

# Kershaw County Planning and Zoning Department

515 Walnut Street, Room 160, Camden, SC 29020 803-425-7233



## KERSHAW COUNTY LAND DEVELOPMENT APPLICATION LARGE ACREAGE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON A PRIVATE ROAD

The submission of this application constitutes notice that the entity identified below intends to develop a Large Acreage Single-Family Residential Development on a Private Road as defined in Section 5:2.5-1 of the Kershaw County Unified Code of Zoning and Land Development Regulations (ZLDR), current version.

|  |  |
|--|--|
| <b>For Official Use Only</b><br>Application Number: _____<br>Submittal Package Complete: _____ |  |
|--|--|

|  |       |
|--|-------|
| <b>Project/Site Name</b> (as approved by E-911 Addressing Dept): | Date: |
|--|-------|

### Property Location

|   |                        |                    |
|---|------------------------|--------------------|
| Site Location (street address, nearest intersection, etc.) If more than one parcel, list all: | Zoning Designation(s): | Tax Map Number(s): |
|---|------------------------|--------------------|

As per the South Carolina Local Government Planning Enabling Act (Section 6-29-1145 of the South Carolina Code of Laws), is/are this/these tract(s) or parcel(s) restricted by any recorded covenant, restriction, easement, etc., that is contrary to, conflicts with, or prohibits the proposed land use? Yes [  ] No [  ]. If so, submit a copy with this application.

### Project Information

|  |       |        |      |
|--|-------|--------|------|
| Applicant/Owner (company or individual):           |       |        |      |
| Project Contact (if applicant/owner is a company): |       |        |      |
| Mailing Address:                                   | City: | State: | Zip: |
| Phone:   | Cell: | Fax:   |      |
| E-mail:  |       |        |      |

|                           |       |                   |      |
|---------------------------|-------|-------------------|------|
| Engineering Company Name: |       | Project Engineer: |      |
| Mailing Address:          | City: | State:            | Zip: |
| Phone:                    | Cell: | Fax:              |      |
| E-Mail:                   |       |                   |      |

|                                       |       |        |      |
|---------------------------------------|-------|--------|------|
| Property Owner(s) (if not applicant): |       |        |      |
| Mailing Address:                      | City: | State: | Zip: |
| Phone:                                | Cell: | Fax:   |      |
| E-mail:                               |       |        |      |

### Site Information

|  |                                   |  |
|--|-----------------------------------|--|
| Total Area:  | Total Lots:                       | Is this project a phase of an existing subdivision? [ <input type="checkbox"/> ] Yes [ <input type="checkbox"/> ] No |
| If yes, what is the name and location of existing subdivision?   |                                   |  |
| Current Phase Number:  | Proposed Start Date (MM/DD/YYYY): | Estimated Completion Date (MM/DD/YYYY):  |
| Is any part of the property located inside a Kershaw County MS4 or an urbanized area? [ <input type="checkbox"/> ] Yes [ <input type="checkbox"/> ] No |                                   |  |

### Utilities Information

|  |                        |
|--|------------------------|
| Proposed Water Supply: Private Wells <input type="checkbox"/> Public Water <input type="checkbox"/> Public Water Provider: |                        |
| Proposed Sewer: Septic Tanks <input type="checkbox"/> Public Sewer <input type="checkbox"/> Public Sewer Provider:         |                        |
| Proposed Electric Provider:  | Proposed Gas Provider: |

### Application Submittal Checklist

|  |
|--|
| <input type="checkbox"/> 5 copies of Preliminary Plan prepared in accordance with Section 5:2.5-2 of the Zoning and Land Development Regulations |
| <input type="checkbox"/> Administrative (Plan Review) Fees   |

### Signatures and Certifications

The applicant certifies he understands that Preliminary Plan approval does not authorize the applicant to sell or otherwise transfer lots or parcels within the platted subdivision. Such authorization requires Final Plat Approval. Additional review fees are required for Final Plat submittals.

|                                  |                                  |
|----------------------------------|----------------------------------|
| _____                            | _____                            |
| Typed or Printed Name of Project | Owner Signature of Project Owner |
| _____                            | _____                            |
| Date                             | Title/Position                   |

### Preliminary Plan Requirements (ZLDR Section 5:2.5)

#### General Information

1. Proposed name of development which shall not duplicate or approximate the name of any other development in the County.
2. Name, address, and telephone number of developer/applicant and/or owner/applicant.
3. Name, address, and telephone number of the professional person(s) responsible for the subdivision's design, and for the surveys.
4. North arrow, scale, and date, including revision dates.
5. Tract boundaries and acreage.
6. Phase boundaries and acreage.
7. Tax Map Survey Number(s).
8. Vicinity map.
9. Date.

#### Site Information

1. The location of topographical lines, at two (2) foot intervals (survey verified) extending at least 100 feet outside the subdivision, wetlands, floodplain areas, and storm drainage ditches.
2. Current zoning and land use (e.g. residential, commercial, timberland, etc.) of subject site.
3. Political lines, if applicable, and identification of all surrounding land use and zoning. Any adjoining subdivision shall be identified by name.
4. Location, size, elevation, easements, and other appropriate description of any existing facilities or utilities, including, but not limited to existing streets, sewers, drains, water mains, water bodies, streams, and other pertinent features such as swamps, railroads, and buildings at the point of connection to proposed facilities and utilities within the subdivision. The water elevations of adjoining lakes or streams at the date of the survey and the approximate 100-year flood elevations of such lakes or streams.

#### Planned Improvements

1. Layout of streets, alleys, sidewalks, paths, and/or greenways.
2. Layout of all blocks and lots, scaled dimensions of lots, consecutive lot and block numbers, and total number of lots.
3. Layout of easements and rights-of-way, indicating width and use.

4. The location, dimensions, and acreage of all common open space property proposed to be set aside for the common use of property owners in the proposed development with designation of the purpose thereof.
5. Staking plan showing proposed cut and fill, and borrow areas, etc.
6. Profiles showing existing and proposed elevations along the center lines of all new roads. The elevation along the center lines of existing roads shall be shown within 100 feet of their intersection with new roads. Approximate radii of all curves, lengths of tangents, and central angles on all streets.
7. Copies of all applicable encroachment permits.
8. All elevations shall be referred to most recent vertical datum where public water and/or public sewers are to be installed.
9. Erosion prevention, sediment control, and stormwater drainage plans showing the acreage of each drainage area affecting the proposed subdivision, both on-site and off-site, to include, but not limited to location, size, and invert elevations of proposed stormwater drains, stormwater detention/retention pond details, and any other applicable structural and non-structural stormwater best management practices details and notes.
10. All details, notes, and references required by the construction standards and specifications of Kershaw County, any other local government or organization providing any utility, and the SCDHEC.