



TOWN OF RIDGELAND, SOUTH CAROLINA

NEW INFILL COMMUNITY SCALE PLAN

SUBMITTAL FORM

FORM D: INFILL COMMUNITY SCALE PLAN

LESS THAN 30 ACRES

APPLICANT INFORMATION:

APPLICATION FEE: _____

Name: _____ Phone: _____ Fax: _____

Signature: _____ Date: _____

Street Address: _____ Email: _____

City: _____ State: _____ ZIP: _____

OWNER INFORMATION:

Name: _____ Phone: _____ Fax: _____

Signature: _____ Date: _____

Street Address: _____ Email: _____

City: _____ State: _____ ZIP: _____

APPLICANT STATUS: Owner:____ Agent:____ Tenant:____

Contract Buyer:____ Engineer:____ Surveyor:____ Planner:____

Other:_____ (please specify)

REGULATING PLAN INFORMATION:

Proposed Project Name and Description: _____

General Location: _____

Address(es) if Applicable: _____

Tax Parcel Numbers: _____

Legal Description (Attach or Describe): _____

Existing Sector(s): _____ Adjacent Sector Designation: _____

Existing Transect Zone(s): _____ Adjacent Transect Zone(s): _____

Existing Land Use(s): _____ Adjacent Land Use(s): _____

REGULATING PLAN CHECKLIST:

Applicant Staff

- _____ 1. Completed Regulating Plan Checklist Application
- _____ 2. Application Fee per most recently adopted Fee Resolution
- _____ 3. A narrative statement including a Planning and/or Engineer’s report which estimates the impact of services as well as an analysis of how the Transect and Civic Zones have been derived, the type of proposed community and any warrants and/or exceptions.
- _____ 4. Development plans that show existing conditions, existing or proposed thoroughfares, outline of pedestrian sheds and the boundaries of the community unit(s), proposed Transect Zones and proposed Civic Zones (hard copy and electronic format), any special districts, and any special requirements.
- _____ 5. A vicinity map (no larger than 11 x 17) showing property lines, thoroughfares, existing/proposed sector plan designations and other such items as required by the Administrator.
- _____ 6. A legal description of property in Word-compatible form

NEW COMMUNITY PLAN EVALUATION

TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

FINDINGS KEY:

+ MEETS GUIDELINES -- DOES NOT MEET GUIDELINES

+/-- MEETS GUIDELINES WITH CONDITIONS AS NOTED

NA NOT APPLICABLE **NSI** NOT SUFFICIENT INFORMATION

REFERENCE #.	GUIDELINES	FINDINGS	COMMENTS
ARTICLE 4.1 PAGE 12	A INFILL COMMUNITY SCALE PLAN SHALL BE PERMITTED WITHIN THE G-4 INFILL GROWTH SECTOR		
ARTICLE 4.2 PAGE 12	INFILL REGULATING PLANS SHALL ENCOMPASS ONE OR MORE OF THE FOLLOWING COMMUNITY UNIT TYPES: INFILL TND OR INFILL TOD AS DESCRIBED IN THIS ARTICLE.		
ARTICLE 4.3 PAGE 12	TRANSECT ZONE STANDARDS FOR INFILL REGULATING PLANS SHOULD BE CALIBRATED BY A MEANS OF SURVEY OF EXEMPLARY EXISTING AND INTENDED CONDITIONS. SEE ALSO ARTICLES 3, 5, AND 6.		
ARTICLE 4.6 PAGE 12	PRE-EXISTING CONDITIONS SHALL MEET THE REQUIREMENTS OF THIS ARTICLE.		
ARTICLE 4.7 PAGE 12	SPECIAL REQUIREMENTS, IF ANY, SHALL MEET THE REQUIREMENTS OF THIS ARTICLE.		
TABLE 9 TABLE 12 PAGES 39, 14	THERE IS DIVERSITY IN DWELLING TYPES. THESE TAKE THE FORM OF HOUSES, ROWHOUSES, AND APARTMENTS, SUCH THAT YOUNGER AND OLDER, SINGLES AND FAMILIES, THE POORER AND THE WEALTHIER, CAN FIND PLACES		

New Infill Community Scale Plan Application and Review Form
Form D: Infill Community Scale Plan

	TO LIVE.		
TABLE 12 PAGE 40	THERE ARE PLACES TO WORK IN THE FORM OF OFFICE BUILDINGS OR LIVE-WORK UNITS.		
ARTICLE 5.8 PAGE 14	THERE ARE SHOPS SUFFICIENTLY VARIED TO SUPPLY THE ORDINARY NEEDS OF A HOUSEHOLD. A CONVENIENCE STORE, A POST OFFICE, AN ATM MACHINE, AND A GYM ARE THE MOST IMPORTANT AMONG THEM.		
TABLE 14J ARTICLE 5.6.2 D PAGES 40, 13	A SMALL ACCESSORY BUILDING SHOULD BE PERMITTED WITHIN THE BACKYARD OF EACH HOUSE. IT MAY BE USED AS A RENTAL APARTMENT, OR AS A PLACE TO WORK.		
ARTICLE 3.5.3 E TABLE 13 PAGES 10, 40	THERE ARE PLAYGROUNDS NEAR EVERY DWELLING. THIS DISTANCE SHOULD NOT EXCEED ONE-EIGHTH OF A MILE.		
ARTICLE 3.7.1 PAGE 10	THOROUGHFARES WITHIN THE NEIGHBORHOOD FORM A CONTINUOUS NETWORK, PROVIDING A VARIETY OF ITINERARIES AND DISPERSING TRAFFIC. THE THOROUGHFARES CONNECT TO THOSE OF ADJACENT DEVELOPMENT WHENEVER POSSIBLE.		
ARTICLE 3.7 PAGE 10	THOROUGHFARES ARE RELATIVELY NARROW AND SHADED BY ROWS OF TREES THAT SLOW TRAFFIC AND CREATE AN APPROPRIATE ENVIRONMENT FOR THE PEDESTRIAN AND THE CYCLIST.		