

**SITE DEVELOPMENT NOTES:**

**SITE DATA**

**SITE AREA:** 76.35 ACRES (GROSS)

MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM LOT WIDTH:	70 FEET (AT SETBACK)
MINIMUM SETBACK:	30 FEET
MINIMUM REAR YARD:	45 FEET
MINIMUM SIDE YARD:	10 FEET
TAX PARCEL:	0008--00--063.04
TOTAL LENGTH OF PROPOSED ROADS:	SEE STREET LENGTH TABLE

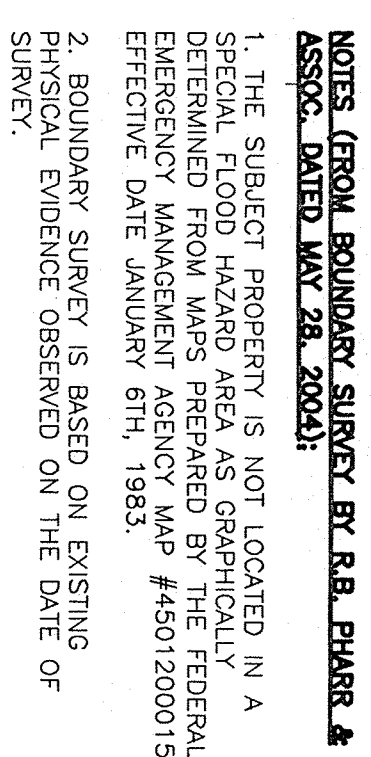
# PRELIMINARY SITE PLAN

FOX RIDGE

LANCASTER COUNTY, SC  
DEVELOPER: HINSHAW PROPERTIES, LLC

## REVISIONS

1. 10-7-04 PER 1ST COUNTY PLANNING REVIEW  
2. 10-14-04 ADD LOT NUMBERS AND SQUARE FOOTAGES;  
REVISE STREET K LENGTH BY 15'.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N13°42'09"E	72.80
L2	N05°39'11"E	44.21
L3	N08°12'59"E	18.06
L4	N64°07'58"W	55.94

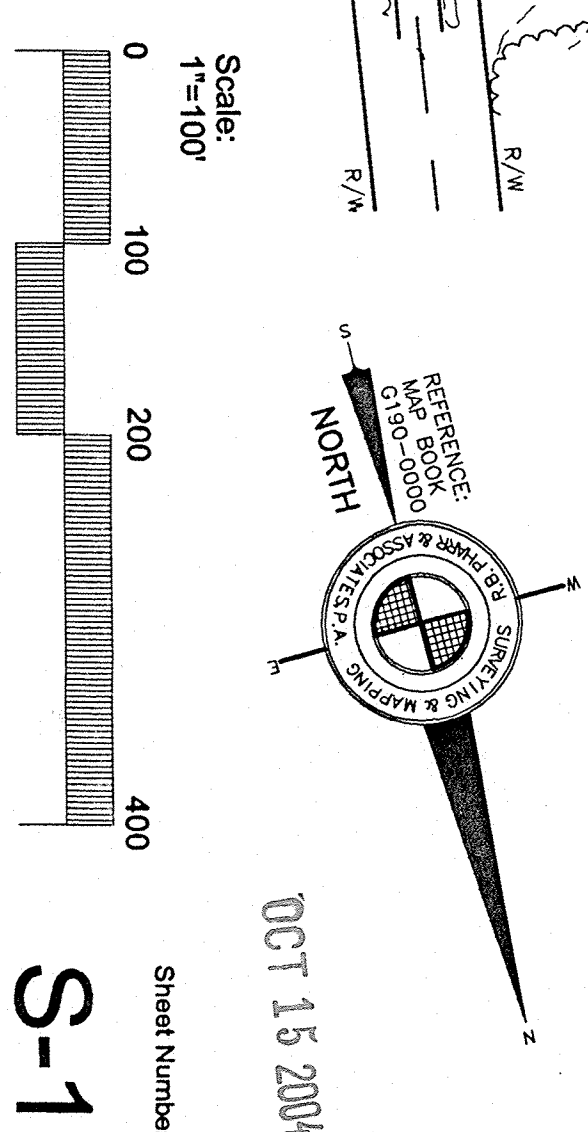
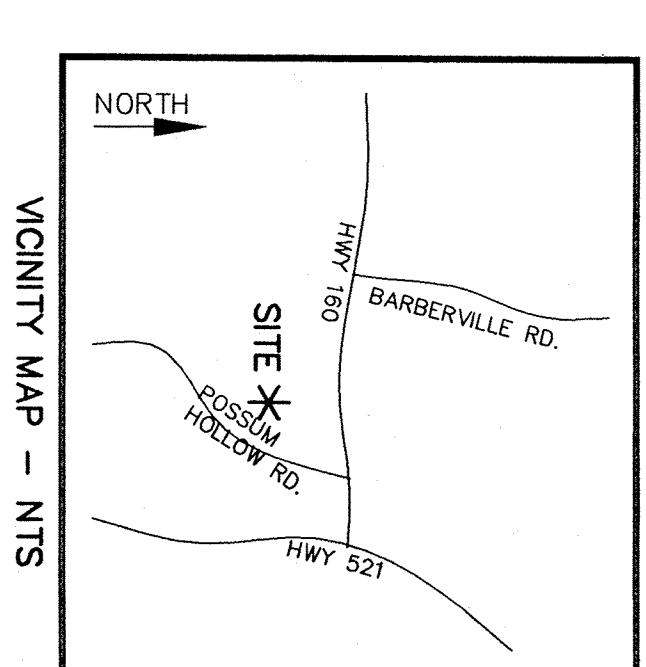
\* MEASURED TO CL OF CUL-DE-SAC AND TO CL OF EACH INTERSECTION, TYP.

\*\* TOTAL STREET LENGTH ADJUSTED TO BEGIN AT EDGE OF PAVEMENT AT EACH INTERSECTION = 9170'-121=9049' TOTAL.

STREET	LENGTH
A	1615
B	410
C	270
D	200
E	1250
F	860
G	1595
H	420
I	1710
J	330
K	415
L	95
TOTAL	9170*

LEGEND:

- EIR = EXISTING IRON ROD (#4 REBAR)
- NIR = NEW IRON ROD (#4 REBAR)
- EIP = EXISTING IRON PIPE
- R/W = RIGHT-OF-WAY
- UP = UTILITY POLE
- OHU = OVERHEAD UTILITIES
- EOP = EDGE OF PAVEMENT



Plan Approved by  
the Joint Planning  
Commission on 10/19/04

10/15/04