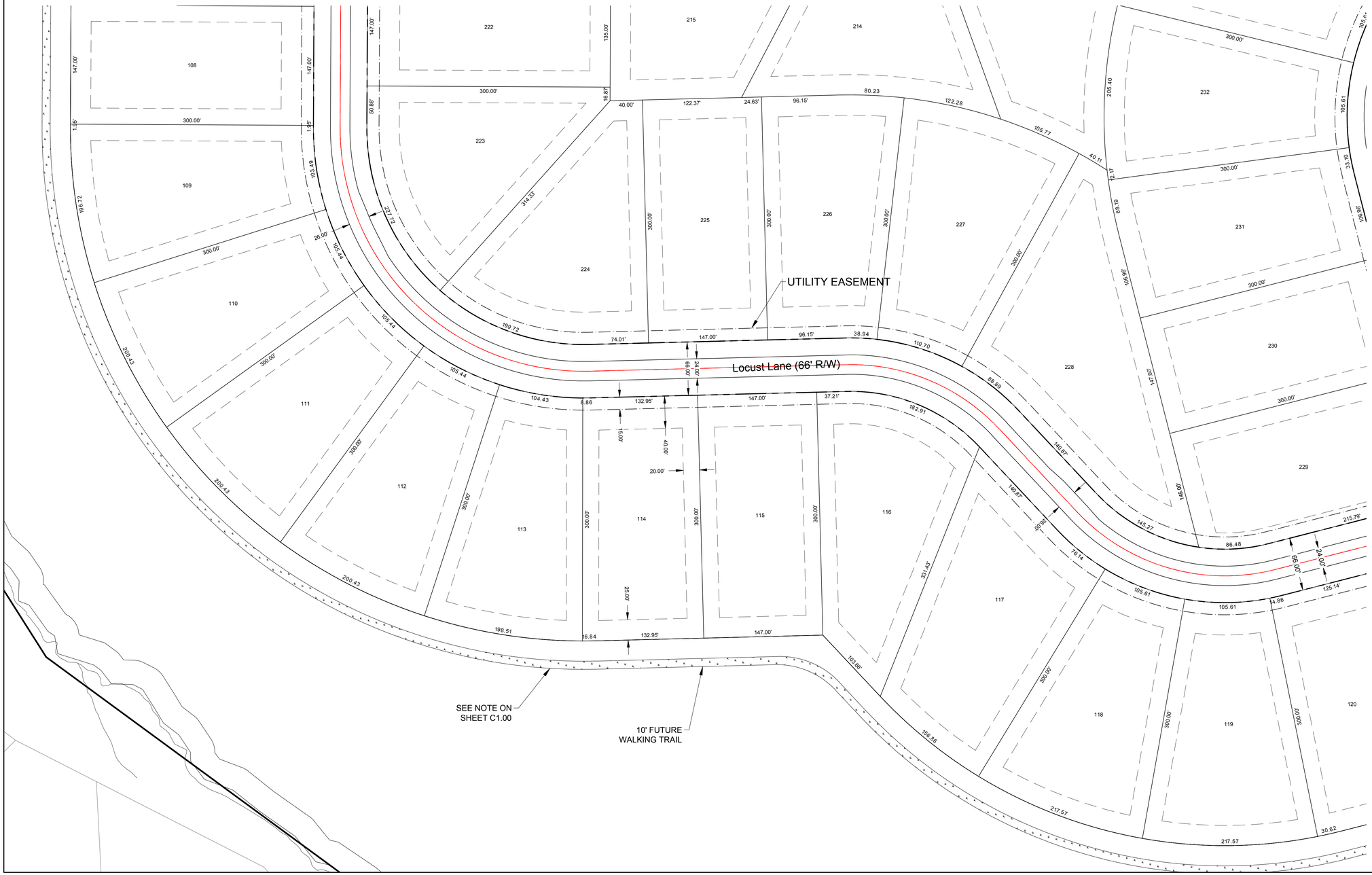



GRAPHIC SCALE

-60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.




| DATE | ISSUED FOR | REV |
|---|---|---|
| 03/31/2023 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |
| 06/23/2023 | SECOND SUBMITTAL TO LANCASTER COUNTY | 1 |
| 09/15/2023 | THIRD SUBMITTAL TO LANCASTER COUNTY | 2 |

PUPS Know what's below. Call before you dig. 811

Engineer:

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799
www.rjoeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal: SOUTH CAROLINA, R. JOE HARRIS & ASSOCIATES, INC., No. C02262, CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA, REGISTERED PROFESSIONAL ENGINEER, No. 29007, CHRISTOPHER R. PRIDGEN

| | |
|---|---|
| Project Manager: Daniel Gates | Drawn: Dylan Guffey |
| Department Manager: Brandon Pridemore | Checked: Daniel Gates |
| Print/Plot Date: 9/15/2023 | |
| Asbuilt Drawn: - | Asbuilt Date: - |

Client:

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

Project:

# Riverchase Section 3 Preliminary Plat

Drawing Title:

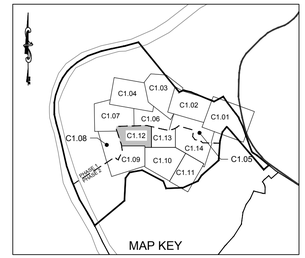
## Site Plan - 11

| Project No. | Drawing No. |
|---|---|
| 4967 | C1.11 |
| DWG File Name: RiverChase Section 3_Site Overall | |

GRAPHIC SCALE

-60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.




PHASE I

PHASE II

UTILITY EASEMENT

Cedar Ridge Way (66' R/W)

| DATE | ISSUED FOR | REV |
|---|---|---|
| 03/31/2023 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |
| 06/23/2023 | SECOND SUBMITTAL TO LANCASTER COUNTY | 1 |
| 09/15/2023 | THIRD SUBMITTAL TO LANCASTER COUNTY | 2 |

PUPS PALMETTO UTILITY PROTECTION SERVICE, INC. — 811 Know what's below. Call before you dig.

Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal

SOUTH CAROLINA — R. JOE HARRIS & ASSOCIATES, INC. No. COZ262 — CERTIFICATE OF AUTHORIZATION

Engineer's Seal

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 29007 — CHRISTOPHER R. BRIDGES

| Project Manager | Drawn |
|---|---|
| Daniel Gates | Dylan Guffey |
| **Department Manager** | **Checked** |
| Brandon Pridemore | Daniel Gates |
| **Print/Plot Date** | |
| 9/15/2023 | |
| **Asbuilt Drawn** | **Asbuilt Date** |
| - | - |

**Client**

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

**Project:**

Riverchase Section 3
Preliminary Plat

**Drawing Title:**

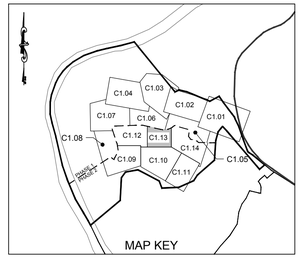
Site Plan - 12

| Project No. | Drawing No. |
|---|---|
| 4967 | C1.12 |
| DWG File Name: RiverChase Section 3_Site Overall | |

GRAPHIC SCALE

-60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.




PHASE I

PHASE II

UTILITY EASEMENT

Cedar Ridge Way (66' R/W)

| DATE | ISSUED FOR | REV |
|---|---|---|
| 03/31/2023 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |
| 06/23/2023 | SECOND SUBMITTAL TO LANCASTER COUNTY | 1 |
| 09/15/2023 | THIRD SUBMITTAL TO LANCASTER COUNTY | 2 |

PUPS PALMETTO UTILITY PROTECTION SERVICE, LLC — 811 Know what's below. Call before you dig.

Engineer:


R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799
www.rjoeharris.com



This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.


Corporate Seal: SOUTH CAROLINA — R. JOE HARRIS & ASSOCIATES, INC. — No. C02262 — CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 29007 — CHRISTOPHER R. BRIDGES — 9/15/23

| | |
|---|---|
| Project Manager: Daniel Gates | Drawn: Dylan Guffey |
| Department Manager: Brandon Pridemore | Checked: Daniel Gates |
| Print/Plot Date: 9/15/2023 | |
| Asbuilt Drawn: - | Asbuilt Date: - |

Client:

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

Project:

Riverchase Section 3
Preliminary Plat

Drawing Title:

Site Plan - 13

| Project No. | Drawing No. |
|---|---|
| 4967 | C1.13 |
| DWG File Name: RiverChase Section 3_Site Overall | |

PHASE II

PHASE I

GRAPHIC SCALE

-60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

MAP KEY

SEE NOTE ON SHEET C1.00

Cedar Ridge Way (66' R/W)

Locust Lane (66' R/W)

UTILITY EASEMENT

10' FUTURE WALKING TRAIL

| DATE | ISSUED FOR | REV |
|---|---|---|
| 03/31/2023 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |
| 06/23/2023 | SECOND SUBMITTAL TO LANCASTER COUNTY | 1 |
| 09/15/2023 | THIRD SUBMITTAL TO LANCASTER COUNTY | 2 |

Know what's below. Call before you dig.


Engineer:

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com



This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal: R. JOE HARRIS & ASSOCIATES, INC. No. C02262 CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 29007 CHRISTOPHER R. BRIGGS


| | |
|---|---|
| Project Manager: Daniel Gates | Drawn: Dylan Guffey |
| Department Manager: Brandon Pridemore | Checked: Daniel Gates |
| Print/Plot Date: 9/15/2023 | |
| Asbuilt Drawn: - | Asbuilt Date: - |

Client:

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

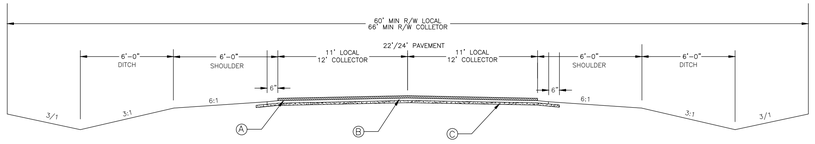
Project:

# Riverchase Section 3 Preliminary Plat

Drawing Title:

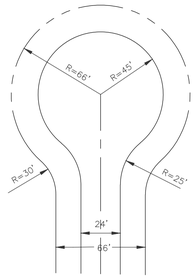
## Site Plan - 14

| Project No. | Drawing No. |
|---|---|
| 4967 | C1.14 |
| DWG File Name: RiverChase Section 3_Site Overall | |

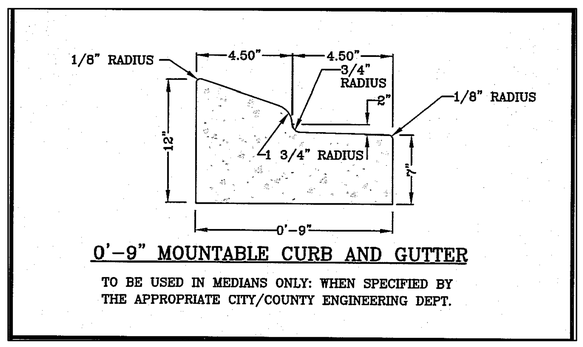



RESIDENTIAL STREET STANDARDS

A) 1.0" TYPE C SURFACE COURSE
B) 2.0" TYPE C INTERMEDIATE COURSE
C) 8" ABC




CUL-DE-SAC




0'-9" MOUNTABLE CURB AND GUTTER

TO BE USED IN MEDIANS ONLY: WHEN SPECIFIED BY THE APPROPRIATE CITY/COUNTY ENGINEERING DEPT.

## DEVELOPMENT STANDARDS & NOTES:

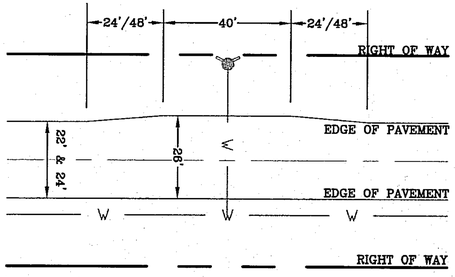
ZONING:
1. PROPERTY IS ZONED LOW DENSITY RESIDENTIAL (LDR) BUT IS BEING DEVELOPED AS R-30 PER THE DEVELOPMENT AGREEMENT.

ROADS:
1. ROADS TO BE BUILT ACCORDING TO APPROVED DEVELOPMENT AGREEMENT STANDARDS. ALL ROADS TO BE PRIVATELY MAINTAINED AND NOTED ON CONSTRUCTION PLANS, PLATS, ETC.
2. STREET SIGNS WILL BE PROVIDED BY THE DEVELOPER.

FIRE PROTECTION:
1. NO BURNING OF EXISTING STRUCTURES AND/OR VEGETATIVE DEBRIS ON SITE UNLESS PRIOR PERMISSION FROM SCDHEC AND SC FORESTRY COMMISSION.
2. WATERMAIN AND FIRE HYDRANT LOCATIONS HAVE NOT BEEN REVIEWED AND ARE SUBJECT TO SUBSEQUENT REVIEW/APPROVAL BY LANCASTER COUNTY FIRE MARSHAL AND LCWSD.
3. FIRE HYDRANTS SHALL BE LOCATED SO NO HOUSING UNIT OR OTHER STRUCTURE IS MORE THAN 500-FT FROM THE HYDRANT, AS THE LINE IS LAID.
4. DEVELOPMENT WILL LIKELY BE PHASED, EACH PHASE MUST BE STAND-ALONE AND MEET THE FIRE HYDRANT DISTANCE REQUIREMENT. IF A FIRE HYDRANT IN A SUBSEQUENT PHASE IS NECESSARY FOR ADEQUATE PROTECTION, IT MUST BE INSTALLED AS A PART OF THE CURRENT PHASE.
3. AT NO TIME CAN A ROADWAY GREATER THAN 150 FEET IN LENGTH NOT HAVE AN ADEQUATE TURNAROUND FOR EMERGENCY APPARATUS. IN THE PHASED CONSTRUCTION, TEMPORARY TURNAROUNDS MAY BE ACCEPTABLE AS LONG AS THEY ARE CONSTRUCTED TO PUBLIC WORKS DEPARTMENT'S STANDARDS AND APPROVED BY PUBLIC WORKS.
4. FIRE HYDRANTS MUST BE IN PLACE AND ACCESSIBLE PRIOR TO VERTICAL CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
5. ACCESS TO THE SITE DURING CONSTRUCTION MUST BE ESTABLISHED AND MAINTAINED THROUGHOUT THE PROJECT FOR EMERGENCY SERVICES.
6. ANY FIRE HYDRANTS THAT ARE NOT PLACED AT INTERSECTING ROADS (MID-BLOCK) WILL REQUIRE A 26' WIDE ROADWAY SECTION (EXCLUSIVE OF CURBING) FOR 20' PRIOR TO AND 20' AFTER EACH MID-BLOCK HYDRANT.

UTILITIES:
1. WATER SYSTEMS TO BE PLANNED, DESIGNED AND PERMITTED IN ACCORDANCE WITH LANCASTER COUNTY WATER & SEWER DISTRICT POLICIES SPECIFIED IN THE MOST CURRENT VERSION OF THE DEVELOPER POLICY.

FLOOD:
1. PORTIONS OF THE DEVELOPMENT SITE ARE LOCATED WITHIN FEMA SPECIAL HAZARD FLOOD AREAS (SHFA).
2. ON PRELIMINARY PLANS AND FINAL PLATS, FLOOD PROTECTION ELEVATIONS (FPE) SHALL BE STATED FOR LOTS THAT ARE LOCATED WITHIN THE REGULATED SFHA'S.
3. NO FILL SHALL BE PLACED WITHIN THE REGULATED FLOODWAYS.

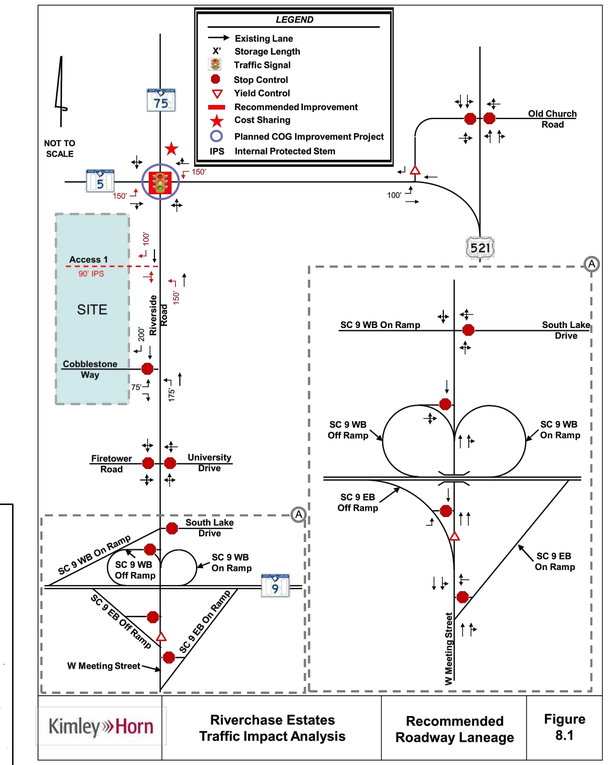



PAVEMENT SECTIONS AT INLINE FIRE HYDRA

## SCDOT TRAFFIC REQUIREMENTS

Rock Hill Highway (SC 5) and Riverside Road/W rebound Road
- Install a traffic signal if/when warrants are met.
- Construction of an eastbound left-turn lane with 150 feet of storage and appropriate taper.
- Construction of an westbound left-turn lane with 150 feet of storage and appropriate taper.

Riverside Road and Access 1
- Construction of Access 1 to include a single ingress lane, a single egress lane, and a 90-foot internal protected stem (IPS) with stop control.
- Construction of a northbound left-turn lane along Riverside Road with 150 of storage.
- Construction of a southbound right-turn lane along Riverside Road with 100 feet of storage.




| Kimley»Horn | Riverchase Estates Traffic Impact Analysis | Recommended Roadway Laneage | Figure 8.1 |
|---|---|---|---|

| DATE | ISSUED FOR | REV |
|---|---|---|
| 03/31/2023 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |
| 06/23/2023 | SECOND SUBMITTAL TO LANCASTER COUNTY | 1 |
| 09/15/2023 | THIRD SUBMITTAL TO LANCASTER COUNTY | 2 |

PUPS Palmetto Utility Protection Service, Inc. — 811 Know what's below. Call before you dig.


Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com



This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.


Corporate Seal: SOUTH CAROLINA — R. JOE HARRIS & ASSOCIATES, INC. — No. C02262 — CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 29007 — CHRISTOPHER R. BRIDGES — 9/15/23

| Project Manager | Drawn |
|---|---|
| Daniel Gates | Dylan Guffey |
| Department Manager | Checked |
| Brandon Pridemore | Daniel Gates |
| Print/Plot Date | |
| 9/15/2023 | |
| Asbuilt Drawn | Asbuilt Date |
| - | - |

Client

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

Project:

Riverchase Section 3
Preliminary Plat

Drawing Title:

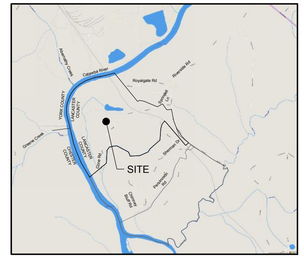
Site Plan - Details

| Project No. | Drawing No. |
|---|---|
| 4967 | C1.15 |
| DWG File Name: RiverChase Section 3_Site Overall | |

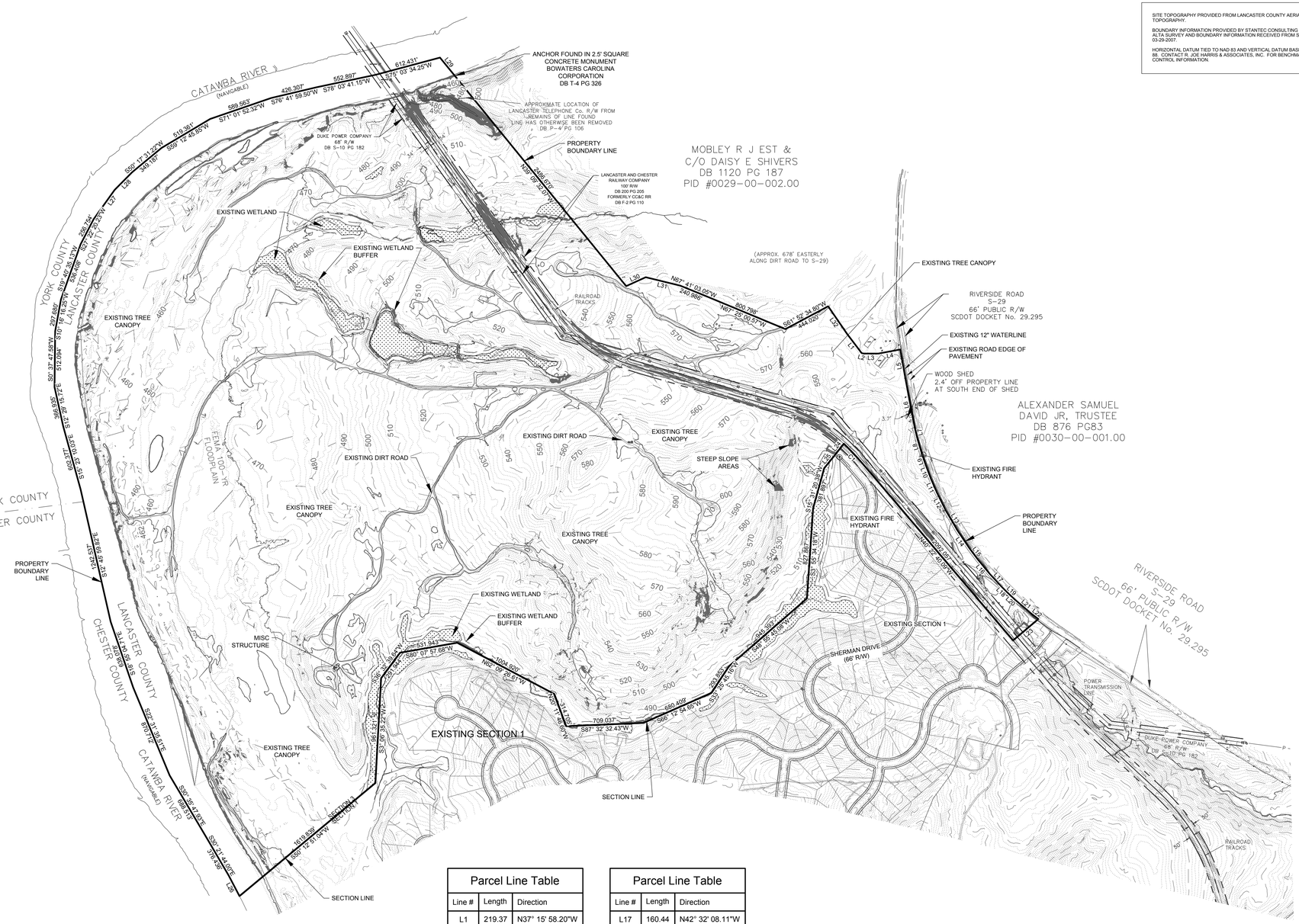
SITE TOPOGRAPHY PROVIDED FROM LANCASTER COUNTY AERIAL TOPOGRAPHY.

BOUNDARY INFORMATION PROVIDED BY STANTEC CONSULTING SERVICES, INC. ALTA SURVEY AND BOUNDARY INFORMATION RECEIVED FROM STANTEC AND DATED 03-29-2007.

HORIZONTAL DATUM TIED TO NAD 83 AND VERTICAL DATUM BASED ON NAVD 88. CONTACT R. JOE HARRIS & ASSOCIATES, INC. FOR BENCHMARKS AND CONTROL INFORMATION.




VICINITY MAP - 1" = 1 Mile




## Parcel Line Table

| Line # | Length | Direction |
|---|---|---|
| L1 | 219.37 | N37° 15' 58.20"W |
| L2 | 18.65 | N73° 59' 48.92"W |
| L3 | 135.97 | N90° 00' 00.00"W |
| L4 | 203.14 | S79° 19' 58.95"W |
| L5 | 294.33 | N10° 14' 45.36"W |
| L6 | 430.41 | N10° 39' 33.30"W |
| L7 | 109.04 | N13° 50' 16.00"W |
| L8 | 129.50 | N16° 28' 03.00"W |
| L9 | 112.42 | N18° 51' 15.00"W |
| L10 | 147.00 | N20° 27' 14.00"W |
| L11 | 137.60 | N23° 33' 05.00"W |
| L12 | 183.50 | N26° 31' 29.00"W |
| L13 | 211.51 | N30° 05' 33.00"W |
| L14 | 198.76 | N33° 52' 45.00"W |
| L15 | 125.90 | N36° 58' 18.00"W |
| L16 | 170.09 | N39° 51' 10.00"W |

## Parcel Line Table

| Line # | Length | Direction |
|---|---|---|
| L17 | 160.44 | N42° 32' 08.11"W |
| L18 | 66.45 | N44° 54' 28.06"W |
| L19 | 52.09 | N46° 22' 29.75"W |
| L20 | 59.93 | N47° 16' 11.82"W |
| L21 | 186.44 | N49° 12' 27.12"W |
| L22 | 83.66 | N52° 49' 31.00"W |
| L23 | 303.79 | S49° 40' 20.85"W |
| L24 | 124.45 | S38° 31' 27.24"W |
| L25 | 162.45 | S38° 54' 19.30"W |
| L26 | 214.00 | S27° 40' 10.68"E |
| L27 | 331.94 | S35° 38' 33.11"W |
| L28 | 227.46 | S44° 42' 32.97"W |
| L29 | 215.00 | N39° 09' 32.07"W |
| L30 | 196.63 | S65° 29' 20.26"W |
| L31 | 325.76 | N76° 21' 44.02"W |
| L32 | 307.38 | N34° 27' 19.20"W |

## Curve Table

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C1 | 285.99 | 3111.50 | 5.27 | N43° 00' 39"W | 285.89 |

## LEGEND

- EXISTING CANOPY TREELINE
- EXISTING WETLAND AREA
- STEEP SLOPE AREAS (SLOPE ≥ 3:1)

GRAPHIC SCALE

-500 0 250 500 1000 2000

( IN FEET )
1 inch = 500 ft.

| DATE | ISSUED FOR | REV |
|---|---|---|
| 03/31/2023 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |
| 06/23/2023 | SECOND SUBMITTAL TO LANCASTER COUNTY | 1 |
| 09/15/2023 | THIRD SUBMITTAL TO LANCASTER COUNTY | 2 |

PUPS Know what's below. Call before you dig. 811


Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com



This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.


Corporate Seal: SOUTH CAROLINA — R. JOE HARRIS & ASSOCIATES, INC. No. C02262 — CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA — LICENSED PROFESSIONAL ENGINEER — No. 29007 — CHRISTOPHER R. BRIDGES

| | |
|---|---|
| Project Manager: Daniel Gates | Drawn: Dylan Guffey |
| Department Manager: Brandon Pridemore | Checked: Daniel Gates |
| Print/Plot Date: 9/15/2023 | |
| Asbuilt Drawn: - | Asbuilt Date: - |

Client:

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

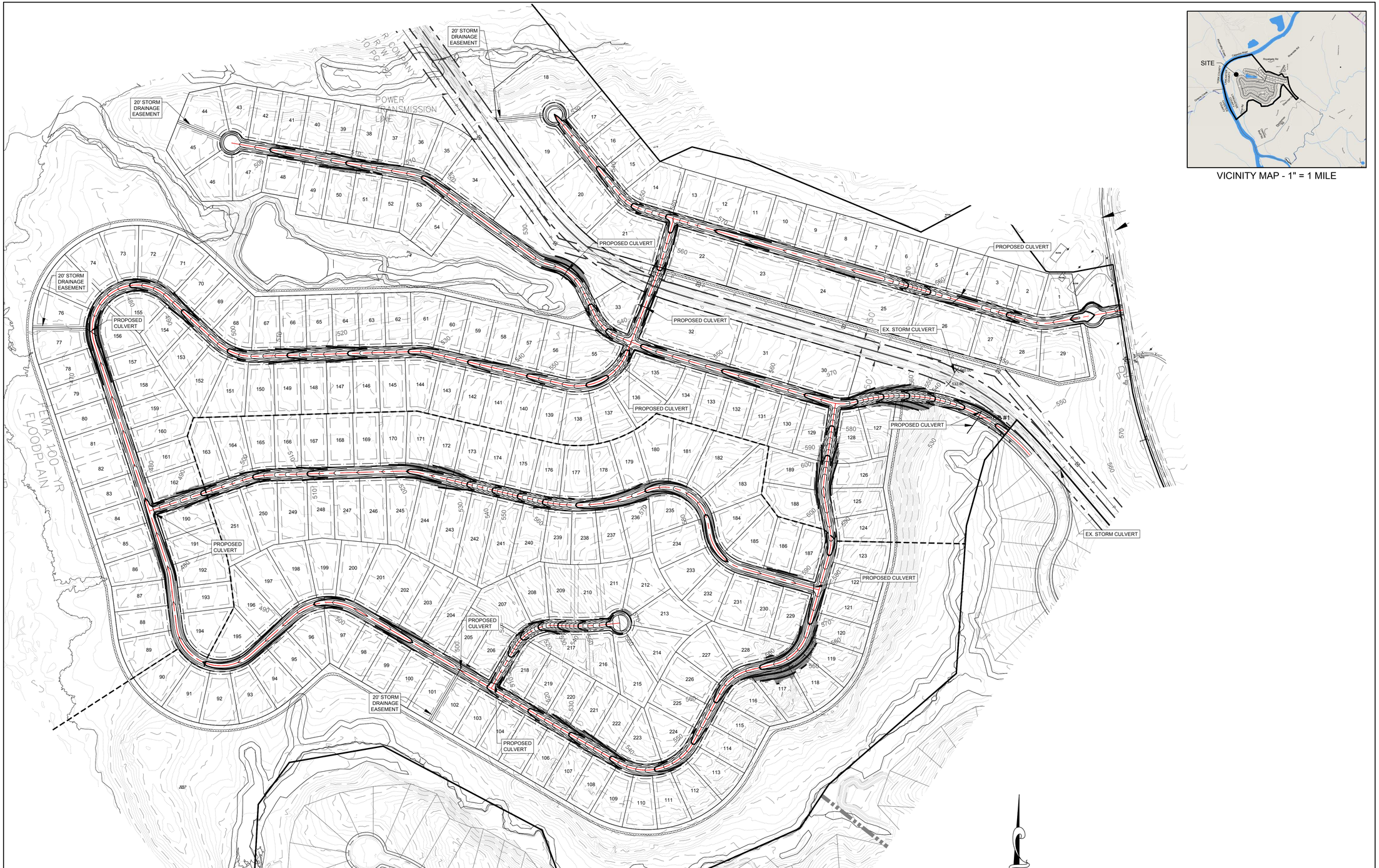
Project:

Riverchase Section 3
Preliminary Plat

Drawing Title:

Existing Conditions

| | |
|---|---|
| Project No.: 4967 | Drawing No.: C2.00 |
| DWG File Name: RiverChase Section 3_Existing Conditions | |







VICINITY MAP - 1" = 1 MILE

GRAPHIC SCALE

−250 0 125 250 500 1000

( IN FEET )
1 inch = 250 ft.

| DATE | ISSUED FOR | REV |
|---|---|---|
| 03/31/2023 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |
| 06/23/2023 | SECOND SUBMITTAL TO LANCASTER COUNTY | 1 |
| 09/15/2023 | THIRD SUBMITTAL TO LANCASTER COUNTY | 2 |

PUPS — Know what's below. Call before you dig. 811

Engineer:

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal: SOUTH CAROLINA — R. JOE HARRIS & ASSOCIATES, INC. No. C02262 — CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 29007 — CHRISTOPHER R. BRIDGES — 9/15/23

| Project Manager | Drawn |
|---|---|
| Daniel Gates | Dylan Guffey |
| Department Manager | Checked |
| Brandon Pridemore | Daniel Gates |
| Print/Plot Date | |
| 9/15/2023 | |
| Asbuilt Drawn | Asbuilt Date |
| - | - |

Client

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

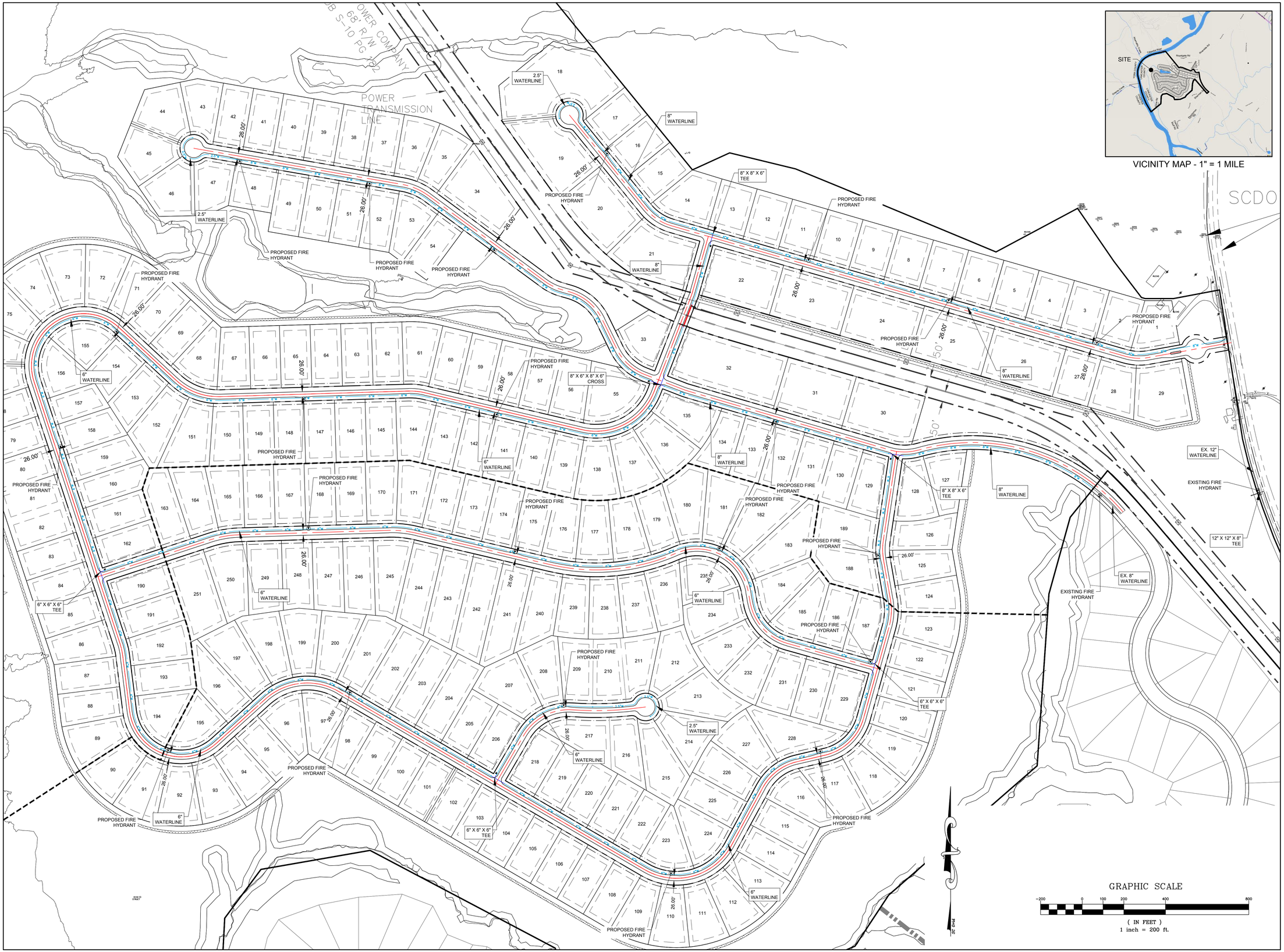
Project:

Riverchase Section 3
Preliminary Plat

Drawing Title:

Storm Plan

| Project No. | Drawing No. |
|---|---|
| 4967 | C3.00 |
| DWG File Name: RiverChase Section 3_Storm Overall | |




| DATE | ISSUED FOR | REV |
|---|---|---|
| 03/31/2023 | FIRST SUBMITTAL TO LANCASTER COUNTY | 0 |
| 06/23/2023 | SECOND SUBMITTAL TO LANCASTER COUNTY | 1 |
| 09/15/2023 | THIRD SUBMITTAL TO LANCASTER COUNTY | 2 |

PUPS Palmetto Utility Protection Service, Inc.

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

Engineer:

RJH

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799
www.rjoeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal: SOUTH CAROLINA — R. JOE HARRIS & ASSOCIATES, INC. No. C02262 — CERTIFICATE OF AUTHORIZATION

Engineer's Seal: SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 29007 — CHRISTOPHER R. BRIDGES — 9/15/23

| Project Manager | Drawn |
|---|---|
| Daniel Gates | Dylan Guffey |
| Department Manager | Checked |
| Brandon Pridemore | Daniel Gates |
| Print/Plot Date | |
| 9/15/2023 | |
| Asbuilt Drawn | Asbuilt Date |
| - | - |

Client

LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

Project:

# Riverchase Section 3 Preliminary Plat

Drawing Title:

## Utility Plan

| Project No. | Drawing No. |
|---|---|
| 4967 | C4.00 |
| DWG File Name: RiverChase Section 3_Utility Plans | |

**LANCASTER & CHESTER RAILROAD, LLC**
c/o RAMS, Inc - Real Estate Department
1629 Race Track Road, Unit 206
Saint Johns, FL 32259
Tel: 904-448-6344 PropertyServices@RamsInc.com

September 14, 2023

Riverchase Estates Partners, LLC
% LGI Homes
Attn: Melissa Burklin, Land Development Manager
1429 Nia Rd
Charlotte, NC 28215

RE: Improvements/ Use of Railroad Property

Lancaster & Chester Railroad, LLC (LC) has had an Easement Agreement (No. 12507LC-B) in place with Riverchase Estates Partners, LLC - LGI Homes (LGI) since May of 2008. This Agreement concerns the growth of LGI into their second phase of development for a future access road.

By receipt of this letter, we inform any interested parties that LGI's is in good standing with the terms of their Agreement with LC, and we have no issues with LGI's expansion into their second phase of development.

If anyone has any questions or needs to discuss the matter further, please contact me directly.

Sincerely,

Jarrett K. Mankin
Director – Real Estate

cc: Matt Gedney, Chief Business Development Officer - Lancaster & Chester Railroad, LLC

# Agenda Item Summary

Ordinance # / Resolution #: SD-2020-2137 The Pinery at Edgewater (Vested Rights Renewal)
Contact Person / Sponsor: A. Davis
Department: Planning
Date Requested to be on Agenda: 10/5/2023

**Points to Consider:**
Not a public hearing item; will be heard under "New Business" at regular meeting.

**ATTACHMENTS:**

| Description | Upload Date | Type |
|---|---|---|
| Application | 10/4/2023 | Exhibit |
| Location Map | 10/4/2023 | Exhibit |
| Plat | 10/4/2023 | Exhibit |

September 20, 2023

RE: The Pinery West in Edgewater; Vested Rights Extension Request

To: Lancaster County Planning Commission Members

As most members are aware, Edgewater is a 1900+-acre master planned community. True Homes has been developing and building in the community for over 15 years. In recent years, Lancaster County and Edgewater has become a desired destination for many families to call home. To meet this demand, True Homes plans that future neighborhoods within Edgewater will offer a wider range of home types, price points, and location desirability, such as maintenance free living, golf or lake frontage.

On August 31, 2021, we received approval for The Pinery West from Lancaster County. Originally, a pump station was designed and permitted for this section. However, working hand in hand with Lancaster County Water and Sewer District, we realized that a regional pump station would better serve the interests of LCWSD and Edgewater. Thus, The Pinery West will not need a pump station, as originally approved.

Due to this change, the Pinery West was delayed so that a regional pump station could be designed for The Pinery West and other sections of Edgewater. We understood that our vesting rights to The Pinery West, which expired 8/31/23 would've been jeopardized therefore we intentionally began development in August.

True Homes began erosion control installation in The Pinery in August 2023 with a pre-construction meeting being held with SCDHEC, True Homes, and our contractor on 8/04/23. It was our understanding that land development in The Pinery would've granted us vesting by default and that the expiration would not come into play. It is Planning Staff's opinion that this activity didn't create the extension of the vested right that we had intended. We have since continued with our tree clearing and erosion control measures and continue with our grading per our active SCDHEC permit.

As allowed under Chapter 9 of the Unified Development Ordinance and more specifically under Section 9.2.10.B.10 (Permit Extension for Major Subdivisions), we are seeking the Commission's approval for a 1-year extension of the previously approved preliminary plat for The Pinery West.

While not specifically addressed within the County's Unified Development Ordinance, the South Carolina Code of Laws under Title 6, Chapter 29 – South Carolina Local Government

Comprehensive Planning Enabling Act of 1994 allows for the Planning Commission to grant up to five (5) one-year (1 year) extensions of a vested right related to preliminary plats.

With these facts and considerations in mind and both local code and State Law permitting, please consider this request to grant a one-year (1-year extension) of the previously approved preliminary plat.

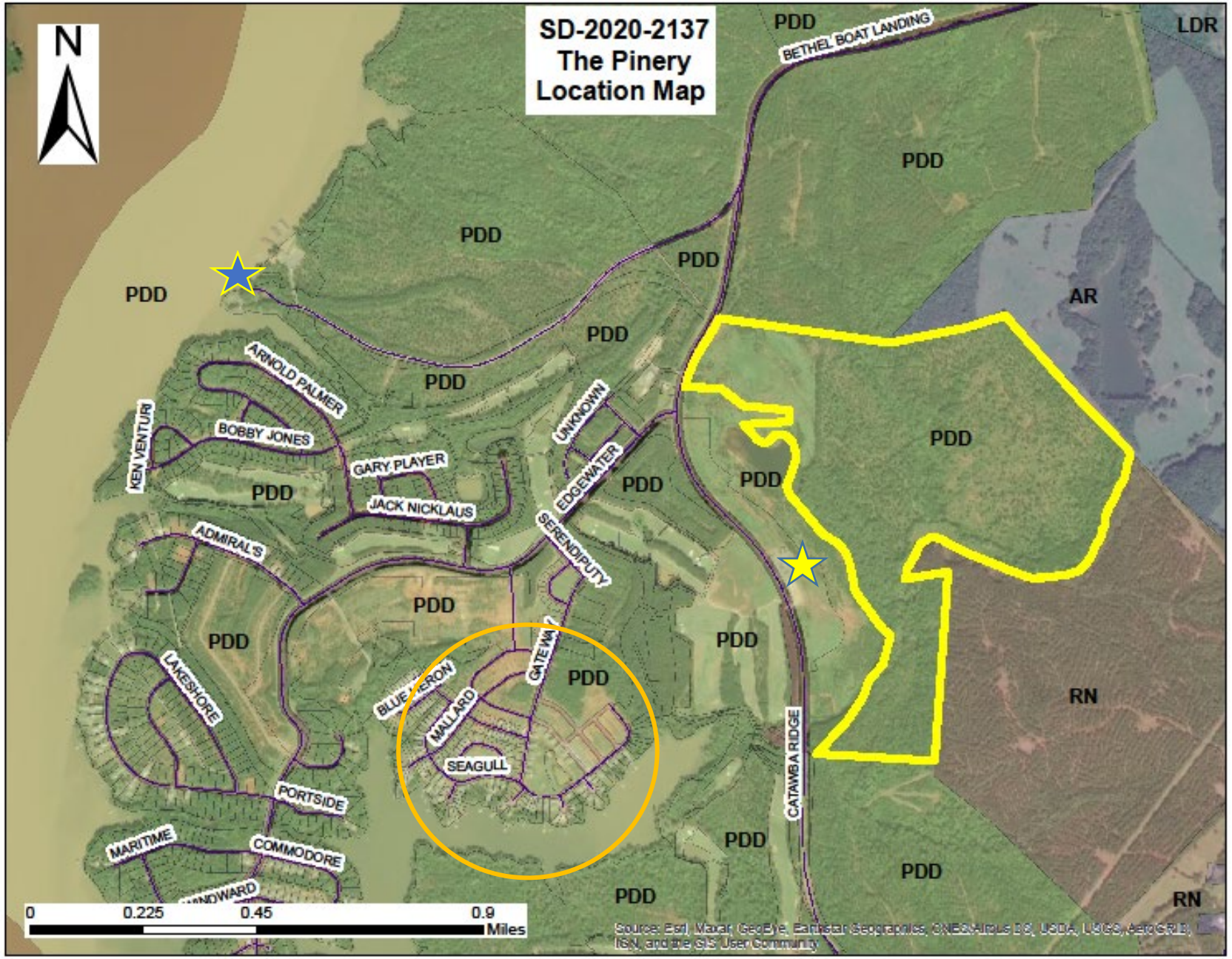
Should you have any questions regarding this project, feel free to email me at kfenn@truehomesusa.com or call me on my cell 980-269-6609.

Sincerely,

*Keith Fenn*

Keith Fenn
Market Partner

Cc:
Ashley Davis – Deputy Planning Director
Allison Hardin, CFM – Director of Development Services
Dennis Marstall – County Administrator
Tim Kiser, PE – LCWSD Professional Engineer
Brad Bucy, PE – LCWSD District Manager




Lancaster County
South Carolina

**Proposal:**
181 Single Family Homes

**Legend:**

- Subject Property
- The Cottages
- Bethel Boat Landing
- Edgewater Golf Club

# Preliminary Plat of Phase 1 - Phase 3
# BRIDLEWOOD AT EDGEWATER
# WEST PARCEL
# TMS# 0106-00-003.02
# Lancaster County, SC

Lancaster County
South Carolina
Development Service
Preliminary Plat Approval
4/7/2021

## PROJECT CONTACTS

WATER AND SEWER
LANCASTER COUNTY WATER & SEWER DISTRICT
PHONE: (803) 285-6919
CONTACT: JAMES HAWTHORNE, PE

LANCASTER COUNTY
PLANNING DEPARTMENT
PHONE: (803) 285-6005
CONTACT: ROX BURHANS

ZONING DEPARTMENT
PHONE: (803) 416-9777
CONTACT: SHANNON CATOE

PUBLIC WORKS DEPARTMENT
PHONE: (803) 283-2101
CONTACT: JEFF CATOE

STORMWATER DEPARTMENT
PHONE: (803) 286-3607
CONTACT: SCOTT EDGAR

FIRE DEPARTMENT
PHONE: (803) 313-8056
CONTACT: MIKE MAGETTE

SCDHEC - BUREAU OF WATER, CONSTRUCTION PERMITTING
SOUTH CAROLINA DEPARTMENT OF HEALTH and ENVIRONMENTAL CONTROL
PHONE: (803) 898-4239
CONTACT: BRIDGET CLARKE

SCDHEC - BUREAU OF WATER, STORMWATER PERMITTING
SOUTH CAROLINA DEPARTMENT OF HEALTH and ENVIRONMENTAL CONTROL
PHONE: (803) 898-3678
CONTACT: PAUL QUATTLEBAUM

ELECTRIC
DUKE ENERGY
PHONE: (704) 604-8995
CONTACT: TIM BAKER

GAS
LANCASTER COUNTY NATURAL GAS AUTHORITY
PHONE: (803) 548-4777
CONTACT: LISA BONKOWSKI

TELEPHONE/CABLE
COMPORIUM
PHONE: (888) 403-2667

## OWNER

CRAFT HOLDINGS, LLC
2627 BREKONRIDGE CENTRE DR #103
MONROE, NC 28110
PHONE: (980)-269-6609
CONTACT: KEITH FENN, PE
EMAIL: KFENN@TRUEHOMESUSA.COM

## DEVELOPER

TRUE HOMES, LLC
2649 BREKONRIDGE CENTRE DRIVE, SUITE 104
MONROE, NORTH CAROLINA 28110
PHONE: (980)-269-6609
CONTACT: KEITH FENN, PE
EMAIL: KFENN@TRUEHOMESUSA.COM

## CIVIL ENGINEER

SEAMON, WHITESIDE AND ASSOCIATES, INC.
1111 METROPOLITAN AVE., SUITE 1050
CHARLOTTE, NC 28204
PHONE: (980) 312-5450
CONTACT: FRANCES YARBROUGH, PE
EMAIL: FYARBROUGH@SEAMONWHITESIDE.COM

BRIDLEWOOD WEST PARCEL NOTES

TMS# 0106-00-003.02

WEST PARCEL PROJECT ACREAGE
77.99 ACRES

ZONING
Medium Density Residential per Planned Development District #356

FLOOD ZONES
Zone X
Zone A (No Base Flood Elevations determined)
FIRM Community panel
# 45057C0240D
Dated June 16, 2011

EXISTING LAND USE
Undeveloped
Wooded

ADJACENT LAND USES
Single Family Residential
Woods
Wetlands

PROPOSED LAND USE
Single Family Residential
181 LOTS

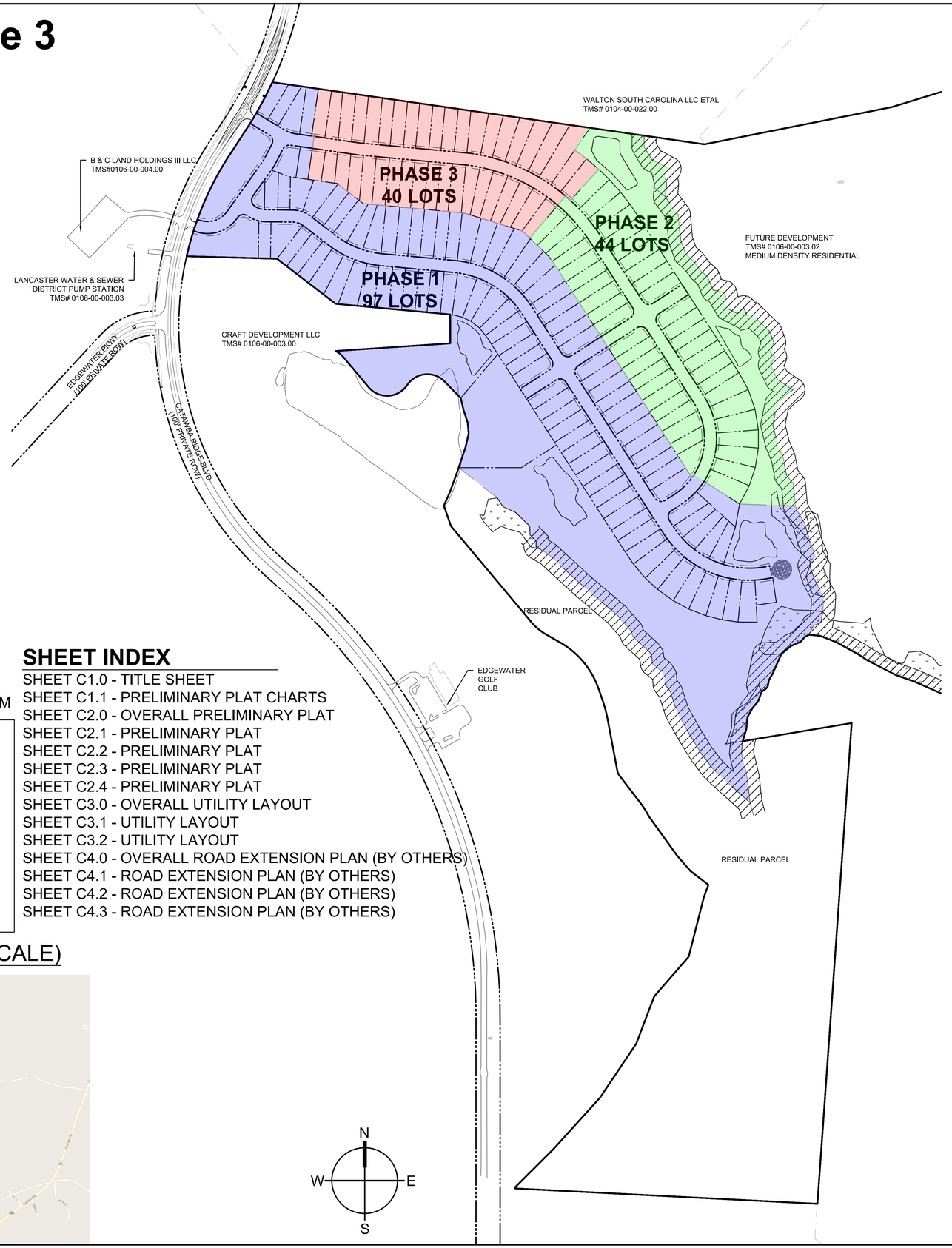
WATER & SEWER
Sanitary sewer and water operation shall be provided by Lancaster County Water and Sewer District upon completion/acceptance of utility installation.

PEDESTRIAN ACCESS
Sidewalks will be provided throughout the development on one side of each roadway.

## SITE LOCATION MAP (NOT TO SCALE)

## SHEET INDEX


SHEET C1.0 - TITLE SHEET
SHEET C1.1 - PRELIMINARY PLAT CHARTS
SHEET C2.0 - OVERALL PRELIMINARY PLAT
SHEET C2.1 - PRELIMINARY PLAT
SHEET C2.2 - PRELIMINARY PLAT
SHEET C2.3 - PRELIMINARY PLAT
SHEET C2.4 - PRELIMINARY PLAT
SHEET C3.0 - OVERALL UTILITY LAYOUT
SHEET C3.1 - UTILITY LAYOUT
SHEET C3.2 - UTILITY LAYOUT
SHEET C4.0 - OVERALL ROAD EXTENSION PLAN (BY OTHERS)
SHEET C4.1 - ROAD EXTENSION PLAN (BY OTHERS)
SHEET C4.2 - ROAD EXTENSION PLAN (BY OTHERS)
SHEET C4.3 - ROAD EXTENSION PLAN (BY OTHERS)



SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM


SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
Frances J. Yarbrough
No. 34708
3/19/21
IMMONS YARBROUGH

**PRELIMINARY PLAT OF PHASE 1 - PHASE 3**
**BRIDLEWOOD AT EDGEWATER**
WEST PARCEL
TRUE HOMES, LLC
LANCASTER COUNTY, SC
TMS# 0106-00-003.02

| | |
|---|---|
| SW+ PROJECT: | CL1116 |
| DATE: | 02/01/21 |
| DRAWN BY: | COF/TAP |
| CHECKED BY: | FTY |

REVISION HISTORY

| | | |
|---|---|---|
| A | 3/19/21 | |

TITLE SHEET

C1.0


COPYRIGHT @ SEAMON, WHITESIDE & ASSOCIATES, INC. 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

COPYRIGHT @ SEAMON, WHITESIDE & ASSOCIATES, INC. 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

| PARCEL LINE TABLE | | |
|---|---|---|
| Line # | Bearing | Length |
| L4 | S39°55'45"E | 516.17 |
| L13 | N29°43'07"E | 30.69 |
| L18 | N32°47'54"W | 53.00 |
| L19 | N32°47'54"W | 53.00 |
| L20 | N32°47'54"W | 13.19 |
| L21 | S32°47'54"E | 25.00 |
| L22 | S32°47'54"E | 25.00 |
| L29 | N32°47'54"W | 55.50 |
| L34 | S32°47'54"E | 5.00 |
| L43 | S84°39'30"E | 14.96 |
| L44 | S84°39'30"E | 22.61 |
| L45 | S84°39'30"E | 20.48 |
| L55 | S32°47'54"E | 12.50 |
| L56 | S32°47'54"E | 43.37 |
| L59 | N32°47'54"W | 6.99 |
| L60 | N32°47'54"W | 50.50 |
| L62 | N49°51'37"W | 40.81 |
| L74 | N64°16'44"E | 19.55 |
| L77 | N32°47'54"W | 18.00 |
| L79 | S12°48'10"W | 56.56 |

| PARCEL LINE TABLE | | |
|---|---|---|
| Line # | Bearing | Length |
| L80 | S18°37'08"W | 91.42 |
| L88 | S32°47'54"E | 55.50 |
| L90 | S32°47'54"E | 32.37 |
| L112 | N14°47'49"W | 19.39 |
| L116 | S35°21'50"E | 19.95 |
| L117 | S35°21'50"E | 25.83 |
| L118 | S35°21'50"E | 8.30 |
| L120 | S84°39'30"E | 32.89 |
| L126 | S72°51'29"E | 10.08 |
| L127 | S72°51'29"E | 17.02 |
| L128 | S72°51'29"E | 34.51 |
| L129 | S46°06'53"E | 43.10 |
| L130 | S46°06'53"E | 36.30 |
| L144 | S46°06'53"E | 39.44 |
| L145 | S46°06'53"E | 3.79 |
| L146 | S72°51'29"E | 0.34 |
| L147 | S32°47'54"E | 51.00 |
| L148 | S72°51'29"E | 45.42 |
| L149 | S32°47'54"E | 58.89 |
| L150 | S46°06'53"E | 17.34 |

| PARCEL LINE TABLE | | |
|---|---|---|
| Line # | Bearing | Length |
| L154 | S32°47'54"E | 28.00 |
| L158 | N32°47'54"W | 55.50 |
| L159 | N32°47'54"W | 30.50 |
| L163 | S32°47'54"E | 19.37 |
| L164 | S18°53'09"E | 67.07 |
| L165 | N47°42'31"W | 30.03 |
| L166 | N47°42'31"W | 38.40 |
| L169 | S32°47'54"E | 10.00 |
| L170 | S32°47'54"E | 19.51 |
| L171 | S32°47'54"E | 33.49 |
| L172 | S32°47'54"E | 12.13 |
| L173 | S32°47'54"E | 28.35 |
| L174 | N64°16'08"W | 37.42 |
| L175 | N38°04'42"W | 38.81 |
| L176 | N38°04'42"W | 14.61 |
| L177 | N32°47'54"W | 30.13 |
| L180 | S32°47'54"E | 25.00 |
| L183 | S04°57'39"E | 44.60 |
| L184 | S12°24'43"E | 25.00 |
| L185 | S12°24'43"E | 25.00 |

| PARCEL CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C2 | 62.76 | 425.00 | 008.4606 | S82°41'56"W | 62.70 |
| C3 | 54.09 | 425.00 | 007.2919 | N89°25'29"W | 54.05 |
| C4 | 49.38 | 425.00 | 006.6574 | N82°27'01"W | 49.35 |
| C5 | 49.37 | 425.00 | 006.6553 | N75°47'38"W | 49.34 |
| C6 | 54.26 | 425.00 | 007.3151 | N68°48'31"W | 54.22 |
| C7 | 51.81 | 425.00 | 006.9852 | N61°39'31"W | 51.78 |
| C8 | 56.71 | 425.00 | 007.6451 | N54°20'36"W | 56.67 |
| C102 | 57.97 | 275.00 | 012.0775 | S05°38'07"E | 57.86 |
| C103 | 155.40 | 275.00 | 032.3768 | S16°35'30"W | 153.34 |
| C104 | 102.35 | 275.00 | 021.3237 | S46°32'24"W | 101.76 |
| C107 | 47.12 | 30.00 | 090.0000 | S12°12'06"W | 42.43 |
| C108 | 49.05 | 325.00 | 008.6475 | S28°28'28"E | 49.01 |
| C109 | 56.32 | 325.00 | 009.9294 | S19°11'10"E | 56.25 |
| C110 | 56.34 | 325.00 | 009.9323 | S09°15'19"E | 56.27 |
| C111 | 49.04 | 325.00 | 008.6453 | S00°02'01"W | 48.99 |
| C112 | 53.42 | 325.00 | 009.4174 | S09°03'54"W | 53.36 |
| C113 | 51.47 | 325.00 | 009.0742 | S18°18'39"W | 51.42 |
| C114 | 56.34 | 325.00 | 009.9323 | S27°48'50"W | 56.27 |
| C115 | 53.95 | 325.00 | 009.5111 | S37°32'09"W | 53.89 |
| C116 | 53.95 | 325.00 | 009.5111 | S37°32'09"W | 53.89 |

| PARCEL CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C120 | 58.52 | 375.00 | 008.9405 | S37°16'07"E | 58.46 |
| C121 | 71.00 | 375.00 | 010.8483 | S47°09'46"E | 70.90 |
| C122 | 69.99 | 375.00 | 010.6937 | S57°56'02"E | 69.89 |
| C140 | 65.42 | 375.00 | 009.9948 | S68°16'41"E | 65.33 |
| C141 | 47.12 | 30.00 | 090.0000 | N12°12'06"E | 42.43 |
| C142 | 47.12 | 30.00 | 090.0000 | S77°47'54"E | 42.43 |
| C143 | 35.45 | 275.00 | 007.3863 | S29°06'18"E | 35.43 |
| C144 | 65.94 | 275.00 | 013.7377 | S18°32'35"E | 65.78 |
| C145 | 47.12 | 30.00 | 090.0000 | N77°47'54"W | 42.43 |
| C224 | 49.37 | 425.00 | 006.6553 | N47°11'35"W | 49.34 |
| C225 | 54.26 | 425.00 | 007.3151 | N40°12'28"W | 54.22 |
| C240 | 27.83 | 425.00 | 003.7521 | N34°40'27"W | 27.83 |
| C359 | 84.58 | 325.00 | 014.9105 | S49°44'47"W | 84.34 |
| C360 | 47.12 | 30.00 | 090.0000 | S12°12'06"W | 42.43 |
| C361 | 184.93 | 375.00 | 028.2559 | S87°24'12"E | 183.07 |
| C362 | 184.93 | 375.00 | 028.2559 | S87°24'12"E | 183.07 |
| C366 | 47.12 | 30.00 | 090.0000 | N77°47'54"W | 42.43 |
| C367 | 14.87 | 275.00 | 003.0979 | S34°19'45"W | 14.87 |
| C396 | 49.87 | 775.00 | 003.6865 | S77°02'20"E | 49.86 |
| C397 | 54.80 | 775.00 | 004.0517 | S73°10'11"E | 54.79 |

| PARCEL CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C398 | 49.87 | 775.00 | 003.6865 | S69°18'02"E | 49.86 |
| C399 | 54.80 | 775.00 | 004.0517 | S65°25'53"E | 54.79 |
| C400 | 52.33 | 775.00 | 003.8690 | S61°28'16"E | 52.32 |
| C401 | 57.28 | 775.00 | 004.2349 | S57°25'09"E | 57.27 |
| C402 | 49.82 | 775.00 | 003.6833 | S53°27'36"E | 49.81 |
| C403 | 27.76 | 775.00 | 002.0523 | S50°35'32"E | 27.76 |
| C404 | 26.97 | 775.00 | 001.9942 | S48°34'09"E | 26.97 |
| C405 | 49.82 | 775.00 | 003.6832 | S45°43'49"E | 49.81 |
| C406 | 57.19 | 775.00 | 004.2284 | S41°46'28"E | 57.18 |
| C407 | 52.29 | 775.00 | 003.8655 | S37°43'39"E | 52.28 |
| C408 | 40.53 | 775.00 | 002.9967 | S34°17'48"E | 40.53 |
| C411 | 49.73 | 125.00 | 022.7928 | S70°25'55"E | 49.40 |
| C421 | 9.10 | 150.00 | 003.4767 | S60°46'27"E | 9.10 |
| C422 | 50.57 | 150.00 | 019.3158 | S72°10'14"E | 50.33 |
| C424 | 40.48 | 775.00 | 002.9923 | S80°22'42"E | 40.47 |
| C425 | 47.12 | 30.00 | 090.0000 | S77°47'54"E | 42.43 |
| C426 | 422.31 | 750.00 | 032.2623 | S65°41'50"E | 416.76 |
| C427 | 219.49 | 750.00 | 016.7679 | S41°10'56"E | 218.71 |
| C428 | 343.37 | 300.00 | 065.5784 | S00°00'33"E | 324.93 |
| C429 | 127.87 | 300.00 | 024.4216 | S44°59'27"W | 126.91 |

| PARCEL LINE TABLE | | |
|---|---|---|
| Line # | Bearing | Length |
| L186 | S37°49'12"E | 21.49 |
| L187 | S35°37'50"E | 14.95 |
| L188 | S33°10'18"E | 23.48 |
| L189 | S00°50'29"W | 23.73 |
| L190 | S59°57'36"E | 16.09 |
| L193 | S78°28'07"W | 9.88 |
| L205 | N81°49'42"W | 61.58 |
| L206 | N81°49'42"W | 46.36 |
| L209 | N81°49'42"W | 74.74 |
| L210 | N30°50'01"W | 62.44 |
| L211 | N61°48'17"W | 81.94 |
| L212 | N05°36'50"E | 54.62 |
| L214 | N22°29'03"W | 19.33 |
| L217 | N66°08'49"E | 44.93 |
| L218 | S06°42'09"E | 38.13 |
| L219 | S47°32'48"E | 52.02 |
| L220 | S51°26'43"E | 46.94 |
| L221 | S04°06'32"E | 36.06 |
| L222 | S35°40'50"E | 39.15 |
| L223 | S16°56'16"E | 27.78 |

| PARCEL LINE TABLE | | |
|---|---|---|
| Line # | Bearing | Length |
| L224 | S17°55'28"E | 59.22 |
| L226 | N39°44'57"W | 44.58 |
| L228 | N22°43'46"W | 60.50 |
| L230 | N11°13'32"E | 86.86 |
| L233 | N55°59'44"W | 78.19 |
| L522 | N32°47'54"W | 23.00 |
| L532 | S57°12'06"W | 145.00 |
| L592 | S32°47'54"E | 18.00 |
| L593 | S32°47'54"E | 4.50 |
| L594 | S32°47'54"E | 50.50 |
| L596 | S32°47'54"E | 58.00 |
| L605 | N40°26'02"E | 25.00 |
| L627 | S19°33'43"E | 29.01 |
| L634 | S43°59'12"E | 36.34 |
| L677 | S44°03'32"E | 95.05 |
| L699 | N81°49'42"W | 55.57 |
| L700 | N81°49'42"W | 50.56 |
| L704 | N81°49'42"W | 176.29 |
| L705 | N81°49'42"W | 50.46 |
| L707 | N32°58'09"E | 33.47 |

| PARCEL LINE TABLE | | |
|---|---|---|
| Line # | Bearing | Length |
| L708 | N12°55'28"W | 35.25 |
| L709 | N36°28'51"W | 90.04 |
| L710 | N05°10'47"W | 105.92 |
| L711 | N19°47'32"W | 65.43 |
| L712 | N36°35'39"W | 49.02 |
| L713 | N47°51'59"W | 7.77 |
| L714 | N47°51'59"W | 32.08 |
| L716 | N29°37'08"E | 21.03 |
| L719 | S45°43'31"W | 35.88 |
| L725 | N05°05'23"W | 25.34 |
| L726 | N22°10'25"W | 24.17 |
| L730 | N32°49'46"E | 0.48 |
| L731 | N32°49'46"E | 44.86 |
| L732 | N18°06'01"W | 18.04 |
| L735 | N50°15'54"E | 51.21 |
| L736 | N37°43'41"E | 11.49 |
| L737 | N20°10'50"E | 42.45 |
| L738 | N39°48'53"E | 36.05 |
| L739 | N29°20'43"E | 43.43 |
| L740 | N04°51'59"E | 50.30 |

| PARCEL CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C430 | 45.07 | 75.00 | 034.4346 | N71°58'46"W | 44.40 |
| C432 | 50.01 | 125.00 | 022.9228 | N66°00'12"W | 49.68 |
| C436 | 157.47 | 126.28 | 071.4478 | N71°36'15"E | 147.46 |
| C437 | 7.84 | 100.00 | 004.4937 | N33°12'40"E | 7.84 |
| C438 | 60.48 | 100.00 | 034.6549 | S71°52'10"E | 59.57 |
| C439 | 64.12 | 100.00 | 036.7393 | S70°49'38"E | 63.03 |
| C440 | 6.10 | 400.00 | 000.8738 | S52°53'40"E | 6.10 |
| C441 | 218.71 | 400.00 | 031.3278 | S68°59'43"E | 216.00 |
| C443 | 362.06 | 400.00 | 051.8610 | S58°43'43"E | 349.82 |
| C447 | 479.85 | 400.00 | 068.7332 | S67°09'53"E | 451.59 |
| C449 | 49.37 | 425.00 | 006.6553 | S66°08'59"E | 49.34 |
| C450 | 54.26 | 425.00 | 007.3151 | S73°08'05"E | 54.22 |
| C451 | 49.37 | 425.00 | 006.6553 | S80°07'12"E | 49.34 |
| C452 | 8.99 | 425.00 | 001.2115 | S84°03'12"E | 8.99 |
| C460 | 84.05 | 375.00 | 012.8426 | S76°03'27"E | 83.88 |
| C461 | 70.26 | 375.00 | 010.7351 | S64°16'08"E | 70.16 |
| C462 | 87.53 | 375.00 | 013.3732 | S52°12'53"E | 87.33 |
| C463 | 66.42 | 375.00 | 010.1479 | S40°27'15"E | 66.33 |
| C464 | 16.90 | 375.00 | 002.5820 | S34°05'21"E | 16.90 |
| C476 | 39.01 | 125.00 | 017.8818 | N61°23'54"W | 38.85 |

| PARCEL CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C477 | 41.14 | 125.00 | 018.8576 | N79°46'05"W | 40.96 |
| C478 | 42.53 | 75.00 | 032.4882 | N70°47'10"W | 41.96 |
| C479 | 47.12 | 30.00 | 090.0000 | N09°32'31"W | 42.43 |
| C480 | 57.31 | 725.00 | 004.5287 | S75°57'59"E | 57.29 |
| C481 | 63.90 | 725.00 | 005.0501 | S71°10'37"E | 63.88 |
| C482 | 57.31 | 725.00 | 004.5287 | S66°23'15"E | 57.29 |
| C483 | 59.80 | 725.00 | 004.7258 | S61°45'37"E | 59.78 |
| C484 | 67.20 | 725.00 | 005.3106 | S56°44'31"E | 67.17 |
| C485 | 57.20 | 725.00 | 004.5206 | S51°49'35"E | 57.19 |
| C486 | 57.48 | 725.00 | 004.5429 | S47°17'41"E | 57.47 |
| C487 | 63.90 | 725.00 | 005.0501 | S42°29'53"E | 63.88 |
| C493 | 54.26 | 425.00 | 007.3151 | N38°01'03"W | 54.22 |
| C494 | 51.81 | 425.00 | 006.9852 | N45°10'04"W | 51.78 |
| C495 | 51.81 | 425.00 | 006.9852 | N52°09'10"W | 51.78 |
| C496 | 54.26 | 425.00 | 007.3151 | N59°18'11"W | 54.22 |
| C497 | 49.37 | 425.00 | 006.6553 | N66°17'18"W | 49.34 |
| C498 | 49.37 | 425.00 | 006.6553 | N72°56'37"W | 49.34 |
| C499 | 10.72 | 425.00 | 001.4451 | N76°59'38"W | 10.72 |
| C503 | 78.21 | 375.00 | 011.9490 | N77°56'52"W | 78.06 |
| C509 | 44.91 | 725.00 | 003.5493 | S80°00'19"E | 44.90 |

| PARCEL CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C513 | 11.58 | 425.00 | 001.5618 | N33°34'45"W | 11.58 |
| C516 | 4.82 | 375.00 | 000.7369 | N84°17'27"W | 4.82 |
| C517 | 47.12 | 30.00 | 090.0000 | N09°32'31"W | 42.43 |
| C518 | 22.62 | 425.00 | 003.0493 | N53°58'56"W | 22.62 |
| C523 | 54.26 | 425.00 | 007.3151 | N59°09'52"W | 54.22 |
| C525 | 3.02 | 75.00 | 002.3047 | N53°36'36"W | 3.02 |
| C526 | 25.60 | 125.00 | 011.7321 | N83°19'51"W | 25.55 |
| C527 | 47.12 | 30.00 | 090.0000 | S80°27'29"W | 42.43 |
| C528 | 191.56 | 153.61 | 071.4478 | S72°10'10"W | 179.39 |
| C538 | 6.10 | 400.00 | 000.8738 | S52°53'40"E | 6.10 |
| C540 | 14.27 | 375.00 | 002.1803 | S83°34'09"E | 14.27 |
| C541 | 47.12 | 30.00 | 090.0000 | S12°12'06"W | 42.43 |
| C542 | 7.41 | 150.00 | 002.8307 | S83°14'37"E | 7.41 |
| C543 | 7.41 | 150.00 | 002.8307 | S83°14'37"E | 7.41 |
| C544 | 56.80 | 725.00 | 004.4886 | S37°43'44"E | 56.78 |
| C545 | 33.99 | 725.00 | 002.6863 | S34°08'29"E | 33.99 |
| C546 | 47.12 | 30.00 | 090.0000 | S12°12'06"W | 42.43 |
| C547 | 47.12 | 30.00 | 090.0000 | N77°47'54"W | 42.43 |
| C548 | 43.57 | 425.00 | 005.8744 | N80°39'13"W | 43.56 |
| C549 | 7.92 | 425.00 | 001.0684 | N84°07'30"W | 7.92 |

| PARCEL LINE TABLE | | |
|---|---|---|
| Line # | Bearing | Length |
| L741 | N17°00'05"E | 52.12 |
| L759 | N54°12'48"E | 23.32 |
| L760 | N23°57'19"E | 89.96 |
| L766 | S84°39'30"E | 3.42 |
| L768 | S84°39'30"E | 47.07 |
| L769 | S84°39'30"E | 3.43 |
| L770 | S84°39'30"E | 8.43 |
| L771 | S84°39'30"E | 8.43 |
| L772 | S84°39'30"E | 42.07 |
| L773 | S84°39'30"E | 47.07 |
| L774 | S84°39'30"E | 8.19 |
| L775 | S57°13'11"E | 25.00 |
| L776 | S57°13'11"E | 25.00 |
| L778 | S84°39'30"E | 44.58 |
| L779 | S84°39'30"E | 49.58 |
| L781 | S84°39'30"E | 47.08 |
| L783 | S78°28'07"W | 2.38 |
| L785 | N78°28'07"E | 9.11 |
| L838 | N40°00'19"E | 26.85 |
| L839 | N09°53'16"E | 25.81 |

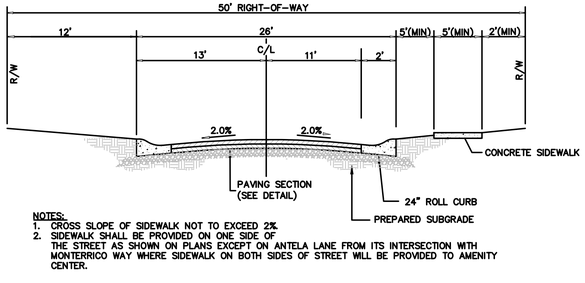
| PARCEL LINE TABLE | | |
|---|---|---|
| Line # | Bearing | Length |
| L843 | N32°47'54"W | 22.03 |
| L844 | S87°57'38"E | 50.39 |
| L849 | N84°39'33"W | 8.04 |
| L850 | S32°47'54"E | 9.53 |
| L854 | S32°47'54"E | 5.00 |
| L855 | S32°47'54"E | 5.00 |
| L856 | S32°47'54"E | 5.00 |
| L857 | S32°47'54"E | 2.50 |
| L858 | S32°47'54"E | 5.00 |
| L860 | S57°12'06"W | 46.03 |
| L861 | S57°12'06"W | 51.71 |
| L862 | S57°12'06"W | 50.82 |
| L863 | S57°12'06"W | 51.63 |
| L864 | S31°36'16"E | 26.92 |
| L865 | N05°32'24"E | 49.85 |
| L866 | N13°20'16"W | 103.21 |
| L867 | N06°18'20"W | 106.66 |
| L868 | S47°45'28"E | 202.49 |
| L869 | S37°39'08"E | 83.64 |
| L870 | N28°24'46"W | 81.96 |

| PARCEL LINE TABLE | | |
|---|---|---|
| Line # | Bearing | Length |
| L871 | N18°06'01"W | 40.94 |
| L872 | N10°34'06"W | 74.70 |
| L873 | N13°41'25"W | 83.01 |
| L874 | N43°37'31"E | 62.29 |
| L875 | N43°18'55"W | 26.97 |
| L876 | N77°30'19"W | 49.41 |
| L877 | N81°49'42"W | 64.17 |
| L878 | N81°49'42"W | 68.77 |
| L879 | N81°49'42"W | 84.74 |
| L880 | N81°49'42"W | 26.66 |
| L881 | N81°49'42"W | 55.50 |
| L882 | N81°49'42"W | 68.27 |
| L883 | S08°10'18"W | 25.00 |
| L884 | S08°10'18"W | 25.00 |
| L885 | S81°49'42"E | 10.52 |
| L886 | N72°14'59"W | 12.10 |
| L887 | N52°27'27"W | 8.58 |
| L888 | N52°27'27"W | 49.48 |
| L889 | N81°49'42"W | 11.37 |
| L890 | N81°49'42"W | 5.22 |

| PARCEL CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C550 | 72.33 | 375.00 | 011.0514 | N66°26'51"W | 72.22 |
| C551 | 55.40 | 375.00 | 008.4644 | N56°41'23"W | 55.35 |
| C552 | 10.60 | 125.00 | 004.8609 | N33°01'39"E | 10.60 |
| C553 | 37.01 | 30.00 | 070.6842 | N62°49'46"E | 34.71 |
| C554 | 8.65 | 175.00 | 002.8308 | S83°14'38"E | 8.65 |
| C555 | 304.09 | 1300.00 | 013.4026 | S26°35'21"W | 303.40 |
| C556 | 25.01 | 1300.00 | 001.1023 | S19°20'13"W | 25.01 |
| C557 | 25.00 | 1300.00 | 001.1019 | S18°14'05"W | 25.00 |
| C558 | 109.34 | 1300.00 | 004.8188 | S15°16'28"W | 109.30 |
| C559 | 42.23 | 99.00 | 024.4404 | S52°15'04"E | 41.91 |
| C560 | 185.35 | 100.01 | 106.1916 | N86°29'58"E | 159.94 |
| C561 | 179.73 | 100.00 | 102.9753 | N84°49'40"E | 156.50 |
| C562 | 86.37 | 245.00 | 020.1978 | S50°01'41"E | 85.92 |
| C563 | 255.53 | 355.01 | 041.2411 | S39°30'23"E | 250.05 |
| C564 | 50.70 | 355.05 | 008.1811 | S14°47'43"E | 50.65 |
| C565 | 20.96 | 45.00 | 026.6858 | S24°02'52"E | 20.77 |
| C566 | 65.56 | 354.75 | 010.5892 | S32°05'57"E | 65.47 |
| C567 | 144.22 | 1575.80 | 005.2438 | S27°26'00"W | 144.17 |
| C568 | 25.00 | 1575.80 | 000.9090 | S30°30'35"W | 25.00 |
| C569 | 25.00 | 1575.80 | 000.9090 | S31°25'08"W | 25.00 |

| PARCEL CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C570 | 37.13 | 1575.80 | 001.3500 | S32°32'54"W | 37.13 |
| C571 | 45.30 | 30.00 | 086.5230 | S15°46'27"E | 41.12 |
| C572 | 5.18 | 75.00 | 003.9556 | S33°28'49"W | 5.18 |
| C573 | 125.97 | 101.02 | 071.4478 | S71°36'15"W | 117.97 |
| C574 | 2.84 | 75.00 | 002.1667 | N88°06'49"W | 2.84 |
| C577 | 6.18 | 125.00 | 002.8308 | S83°14'38"E | 6.18 |

| PARCEL LINE TABLE | | |
|---|---|---|
| Line # | Bearing | Length |
| L891 | N81°49'42"W | 22.96 |
| L892 | N35°27'29"E | 9.60 |
| L894 | N54°32'31"W | 1.41 |
| L895 | N89°11'49"W | 11.43 |
| L896 | N52°27'27"W | 26.09 |
| L897 | N52°27'27"W | 11.48 |
| L898 | N52°27'27"W | 6.68 |
| L899 | N52°27'27"W | 7.38 |
| L902 | N52°27'27"W | 8.02 |
| L903 | N52°27'27"W | 4.11 |
| L904 | N52°27'27"W | 20.75 |
| L905 | N81°49'42"W | 31.35 |
| L906 | N40°26'02"E | 25.00 |
| L907 | N72°14'59"W | 10.00 |
| L909 | N78°28'07"E | 9.50 |
| L910 | N54°32'31"W | 1.41 |
| L911 | S72°14'59"E | 12.79 |




NOTES:
1. CROSS SLOPE OF SIDEWALK NOT TO EXCEED 2%.
2. SIDEWALK SHALL BE PROVIDED ON ONE SIDE OF THE STREET AS SHOWN ON PLANS EXCEPT ON ANTELA LANE FROM ITS INTERSECTION WITH MONTERRICO WAY WHERE SIDEWALK ON BOTH SIDES OF STREET WILL BE PROVIDED TO AMENITY CENTER.

## PRIVATE ROADWAY SECTION (50' R/W)

(NOT TO SCALE)

## BRIDLEWOOD AT EDGEWATER WEST PARCEL ACREAGE CHART

| | PHASE 1 | PHASE 2 | PHASE 3 | TOTAL |
|---|---|---|---|---|
| NO. OF RESIDENTIAL LOTS (DETACHED) | 97 | 44 | 40 | 181 |
| LOT AREA (AC.) | 22.48 | 9.77 | 9.63 | 41.88 |
| SANITARY SEWER PUMP STATION PARCEL (AC.) | 0.19 | 0.00 | 0.00 | 0.19 |
| RIGHT-OF-WAY AREA (AC.) | 4.93 | 1.97 | 1.24 | 8.14 |
| FUTURE RIGHT-OF-WAY AREA (AC.) (DOES NOT INCLUDE FUTURE ROW WITHIN STREAM BUFFER) | 0.13 | 0.06 | 0.00 | 0.19 |
| FUTURE RIGHT-OF-WAY AREA WITHIN STREAM BUFFER (AC.) (NOT INCLUDED IN STREAM BUFFER TOTAL ACREAGE) | 0.07 | 0.06 | 0.00 | 0.13 |
| AMENITY AREA (AC.) | 2.65 | 0.00 | 0.00 | 2.65 |
| **SUBTOTAL (AC.)** | 30.45 | 11.86 | 10.87 | 53.18 |
| | | | | |
| POND AREAS | | | | |
| POND 1 (AC.) | 0.59 | 0.00 | 0.00 | 0.59 |
| POND 2 (AC.) | 0.40 | 0.00 | 0.00 | 0.40 |
| POND 3 (AC.) | 0.49 | 0.00 | 0.00 | 0.49 |
| POND 4 (AC.) | 0.00 | 0.23 | 0.00 | 0.23 |
| POND 5 (AC.) | 0.00 | 0.46 | 0.00 | 0.46 |
| **TOTAL POND AREA (AC.)** | 1.48 | 0.69 | 0.00 | 2.17 |
| | | | | |
| OPEN SPACE AREAS | | | | |
| OPEN SPACE (H.O.A.) (AC.) | 13.42 | 3.02 | 0.00 | 16.44 |
| STREAM BUFFER (AC.) | 2.74 | 2.22 | 0.00 | 4.96 |
| WETLANDS (NOT WITHIN STREAM BUFFER) (AC.) | 0.64 | 0.03 | 0.00 | 0.67 |
| WETLANDS INSIDE STREAM BUFFER (AC.) (NOT INCLUDED IN STREAM BUFFER TOTAL ACREAGE) | 0.57 | 0.00 | 0.00 | 0.57 |
| **TOTAL OPEN SPACE AREA (AC.)** | 17.37 | 5.27 | 0.00 | 22.64 |
| | | | | |
| **TOTAL AREA (AC.)** | 49.30 | 17.82 | 10.87 | 77.99 |
| | | | | |
| RESIDUAL PARCEL (AC.) | 0.00 | 0.00 | 0.00 | 43.33 |

## DENSITY CALCULATIONS

| | |
|---|---|
| WEST PARCEL DENSITY | 181 UNITS/77.99 AC. = 2.32 UNITS/AC. |

## PRELIMINARY PLAT NOTES:

1. THIS DRAWING IS A PRELIMINARY PLAT AND IS NOT FOR RECORDATION OR CONVEYANCE.
2. AREA OF BRIDLEWOOD WEST PARCEL (PHASES 1-3) = 77.99 AC
3. ALL TOPOGRAPHIC INFORMATION AND ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY CAD FILE PROVIDED BY PROVIDENCE LAND GROUP DATED 6/20/2020 AND ASSOCIATED STAMPED BOUNDARY AND TOPO SURVEYS DATED 1/24/2020.
4. THIS PROPERTY IS SHOWN ON TAX MAP TMS# 0106-00-003.02
5. FLOOD ZONES:
   ZONE X
   ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED)
   PER FEMA FIRM COMMUNITY PANEL # 45057C0240D, DATED JUNE 16, 2011
6. THE DEVELOPER IS:
   TRUE HOMES, LLC
   2649 BREKONRIDGE CENTRE DRIVE, SUITE 104
   MONROE, NC 28110
   CONTACT: KEITH FENN, PE
   (980) 269-6609
7. ENGINEER:
   SEAMON, WHITESIDE, & ASSOCIATES, INC.
   1111 METROPOLITAN AVE., SUITE 1050
   CHARLOTTE, NC 28204
   CONTACT: FRANCES YARBROUGH, PE
   (980) 312-5450
8. WATER SYSTEM TO BE OPERATED & MAINTAINED BY LANCASTER COUNTY WATER AND SEWER DISTRICT.
9. SANITARY SYSTEM TO BE OPERATED & MAINTAINED BY LANCASTER COUNTY WATER AND SEWER DISTRICT.
10. ALL AREAS DESIGNATED BY "H.O.A." SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
11. PRIVATE DESIGN ELEMENTS FOR DECORATIVE STREET TREATMENTS, LANDSCAPING OR SIGNAGE IN RIGHT-OF-WAY AND HOMEOWNER OR DEVELOPER INITIATED BUFFER YARDS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
12. PROPERTY IS ZONED MEDIUM DENSITY RESIDENTIAL PER PLANNED DEVELOPMENT DISTRICT #356.
13. 10' GENERAL UTILITY EASEMENT (G.U.E.) IS TO BE PLACED ALONG THE OUTSIDE OF ALL ROAD RIGHT-OF-WAY.
14. SKETCH PLAN REVIEW MEETING HELD JANUARY 7, 2021.
15. STREET ADDRESSES TO BE COORDINATED WITH LANCASTER COUNTY STAFF AT TIME OF FINAL PLAT.
16. JURISDICTIONAL DETERMINATION FOR WETLANDS AND STREAMS CURRENTLY UNDER REVIEW BY U.S. ARMY CORPS OF ENGINEERS.
17. A TRAFFIC IMPACT ANALYSIS (TIA) SHALL BE PROVIDED UPON SUBMITTAL OF PRELIMINARY PLAT OF BRIDLEWOOD EAST PARCEL.
18. REFER TO BRIDLEWOOD AMENITY CENTER CONSTRUCTION DOCUMENTS FOR SCREENING TO BE PROVIDED BEHIND LOTS 26-34 BACKING UP TO THE AMENITY CENTER.
19. VOLUNTARY SCREENING TO BE PROVIDED FOR 10' ALONG REAR PROPERTY LINE OF LOTS 1-3 AND LOTS 144-162.

| BRIDLEWOOD AT EDGEWATER ZONED MEDIUM DENSITY PER PD #356 | |
|---|---|
| RESIDENTIAL DENSITY | NOT TO EXCEED 5 DUA |
| UNIT COUNT | 3665 UNITS MAX |
| LOT, YARD AND COVERAGE REQUIREMENTS | |
| MINIMUM LOT REQUIREMENTS | |
| LOT AREA (SF.) | 3600 SF (DETACHED)<br>NONE FOR ATTACHED |
| LOT WIDTH (FT.) | 30 FT (DETACHED) |
| SETBACK REQUIREMENTS | |
| FRONT YARD | 10 FT |
| SIDE YARD | 7.5 FT |
| REAR YARD | 15 FT |
| MAXIMUM HEIGHT | |
| VERTICAL MEASURE (FT.) | 35 FT |

NOTE: A DETENTION WAIVER IS BEING SOUGHT FOR THE DEVELOPMENT OF THE WEST PARCEL OF BRIDLEWOOD AT EDGEWATER PER SCDHEC GUIDELINES. WATER QUALITY REQUIREMENTS WILL BE MET PER SCDHEC REQUIREMENTS. A COMPLETE DRAINAGE REPORT WILL BE INCLUDED WITH FULL CONSTRUCTION DOCUMENTS.

PER SCDHEC REQUIREMENTS, WET PONDS WILL BE DESIGNED TO CATCH THE FIRST 1" OF RUNOFF FROM THE ENTIRE AREA DRAINING TO THE POND AND RELEASE IT OVER AT LEAST A 24-HOUR PERIOD.

PRELIMINARY WATER QUALITY CALCULATIONS

POND 1
CONTRIBUTING WATERSHED AREA= 10.66 AC. X 0.5"=0.44 AC.-FT

POND 2
CONTRIBUTING WATERSHED AREA= 15.75 AC. X 0.5"=0.66 AC.-FT

POND 3
CONTRIBUTING WATERSHED AREA= 6.72 AC. X 0.5"=0.28 AC.-FT

POND 4
CONTRIBUTING WATERSHED AREA= 6.32 AC. X 0.5"=0.26 AC.-FT

POND 5
CONTRIBUTING WATERSHED AREA= 9.96 AC. X 0.5"=0.42 AC.-FT

SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
Frances J. Yarbrough
No. 34708
3/19/21
PROFESSIONAL ENGINEER

# PRELIMINARY PLAT OF PHASE 1 - PHASE 3 BRIDLEWOOD AT EDGEWATER

WEST PARCEL
TRUE HOMES, LLC
LANCASTER COUNTY, SC
TMS# 0106-00-003.02

SW+ PROJECT: CL1116
DATE: 02/01/21
DRAWN BY: COF/TAP
CHECKED BY: FTY

**REVISION HISTORY**

| | |
|---|---|
| A | 3/19/21 |

PRELIMINARY PLAT CHARTS

C1.1

COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

SHEET C2.1

PROPOSED SOUTHBOUND LEFT TURN LANE IMPROVEMENT

EX. FENCE TO BE REMOVED

TREE LINE (TYP.)

H.O.A.

CANTER TRAIL DRIVE

SPINNAKER WAY

MONTERRICO DRIVE

PHASELINE (TYP.)

**PHASE 3**
**40 LOTS**

**PHASE 1**
**97 LOTS**

**PHASE 2**
**44 LOTS**

516.2'

143'

+/- 493' TO EDGEWATER PKWY INTERSECTION

LANCASTER WATER & SEWER DISTRICT PUMP STATION
TMS# 0106-00-003.03

CRAFT DEVELOPMENT LLC
TMS# 0106-00-003.00

WALTON SOUTH CAROLINA LLC ETAL
TMS# 0104-00-022.00

SHEET C2.2

POND 5

POND 2

POND 4

POND 1

POND 3

FUTURE DEVELOPMENT
TMS# 0106-00-003.02
MEDIUM DENSITY RESIDENTIAL

FUTURE ROW

100' STREAM BUFFER
(50' EACH SIDE OF
STREAM CENTERLINE)

STREAM CENTERLINE (TYP.)

ANTELA LANE

CANTER TRAIL DRIVE

SHEET C2.3

AMENITY AREA
(WITH MAIL KIOSK
TO SERVE ALL
PHASES)

EXISTING POND

WETLAND

TEMPORARY TURNAROUND

SANITARY SEWER PUMP STATION

RESIDUAL PARCEL

STREAM CENTERLINE

SHEET C2.4

EDGEWATER PKWY
(100' PRIVATE ROW)

CATAWBA RIDGE BLVD
(100' PRIVATE ROW)

LEGEND

- PHASELINE
- TOPOGRAPHIC LINE
- ADJOINING PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- SETBACK
- CURB AND GUTTER
- SIDEWALK
- WETLAND HATCH
- OPEN SPACE
- STREAM BUFFER
- D.E. DRAINAGE EASEMENT

TYPICAL BUILDING PADS
W/ 15' PATIO

N W E S

0 50 100 200
SCALE: 1" = 100'

SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
No. 34708
JAMES O. FERGUSON IV
SURVEYOR
SERVICES
IMMONS YARBOROUGH
3/19/21

# PRELIMINARY PLAT OF PHASE 1 - PHASE 3
# BRIDLEWOOD AT EDGEWATER
## WEST PARCEL
## TRUE HOMES, LLC
LANCASTER COUNTY, SC
TMS# 0106-00-003.02

| | |
|---|---|
| SW+ PROJECT: | CL1116 |
| DATE: | 02/01/21 |
| DRAWN BY: | COF/TAP |
| CHECKED BY: | FTY |

**REVISION HISTORY**

| | | |
|---|---|---|
| A | 3/19/21 | |

OVERALL PRELIMINARY PLAT

C2.0



PLOTTED: 3/19/2021 12:24 PM, BY Tom Platt V: \CL1116\CDWG\DWG\CL1116-PRELIMINARY PLAT.dwg

COPYRIGHT @ SEAMON,WHITESIDE & ASSOCIATES, INC. 01 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29 6 | 08 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

N
W E
S
0 2 0 100
SCALE: 1" = 0'

INSET A

PROPOSED SOUTHBOUND LEFT TURN LANE IMPROVEMENT (SEE INSET A FOR EXTENTS)

LEGEND
- PHASELINE
- TOPOGRAPHIC LINE
- ADJOINING PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- SETBACK
- CURB AND GUTTER
- SIDEWALK
- WETLAND HATCH
- OPEN SPACE
- STREAM BUFFER
- D.E. DRAINAGE EASEMENT

B & C LAND HOLDINGS III LLC
TMS#0106-00-00 .00

LANCASTER WATER AND SEWER DISTRICT PUMP STATION
TMS# 906-00-003.03

CATAWBA RIDGE BLVD (100' PRIVATE R/W)

EDGEWATER PARKWAY (100' PRIVATE R/W)

PROPOSED EDGE OF PAVEMENT

LANDSCAPE AREA ALONG CATAWBA RIDGE BLVD. LANDSCAPE DRAWINGS TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS.

EXISTING FORCE MAIN TO BE RELOCATED OUTSIDE OF NEW EDGE OF PAVEMENT IN CATAWBA RIDGE BLVD. ROW.

EXISTING EDGE OF PAVEMENT

STOP SIGN. TYP.

2' X 2' S.T., TYP.

DO HATCH DENOTES OPEN SPACE (TYP.)

LANDSCAPE AREA ALONG CATAWBA RIDGE BLVD. LANDSCAPE DRAWINGS TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS.

EX. FENCE TO BE REMOVED

PROPERTY LINE (TYP.)

WALTON SOUTH CAROLINA LLC ETAL
TMS# 010 -00-022.00

MATCHLINE SHEET C2.1

MATCHLINE SHEET C2.2

CANTER TRAIL DRIVE ( 0' PRIVATE R/W)

SPINNAKER WAY ( 0' PRIVATE R/W)

MONTERRICO DRIVE ( 0' PRIVATE R/W)

PHASE 1

PHASE 2

PHASE 3

20' D.E

10' G.U.E. ALONG ALL ROW (TYP.)

H.O.A.

CRAFT DEVELOPMENT LLC
TMS# 0106-00-003.00

POND 2
1 ,363. 9 SF
0. 0 AC

PROPERTY LINE (TYP.)

S86°09'0 "W 119.81'

SEAMONWHITESIDE
MOUNT PLEASANT, SC
8 3.88 .166
GREENVILLE, SC
86 .298.0 3
SUMMERVILLE, SC
8 3.9 2.0 10
SPARTANBURG, SC
86 .2 2.12 2
CHARLOTTE, NC
980.312. 0
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472

SOUTH CAROLINA PROFESSIONAL ENGINEER
Jared J. Yarbrough
3/19/21
JARED JAMES YARBROUGH

# PRELIMINARY PLAT OF PHASE 1 - PHASE 3 BRIDLEWOOD AT EDGEWATER

WEST PARCEL
TRUE HOMES, LLC
LANCASTER COUNTY, SC
TMS# 0106-00-003.02

| | |
|---|---|
| SW+ PROJECT: | CL1116 |
| DATE: | 02/01/21 |
| DRAWN BY: | COF/TAP |
| CHECKED BY: | FTY |

REVISION HISTORY

| | | |
|---|---|---|
| A | 3/19/21 | |

PRELIMINARY PLAT

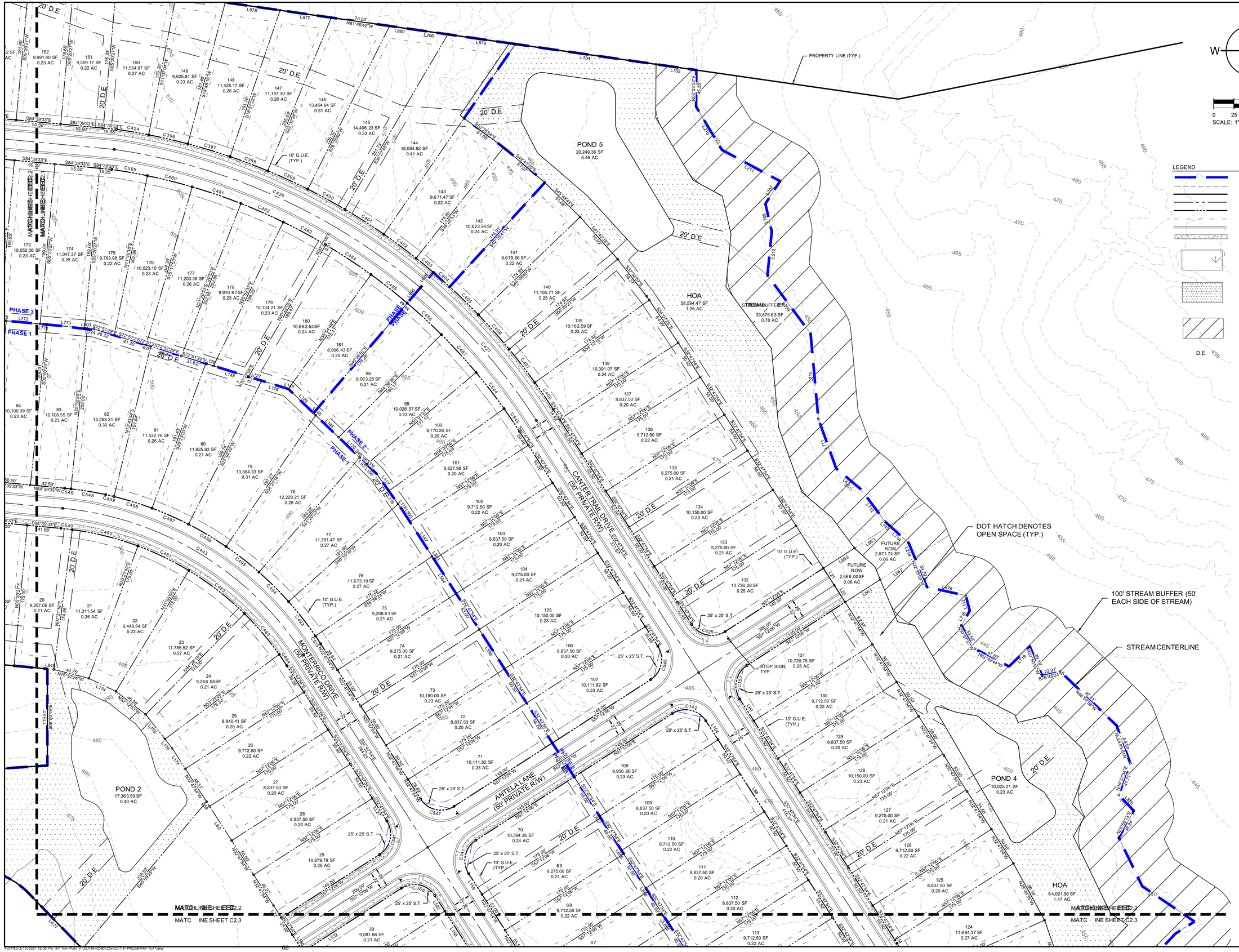
C2.1



I:\CL1116\D:3/19/2021 12:30 PM, BY Tom Platt V: \CL1116\CDWG\DSN\CL1116-PRELIMINARY PLAT.dwg

COPYRIGHT @ SEAMON, WHITESIDE & ASSOCIATES, INC. 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

PLOTTED: 3/19/2021 12:30 PM, BY Tom Platt V:\CL1116\CDWG\DSK\CL1116-PRELIMINARY PLAT.dwg




LEGEND

- PHASELINE
- TOPOGRAPHIC LINE
- ADJOINING PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- SETBACK
- CURB AND GUTTER
- SIDEWALK
- WETLAND HATCH
- OPEN SPACE
- STREAM BUFFER
- D.E. DRAINAGE EASEMENT

SEAMON WHITESIDE
MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA No. 34708 REGISTERED PROFESSIONAL ENGINEER TIMMONS YARBOROUGH
3/19/21

# PRELIMINARY PLAT OF PHASE 1 - PHASE 3 BRIDLEWOOD AT EDGEWATER

WEST PARCEL
TRUE HOMES, LLC
LANCASTER COUNTY, SC
TMS# 0106-00-003.02

| | |
|---|---|
| SW+ PROJECT: | CL1116 |
| DATE: | 02/01/21 |
| DRAWN BY: | COF/TAP |
| CHECKED BY: | FTY |

REVISION HISTORY

| | |
|---|---|
| A | 3/19/21 |

PRELIMINARY PLAT

C2.2

COPYRIGHT @ SEAMON,WHITESIDE & ASSOCIATES, INC. 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

MATCHLINE SHEET C2.2

L N SHEET C2.3

MATCHLINE SHEET C2.2

L N SHEET C2.3

AMENITY AREA
(WITH MAIL KIOSK TO SERVE ALL PHASES)
115,601.23 SF
2.65 AC

POND 1
25,657.96 SF
0.59 AC

POND 3
21,533.28 SF
0.49 AC

H.O.A.
8,855.39 SF
0.20 AC

H.O.A.
358,091.33 SF
8.22 AC

MONTERRICO DRIVE
(50' PRIVATE R/W)

CANTER TRAIL DRIVE
(50' PRIVATE R/W)

PHASE 1

PHASE 2

PHASE 3

PHASE 4

20' D.E.

2' D.E.

10' G.U.E. ALONG ALL ROW (TYP.)

STOP SIGN (TYP.)

2' x 25' S.T.

25' x 25' S.T.

DOT DENOTES OPEN SPACE (TYP.)

FUTURE DEVELOPMENT
TMS# 0106-00-003.02
MEDIUM DENSITY RESIDENTIAL

STREAM BUFFER
58,678.31 SF
1.35 AC

WETLAND
12,633.36 SF
0.15 AC

WETLAND
12. SF
0.03 AC

STREAM BUFFER
5,473.38 SF
0.13 AC

WETLAND WITHIN STREAM BUFFER
SF
0.14 AC

WETLAND WITHIN STREAM BUFFER
3,361.07 SF
0.08 AC

WETLAND WITHIN STREAM BUFFER
15,376.05 SF
0.35 AC

WETLAND
16,477.45 SF
0.38 AC

STREAM BUFFER
364.81 SF
0.01 AC

FUTURE ROW
2,890.27 SF
0.07 AC

FUTURE ROW
5,823.03 SF
0.13 AC

STREAM BUFFER
SF
0.13 AC

SANITARY SEWER PUMP STATION
8,154.61 SF
0.19 AC

LANDSCAPE AREA TO BE PROVIDED ALONG PUMP STATION BOUNDARY WITH ADJACENT LOTLINE

100' STREAM BUFFER (50' EACH SIDE OF STREAM)

STREAM CENTERLINE

PROPERTY LINE (TYP.)

CRAFT DEVELOPMENT LLC
TMS# 0106-00-003.00

RESIDUAL PARCEL

MATCHLINE SHEET C2.3

MATCHLINE SHEET C2.4

LEGEND

- PHASELINE
- TOPOGRAPHIC LINE
- ADJOINING PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- SETBACK
- CURB AND GUTTER
- SIDEWALK
- WETLAND HATCH
- OPEN SPACE
- STREAM BUFFER
- D.E. DRAINAGE EASEMENT

SCALE: 1" = 50'

SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
JAMES (TAP) J. TAPPROUGH
No. 34708
REGISTERED PROFESSIONAL ENGINEER
3/19/21

# PRELIMINARY PLAT OF PHASE 1 - PHASE 3 BRIDLEWOOD AT EDGEWATER

WEST PARCEL
TRUE HOMES, LLC
LANCASTER COUNTY, SC
TMS# 0106-00-003.02

| | |
|---|---|
| SW+ PROJECT: | CL1116 |
| DATE: | 02/01/21 |
| DRAWN BY: | COF/TAP |
| CHECKED BY: | FTY |

REVISION HISTORY

| | |
|---|---|
| A | 3/19/21 |

PRELIMINARY PLAT

C2.3



PLOTTED: 3/19/2021 12:30 PM, BY: Tom Platt V:\CL1116\CDWG\DSK\CL1116-PRELIMINARY PLAT.dwg

COPYRIGHT @ SEAMON, WHITESIDE & ASSOCIATES, INC. 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR any PURPOSE WITHOUT WRITTEN PERMISSION.

H.O.A.

MATCHLINE SHEET C2.3
MATCHLINE SHEET C2.4

STREAM BUFFER
107,791.82 SF
2.47 AC

STREAM BUFFER (50' EACH SIDE OF STREAM)

STREAM CENTERLINE

FUTURE DEVELOPMENT
TMS# 0106-00-003.02
MEDIUM DENSITY RESIDENTIAL

PROPERTY BOUNDARY LINE & STREAM CENTERLINE

EDGEWATER GOLF CLUB

DOT HATCH DENOTES OPEN SPACE (TYP.)

CRAFT DEVELOPMENT LLC
TMS# 0106-00-003.00

CATAWBA RIDGE BLVD
(100' PRIVATE R/W)

PROPERTY LINE (TYP.)

RESIDUAL PARCEL
1,887,568.81 SF
43.33AC

ZONE X
ZONE A

458.86'
S80°31'15"W

N04°04'16"E
2001.07'

S87°06'03"E
1258.27'

LEGEND

- PHASELINE
- TOPOGRAPHIC LINE
- ADJOINING PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- SETBACK
- CURB AND GUTTER
- SIDEWALK
- WETLAND HATCH
- OPEN SPACE
- STREAM BUFFER
- D.E. DRAINAGE EASEMENT

0 50 100 200
SCALE: 1" = 100'

N
W E
S

SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
No. 34708
REGISTERED LAND SURVEYOR
TIMMON'S YARBOROUGH
3/19/21

# PRELIMINARY PLAT OF PHASE 1 - PHASE 3
# BRIDLEWOOD AT EDGEWATER
## WEST PARCEL
## TRUE HOMES, LLC
LANCASTER COUNTY, SC
TMS# 0106-00-003.02

SW+ PROJECT: CL1116
DATE: 02/01/21
DRAWN BY: COF/TAP
CHECKED BY: FTY

**REVISION HISTORY**

| | | |
|---|---|---|
| A | 3/19/21 | |

PRELIMINARY PLAT

C2.4



PLOTTED: 3/19/2021 12:30 PM, BY Tom Pratt V:\CL1116\CIVIL\DWG\DSK\CL1116-PRELIMINARY PLAT.dwg

COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

LEGEND

- PHASELINE
- TOPOGRAPHIC LINE
- ADJOINING PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- SETBACK
- CURB AND GUTTER
- SIDEWALK
- WETLAND HATCH
- STREAM BUFFER
- D.E. DRAINAGE EASEMENT
- DRAINAGE FLOW ARROW

WALTON SOUTH CAROLINA LLC ETAL
TMS# 0104-00-022.00

CONNECT TO EX. 16" WATER MAIN

CONNECT TO EX. 12" FORCEMAIN

EX. HYDRANT @ EDGEWATER PARKWAY INTERSECTION

CRAFT DEVELOPMENT LLC
TMS# 0106-00-003.00

EXISTING POND

CRAFT DEVELOPMENT LLC
TMS# 0106-00-003.00

CRAFT DEVELOPMENT LLC
TMS# 0106-00-003.00

RESIDUAL PARCEL

CATAWBA RIDGE BLVD
(100' PRIVATE ROW)

SPINNAKER WAY

CANTER TRAIL DRIVE

MONTEREY DRIVE

ANTELA LANE

H.O.A.

POND 1

POND 2

POND 3

POND 4

POND 5

**PHASE 1**
**97 LOTS**

**PHASE 2**
**44 LOTS**

**PHASE 3**
**40 LOTS**

FUTURE DEVELOPMENT
TMS# 0106-00-003.02
MEDIUM DENSITY RESIDENTIAL

FUTURE DEVELOPMENT
TMS# 0106-00-003.02
MEDIUM DENSITY RESIDENTIAL

SANITARY SEWER PUMP STATION

N
W E
S

0 50 100 200
SCALE: 1" = 100'

SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 34708
JAMES T. FLY
IMMONS YARBOROUGH
3/19/21

# PRELIMINARY PLAT OF PHASE 1 - PHASE 3 BRIDLEWOOD AT EDGEWATER

WEST PARCEL
TRUE HOMES, LLC
LANCASTER COUNTY, SC
TMS# 0106-00-003.02

| | |
|---|---|
| SW+ PROJECT: | CL1116 |
| DATE: | 02/01/21 |
| DRAWN BY: | COF/TAP |
| CHECKED BY: | FTY |

**REVISION HISTORY**

| | | |
|---|---|---|
| A | 3/19/21 | |

OVERALL UTILITY LAYOUT

C3.0

COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

PROPOSED SOUTHBOUND LEFT TURN LANE IMPROVEMENT

CONNECT TO EX. 16" WATER MAIN

EX. FORCE MAIN TO BE RELOCATED OUTSIDE OF NEW EDGE OF PAVEMENT IN CATAWBA RIDGE BLVD ROW

EX. EDGE OF PAVEMENT

PROPOSED EDGE OF PAVEMENT

EX. FENCE TO BE REMOVED

EX. EDGE OF PAVEMENT

EX. IRRIGATION LINE

CONNECT TO EX. 12" FORCEMAIN

CATAWBA RIDGE BLVD (100' PRIVATE R/W)

CANTER TRAIL (50' PRIVATE R/W)

SPINNAKER WAY (50' PRIVATE R/W)

MONTERRICO WAY (50' PRIVATE R/W)

MONTERRICO MAIN (50' PRIVATE R/W)

ANTELA LANE (50' PRIVATE R/W)

FIRE HYDRANT (TYP.)

WALTON SOUTH CAROLINA LLC ETAL
TMS# 0104-00-022.00

CRAFT DEVELOPMENT LLC
TMS# 0106-00-003.00

H.O.A.

POND 2

POND 5

HOA

EX. POND

AMENITY AREA

PHASE 1

PHASE 2

PHASE 3

20' D.E

LEGEND

- PHASELINE
- TOPOGRAPHIC LINE
- ADJOINING PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- SETBACK
- CURB AND GUTTER
- SIDEWALK
- WETLAND HATCH
- STREAM BUFFER
- D.E. DRAINAGE EASEMENT

0 30 60 120
SCALE: 1" = 60'

N W E S

SEAMONWHITESIDE
MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

REGISTERED LANDSCAPE ARCHITECT No. 34708 TIMMONS YARBOROUGH

# PRELIMINARY PLAT OF PHASE 1 - PHASE 3 BRIDLEWOOD AT EDGEWATER

WEST PARCEL
TRUE HOMES, LLC
LANCASTER COUNTY, SC
TMS# 0106-00-003.02

| | |
|---|---|
| SW+ PROJECT: | CL1116 |
| DATE: | 02/01/21 |
| DRAWN BY: | COF/TAP |
| CHECKED BY: | FTY |

REVISION HISTORY

| | |
|---|---|
| A | 3/19/21 |

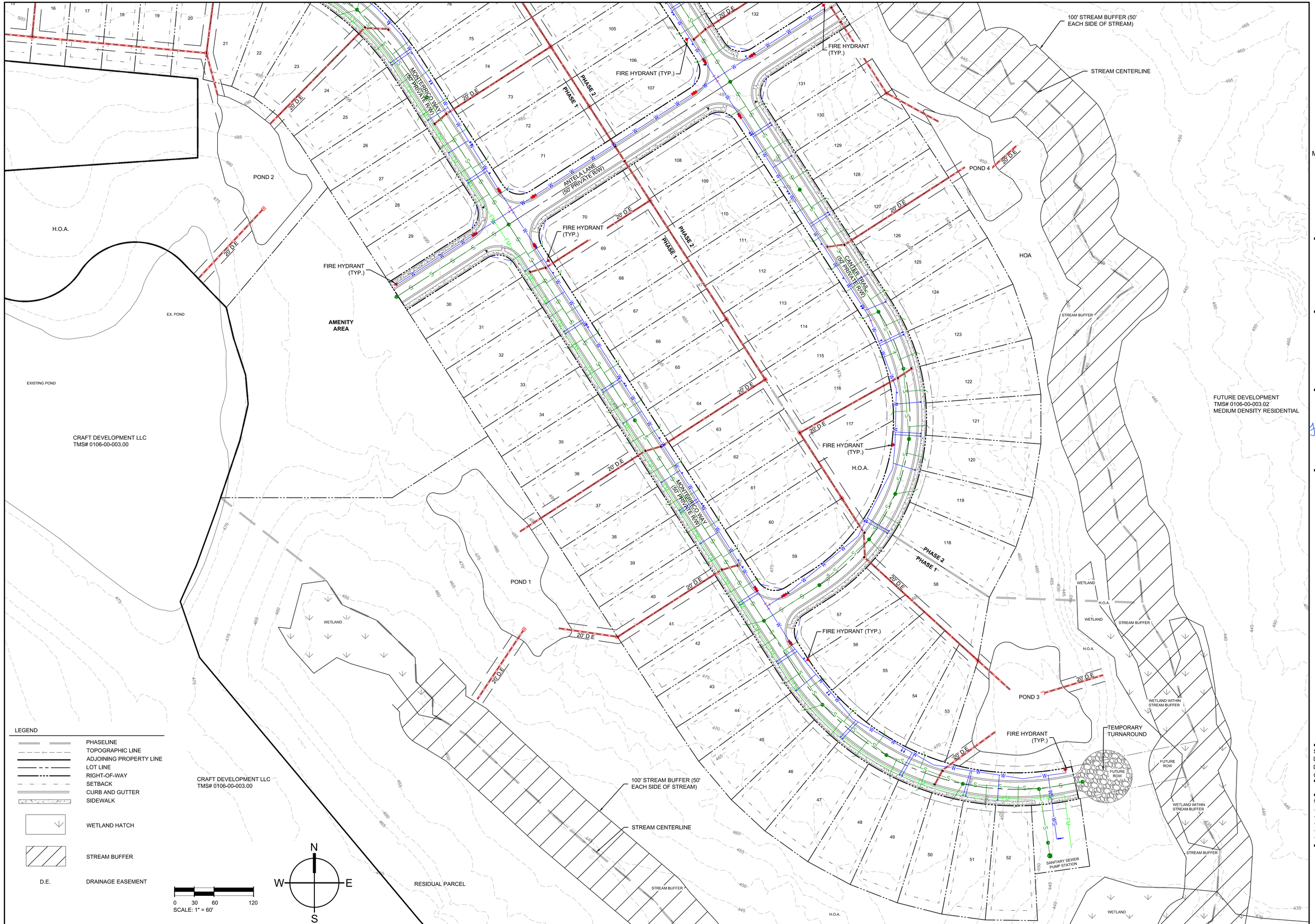
UTILITY LAYOUT

C3.1



PLOTTED: 3/19/2021 12:46 PM, BY Claire Fok V:\CL1116\CDWG\Preliminary Plat Utility Sheets\CL1116-PRELIMINARY PLAT-Utility Sheets.dwg

COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.




SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 34708
3/19/21

# PRELIMINARY PLAT OF PHASE 1 - PHASE 3 BRIDLEWOOD AT EDGEWATER

WEST PARCEL
TRUE HOMES, LLC
LANCASTER COUNTY, SC
TMS# 0106-00-003.02

| | |
|---|---|
| SW+ PROJECT: | CL1116 |
| DATE: | 02/01/21 |
| DRAWN BY: | COF/TAP |
| CHECKED BY: | FTY |

**REVISION HISTORY**

| | | |
|---|---|---|
| A | 3/19/21 | |

UTILITY LAYOUT

C3.2



PLOTTED: 3/19/2021 12:45 PM, BY Claire Fok V:\CL1116\CDWG\Preliminary Plat Utility Sheets\CL1116--PRELIMINARY PLAT-Utility Sheets.dwg

# PRELIMINARY PLAT

# Catawba Ridge Boulevard Extension

## LANCASTER COUNTY, SOUTH CAROLINA

MARCH 19, 2021

## PROJECT CONTACTS

**OWNER**
CANE CREEK TIMBERLANDS LLC
2084 MOSELE DR
LANCASTER, SC 29720

**DEVELOPER**
TRUE HOMES, LLC
2649 BREKONRIDGE CENTRE DRIVE, SUITE 104
MONROE, NORTH CAROLINA 28110
PHONE: (980)-269-6609
CONTACT: KEITH FENN, PE
EMAIL: KFENN@TRUEHOMESUSA.COM

**WATER AND SEWER**
LANCASTER COUNT WATER & SEWER DISTRICT
PHONE: (803) 285-6919
CONTACT: JAMES HAWTHORNE, PE

**LANCASTER COUNTY PLANNING DEPARTMENT**
PHONE: (803) 285-6005
CONTACT: ROX BURHANS

**LANCASTER COUNTY ZONING DEPARTMENT**
PHONE: (803) 416-9777
CONTACT: SHANNON CATOE

**PUBLIC WORKS DEPARTMENT**
PHONE: (803) 283-2101
CONTACT: JEFF CATOE

**STORMWATER DEPARTMENT**
PHONE: (803) 286-3607
CONTACT: SCOTT EDGAR

**FIRE DEPARTMENT**
PHONE: (803) 313-8056
CONTACT: MIKE MAGETTE

**SCDHEC BUREAU OF WATER, CONSTRUCTION PERMITTING**
PHONE: (803) 898-4239
CONTACT: BRIDGET CLARKE

**SCDHEC BUREAU OF WATER, STORMWATER PERMITTING**
PHONE: (803) 898-3678
CONTACT: PAUL QUATTLEBAUM

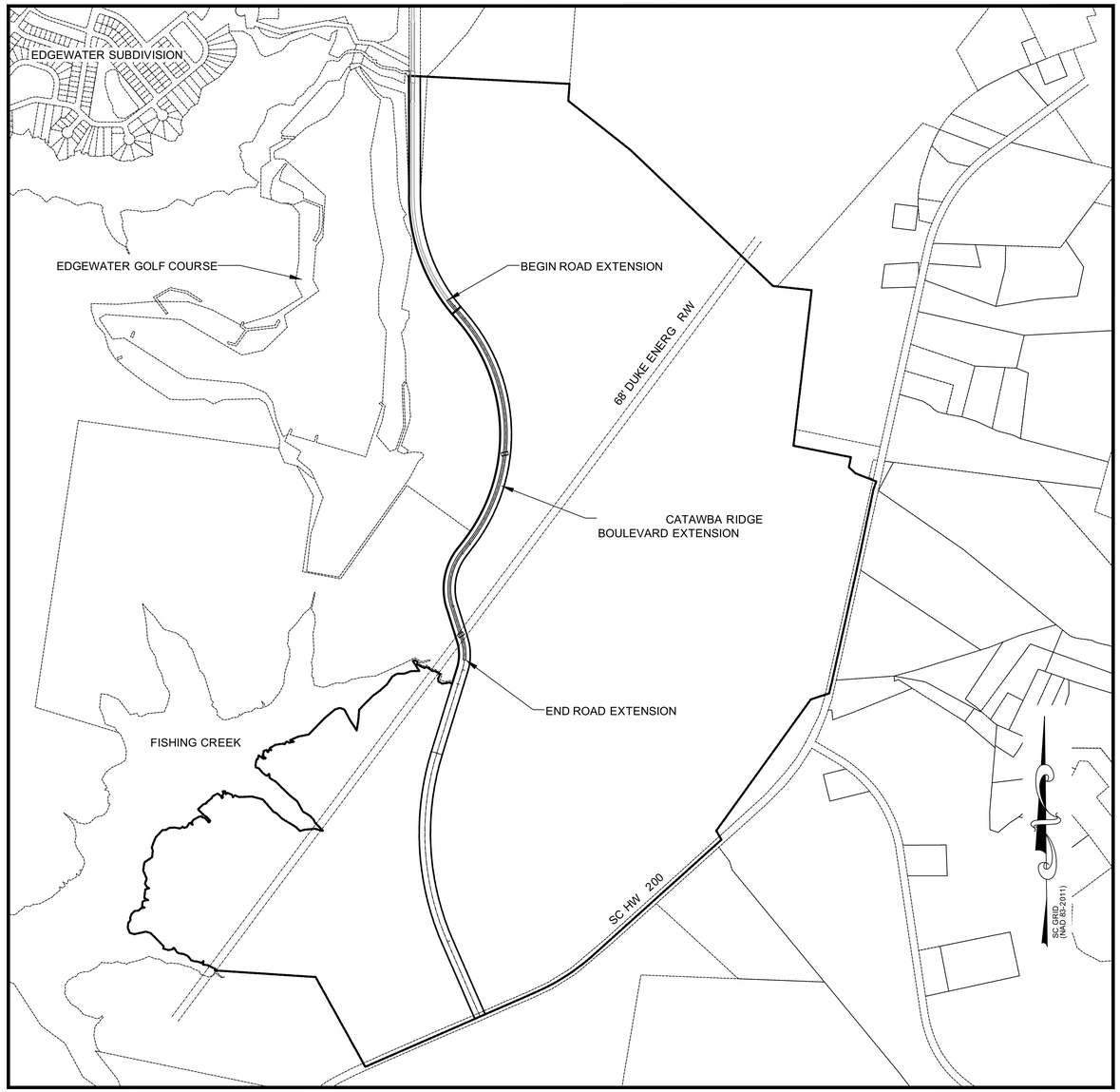
**ELECTRIC DUKE ENERGY**
PHONE: (704) 604-8995
CONTACT: TIM BAKER

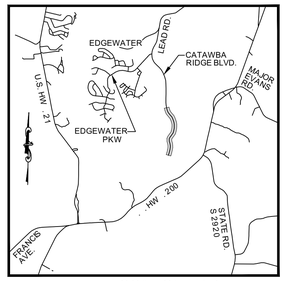
**GAS LANCASTER COUNTY NATURAL GAS AUTHORITY**
PHONE: (803) 548-4777
CONTACT: LISA BONKOWSKI

**TELEPHONE/CABLE COMPORIUM**
PHONE: (888) 403-2667

**CIVIL ENGINEER**
PROVIDENCE PROFESSIONAL ENGINEERING PLLC
1113 MILLBRIDGE PARKWA
WAXHAW, NC 28173
PHONE: (908)328-0506
CONTACT: GRANT MOORE, PE
EMAIL: GAMOORE@PROVIDENCEPE.COM

**SURVEYOR**
PROVIDENCE LAND GROUP, PLLC
3716 PROVIDENCE ROAD S.
WAXHAW, NC 28173
PHONE: (704)400-0117
CONTACT: JA STIKELEATHER




LOCATION MAP
NOT TO SCALE

## SHEET INDEX


C4.0 OVERALL ROAD EXTENSION PLAN
C4.1 ROAD EXTENSION PLAN
C4.2 ROAD EXTENSION PLAN
C4.3 ROAD EXTENSION PLAN


**GENERAL SUBJECT PARCEL NOTES**

TAX PARCEL
A portion of the R/W for the new road is shown by Lancaster County GIS as part of tax parcel #160-00-003.00 and a portion of the site is located in a R/W with no tax parcel number assigned.

PROJECT ACREAGE
Approximately 8.2 acres will be affected by the proposed road extension shown hereon

ZONING
Planned Development District (PDD)

FLOOD ZONE
Zone X - The proposed road extension is not located in a special flood hazard area per FEMA FIRM panels 45057C0240D effective 6-16-2011 and 45057C0375E Effective 9-28-2018

EXISTING LAND USE
Undeveloped, predominantly wooded with some cleared areas

ADJACENT LAND USES
Wooded undeveloped area and Single Family Residential in Edgewater

PROPOSED LAND USE
Extension of Catawba Ridge Parkway

WATER & SEWER
Sanitary sewer and water will be installed at a future date by others and will be operated by Lancaster Water and Sewer

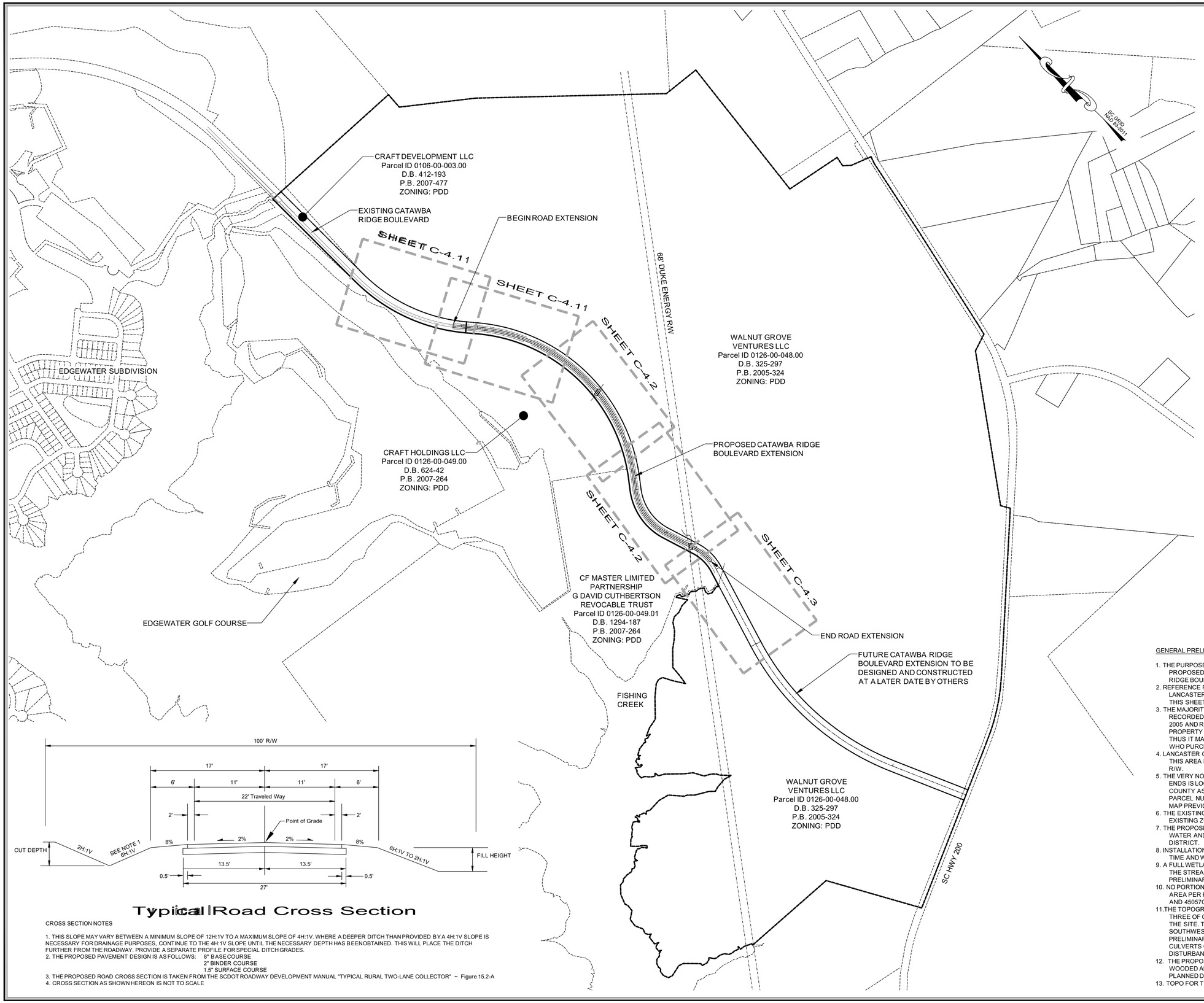
h drawing is not to be used for construction purposes. This is a preliminary (non-boundary) plat.

SOUTH CAROLINA PROFESSIONAL SEAL 34704 ENGINEER GRANT A. MOORE 3-19-20

SOUTH CAROLINA PROVIDENCE COA# 6231 ENGINEERING, LLC CERTIFICATE OF AUTHORIZATION


Providence Professional Engineering, PLLC
1113 Millbridge Parkway
Waxhaw, NC 28173
(980)328-0506
NC FIRM License: P-2068
SC COA: 6231


PROVIDENCE ENGINEERING & SURVEYING




## Legend

- SANITARY SEWER MANHOLE
- CLEAN OUT
- PROPOSED CLEAN OUT
- SSWP — SANITARY SEWER LINE WARNING POST
- CATCH BASIN- DROP INLET
- CATCH BASIN- CURB INLET
- STORM MANHOLE
- TELEPHONE PEDESTAL
- TWP — TELEPHONE LINE WARNING POST
- FOWP — FIBER OPTIC LINE WARNING POST
- FB — FIBER OPTIC BOX
- CA — CABLE BOX
- GV — GAS VALVE
- GM — GAS METER
- GWP — GAS LINE WARNING POST
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- WM — WATER METER
- WV — WATER VALVE
- HYDRANT
- WMP — WATER LINE WARNING POST
- WELL
- POWER MANHOLE
- PB — POWER BOX
- PM — POWER METER
- UTILITY POLE
- GUY WIRE
- TF — POWER TRANSFORMER
- LIGHT POLE
- C — CONDUIT
- PWP — POWER LINE WARNING POST
- SIGN
- MB — MAILBOX
- #4 REBAR SET
- ELEVATION BENCHMARK
- SURVEY MONUMENT FOUND - AS DESCRIBED
- SUBJECT PROPERTY LINE
- PROPOSED LOT LINE
- ADJACENT OWNER LINE (UNSURVEYED UNLESS DIMENSIONED)
- TIE LINE
- R/W LINE
- OHD — OVERHEAD UTILITY LINE (POWER, PHONE, TV ETC.)
- T — UNDERGROUND TELEPHONE LINE
- P — UNDERGROUND POWER LINE
- EXW — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- G — GAS LINE
- JURISDICTIONAL STREAM
- JURISDICTIONAL WETLANDS
- SS — EXISTING SANITARY SEWER LINE
- EXSS — PROPOSED SANITARY SEWER LINE
- STORM DRAIN LINE
- SETBACK LINE
- X — X — FENCE
- TREE LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE DITCH

ABB VIA ION
/W - RIGHT OF WAY
ESMT - EASEMENT
TIE - TIE LINE TO MONUMENT
S/B - BUILDING SETBACK
IPS - #4 REBAR SET
IPF - IRON PIN FOUND
NS - NAIL SET
CP-CALCULATED POINT
D.B. - DEED BOOK
P.B. - PLAT BOOK
PL - PROPOERTY LINE
CL - CENTER LINE




## Typical Road Cross Section

CROSS SECTION NOTES

1. THIS SLOPE MAY VARY BETWEEN A MINIMUM SLOPE OF 12H:1V TO A MAXIMUM SLOPE OF 4H:1V. WHERE A DEEPER DITCH THAN PROVIDED BY A 4H:1V SLOPE IS NECESSARY FOR DRAINAGE PURPOSES, CONTINUE TO THE 4H:1V SLOPE UNTIL THE NECESSARY DEPTH HAS BEEN OBTAINED. THIS WILL PLACE THE DITCH FURTHER FROM THE ROADWAY. PROVIDE A SEPARATE PROFILE FOR SPECIAL DITCH GRADES.
2. THE PROPOSED PAVEMENT DESIGN IS AS FOLLOWS: 8" BASE COURSE
   2" BINDER COURSE
   1.5" SURFACE COURSE
3. THE PROPOSED ROAD CROSS SECTION IS TAKEN FROM THE SCDOT ROADWAY DEVELOPMENT MANUAL "TYPICAL RURAL TWO-LANE COLLECTOR" ~ Figure 15.2-A
4. CROSS SECTION AS SHOWN HEREON IS NOT TO SCALE

GENERAL PRELIMINARY PLAT NOTES

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED ROAD LAYOUT FOR THE EXTENSION OF CATAWBA RIDGE BOULEVARD.
2. REFERENCE PLATS FOR THIS AREA ARE RECORDED IN THE LANCASTER COUNTY REGISTER OF DEEDS AND ARE SHOWN ON THIS SHEET WITH THE ADJCENT OWNERS.
3. THE MAJORITY OF THIS PROJECT IS SITUATED INSIDE A 100' R/W AS RECORDED ON A PLAT PREPARED FOR CRESCENT RESOURCES IN 2005 AND RECORDED IN P.B. 2005-324. IT IS UNCLEAR IF THIS PROPERTY HAS EVER BEEN FORMALLY DEDICATED AS R/W AND THUS IT MAY STILL BE OWNED BY WALNUT GROVE VENTURES LLC WHO PURCHASED THE PROPERTY IN 2006.
4. LANCASTER COUNTY HAS NOT ASSIGNED A TAX PARCEL NUMBER TO THIS AREA INDICATING THAT THEY ARE CONSIDERING IT DEDICATED R/W.
5. THE VERY NORTHERN END OF THE SITE WHERE THE EXISTING ROAD ENDS IS LOCATED INSIDE A PARCEL IDENTIFIED BY LANCASTER COUNTY AS OWNED BY CRAFT DEVELOPMENT LLC WITH A TAX PARCEL NUMBER OF 0160-00-003.00. THIS MAY CONFLICT WITH THE MAP PREVIOUSLY REFERENCED ABOVE, P.B. 2005-324.
6. THE EXISTING ZONING FOR THIS PARCEL IS PDD. NO CHANGE TO THE EXISTING ZONING IS PROPOSED.
7. THE PROPOSED ROADWAY IS TO BE SERVED IN THE FUTURE FOR WATER AND SEWER BY THE LANCASTER WATER AND SEWER DISTRICT.
8. INSTALLATION OF WATER AND SEWER LINES IS NOT PLANNED AT THIS TIME AND WILL BE COMPLETED AT A LATER DATE BY OTHERS.
9. A FULL WETLANDS INVESTIGATION IS IN PROCES FOR THIS PROJECT. THE STREAMS SHOWN ON THIS PLAN AREA BASED ON A PRELIMINARY INVESTIGATION BY A SC WETLANDS SCIENTIST.
10. NO PORTION OF THIS SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA FIRM PANEL 45057C0245D, EFFECTIVE 6-16-2011 AND 45057C0375E, EFFECTIVE 9-28-2018
11. THE TOPOGRAPHY OF THE SITE IS GENERALLY ROLLING HILLS WITH THREE OF CREEKS AND/OR DRAINAGE DITCHES CUTTING ACROSS THE SITE. THE DRAINAGEWAYS GENERALLY SLOPE DOWN TO THE SOUTHWEST AND ULTIMATELY DRAIN TO FISHING CREEK LAKE. THE PRELIMINARY PLAN FOR THIS SITE IS TO PLACE BOTTOMLESS CULVERTS OVER THESE STREAM CROSSINGS TO AVOID ANY DISTURBANCE OF WETLAND AREAS.
12. THE PROPOSED SITE IS PREDOMINANTLY SURROUNDED BY WOODED AREAS AT THIS POINT SINCE THIS SECTION OF THE PLANNED DEVELOPMENT HAS NOT BEEN BUILT YET.
13. TOPO FOR THIS PRELIMINARY PLAN IS TAKEN FROM SC LIDAR DATA.


PROVIDENCE ENGINEERING & SURVEYING

Providence Professional Engineering, PLLC
1113 Millbridge Parkway
Waxhaw, NC 28173
(980)328-0506
NC FIRM License: P-2068
SC COA: 6231


SOUTH CAROLINA PROFESSIONAL SEAL 34704 ENGINEER GRANT A. MOORE

SOUTH CAROLINA PROVIDENCE COA# 6231 ENGINEERING PLLC CERTIFICATE OF AUTHORIZATION

Client Name

**True Homes**
2649 Brekonridge Centre Drive
Suite 104
Monroe, NC 28110
704-238-1229

Scale
400' 0' 200' 400'
SCALE: 1" = 400'

Project Name

# Catawba Ridge Boulevard Extension

Edgewater Subdivision
Lancaster County
South Carolina

Sheet Title

## Overall Road Extension Plan

| Date | Issued For | Rev |
|---|---|---|
| 3/19/2021 | First Submittal | 0 |

| Drawn By | Checked By |
|---|---|
| Jason C. King | Grant A. Moore<br>M. Jay Stikeleather |
| Job Number: 20113 | Sheet Number: C-4.0 |
| Drawing File: 20113-Preliminary Plat | |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CHORD | CH. LENGTH |
| C1 | 1130.89' | 1616.25' | S20°03'31"E | 1107.96' |
| C2 | 1060.82' | 1516.25' | S20°04'36"E | 1039.32' |
| C3 | 2203.28' | 1625.00' | N1°16'00"W | 2038.35' |
| C4 | 454.65' | 475.00' | S10°08'59"W | 437.49' |
| C5 | 299.91' | 500.00' | N0°03'22"W | 295.43' |
| C6 | 239.87' | 400.00' | N0°03'13"W | 236.29' |
| C7 | 550.61' | 575.00' | S10°08'45"W | 529.81' |
| C8 | 92.71' | 1525.00' | N35°50'03"E | 92.69' |
| C9 | 1974.80' | 1525.00' | N3°00'19"W | 1839.69' |

REBAR

EXISTING CATAWBA RIDGE BOULEVARD

REBAR

R/W PER P.B. 2005-324

CRAFT DEVELOPMENT LLC
Parcel ID 0106-00-003.00
D.B. 412-193
P.B. 2007-477
ZONING: PDD

PL PER P.B. 2005-324 AND P.B. 2007-264

CL OF EXISTING ROAD

TIE TO REBAR C2

WALNUT GROVE VENTURES LLC
Parcel ID 0126-00-048.00
D.B. 325-297
P.B. 2005-324
ZONING: PDD

SC GRID NAD 83-2011

MATCHLINE 1

CATAWBA RIDGE BOULEVARD

REBAR

REBAR

CRAFT HOLDINGS LLC
Parcel ID 0126-00-049.00
D.B. 624-42
P.B. 2007-264
ZONING: PDD

TIE TO REBAR C1

UP TO STATION 0+00.00

MATCHLINE 1

WALNUT GROVE VENTURES LLC
Parcel ID 0126-00-048.00
D.B. 325-297
P.B. 2005-324
ZONING: PDD

CATAWBA RIDGE BOULEVARD

REBAR

S39°56'52"E 102.26'

CRAFT DEVELOPMENT LLC
Parcel ID 0106-00-003.00
D.B. 412-193
P.B. 2007-477
ZONING: PDD

CL OF EXISTING ROAD

100' R/W

26' EOP TO EOP

DITCH AND FLOW DIRECTION - TYPICAL

HIGH POINT

HIGH POINT

C3

C9

MATCHLINE 2

REBAR

N40°06'20"W 102.35'

TIE ACROSS R/W
N49°53'59"E
100.32'

END OF EXISTING PAVEMENT/START NEW ROAD
STA 0+00.00

AF HOLDINGS LLC
Parcel ID 0126-00-049.00
D.B. 624-42
P.B. 2007-264
ZONING: PDD

SC GRID NAD 83-2011

STATION 0+00.00 to 10+00.00


PROVIDENCE
ENGINEERING & SURVEYING

Providence Professional Engineering, PLLC
1113 Millbridge Parkway
Waxhaw, NC 28173
(980)328-0506
NC FIRM License: P-2068
SC COA: 6231

NORTH CAROLINA SEAL 34704 ENGINEER GRANT A. MOORE

SOUTH CAROLINA PROVIDENCE ENGINEERING PLLC COA# 6231 CERTIFICATE OF AUTHORIZATION


Client Name

## True Homes

2649 Brekonridge Centre Drive
Suite 104
Monroe, NC 28110
704-238-1229

Scale

40' 0' 20' 40'
A : 1" = 40'

Project Name

# wb Ridge Boulevard Extension

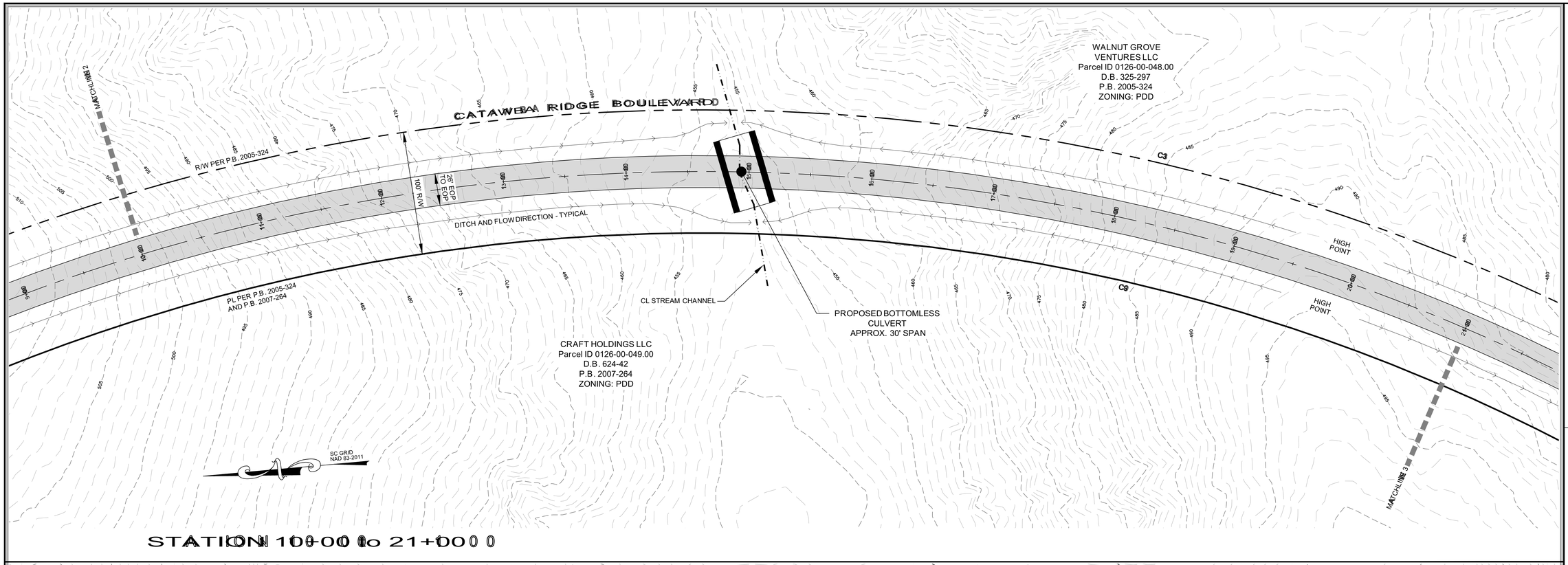
Edgewater Subdivision
Lancaster County
South Carolina

Sheet Title

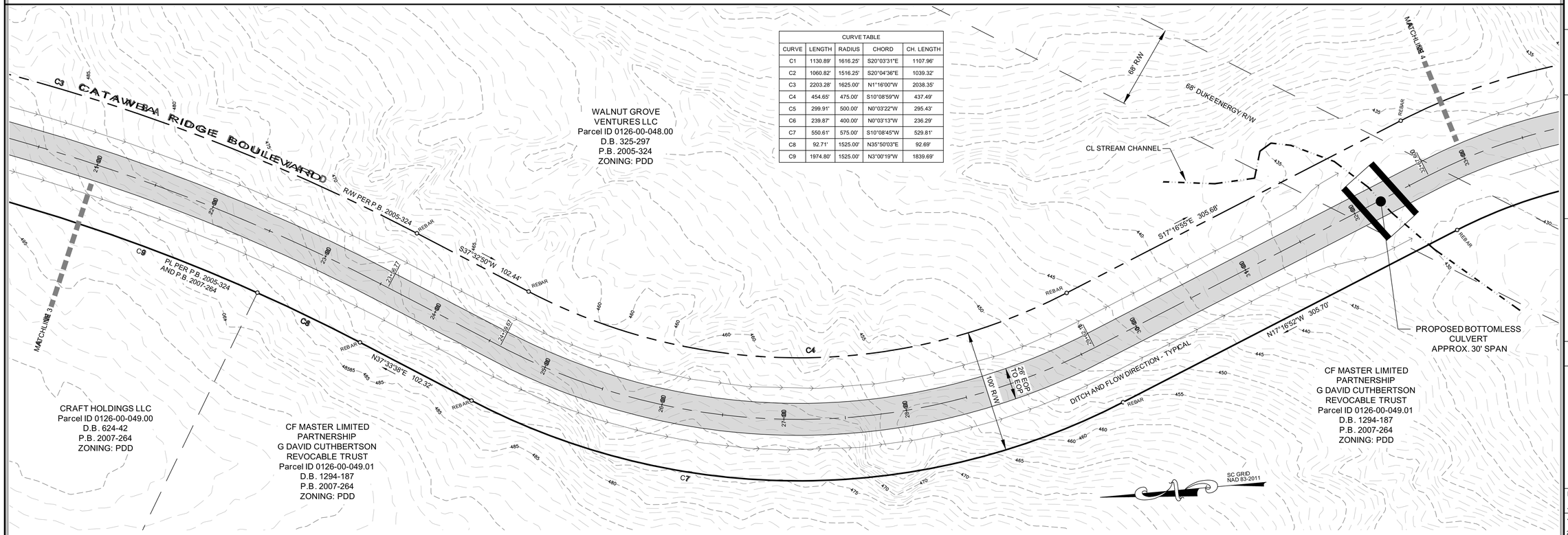
## Road Extension Plans

| Date | Issued For | Rev |
|---|---|---|
| 3/19/2021 | First Submittal | 0 |

| Drawn By | Checked By |
|---|---|
| Jason C. King | Grant A. Moore<br>M. Jay Stikeleather |
| Job Number | Sheet Number |
| 20113 | C-4.1 |
| Drawing File | |
| 20113-Preliminary Plat | |




STATION 10+00.00 to 21+00.00




STATION 21+00.00 to 33+00.00

PROVIDENCE
ENGINEERING & SURVEYING

Providence Professional Engineering, PLLC
1113 Millbridge Parkway
Waxhaw, NC 28173
(980)328-0506
NC FIRM License: P-2068
SC COA: 6231

NORTH CAROLINA SEAL 34704 ENGINEER GRANT A. MOORE

SOUTH CAROLINA PROVIDENCE ENGINEERING, PLLC COA# 6231 CERTIFICATE OF AUTHORIZATION

Client Name

**True Homes**
2649 Brekonridge Centre Drive
Suite 104
Monroe, NC 28110
704-238-1229

Scale
40' 0' 20' 40'
A : 1" = 40'

P j Name

# Catawba Ridge Boulevard Extension

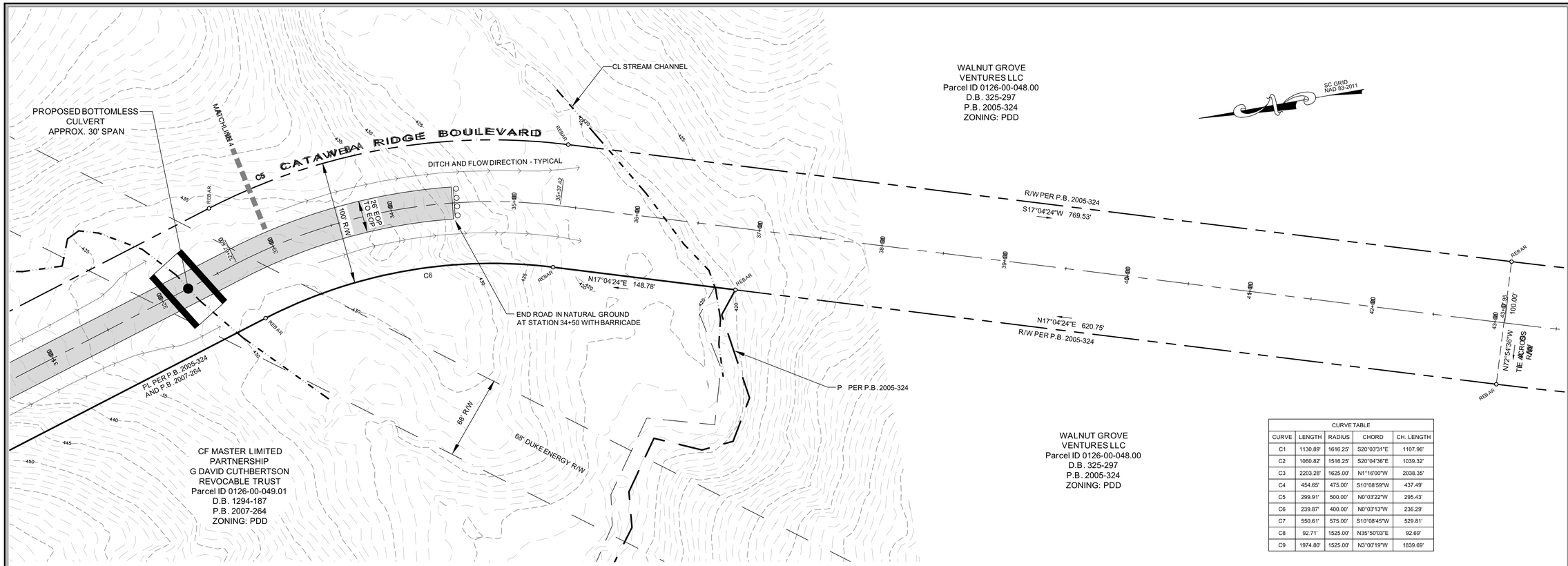
Edgewater Subdivision
Lancaster County
South Carolina

Sheet Title

## Road Extension Plans

| Date | Issued For | Rev |
|---|---|---|
| 3/19/2021 | First Submittal | 0 |

| Drawn By | Checked By |
|---|---|
| Jason C. King | Grant A. Moore<br>M. Jay Stikeleather |
| Job Number: 20113 | Sheet Number: C-4.2 |
| Drawing File: 20113-Preliminary Plat | |




| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CHORD | CH. LENGTH |
| C1 | 1130.89' | 1616.25' | S20°03'31"E | 1107.96' |
| C2 | 1060.82' | 1516.25' | S20°04'36"E | 1039.32' |
| C3 | 2203.28' | 1625.00' | N1°16'00"W | 2038.35' |
| C4 | 454.65' | 475.00' | S10°08'59"W | 437.49' |
| C5 | 299.91' | 500.00' | N0°03'22"W | 295.43' |
| C6 | 239.87' | 400.00' | N0°03'13"W | 236.29' |
| C7 | 550.61' | 575.00' | S10°08'45"W | 529.81' |
| C8 | 92.71' | 1525.00' | N35°50'03"E | 92.69' |
| C9 | 1974.80' | 1525.00' | N3°00'19"W | 1839.69' |

STATION 33+00 to END STATION 34+50

PROVIDENCE
ENGINEERING & SURVEYING

Providence Professional
Engineering, PLLC
1113 Millbridge Parkway
Waxhaw, NC 28173
(980)328-0506
NC FIRM License: P-2068
SC COA: 6231

SOUTH CAROLINA
PROFESSIONAL
SEAL
34704
ENGINEER
GRANT A. MOORE

SOUTH CAROLINA
PROVIDENCE
COA#
6231
ENGINEERING PLLC
CERTIFICATE OF AUTHORIZATION

Client Name

## True Homes

2649 Brekonridge Centre Drive
Suite 104
Monroe, NC 28110
704-238-1229

Scale

40' 0' 20' 40'
A : 1" = 40'

P j Name

## Catawba Ridge Boulevard Extension

Edgewater Subdivision
Lancaster County
South Carolina

Sheet Title

## Road Extension Plans

| Date | Issued For | Rev |
|---|---|---|
| 3/19/2021 | First Submittal | 0 |

| | |
|---|---|
| Drawn By<br>Jason C. King | Checked By<br>Grant A. Moore<br>M. Jay Stikeleather |
| Job Number<br>20113 | Sheet Number<br>C-4.3 |
| Drawing File<br>20113-Preliminary Plat | |