OUR NEXT ADVENTURE:

My name is Jeremy Scharpenberg, and my extraordinary 16-year-old daughter, Heidi, has autism. Her whole life I have wondered what her adult years will look like, who will care for her when I'm gone, and if she will be able to provide for herself. So instead of leaving that up to chance, Heidi and I are developing a business that will ensure that she (and 10-15 other individuals with special needs) will have employment and an independent living environment. Heidi and I love camping and so our plan is to develop an RV resort & campground that employs adults with autism and other special needs.

We are under contract to purchase 78 acres on Cedar Creek Road (Highway 97). While the RV resort & campground will be a vacation destination itself (additional project description attached), the location puts the us in the center of all the incredible current and future activities/amenities the piedmont of South Carolina has to offer including state parks, clay shooting, golf courses, the future rapids project, micro-breweries, and the future Gallo project, to name a few. Note that this project is intended for the vacationing public, not long-term residents.

This parcel is remote enough that we can minimize any impacts to the few neighboring homes. The preliminary layout (attached) shows how we intend to minimize impact to the neighbors across the street by using more than the minimum required setback as well as a sound wall.

While our primary mission is to employ adults with special needs, we also intend to be a long-time citizen and contributor to the Lancaster County community by 1) attracting tourists who will support other local businesses, 2) reinforcing Lancaster County as a destination for outdoor recreation, 3) providing construction jobs to local workers, 4) adding to the County's tax base, and 5) adding to the natural beauty of the area's landscape.

A commercial campground in Lancaster County requires a Special Exception to the current AR zoning (in fact, there are no zoning districts in Lancaster County that would not require a Special Exception for a campground). The Application for the Special Exception is attached.

Heidi and I respectfully request approval of the Special Exception Application so we can start this exciting and meaningful project. We appreciate your consideration and hope to someday welcome you as a guest to our RV resort & campground.

Jeremy & Heidi Scharpenberg

Mission:

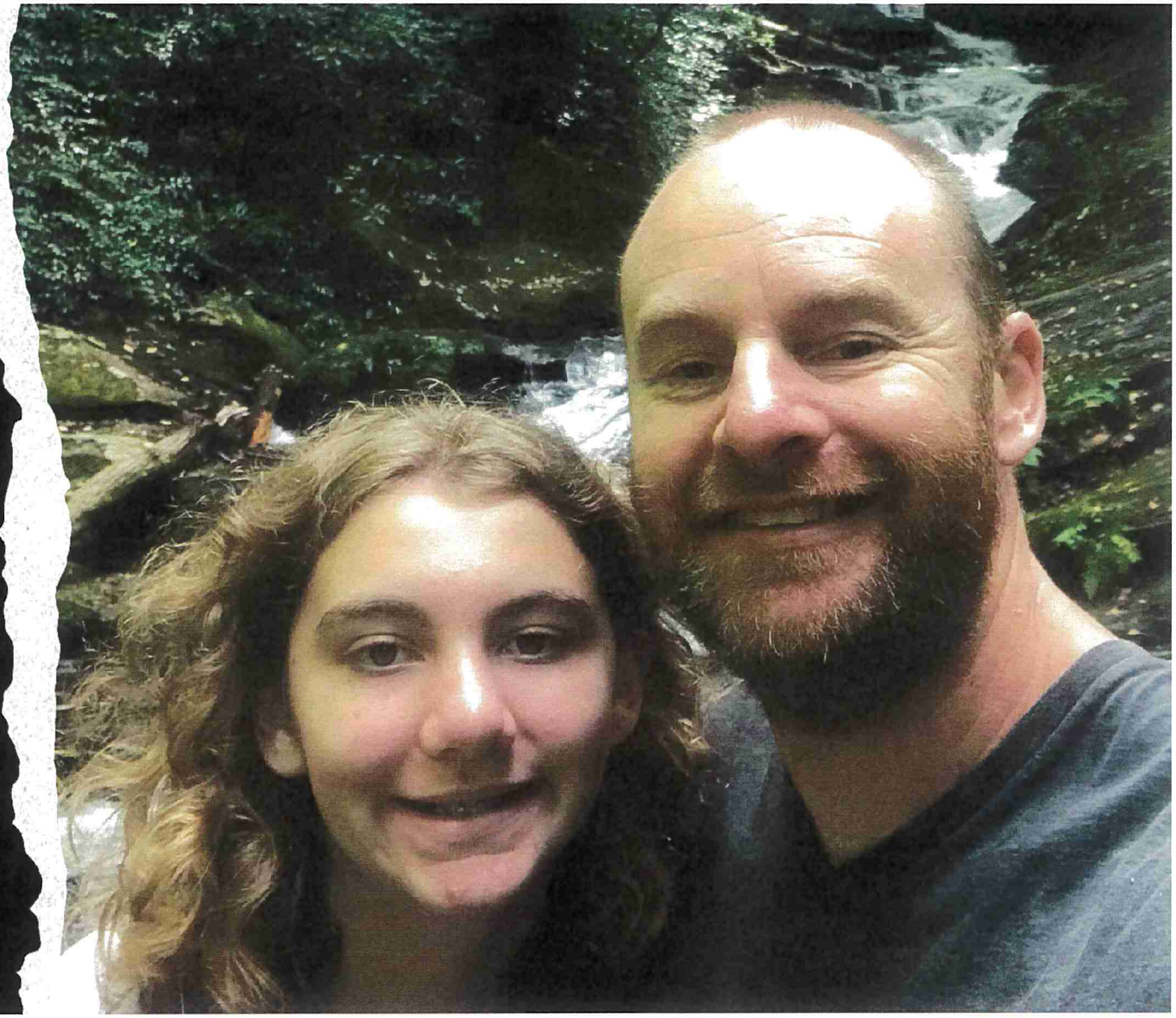
Develop a campground that offers a high quality of life to adults with autism by providing opportunities & coaching for rewarding long-term employment and an independent living environment. Once the first campground is successfully implemented, repeat as many times as the market will bear.

Values:

God gives each of us (whether neuro-typical or autistic) unique gifts that are to be used to fulfill His will for our lives. God will bless our efforts when we align our daily tasks and life-long pursuits with His will and our unique God-given gifts.

Secondary Goals:

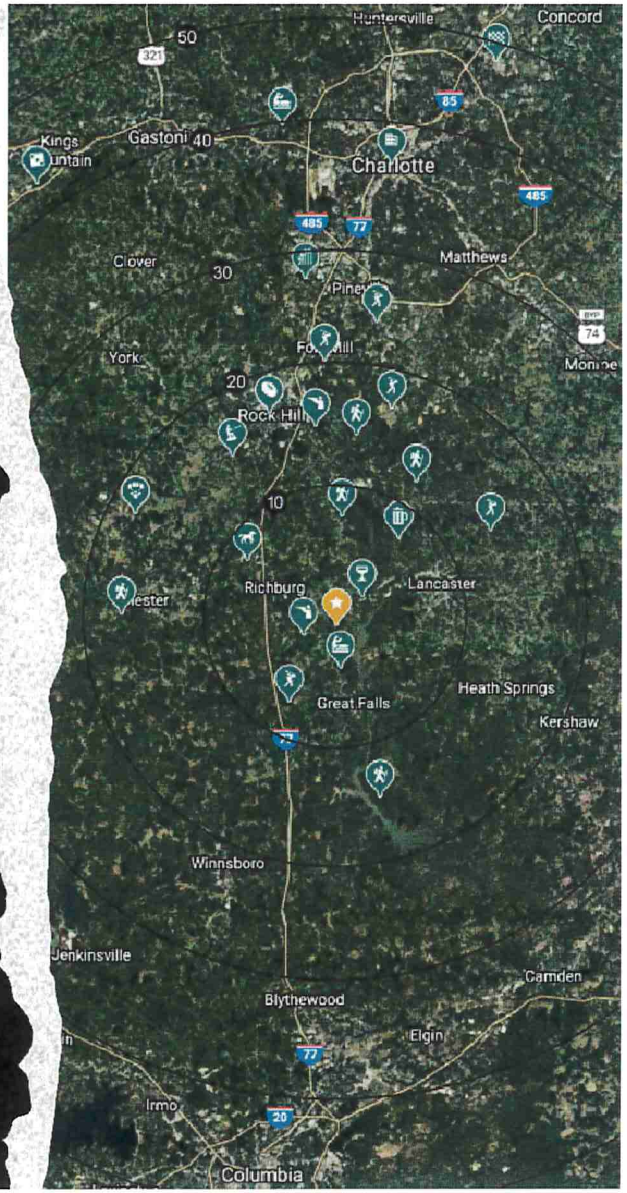
1) Promote RV camping to parents of children with autism as an alternative vacation type that can be more successful than other vacation types, 2) offer unique experiences that lead to positive life-long memories for families, and 3) give customers a destination where they feel compelled to disconnect from the pressures of everyday life.



RV RESORT SITE:

- ✓ 78 ACRES
- ✓ ISOLATED FROM DENSE POPULATIONS
- ✓ PROXIMITY TO I-77
- ✓ NEARBY RECREATION
- ✓ EXTENSIVE AMENITIES

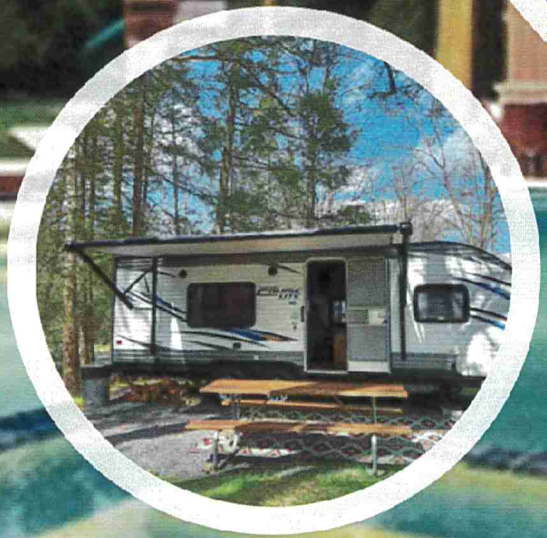
EASY ACCESS TO LOCAL ATTRACTIONS:



- Downtown Charlotte
- South Town Wake Park
- Skydive Carolina
- Carowinds
- Benford Brewing Company
- Rocky Creek Sporting Clays
- Andrew Jackson State Park
- Chester State Park
- Landsford Canal State Park
- Lake Wateree State Park
- Edgewater Golf Club
- Carolina Lakes Golf Club
- Fort Mill Golf Club
- Springfield Golf Club
- Lancaster Golf Club
- Palmetto Hills Paintball
- Fishing Creek Reservoir Rapids (future)
- U.S. National Whitewater Center
- Ernest & Gallo Winery (future)
- Riverbend Park (future)
- Carolina Panthers Practice Facility (future)
- Catawba Two Kings Casino (future)
- Charlotte Motor Speedway
- Gaston Farm Equestrian Center
- Proposed Site

EXTENSIVE AMENITIES:

- ✓ FULL-SERVICE RV SITES
- ✓ RESORT-STYLE POOL
- ✓ ADA ACCESSIBLE PLAYGROUND
- ✓ GIANT LEGO PLAY AREA
- ✓ HIKING/BIKING TRAILS
- ✓ AMPITHEATER
- ✓ DOG PARK & DOG WASH
- ✓ HAMMOCK AREA
- ✓ CAMP STORE & ARCADE
- ✓ ACTIVITY PAVILION
- ✓ DISC GOLF
- ✓ SPORTS COURTS
- ✓ POND FOR FISHING, KAYAKING & PADDLEBOARDING



COMMUNITY BENEFITS:

- EMPLOYMENT FOR LOCAL SPECIAL NEEDS INDIVIDUALS
- DRAWS TOURISM TO LOCAL BUSINESSES
- REINFORCES LANCASTER COUNTY AS AN OUTDOOR RECREATION DESTINATION
- INCREASED TAX BASE
- CONSTRUCTION JOBS
- ENHANCEMENTS TO THE NATURAL LANDSCAPE

CONTACT INFO:

- ✓ JEREMY & HEIDI SCHARPENBERG
- ✓ JSCHARPENBERG@YAHOO.COM
- ✓ 803-687-7784

CENTER OF THE CREEK BOUNDARY

COURSE	BEARING	DISTANCE
L1	N74°53'53"E	133.60'
L2	N48°10'35"E	74.03'
L3	N76°19'04"E	51.10'
L4	N54°00'44"E	119.72'
L5	N28°57'23"E	142.36'
L6	N01°56'52"E	126.85'
L7	N13°02'51"E	151.64'
L8	N14°31'19"W	84.07'
L9	N45°22'20"W	63.55'
L10	N33°58'39"E	186.28'
L11	N48°42'18"E	85.95'
L12	N24°31'18"E	93.81'
L13	N00°51'23"W	86.69'

CENTER OF THE CREEK BOUNDARY

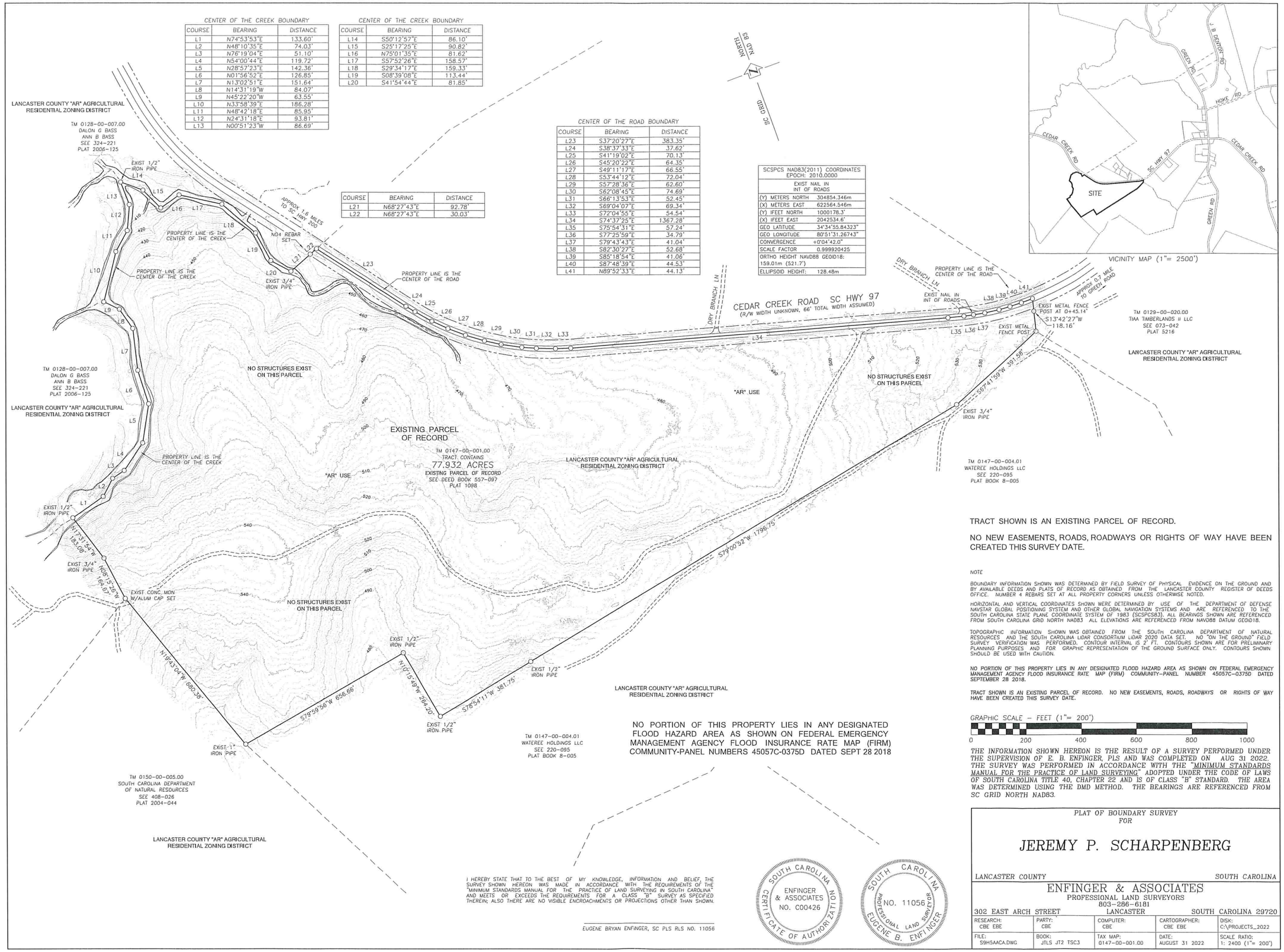
COURSE	BEARING	DISTANCE
L14	S50°12'57"E	86.10'
L15	S25°17'25"E	90.82'
L16	N75°01'35"E	81.62'
L17	S57°52'26"E	158.57'
L18	S29°34'17"E	159.33'
L19	S08°39'08"E	113.44'
L20	S41°54'44"E	81.85'

COURSE	BEARING	DISTANCE
L21	N68°27'43"E	92.78'
L22	N68°27'43"E	30.03'

CENTER OF THE ROAD BOUNDARY

COURSE	BEARING	DISTANCE
L23	S37°20'27"E	383.35'
L24	S38°37'33"E	37.62'
L25	S41°19'02"E	70.13'
L26	S45°20'22"E	64.35'
L27	S49°11'17"E	66.55'
L28	S53°44'12"E	72.04'
L29	S57°28'36"E	62.60'
L30	S62°08'45"E	74.69'
L31	S66°13'53"E	52.45'
L32	S69°04'07"E	69.34'
L33	S72°04'55"E	54.54'
L34	S74°37'25"E	1367.28'
L35	S75°54'31"E	57.24'
L36	S77°25'59"E	34.79'
L37	S79°43'43"E	41.04'
L38	S82°30'27"E	52.68'
L39	S85°18'54"E	41.06'
L40	S87°48'39"E	44.53'
L41	N89°52'33"E	44.13'

SCSPCS NAD83(2011) COORDINATES EPOCH: 2010.0000	
EXIST NAIL IN INT OF ROADS	
(Y) METERS NORTH	304854.346m
(X) METERS EAST	622564.546m
(Y) IFEET NORTH	1000178.3'
(X) IFEET EAST	2042534.6'
GEO LATITUDE	34°34'55.84323"
GEO LONGITUDE	80°51'31.26743"
CONVERGENCE	+0°04'42.0"
SCALE FACTOR	0.999920425
ORTHO HEIGHT NAVD88 GEOID18: 159.01m (521.7')	
ELLIPSOID HEIGHT:	128.48m



NO PORTION OF THIS PROPERTY LIES IN ANY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBERS 45057C-0375D DATED SEPT 28 2018

TRACT SHOWN IS AN EXISTING PARCEL OF RECORD.

NO NEW EASEMENTS, ROADS, ROADWAYS OR RIGHTS OF WAY HAVE BEEN CREATED THIS SURVEY DATE.

NOTE

BOUNDARY INFORMATION SHOWN WAS DETERMINED BY FIELD SURVEY OF PHYSICAL EVIDENCE ON THE GROUND AND BY AVAILABLE DEEDS AND PLATS OF RECORD AS OBTAINED FROM THE LANCASTER COUNTY REGISTER OF DEEDS OFFICE. NUMBER 4 REBARS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

HORIZONTAL AND VERTICAL COORDINATES SHOWN WERE DETERMINED BY USE OF THE DEPARTMENT OF DEFENSE NAVSTAR GLOBAL POSITIONING SYSTEM AND OTHER GLOBAL NAVIGATION SYSTEMS AND ARE REFERENCED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM OF 1983 (SCSPCS83). ALL BEARINGS SHOWN ARE REFERENCED FROM SOUTH CAROLINA GRID NORTH NAD83. ALL ELEVATIONS ARE REFERENCED FROM NAVD88 DATUM GEOID18.

TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM THE SOUTH CAROLINA DEPARTMENT OF NATURAL RESOURCES AND THE SOUTH CAROLINA LIDAR CONSORTIUM LIDAR 2020 DATA SET. NO "ON THE GROUND" FIELD SURVEY VERIFICATION WAS PERFORMED. CONTOUR INTERVAL IS 2' FT. CONTOURS SHOWN ARE FOR PRELIMINARY PLANNING PURPOSES AND FOR GRAPHIC REPRESENTATION OF THE GROUND SURFACE ONLY. CONTOURS SHOWN SHOULD BE USED WITH CAUTION.

NO PORTION OF THIS PROPERTY LIES IN ANY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 45057C-0375D DATED SEPTEMBER 28 2018.

TRACT SHOWN IS AN EXISTING PARCEL OF RECORD. NO NEW EASEMENTS, ROADS, ROADWAYS OR RIGHTS OF WAY HAVE BEEN CREATED THIS SURVEY DATE.

GRAPHIC SCALE – FEET (1"= 200')

0 200 400 600 800 1000

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF E. B. ENFINGER, PLS AND WAS COMPLETED ON AUG 31 2022. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING" ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA TITLE 40, CHAPTER 22 AND IS OF CLASS "B" STANDARD. THE AREA WAS DETERMINED USING THE DMD METHOD. THE BEARINGS ARE REFERENCED FROM SC GRID NORTH NAD83.

I HEREBY STATE THAT 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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

EUGENE BRYAN ENFINGER, SC PLS RLS NO. 11056

SOUTH CAROLINA ENFINGER & ASSOCIATES NO. C00426 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA NO. 11056 PROFESSIONAL LAND SURVEYOR EUGENE B. ENFINGER

PLAT OF BOUNDARY SURVEY
FOR

JEREMY P. SCHARPENBERG

LANCASTER COUNTY SOUTH CAROLINA

ENFINGER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
803-286-6181
302 EAST ARCH STREET LANCASTER SOUTH CAROLINA 29720

RESEARCH: CBE EBE	PARTY: CBE	COMPUTER: CBE	CARTOGRAPHER: CBE EBE	DISK: C:\PROJECTS_2022
FILE: S9H5AACA.DWG	BOOK: JTLS JT2 TSC3	TAX MAP: 0147-00-001.00	DATE: AUGUST 31 2022	SCALE RATIO: 1: 2400 (1"= 200')

TAX BOUNDARY MAP

iPublic.net™ Lancaster County, SC

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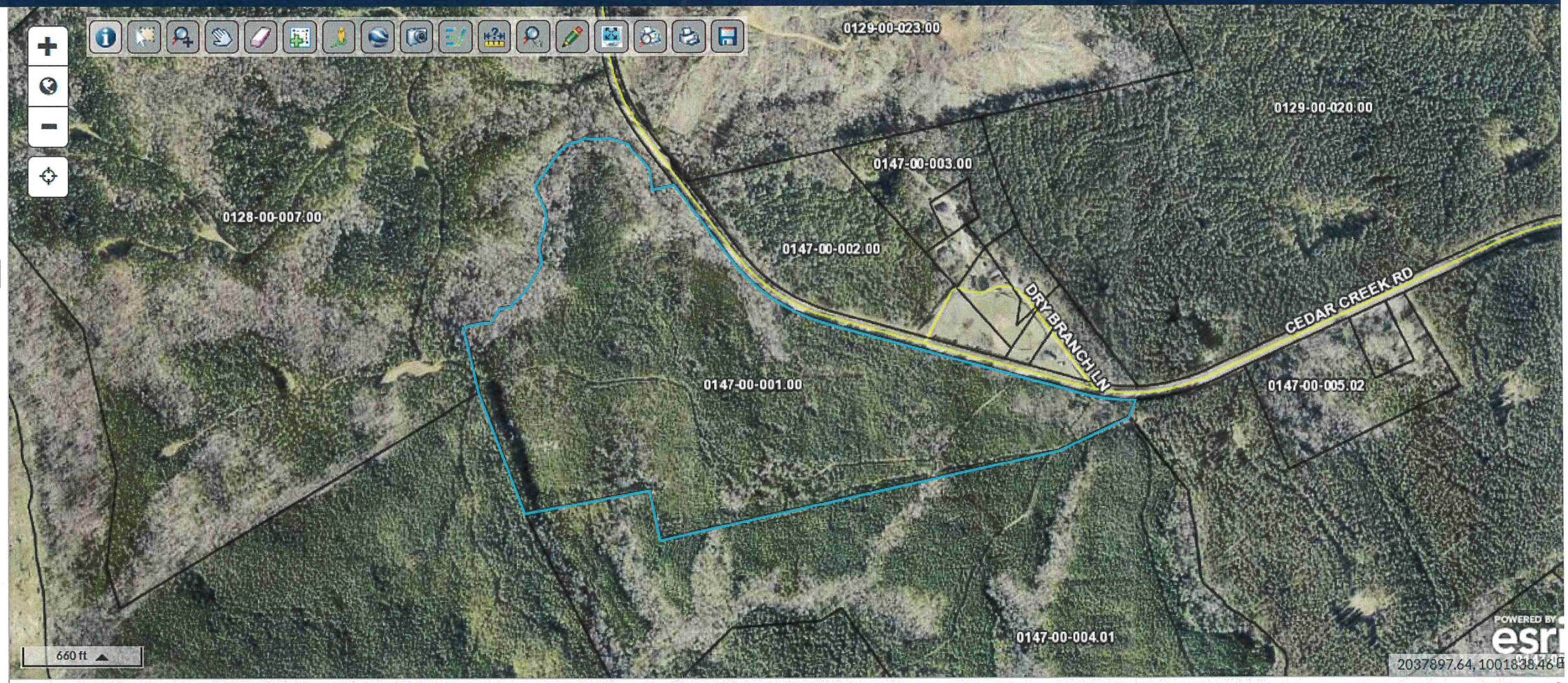
Layers | Map | Search | Results | Sales Search | Sales Results | Sales List | Comp Results | Report | Home | Pictometry Imagery

Layer List | Legend

Quick Links:
- Property Search
- View Map

Layers:
- Address Numbers
- Yearly Sales
- Parcel Numbers
- Parcels
- Roads
- Creeks and Streams
- Road
- Municipalities
- USA Major Highways
- State Outlines
- County Outlines
- Building_Footprints
- Contours
  - 10 Foot Contours
  - 2 Foot Contours
- Wetlands
- Flood Plain
- Planning
  - Zoning Districts
- 2021 Aerial Photos
- 2017 Aerial Photos
- 2010 Aerial Photos

Restore Layer Defaults



Parcel ID	0147-00-001.00		Owner	GHENT MARY HELEN	
Class Code	Qualified Agricultural			CONNER JANET MARGARET	
Taxing District	County			2784 MAJOR EVANS RD	
	LANCASTER			LANCASTER, SC 29720	
Land Size	78.04	CROP/TIMBER	Physical Address	HWY 97	
			Assessed Value	Value $381	

Last 2 Sales

Date	Price	Reason	Qual
2/26/2010	$5	LOVE AND AFFECTION	Q
2/24/2010	$5	FAMILY SALE	Q

CAMPGROUND ON CEDAR CREEK ROAD - SPECIAL EXCEPTION COMPLIANCE MATRIX

ORDINANCE REQUIREMENT	COMPLIANT	DESCRIPTION
Campgrounds are limited to temporary use by travel trailers, tents, and RVs used by campers, vacationers, tourists, visitors, or the traveling public.	Yes	The campground will not include permanent residences or organizational youth overnight camps (like YMCA summer camps or Boy Scout camps). The campground is not focused on specific groups - it is focused on individual vacationing families. The campground is not an "event center" like the Catawba Event Center. Note that most families will bring their own RV's, there are plans to include some rentable RV's on site so families without an RV can visit.
Auxiliary uses, including retail store for guests, laundry, recreational facilities, snack shop, office, and security watchmen structure are also permitted. One office modular or site built office building may be allowed within the campground to be used as an office for the persons responsible for the operation and maintenance of the campground.	Yes	These auxiliary facilities are anticipated for the campground - see the attached Plot Plan (Preliminary Design Layout) for locations.
No campsite shall be located so as to allow direct vehicular access to a road.	Yes	There are no campsites directly accessed on Cedar Creek Road.
Two-way roads to campsites are to be 25' wide.	Yes	Two-way roads are included as 25' wide - see the attached Plot Plan (Preliminary Design Layout).
One-way roads to campsites are to be 12' wide minimum.	Yes	One-way roads are included as 16' wide - see the attached Plot Plan (Preliminary Design Layout).
Cul-de-sacs shall not exceed 1,000 feet in length and shall have an improved turn-around radius of 90'.	Yes	Site layout complies - see the attached Plot Plan (Preliminary Design Layout). There are no cul-de-sacs included in the design.
Owner/manager of the campground shall maintain a register containing a record of all campsite or travel trailer occupants (guests).	Yes	The owner/manager of the campground will maintain the required register.
Minimum Size: 20 acres	Yes	The parcel is a total of 78 acres.
Minimum Open Space: 40% of total property (open space areas include trees and open grassed areas and may include oudoor play facilities).	Yes	See the attached Plot Plan (Preliminary Design Layout) showing the open space. **% OPEN SPACE AREAS** = ((A + B) / C) * 100 A = NATURAL AREAS (SF) B = OUTDOOR PLAY FACILITIES (SF) C = TOTAL PROPERTY (SF) **% OPEN SPACE AREAS** = ((2,286981 SF + 107,934 SF) / 3,532,716 SF) *100 = 68%
Minimu Street Frontage: 350'	Yes	Street Frontage is 2,800'.
Maximum Density: 15 campsites/acre	Yes	See the attached Plot Plan (Preliminary Design Layout) showing the Density. **CAMPGROUND DENSITY** = (155 CAMPSITES + 11 RENTAL RV CAMPSITES) / 78 ACRES = 2.13 CAMPSITES / ACRE
Minimum Campsite Size: 900 sf / travel trailer campsite; 500 sf / tent campsite	Yes	RV campsites are typically 40' x 70' = 2,800 sf. Separate dedicated tent sites are not anticipated at this time. Campsites may vary slightly, but will not be less than 900 sf.
Minimum Campsite Setback: 50 feet from property lines	Yes	See the attached Plot Plan (Preliminary Design Layout) showing the campsites located outside of the 50' setback from the property lines.
Minimum Separation between Travel Trailers or Tents: 20'	Yes	RV campsites typically have a separation of 40' between RV's (travel trailers) or tents. Campsites may vary slightly but will not have a separation of less than 20'.
Maximum Primitive Campsites (campsites without electrical, water, sewer hookups): 25% of total number of tent campsites	Yes	Dedicated primitive campsites are not planned for this campground. If added, the tent sites that are primitive will not be more than 25% of the total tent campsites.
Minimum Water Facilities: 1 per 15 campsites	Yes	All campsites are anticipated to have water service.
Minimum Sewer Hookups: 1 per 15 trailer campsites	Yes	All RV (trailer) campsites are anticipated to have sewer hookups.
Minimum Garbage Containers: 1 per 15 campsites	Yes	Trash containers are indicated on the attached Plot Plan (Preliminary Design Layout) - a minimum of 1 per 15 campsites will be included.
Minimun Service Buildings: 1 per 15 campsites without individual hookups. At least 1 per campground use.	Yes	All campsites are anticipated to have individual hook-ups. So the minimum of 1 service building is included. As indicated on the Plot Plan (Preliminary Design Layout), there is a Bathhouse (Service Building) in addition to the Bathhouse (Service Building) at the Amenity Area.
Conforms to the character of the neighborhood	Yes	A campground fits well in the area which is fairly remote and a natural setting.
Adequate measures will be take to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffice congestion on the public roads.	Yes	See analysis below from Carlisle Associates. Less than 50 peak hour trips per analysis - Transportation Impact Analysis not anticipated to be required. 155 Campground/RV Sites (ITE Land Use 416, Trip Generation Manual 11th Edition) Time Period: Trip Generation — Enter / Exit / Total AM Peak Hour of Adjacent Street: 12 / 21 / 33 PM Peak Hour of Adjacent Street: 27 / 15 / 42
Adequate utilities (water, sewer, drainage, electric, etc.)	Yes	The campground will be fed by new commecial wells, a new septic system, a new on-site stormwater drainage system, and a tie-in to existing overhead electrical service. See the attached Utility Capacity Report from Carlisle Associates.

CAMPGROUND ON CEDAR CREEK ROAD - SPECIAL EXCEPTION COMPLIANCE MATRIX		
ORDINANCE REQUIREMENT	COMPLIANT	DESCRIPTION
Proposed use will not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.	Yes	Vibration; no vibration sources in the campground. Noise; see the sound wall indicated in addition to the required setback, also quiet hours will be enforced. Odor; no noxious/offensive odor sources in the campground. Dust; the internal roads will be paved with asphalt to minimize any dust issues. Smoke; minor amounts of campfire smoke will be present, but the setback will ensure that the smoke will not be noxious or offensive to neighboring properties. Gas; no gas sources in the campground.
The establishment of the proposed use will not impede the orderly development and improvement of surrounding property for uses permitted within the land development district.	Yes	The campground use will not impact the orderly development and improvement of surrounding properties.
The establishment , maintenance, and/or operation of the proposed use will not be detrimental to or endanger the public health, safety or general welfare.	Yes	The campground will be managed as a safe vacation destination that enhances public health and general welfare.
The establishment will be operated in compliance with all local, state, and federal laws and will not become a neuisance by creating criminal activity or public disturbance.	Yes	The campground management will follow all applicable laws and establish campground rules and regulations for guests that will comply with all applicable laws.

E. **Development Standards:** To the extent practical, the facility shall provide access connectivity (vehicular and pedestrian) to adjacent neighborhoods.

F. **Separation Requirement:** Residential care facilities shall be located at least 1,000 feet away from any other residential care facilities, fraternity/sorority houses, and/or boarding or rooming houses.

G. **Accessory Uses:** The following accessory uses are permitted: congregate dining facilities, recreational and social facilities, health care facilities and similar service, gift shops, snack shops, banks, and barber/beauty shops for residents.

5.3 LODGING USES

5.3.1 BED AND BREAKFAST HOMES [AR, RR, RN, RUB, LDR, PB, NB, INS, UR, HDR, MX, IMX] AND INNS [NB, INS, UR, MX, IMX]

A. The bed and breakfast shall be operated in a principal structure constructed before the effective date of this ordinance and not in any accessory structure.

B. No exterior additions or alterations shall be made for the express purpose of creating or maintaining a bed and breakfast.

C. The use of the dwelling unit for the bed and breakfast shall be clearly incidental and subordinate to its use as a principal residence.

D. The guest rooms shall be offered primarily to transient persons for rental or lease by the day or week. Maximum length of stay is limited to 14 days in any 30-day period of time. The property owner or full time manager shall keep a current guest register including names, address, and dates of occupancy of all guests. These records shall be available for inspection by the building official and zoning official.

E. For bed and breakfast establishments, one off-street parking space for the owner/manager and one space per guest shall be required. The required off-site parking may be located on the lot containing the bed and breakfast provided that it is not located in the front yard.

F. Not more than one sign advertising the existence of a bed and breakfast operation may be erected on the lot where such use is located. No side of the sign may exceed 4 square feet in surface area. The sign may not be internally illuminated.

5.3.2 BOARDING OR ROOMING HOUSE [INS]

A. **Separation Requirement:** All boarding or rooming houses shall be located a minimum of 1,000 feet from any Family Care Home, Residential Care Facility, Fraternity or Sorority House, Halfway Home, and other Boarding or Rooming House.

B. **Development Standards**

1. A Type B buffer is required along the side and rear property lines.
2. Parking areas shall not be permitted within the front yard.
3. All of the lot area which is not used for parking, sidewalks, buildings, utility structures, or site access must be landscaped and maintained.

5.3.3 CAMPGROUND [AR, RR, OSP]

A. **Campground Use:** Campgrounds are limited to temporary occupancy by travel trailers, tents, and recreational vehicles (RVs) used by campers, vacationers, tourists, visitors, or the traveling public. Auxiliary uses, including retail store for guests, laundry, recreational facilities, snack shop, office, and security watchmen structure are also permitted. One office modular or site

Section 2.5.3 Use Table (For detailed Use Definitions see Chapter 10.)

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					
A. RESIDENTIAL	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Dwelling - Single Family	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	P	-	P	P	-	
Dwelling - Two Family	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	-	-	-	5.2.1
Dwelling – Three Family, Four Family	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.3
Dwelling - Townhome	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	P	P	P	P	P	
Dwelling - Multifamily	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	5.2.2
Dwelling - Accessory	PR	PR	PR	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	-	-	-	5.2.3
Halfway Homes	-	-	-	-	-	-	-	-	-	SE	-	SE	-	-	-	-	-	-	-	-	-	5.2.4
Live-Work Units	-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	5.2.5
Manufactured Housing	PR	PR	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Manufactured Home Park	SE	-	-	-	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Residential/Family Care Home (5 or fewer residents)	P	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	P	
Residential Care Facilities (6 or more residents)	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.2.8

B. LODGING	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Bed and Breakfast Homes (up to 8 rooms)	PR	PR	PR	PR	-	PR	-	PR	PR	-	-	PR	-	-	-	-	PR	PR	-	PR	PR	5.3.1
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	-	PR	PR	5.3.1
Boarding or Rooming House	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	5.3.2
Campground	SE	SE	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	-	5.3.3
Dormitory	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Fraternity/Sorority House	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Hotel/Motel	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	

C. OFFICE/SERVICE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
ATM	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Banks, Credit Unions, Financial Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Business Support Services	-	-	-	-	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Crematoria	-	-	-	-	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.4.1
Dry Cleaning and Laundry Services	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	
Funeral Homes	-	-	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	P	P	
Home Occupation	PR	PR	PR	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	PR	PR	5.4.2
Kennels, Indoor	PR	PR	PR	PR	-	-	-	-	PR	PR	PR	PR	-	PR	-	-	-	-	-	PR	PR	5.4.3
Kennels, Outdoor	PR	PR	CU	PR	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	-	5.4.4
Medical Clinic	-	-	-	PR	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.4.5

P – Permitted by Right **PR** – Permitted with Review **CU** – Conditional Use Required **SE** – Special Exception Required

built office building may be allowed within the campground to be used as an office for the persons responsible for the operation and maintenance of the campground.

B. **Access:** No campsite shall be located so as to allow direct vehicular access to a road. A 25-foot wide safe, convenient private drive shall be provided to each camp site, except in the case of one-way drives which shall not be less than 12 feet in width. Such drives shall be maintained at all times the campground is open to provide a smooth, all weather, well-drained surface, free of objectionable dust. Cul-de-sacs shall not exceed 1,000 feet in length and shall have an improved turn-around radius of 90 feet.

C. **Registration of Occupants and Guests:** Every owner or manager of a campground shall maintain a register containing a record of all campsite or travel trailer occupants (guests). Such register shall be made available for inspection by law enforcement officials. Such register shall contain:

1. Names of all campsite or trailer occupants (guests).
2. Make and license number of the travel trailer.
3. Dates of arrival and departure of travel trailer or occupants of a campsite.

D. **Dimensional Standards:**

Minimum Size	20 acres
Minimum Open Space[1]	40% of total property
Minimum Street Frontage	350 feet
Maximum Density	15 campsites/acre
Minimum Campsite Size	900 square feet/travel trailer; 500 square feet/tent
Minimum Campsite Setback	50 feet from property lines
Minimum Separation between Travel Trailers or Tents	20 feet
Maximum Primitive Campsites[2]	25% of the total number of tent campsites
Minimum Water Facilities	1 per 15 campsites
Minimum Sewer Hook Ups	1 per 15 trailer campsites
Minimum Garbage Containers	1 per 15 campsites
Minimum Service Buildings[3]	1 per 15 campsites without individual hook-ups. At least 1 per campground use.

1. *Open space areas shall be maintained in a natural state, including trees and open grassed areas. Site amenities, including streams, ponds, other natural areas, and open play areas are encouraged and may be included in the required percentage. Outdoor play facilities may also be counted in required percentage.*
2. *Primitive tent campsites are those campsites without electrical, water, or sewer hook-ups.*
3. *Service buildings must include lighted public restrooms and shower facilities. Such buildings shall be located no more than 350 feet to any primitive tent campsite. Such service buildings shall be maintained in a clean and sanitary condition and in good repair at all times.*

5.4 OFFICE/SERVICE USES

5.4.1 CREMATORIA [RUB, RB, LI]

A. **General Standards**

1. The use shall comply with all applicable public health and environmental laws and rules, and the use shall obtain and maintain all applicable licenses and permits.
2. Prior to the operation of the use, the owner/operator shall submit to the Administrator a

CARLISLE ASSOCIATES

ARCHITECTS ENGINEERS

August 31, 2022

Mr. Jeremy Scharpenberg

Re: C396 – Utility Capacity Report - Lancaster RV Campground
Lancaster County, South Carolina

Dear Mr. Scharpenberg:

Upon your request we have performed preliminary capacity investigations for the proposed utility use at the proposed RV campground. The utilities investigated include domestic water, domestic wastewater, stormwater, and electric. Below is a report highlighting ours and other consultant findings.

A. Domestic Water:
   a. The site has sufficient domestic water capacity by utilizing groundwater wells or County water.
   b. Estimated peak instantaneous use equal to 150 gpm (see enclosed calculation table)
      i. Well requirements:
         1. Minimum Yield Case: Assuming a minimum of 5 gpm per well, a maximum of 9 wells would be required with a 10,000 gallon storage tank
         2. Average Yield Case: Assuming an average well yield equal to 20 gpm, a maximum of 9 wells would be required. No storage tank required. Not that a nearby site recently yielded 28 gmp.
         3. Best Yield Case: Assuming an average well yield equal to 50 gpm, a maximum of 4 wells would be required. No storage tank required.
   c. As an alternative to using wells, the Lancaster County Water & Sewer District has been contacted and they have a 4" water line at the intersection of Cedar Creek Road and Green Road (approximately 0.8 miles from the site) and a 6" water line at the intersection of Green Road and Hoke Road (approximately 1.1 miles from the site). A cost analysis will be performed between the water service options of wells verses County water during the design and permitting process.
B. Domestic Wastewater:

1015 Gervais Street • P.O. Box 11528 • Columbia, SC 29211 • (803) 252-3232 • Fax (803) 799-9054

a. The site has sufficient domestic wastewater capacity by utilizing alternative "drip irrigation" septic system. See the "Conclusions" in the attached Soils Testing Report provided by Alternative Septic Services, LLC.
b. Daily sewer demand equal to 23,946 GPD (see enclosed calculation table)
c. Alternative "Drip Irrigation" Septic System: required drain field size approximately 5 acres plus an additional 3 acres for repair (area is not cleared but no structures built).

C. Stormwater:
a. The site has sufficient capacity to address stormwater management on site.
b. Stormwater to be managed by diversion berms/swales, roadway culverts, and minimal stormwater networks.
c. Detention facilities to manage water quality and quantity – see attached Site Plan.
i. One facility at northwest corner of property.
ii. One facility on southern portion of property.
iii. May also utilize a portion of recreation pond and/or feed to recreation pond.

D. Electric:
a. The site has sufficient electrical capacity via existing Lynches River Cooperative infrastructure of single-phase 200 KW and the addition of another conductor from Green Road to improve the service to 350 KW. Lynches River Cooperative is aware of and able to accommodate the this improvement to 350 KW service and the cost is included in the project budget. See the attached email from Lynches River Cooperative.
b. Single phase power is appropriate for RV lots. The proposed RV lots require 196 KW with a single phase 50 or 30 amp supply.
c. Proposed single phase building and site lighting require 125Kw
d. Total estimated electric service need is 321Kw and can be balanced between the service phases as requested by Lynches River Cooperative.

E. Natural Gas
a. Natural Gas service is not anticipated for the campground.

Yours very truly,

Wesley Harrison, PE
Civil Engineer

Enclosure

Cc: EJR, Client

PRELIMINARY

Domestic Water Supply Demand

Consists of RV sites, a central store and pool.
Using the enclosed charts and fixture count tables, the supply demand is determined as:

FIXTURES	UNIT COUNT	TOTAL
RV SPACES		
166 RV space (includes rental RV spaces)	**5**	**830**
MEN'S BATH HOUSE		
3 Tank toilets	**5.0**	**0***
2 Urinals	**5.0**	**0***
3 Sinks	**2.0**	**0***
2 Showers	**4.0**	**0***
WOMAN'S BATH HOUSE		
3 Tank toilets	**5.0**	**0***
3 Sinks	**2.0**	**0***
2 Showers	**4.0**	**0***
STORE		
1 Kitchen sink	**4.0**	**4**
1 Mop sink	**3.0**	**3**
2 Tank toilets	**5.0**	**10**
1 Urinal	**5.0**	**5**
2 Sinks	**2.0**	**4**
1 Spigot	**2.25**	**2.25**
POOL AREA		
1 Pool	**10**	**10**
3 Spigots	**2.25**	**6.75**
6 - 15# Washing machines	**4.0**	**24**
TOTAL		**899**
*** Bath Houses are redundant with RV counts as campers use either RV toilets/showers or bath houses**		

1. **899 units** equates to approximately a maximum instantaneous flow of **150 GPM** for distribution. Assumes reduction of 25% of units for distribution (674 units) allowed by Code.

PRELIMINARY

Domestic Wastewater Demand

Consists of RV sites, a central store and pool.
Using the enclosed charts, the wastewater demand is determined as:

FIXTURES	Quantity	Unit	Unit Loading (GPD)	TOTAL (GPD)
RV SPACES	166	Per Lot	131	21,746
Bath (no shower)	50	Per Person	4	0*
Bath (with shower)	50	Per Person	8	0*
Store	1	Per Store	100	100
Laundry	6	Per Machine	300	1,800
Pool	1	Per Pool	300	300
TOTAL				23,946
* Bath Houses are redundant with RV counts as campers use either RV toilets/showers or bath houses				

Alternative Septic Services, LLC

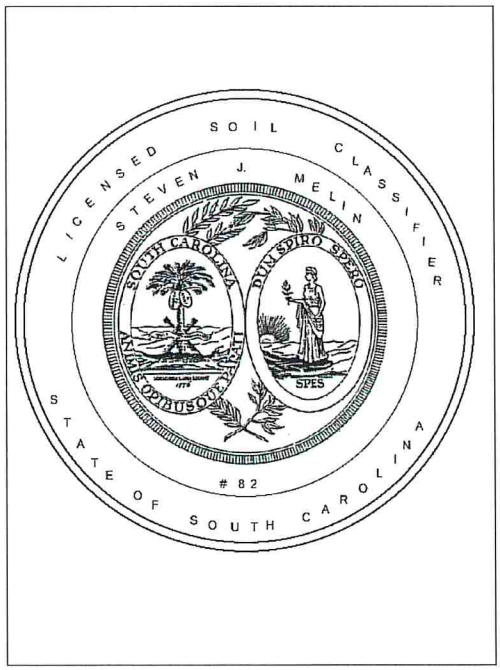
15 LONE COYOTE RIDGE; FLETCHER, NC 28732
EMAIL: SJMELIN@GMAIL.COM CELL: (828) 551-9903

ON-SITE SOIL AND SITE EVALUATION

Cedar Creek Road Tract
(No address is currently assigned)
TMS# 0147-00-001.00
78.04 Total Acres
Lancaster County, South Carolina

Prepared for:

Prepared by:
Steve Melin, LSS
15 Lone Coyote Ridge
Fletcher, North Carolina 28732



Steven J. Melin, LSS

August 22, 2022

15 LONE COYOTE RIDGE; FLETCHER, NC 28732
EMAIL: SJMELIN@GMAIL.COM CELL: (828) 551-9903

INTRODUCTION

Alternative Septic Services conducted an onsite wastewater feasibility study on portions of the 78.04-acre tract off of Cedar Creek Road in Heath Springs (Lancaster County), South Carolina. The evaluation was performed to determine soil conditions and to see if areas are able to be accommodated with "non-engineered" onsite wastewater systems.

The soil/site evaluation was performed evaluating excavated pits to investigate the soils in specific landscapes and areas where a drainfield is likely to be proposed. The soils were described under moist soil conditions. In this evaluation, GPS (capable of sub-meter accuracy), Lancaster County (GIS) data, and aerial photography were used to determine locations of excavated pits / auger borings, property lines, areas to evaluate, and other noteworthy features (please note that all locations are approximate). The property was evaluated in accordance with South Carolina statutes for waste disposal ("61-56 Regulation", (amended June 2016)) as part of the planning process to evaluate areas of soil with potential for subsurface wastewater disposal.

In order to determine the potential of a site to accommodate onsite wastewater systems, a thorough analysis and understanding about the characteristics of the site, especially the soil, are necessary to determine how the system will perform. The soil functions as a biological, chemical and physical treatment medium for the wastewater, as well as a porous medium to disperse the wastewater in the receiving environment as it percolates to the groundwater. Therefore, a careful and thorough site evaluation with emphasis on soil characteristics is necessary to assess the capacity of the site to hydraulically accept wastewater.

PRIMARY INVESTIGATOR'S CREDENTIALS

Steven J. Melin:	S.C. Licensed Soil Classifier (Certification #82) N.C. Licensed Soil Scientist (Certification # 1254; AOWE #10010E)
Education:	M.S. Natural Resource Administration - Soil Science Emphasis, North Carolina State University; Raleigh, NC
	B.S. Watershed Management, Soil Science Minor, University of Wisconsin-Stevens Point, Stevens Point, WI

SITE FEATURES (+Noteworthy features which can restrict onsite wastewater)

The site was investigated during August (2022) by making observations of the landscape (slope, drainage patterns, past use, etc.) as well as soil properties (depth, texture, structure, seasonal wetness, restrictive horizons, etc.) with auger borings to depths ≥ 42 inches when possible. Soil color was determined with a Munsell Soil Color Chart. These borings (11+ total) were advanced in

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specific landscape positions on the parcel. Each boring was GPS'ed in the field. A description of each boring is attached and the attached maps display the locations of noteworthy features.

No jurisdictional streams were located on the tract. No wells were located, however, the entire tract was not extensively searched for wells (or adjacent properties). It is assumed that municipal water is not available. Please note that wells require a setback distance of 75' to drainfields and tanks (septic/pump) (shared or community wells require 100' setbacks).

SOIL CHARACTERISTICS

Eleven (11) auger borings were logged on the property and their locations were recorded using a global positioning system (GPS). Auger borings were advanced to depths >42" when possible. Soil properties including depth(s) of horizons, texture, structure, consistency, seasonal wetness, restrictive horizons, etc. were done at each test site in addition to making observations of the landscape (slope, drainage patterns, past use, etc. (when possible)). From these observations, potential areas for wastewater disposal were identified. Please note that a description of each soil profile is attached. (Appendix).

These soils, have mixed potential for onsite wastewater. DHEC requires soil profiles to have at least 36-inches of suitable material in order to be utilized for "large systems" or septic drainfields which exceed 1,500 gallons per day. Of the 11 auger borings advanced, four contained restrictions (seasonal high water table and unsuitable structure) within this 36" window. These borings include A1, A6 A8 and A10. These soils are consistent with the soil mapped by the NRCS (Helena soil series or Helena Series Gullied)

Seven auger borings advanced (A2, A3, A4, A5, A7, A9 and A11) did not have restrictions within the top 36-inches of the soil profile. These soils are similar to the Appling soil series.

CONCLUSIONS

Overall, the soils data gathered at the site at seven borings are consistent with soil material approved for "large systems". However four of the borings are too shallow to utilize for conventional septic but could be utilized for drip.

In order to progress with determining locations for the septic drainfield, the site will need to be underbrushed and pits will need to be excavated to determine and maximize the usable area. However, the testing does indicate that the site will support an engineered drip system.

The anticipated drain field size for an engineered septic system(23946 GPD) is five acres plus an additional three acres for repair.

The findings presented herein represent Alternative Septic Service's professional opinion based on our site and soils evaluation and knowledge of the current laws and regulations governing on-site

Alternative Septic Services, LLC

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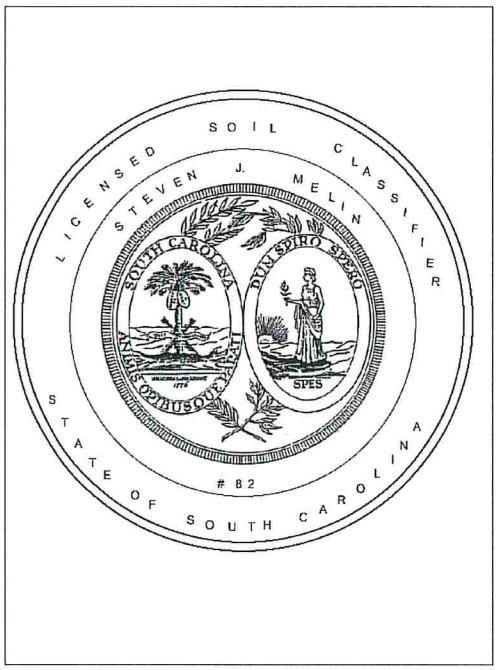
wastewater systems in South Carolina ("61-56 Regulations" off the South Carolina Administrative Code). This report is provided for preliminary planning purposes. Individual Improvement / Authorization to Construct Permits must be issued by the Lancaster County Health Department.

We appreciate the opportunity to provide you with our services. If you have any questions please do not hesitate to contact us.

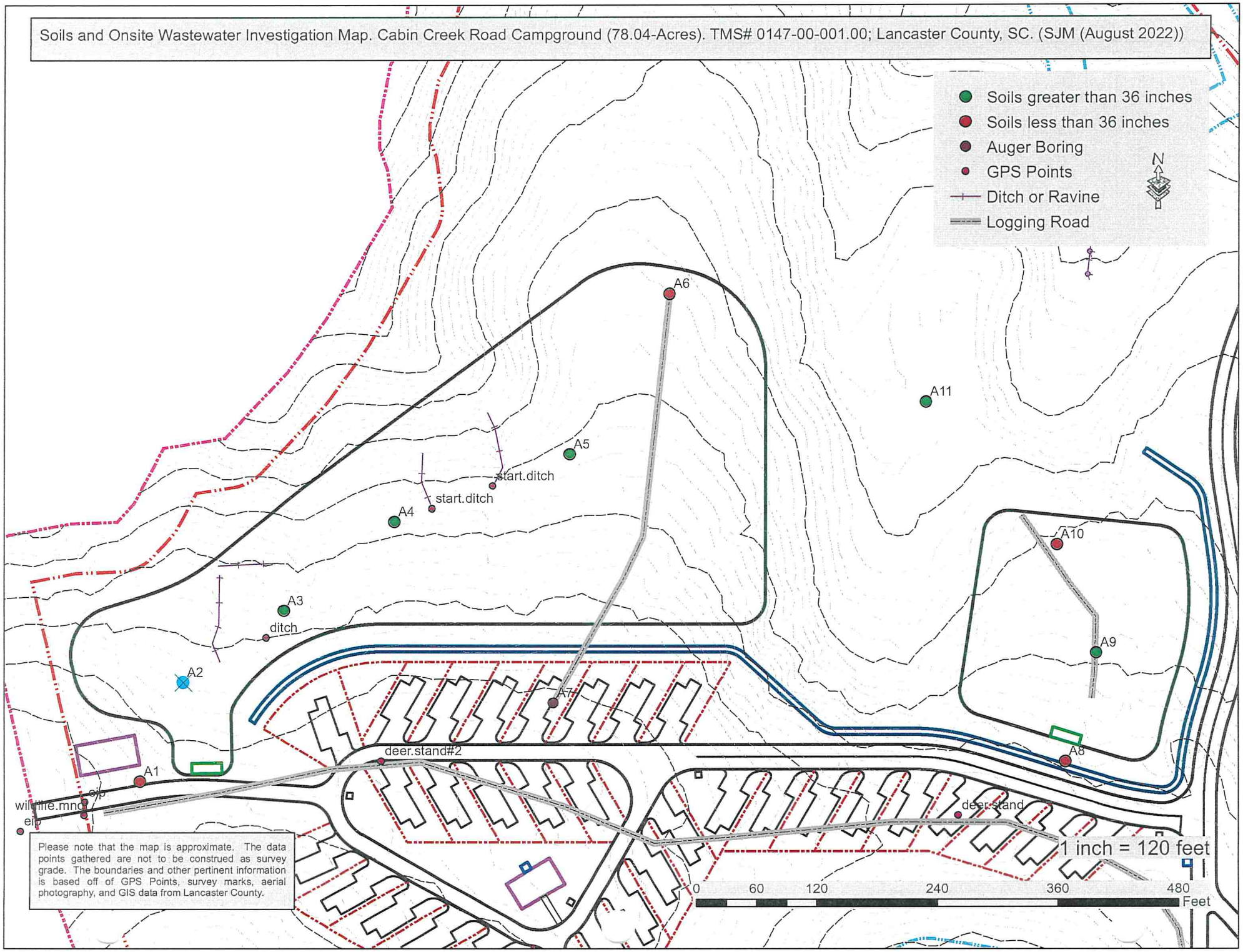
Sincerely,



Steven J. Melin, LSS

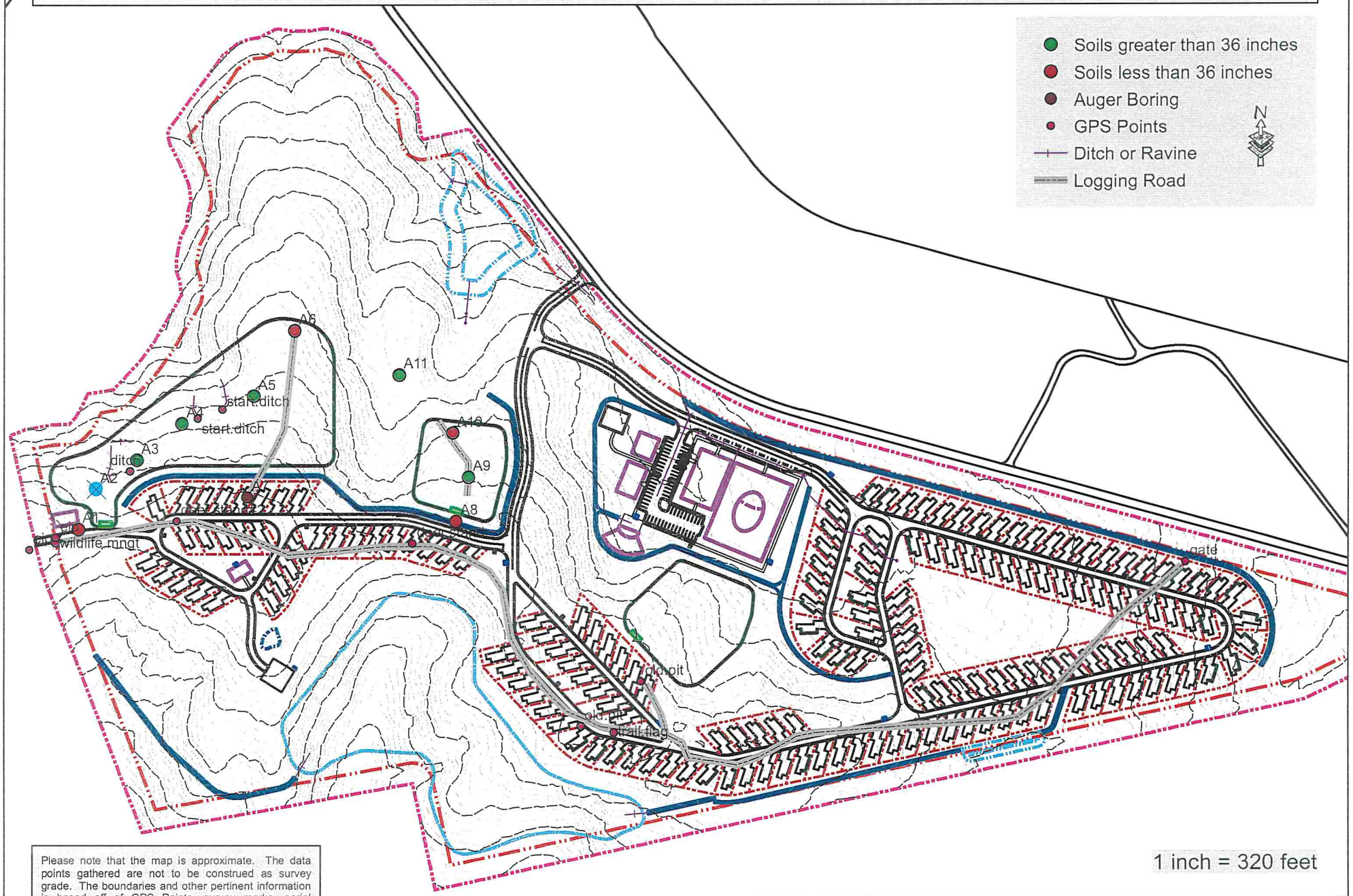
Steven J. Melin, LSS

Soils and Onsite Wastewater Investigation Map. Cabin Creek Road Campground (78.04-Acres). TMS# 0147-00-001.00; Lancaster County, SC. (SJM (August 2022))



Please note that the map is approximate. The data points gathered are not to be construed as survey grade. The boundaries and other pertinent information is based off of GPS Points, survey marks, aerial photography, and GIS data from Lancaster County.

Soils and Onsite Wastewater Investigation Map. Cabin Creek Road Campground (78.04-Acres). TMS# 0147-00-001.00; Lancaster County, SC. (SJM (August 2022))



Please note that the map is approximate. The data points gathered are not to be construed as survey grade. The boundaries and other pertinent information is based off of GPS Points, survey marks, aerial photography, and GIS data from Lancaster County.

8-1-22. Cedar Creek Lancaster Co

Test Hole # A1 Location Latitude/Longitude: _____

Soil Profile: Horizon Suffix	Depth (inches)	Estimating Soil Saturation: Munsell Color (hue, value, chroma) Matrix Color	Redoximorphic Features/Mottles: Concentrations	Redoximorphic Features/Mottles: Depletions	Estimating Soil Permeability: Texture: LTAR Class	Texture: USDA Class	Texture: Sticki Class	Texture: Plastic. Class	Structure: Grade	Structure: Type (shape)	Consistence (Moist)	Comments and Other Pertinent Soil Features
Ap	0-5	7.5YR 3/3			2	sL	SS	SP	1m	GR	FR	
BA	5-9	5YR 4/4			3	scL	SS	SP	1f	sbk	FR	
Bt1	9-23	10R 5/4			4	C	St	pl	2m	sbk	FR	
Bt2	23-36+	2.5YR 5/6		10YR 6/2	3	cL	St	pl	1/2m	Abk	Fi	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	23" Red-Y	Clean Saprolite	–	Restrictive Horizon	–	
Loading Rate gal/d/ft2	0.25	Free Water	–	Overburden/Fill Material	–	

Test Hole # A2 Location Latitude/Longitude: _____

Soil Profile: Horizon Suffix	Depth (inches)	Estimating Soil Saturation: Munsell Color (hue, value, chroma) Matrix Color	Redoximorphic Features/Mottles: Concentrations	Redoximorphic Features/Mottles: Depletions	Estimating Soil Permeability: Texture: LTAR Class	Texture: USDA Class	Texture: Sticki Class	Texture: Plastic. Class	Structure: Grade	Structure: Type (shape)	Consistence (Moist)	Comments and Other Pertinent Soil Features
Ap	0-4	10YR 3/2			2	sL	SS	SP	1m	GR	FR	
AB	4-15	7.5YR 4/4			2/3	sL/scL	SS	SP	1f	sbk	Fr	
Bt	15-28	5YR 5/4			3	scL	SS	SP	1/2m	sbk	FR	
Bt2	28-40+	5YR 4/6			3	scL	SS	SP	2m	sbk	Fr	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	–	Clean Saprolite	–	Restrictive Horizon	–	
Loading Rate gal/d/ft2	0.30	Free Water	–	Overburden/Fill Material	–	

LICENSED SOIL CLASSIFIER STEVEN J. MELIN #62 STATE OF SOUTH CAROLINA

≤36" A1, A6, A8, A10

≥36 A2, A3, A4, A5, A7, A9, A11

Test Hole # A3 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features/Mottles		Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Concentrations	Depletions	LTAR Class	USDA Class	Sticki Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	
AB	0-9	7.5 YR 4/4			2	SL	SS	SP	1m	GR	FR	
Bt	9-26	5 YR 5/4			3	SL	SS	SP	2m	sbk	FR	
Bt2	26-40	2.5 YR 5/4			3	SCL	SS	SP	1/2m	sbk	FR	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	-	Clean Saprolite	-	Restrictive Horizon	-	
Loading Rate ga/da/ft2	0.35	Free Water	-	Overburden/Fill Material	-	

Test Hole # A4 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features/Mottles		Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Concentrations	Depletions	LTAR Class	USDA Class	Sticki Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	
Ap	0-5	5 YR 3/3			2	SL	SS	SP	1m	GR	FR	
Bt	5-18	2.5 YR 5/4	10R 5/4	10 YR 6/4	4	C	SH	pl	2m	sbk	FI	
2Bt	18-40	2.5 YR 4/6			3	SCL	SS	SP	1/2m	sbk	FR	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	-	Clean Saprolite	-	Restrictive Horizon	-	
Loading Rate ga/da/ft2	0.30	Free Water	-	Overburden/Fill Material	-	

LICENSED SOIL CLASSIFIER
STEVEN J. MELIN
#62
STATE OF SOUTH CAROLINA

08-[illegible]-22 Cedar Creek

Test Hole # A5 Location Latitude/Longitude: _____

Soil Profile: Horizon Suffix	Depth (inches)	Estimating Soil Saturation: Munsell Color (hue, value, chroma) Matrix Color	Redoximorphic Features/Mottles: Concentrations	Redoximorphic Features/Mottles: Depletions	Estimating Soil Permeability: Texture: LTAR Class	Texture: USDA Class	Texture: Stick Class	Texture: Plastic. Class	Structure: Grade	Structure: Type (shape)	Consistence (Moist)	Comments and Other Pertinent Soil Features
Ap	0-6	10 YR 3/3			2	sL	SS	SP	1m	GR	FR	
BA	6-15	7.5 YR 10 YR 4/4			2	sL	SS	SP	1f	sbk	FR	
Bt1	15-24	10 R 5/4			4	C	ST	pl	2m	abk	Fi	
Bt2	24-38	10 R 5/6			4	SC	ST	pl	1/2 m	abk	Fi	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	-	Clean Saprolite		Restrictive Horizon	-	
Loading Rate ga/da/ft2	0.25	Free Water	-	Overburden/Fill Material		

Test Hole # A6 Location Latitude/Longitude: _____

Soil Profile: Horizon Suffix	Depth (inches)	Estimating Soil Saturation: Munsell Color (hue, value, chroma) Matrix Color	Redoximorphic Features/Mottles: Concentrations	Redoximorphic Features/Mottles: Depletions	Estimating Soil Permeability: Texture: LTAR Class	Texture: USDA Class	Texture: Stick Class	Texture: Plastic. Class	Structure: Grade	Structure: Type (shape)	Consistence (Moist)	Comments and Other Pertinent Soil Features
Ap	0-15	7.5 YR 4/4			2	sL	SS	SP	1m	GR	FR	
Bt1	15-18	5 YR 5/4			3	cL	SS	SP	1m	sbk	FR	
Bt2	18-36+	2.5 YR 5/4	10 R 5/4	10 YR 4/2	4	C/SC	ST	pl	2m	sbk	Fi	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	18" Redox	Clean Saprolite		Restrictive Horizon	-	
Loading Rate ga/da/ft2	0.25	Free Water	-	Overburden/Fill Material		

LICENSED SOIL CLASSIFIER
STEVEN J. MELIN
#62
STATE OF SOUTH CAROLINA
8-11-22

Test Hole # A7 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features/Mottles		Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Concentrations	Depletions	LTAR Class	USDA Class	Sticki Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	Comments and Other Pertinent Soil Features
AB	0-9	7.5 YR 4/4			2	L	SS	SP	1m	GR	FR	
Bt	9-28	10 R 5/4			4	C	St	pl	2m	Abk	Fi	tight clay
BC/Bt2	28-40	2.5 YR 4/6			4	C	SS	SP	½m	sbk	FR	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	–	Clean Saprolite	–	Restrictive Horizon	–	
Loading Rate gal/sq/ft2	0.25	Free Water	–	Overburden/Fill Material	–	

Test Hole # A8 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features/Mottles		Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Concentrations	Depletions	LTAR Class	USDA Class	Sticki Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	Comments and Other Pertinent Soil Features
A2	0-6	7.5 YR 3/3			2	SL	SS	SP	1m	GR	FR	
Bt1	6-13	5 YR 4/4			3	CL	SS	SP	1m	sbk	FR	
Bt2	13-22	2.5 YR 4/6		10 YR 6/4	4	C	SS	SP	½m	sbk	Fi	
Bt3	22-32	10 R 5/4		10 YR 6/2	4	C	St	pl	-	Abk	Fi	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	22" Redox	Clean Saprolite	–	Restrictive Horizon	–	
Loading Rate gal/sq/ft2	0.25	Free Water	–	Overburden/Fill Material		

LICENSED SOIL CLASSIFIER
STEVEN J. MELIN
#82
STATE OF SOUTH CAROLINA

08-16-

Cedar Creek

Test Hole # A9 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features/Mottles		Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Concentrations	Depletions	LTAR Class	USDA Class	Sticki Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	Comments and Other Pertinent Soil Features
A1	0-6	10YR 3/3			2	sL	SS	SP	1m	GR	FR	
BA	6-14	7.5YR 4/4			3	scl	SS	SP	1f	sbk	FR	
Bt	14-27	2.5YR 5/4			4	sc	Sf	pl	2m	sbk	FR/Fi	
Bt	27-38+	2.5YR 5/6			3	scl	SS	SP	1/2m	sbk	FR	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	–	Clean Saprolite	–	Restrictive Horizon	–	
Loading Rate gal/sq/ft2	0.30	Free Water	–	Overburden/Fill Material		

Test Hole # A10 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features/Mottles		Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Concentrations	Depletions	LTAR Class	USDA Class	Sticki Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	Comments and Other Pertinent Soil Features
A8	0-9	7.5YR 4/4			2	L	SS	SP	1m	GR	FR	
Bt1	9-21	2.5YR 5/4			4	C	SS	SP	2m	sbk	Fi	
Bt2	21-40	10R 5/4		10YR 6/2 S,f C.D	4	C	Sf	pl	2m	Abk	Fi	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	21" R.O.M	Clean Saprolite	–	Restrictive Horizon	/	
Loading Rate gal/sq/ft2	0.25	Free Water	/	Overburden/Fill Material	/	

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Test Hole # A11 Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features/Mottles		Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Concentrations	Depletions	LTAR Class	USDA Class	Sticki Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	Comments and Other Pertinent Soil Features
AB	0-8	10YR 4/4			2	SL	SS	SP	1m	GR	FR	
BA	8-18	7.5YR 5/4			3	SCL	SS	SP	1f	sbk	FR	
Bt1	18-26	2.5YR 5/4		10YR 5/4	4	SC	SS	SP	2m	Abk	F	
Bt2	26-40"	2.5YR 5/6			4	C	ST	pl	2m	sbk	FR	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation	–	Clean Saprolite		Restrictive Horizon		
Loading Rate ga/ca/ft2	0.25-0.30	Free Water	–	Overburden/Fill Material	–	

Test Hole # _____ Location Latitude/Longitude: _____

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							
		Munsell Color (hue, value, chroma)										
			Redoximorphic Features/Mottles		Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Concentrations	Depletions	LTAR Class	USDA Class	Sticki Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	Comments and Other Pertinent Soil Features

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Additional Comments
Zone of Saturation		Clean Saprolite		Restrictive Horizon		
Loading Rate ga/da/ft2		Free Water		Overburden/Fill Material		

LICENSED SOIL CLASSIFIER
STEVEN J. MELIN
#82
STATE OF SOUTH CAROLINA

RE: Project in Lancaster County

Yahoo/Inbox

John Hendrix <john.hendrix@lynchesriver.com>
To: Jeremy Scharpenberg, Kim Burch, Greg Jordan, Wesley Harrison

Mon, Aug 8 at 8:19 AM

Jeremy,

Lynches river can serve up to 350 kW if another phase is pulled in approximately 1 mile from the intersection of Green Rd, and Cedar creek Rd to parcel 0147-00-001.00. The load for the campground must be evenly balanced between the 2 phases in order to do so.

Best regards,

John A. Hendrix |System Engineer

Lynches River Electric Cooperative, Inc.