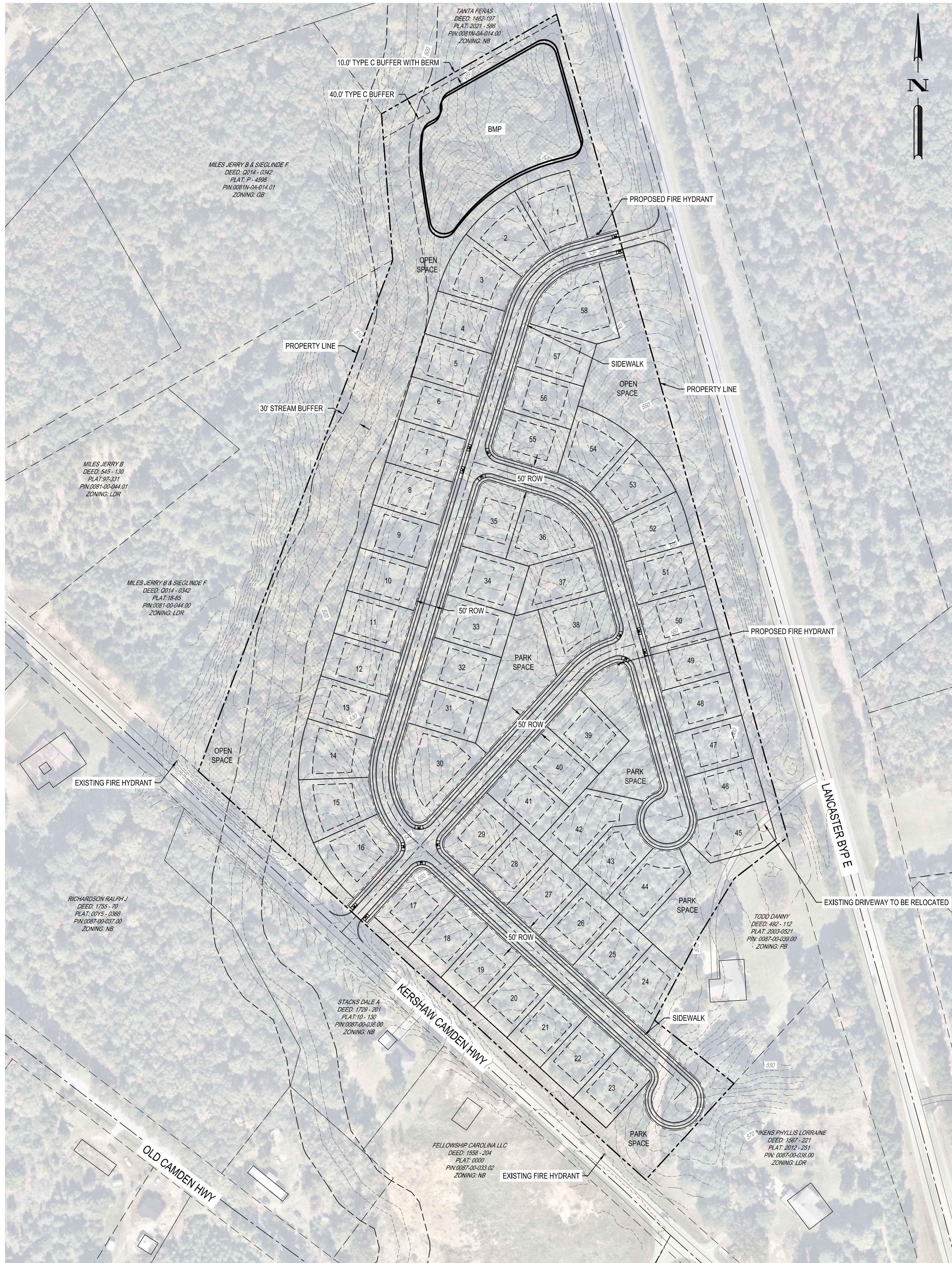




SITE DEVELOPMENT DATA

OWNERS
CONNORS, RICHARD T. ETAL
PARCEL # 0081-00-045.01

DEVELOPER/HOME BUILDER
BULLER RIVER DEVELOPMENTS, LLC

SITE ADDRESS
HWY 521 BY PASS SOUTH
LANCASTER, SC 29720

PLANS PREPARED BY
BGE, INC.
1111 METROPOLITAN AVENUE, SUITE 250
CHARLOTTE, NC 28204
WWW.BGEINC.COM
SC LICENSE # LAF-424

ACREAGE ±26.94 ACRES
EXISTING USES VACANT, SINGLE-FAMILY HOUSING
PROPOSED USE SINGLE-FAMILY HOUSING
WATERSHED CATAWBA

PROPOSED UNITS 58 UNITS
MAXIMUM DUA 2.50 UNITS PER ACRE
PROPOSED DUA ± 2.15 UNITS PER ACRE
MAXIMUM BUILDING HEIGHT: 35'

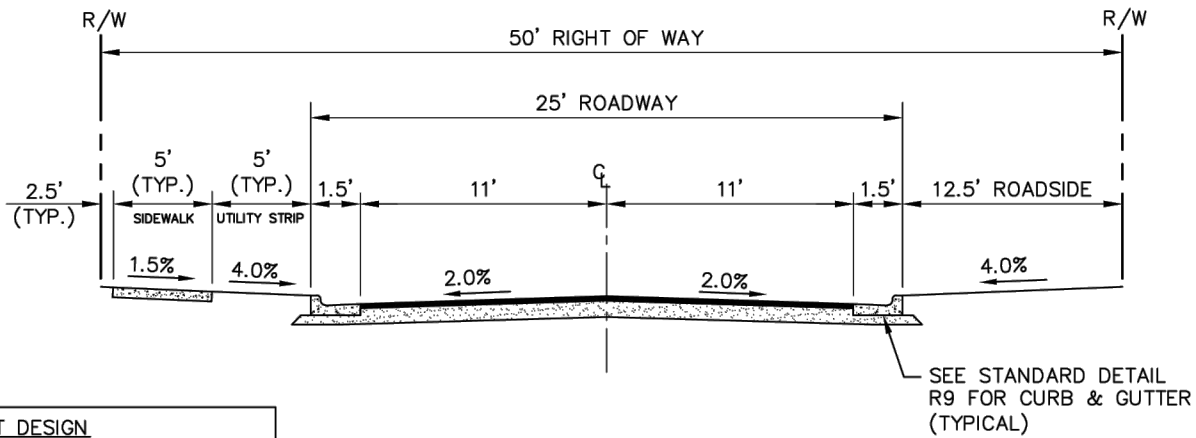
MINIMUM LOT AREA 10,000 SF
MINIMUM LOT WIDTH 80' (MEASURED AT SETBACK)
TYPICAL LOT SIZE 80' X 125' (10,000 SF)
MAX IMPERVIOUS COVERAGE 55%

MINIMUM OPEN SPACE 20%
PROPOSED OPEN SPACE 20%
MINIMUM PARK SPACE 5%
PROPOSED PARK SPACE 5%

ZONING CODE SUMMARY
CURRENT ZONING NB
PROPOSED ZONING MBR
JURISDICTION LANCASTER COUNTY

SETBACKS AND BUFFERS
FRONT SETBACK 30'
SIDE YARD 10'
SIDE CORNER SETBACK 15'
REAR YARD 25'

CONNECTIVITY
LINK 9
NODES 6
(1.5 RATIO)



PAVEMENT DESIGN
1.5" TYPE C SURFACE COURSE
1.5" TYPE C INTERMEDIATE COURSE
8.0" A.B.C.

50' RIGHT OF WAY
25' ROADWAY SECTION
SECTION VIEW

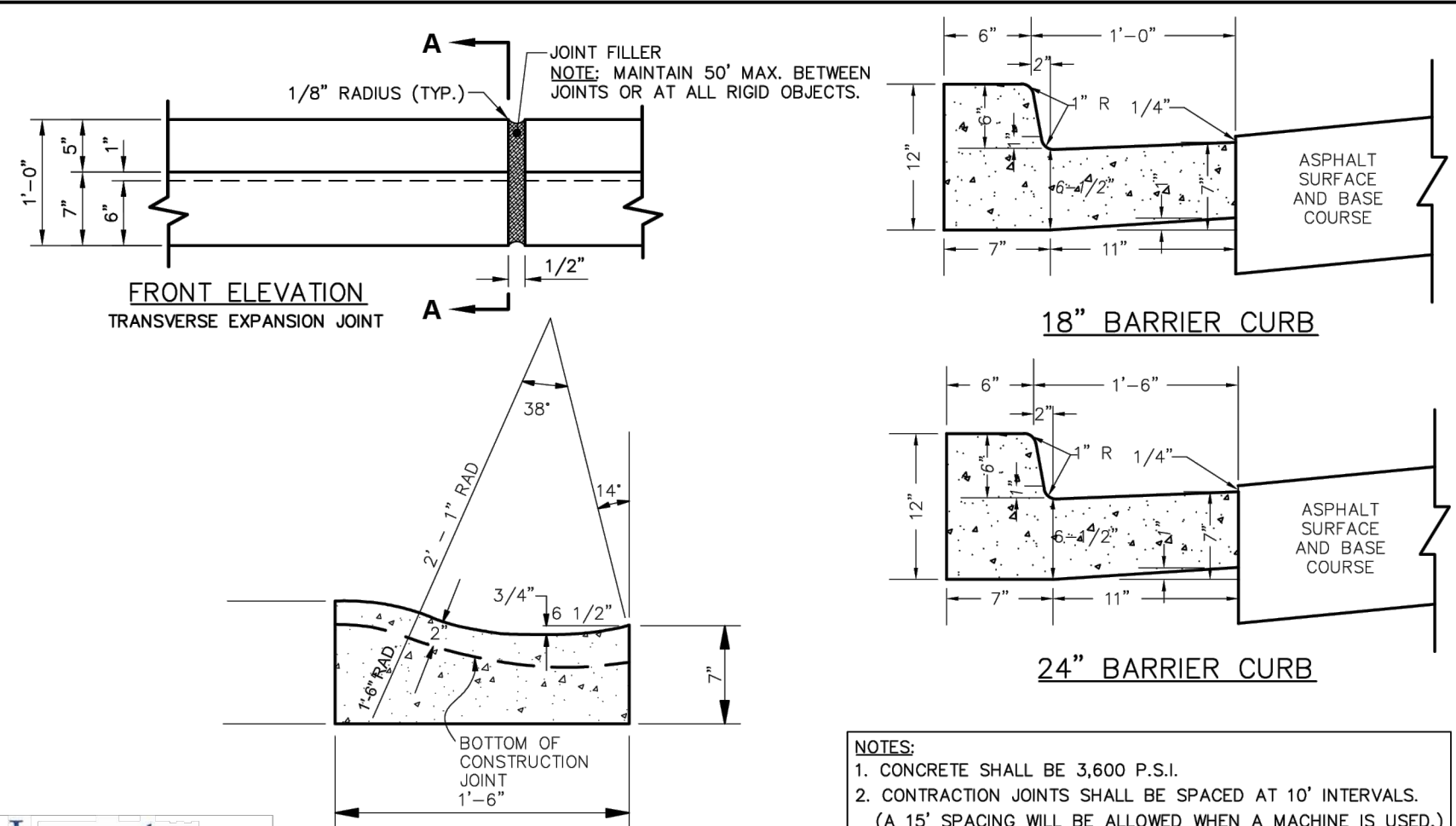
- NOTES:
1. NORMAL CROWN OF 2% UNLESS OTHERWISE DIRECTED BY DIRECTOR OF ENGINEERING.
 2. PAVEMENT DESIGN SHALL BE THE GREATER AS SHOWN OR AS DETERMINED BY A CBR ANALYSIS.



EFFECTIVE DATE 11/26/2016
REVISIONS:

LOCAL STREET (URBAN)

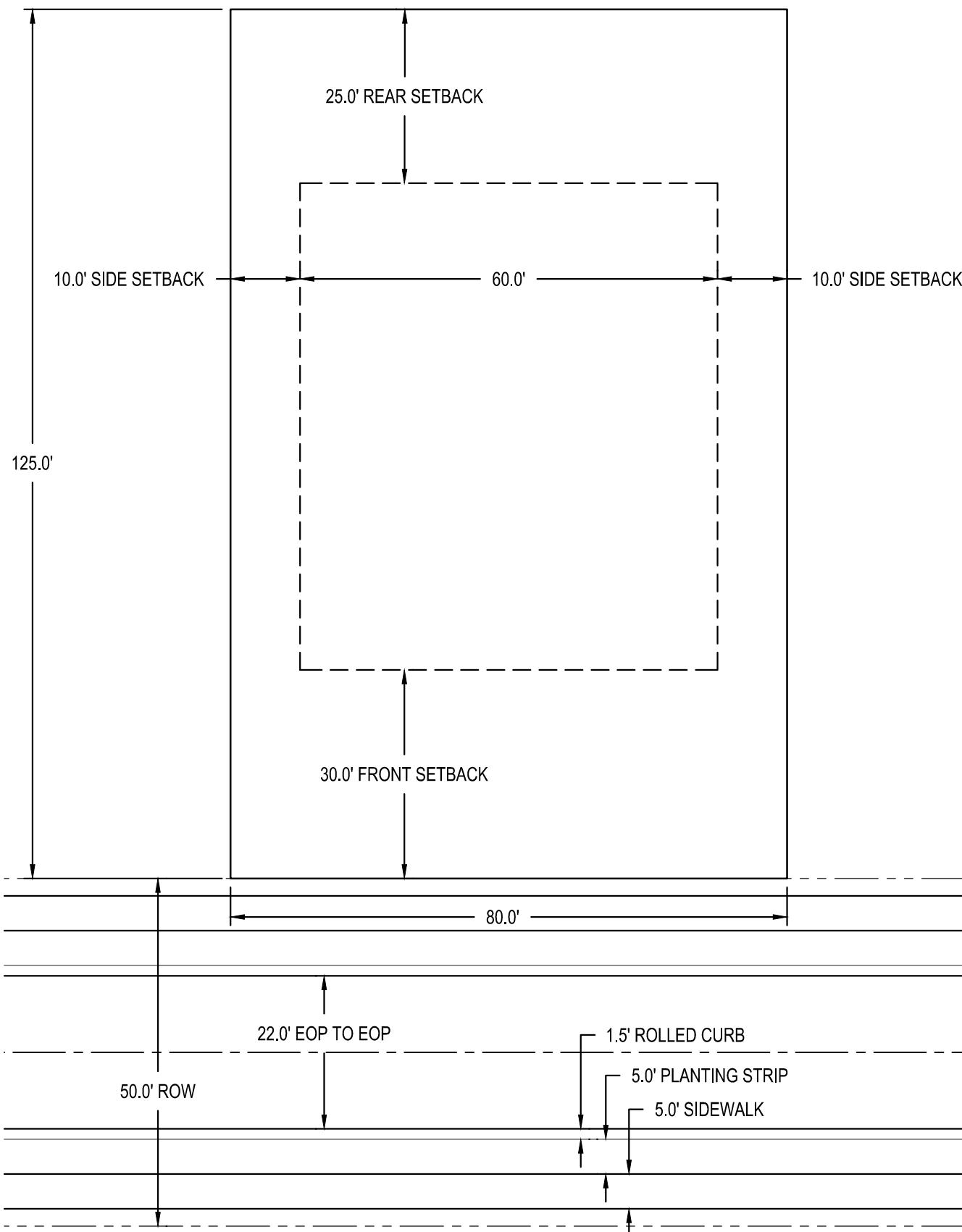
DETAIL No. R1
SHEET 1 OF 1



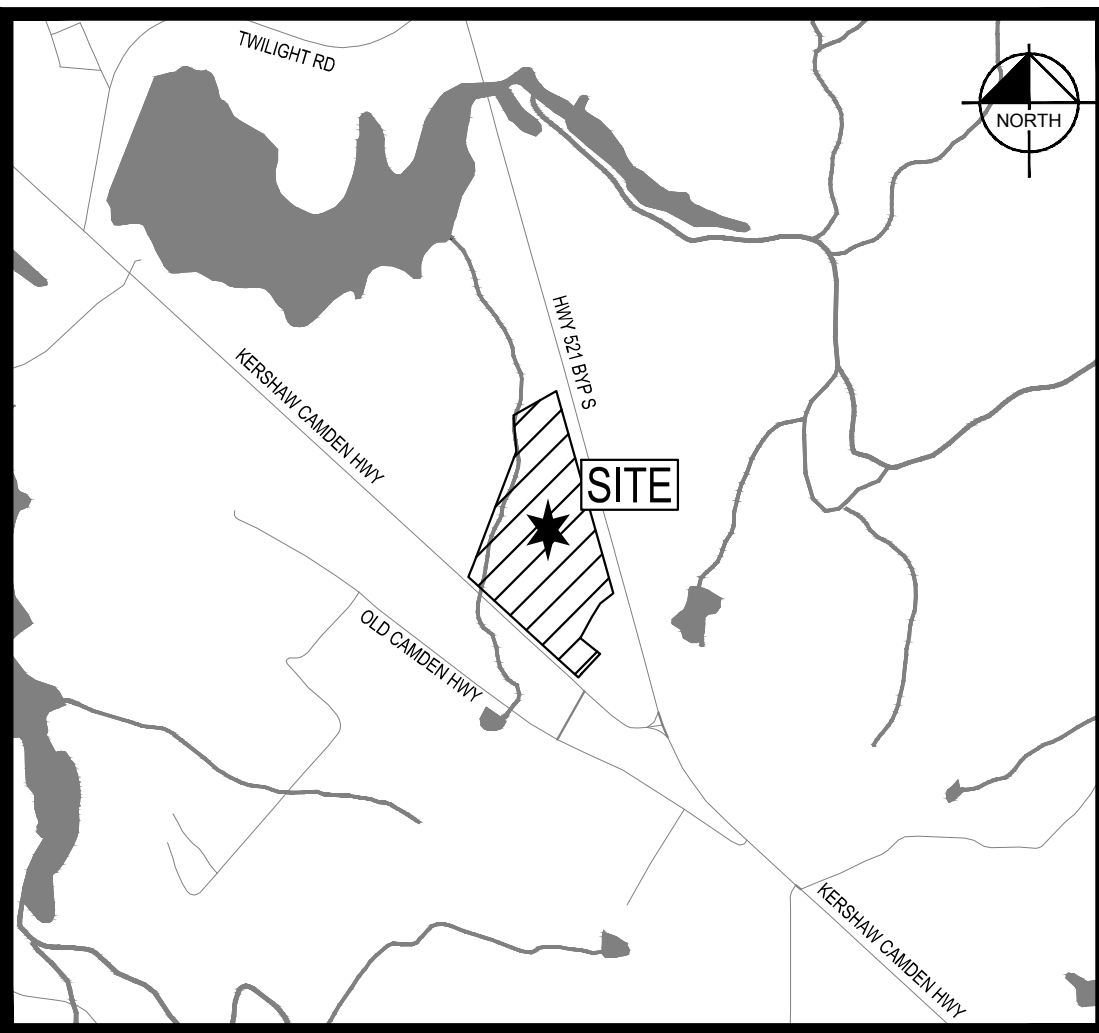
EFFECTIVE DATE 11/26/2016
REVISIONS:

STANDARD CONCRETE CURB & GUTTER

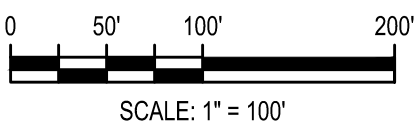
DETAIL No. R9
SHEET 1 OF 1



TYPICAL LOT LAYOUT
SCALE: 1" = 20'
*SIDE CORNER SETBACK IS 15' MIN.



SITE LOCATION MAP
NOT TO SCALE



NO.	DESCRIPTION	DATE	REV
1	DESIGNED BY: AH		
2	DRAWN BY: AP		
3	REVIEWED BY: WSM		

BULLER RIVER DEVELOPMENTS, LLC
234 KINGSLEY PARK DR. SUITE 110
FORTMILL / SC / 29715

CONNORS
HWY 521 BY PASS SOUTH
LANCASTER, SC / 29720

SUBDIVISION
SKETCH PLAN

FILE NUMBER:
12455-02
DATE: 03/28/2024
SK1-0