**General Notes:**
1. Base information provided by Lancaster County GIS Data and should be verified for accuracy.
2. Boundary information provided by "Boundary Survey of Tax Parcels 6-00-053.00, 600053.01 and 6-00-053.02 Being 83.824 Acres Total" by ESP Associates, dated 02-12-2014.
4. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered preliminary in nature and subject to change and final verification.
5. Draft - Do not rely on this document.

**Floodplain Information**
Floodplain information obtained from FEMA FIRM Panel 0020D, effective date of study June 16, 2011, shows no floodplain on site.

**Stream/Wetland Information**
Stream Wetland information is based on preliminary information provided to ESP Leonard S. Ridner PLCC. For purposes of preparation of this Preliminary Bubble Plan, any potential wetland areas and stream features depicted are considered to be preliminary in nature and approximate in location. The Preliminary Bubble Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy- unit loss may occur.

**Access Points/Driveways/Streets**
1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Lancaster County Unified Development Ordinance and applicable standards identified by SCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

**Open Space/Conservation Areas**
Open Space/Conservation Areas and calculations are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland/stream areas, utility features, and buffers, (as applicable) for this project are better defined.

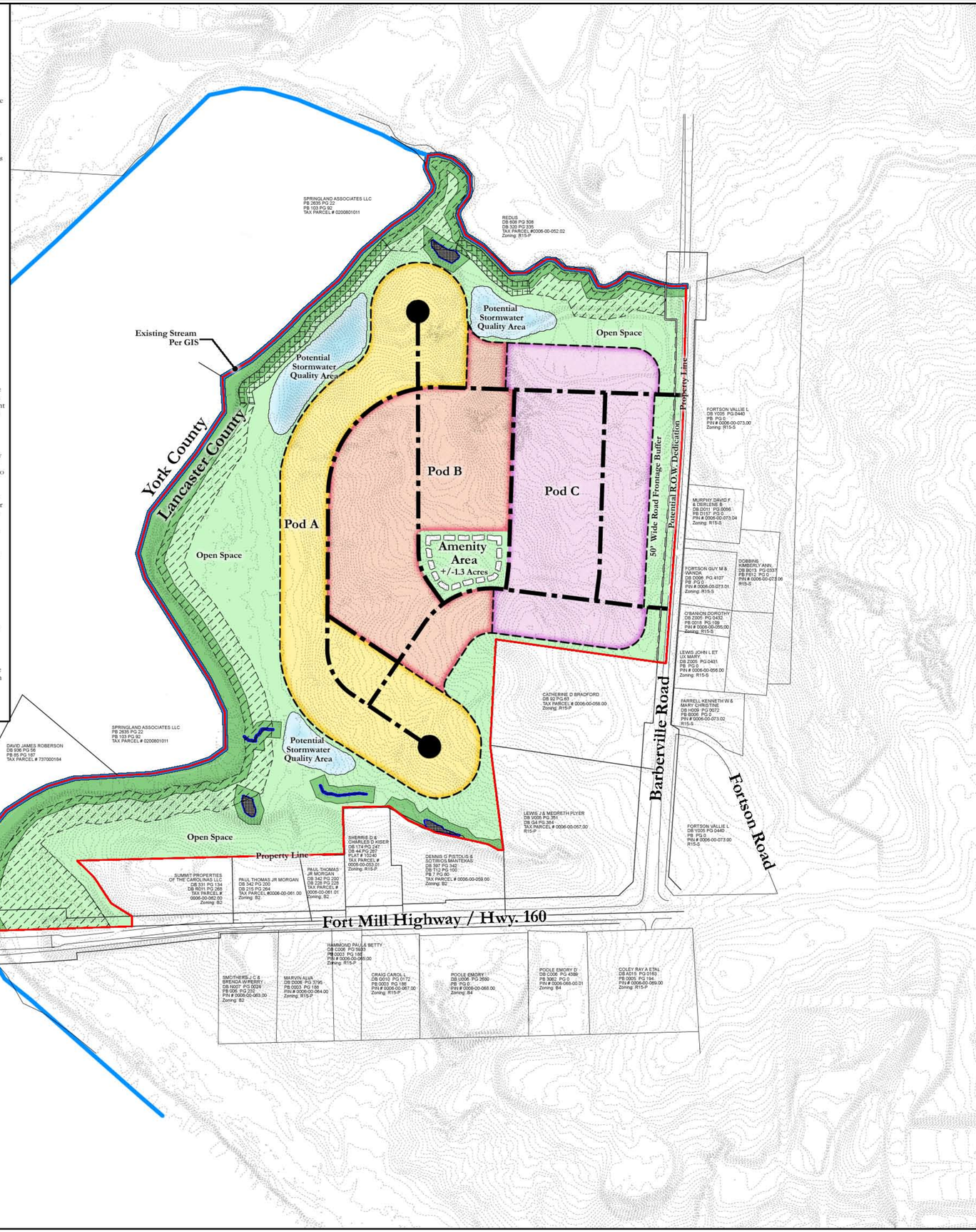
**Potential Stormwater Quality**
Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater quality areas.

**Entrances**
Applicant has been asked by staff to provide two (2) entrances to the project along Barberville Road. A second entrance has been shown, preliminarily in an effort to respond to this request. In the event that SCDOT will only permit one of the two entrances applicant reserves the right to eliminate the 2nd entrance and serve the project with one (1) entrance since the project has only 125 lots.

**Greenway Dedication**
Applicant agrees to a voluntary dedication of a minimum 50-foot wide, up to a maximum of 100-foot wide strip of land within the stream buffer area along the western property boundary of the Site, extending from the Site's southwestern property boundary with Lancaster County Tax Parcel 737000184 and running in a northerly direction along the Site's western boundary to the Site's northern property boundary with Lancaster County Tax Parcel 0006-00-052.02, to Lancaster County for the County's future use as a greenway. In additiona, a larger area is also proposed for dedication near the southwestern reach of the property near Highway 160. The areas have been shown with cross-hatching. Dedication will occur via final plat and shall occur prior to the issuance of a final Certificate of Occupancy for buildings on the Site. Dedication is subject to any encumbrances and easements related to the FEMA regulated floodway or floodplain and applicant gives no assurances with regard to the County's ability to construct a greenway trail within the designated areas. Applicant shall be under no obligation to fund, construct, maintain or otherwise manage any portion of the proposed greenway. The area to be dedicated shall be considered part of the Site for calculations regarding density, open space and tree save and other ordinance requirements

**Public Information**
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

**General Provisions**
The development depicted on the Preliminary Bubble Plan is intended to reflect a generalized arrangement of proposed uses on the Site, but the final configuration, placement and size of the individual Site elements may be altered or modified with the limits of the Ordinance and the standards established with the Development Notes during the design development and construction phases. Street alignments and lot layouts may be modified in width and depth dimensions to accommodate final building layout and lot locations. The applicant reserves the right to modify the total number of lots identified within individual pods, reallocate units from one pod to another, or reconfigure lots and street layouts, provided that the total number of lots for the entire residential development does not exceed the maximum total number permitted. Any significant changes to the approved rezoning Site plan will require Administrative staff approval.




**DRAFT**
DO NOT RELY ON THIS DOCUMENT

**Legend:**

- Primary Conservation Area
- Additional Open Space Area
- Potential Water Quality
- Single Family Lots
- Single Family Lots
- Single Family Lots
- Development Envelope
- 50' Right-of-Way
- Proposed 100' Trail Easement
- Proposed 50' Trail Easement

## Vicinity Map
**Not To Scale**

## Site Data:

| | |
|---|---|
| **Tax Parcels:** | **0006-00-053.00, 0006-00-053.01 & 0006-00-053.02** |
| **Total Acreage:** | **+/- 83.82 Acres** |
| Barberville Rd ROW: | +/- 1.18 Acres |
| Remaining Site Acreage: | +/- 82.64 Acres |
| **Location:** | **Lancaster County, SC** |
| **Existing Zoning:** | **R-15p** |
| **Proposed Zoning:** | **R-15p Cluster Overlay** |
| **Proposed Uses:** | **Single Family Detached Residential** |
| **Total Proposed Lots:** | **+/- 125 Lots** |
| 60' Wide Lots: | +/- 41 Lots (33%) |
| 70' Wide Lots: | +/- 41 Lots (33%) |
| 80' Wide Lots: | +/- 43 Lots (34%) |
| **Total Density:** | Up to 1.5 DU/AC |
| **Open Space Required:** | +/- 25.17 Acres (25%) |
| **Open Space Provided:** | +/- 42.36 Acres (50%) |

Open Space Formula:
((TP - PC) x OSP + PC) = Total Open Space Set Aside
TP = Total Parcel Acreage
PC = Primary Conservation Acreage
OSP = Open Space Percentage - 25%

Required Open Space:
TP = 83.82 Acres
PC = 11.46 Acres (Streams and Buffers)
OSP = 25%
(83.82 - 11.46) x .25 + 11.46 = 25.17 Acres

Provided Open Space:
Primary Conservation Open Space: +/- 11.46 Acres
Remaining Site Open Space: +/- 30.90 Acres

**Cluster Subdivision Ordinance Design Standards:**

| | |
|---|---|
| Minimum Lot Area: | 5,000 S.F. |
| Minimum Lot Width: | 50' |
| Minimum Setbacks: | |
| Front Yard: | 20' |
| Side Yard*: | 7' |
| Rear Yard: | 30' |

*may be reduced to 5' if compliant with Section 1e3i-iii.

| | |
|---|---|
| Connectivity Ratio: | |
| Required: | 1.4 |
| Provided: | 1.38 (18 links & 13 nodes) |


ESP

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*CLIENT*

Bonterra Builders
5615 Potter Road
Matthews, NC 28104

*PROJECT*

# Barberville Road Site

*SHEET TITLE*

# Preliminary Bubble Plan

## Cluster Rezoning

| | |
|---|---|
| *PROJECT LOCATION* | *Lancaster County, SC* |

*GRAPHIC SCALE*
200 0 100 200 400
*1 INCH = 200 FT.*

| | |
|---|---|
| *PROJECT NUMBER* | *BX09.100* |
| *DRAWING NAME* | *BX09 - Barberville Rd - Prelim* |
| *DATE* | *April 1, 2014* |
| *DRAWN BY* | *CL* |
| *CHECKED BY* | *PT* |

*AGENCY / SUBMITTAL REVISION*

| NO. | DATE | BY | REVISION |
|---|---|---|---|
| | | | |