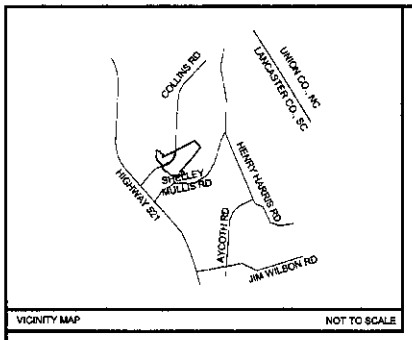
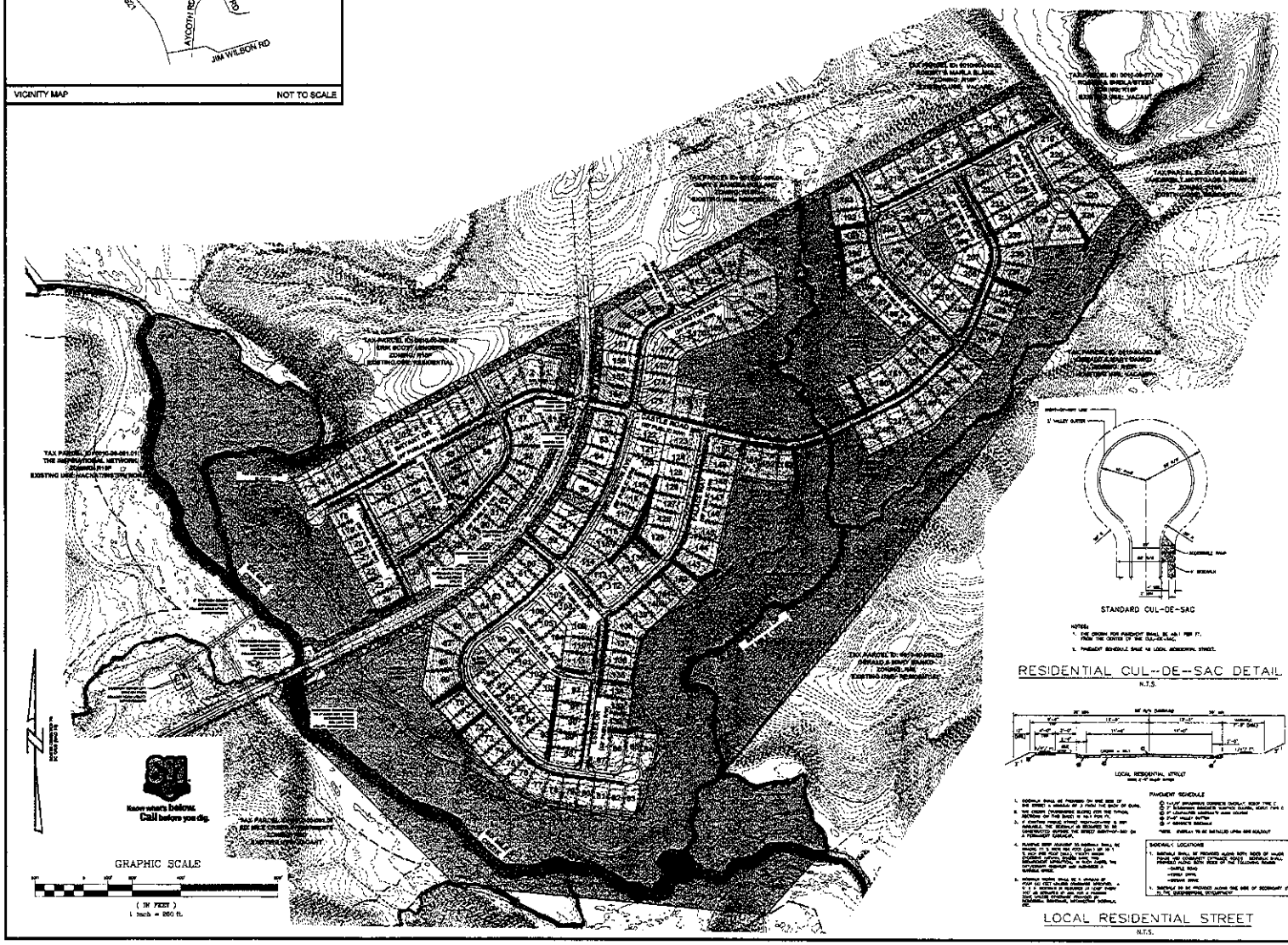
QUEENSBRIDGE

LOCATED IN

LANCASTER COUNTY, SOUTH CAROLINA



VICINITY MAP NOT TO SCALE



Development Data:

Tax Parcel:	0010-00-061.05, 0010-00-061.00, 0010-00-061.04, 8 portion of 0010-00-061.03
Site Area:	+/-156.22 Acres
Location:	Lancaster County, SC
Land Use:	
Existing:	Vacant
Proposed:	Single-Family Residential
Zoning:	
Existing:	PDD-26
Proposed:	PDD-26
Total Lots:	249 Lots
Proposed Density:	1.59 DU/AC
Proposed Common Open Space:	+/-86.16 Acres
Proposed Area in Public R/W:	+/- 15.15 Acres
Proposed Fire Hydrants:	31 Hydrants
Connectivity Index (Links/Nodes):	
Required:	1.0
Provided:	1.59 (35 Links/22 Nodes)

PDD-26 Lot Standards:

Minimum Lot Width:	60'
Minimum Lot Area:	7,800 S.F.
Setbacks:	
Front:	20'
Side:	7'
Rear:	25'

Road Names & Lengths:

Bryant Drive	1,168.70 LF
Chester Avenue	1021.56 LF
Kensington Place	292.23 LF
Princess Terrace	498.66 LF
Castle Road	2,457.27 LF
Wellington Avenue	2,957.83 LF
Noble Way	191.41 LF
Essex Drive	1,127.08 LF
Crescent Drive	462.64 LF
Palace Way	922.66 LF
Wiltshire Lane	884.82 LF
Regal Way	876.24 LF
Majesty Court	275.68 LF
Total Length of Proposed Roads:	13,153.93 LF

Notes:

1. Preliminary Plan is subject to minor revisions during the design process as may be required.
2. See Sheet 2 & Sheet 3 for lot dimensions.
3. Topographic information based on information obtained from LiDAR provided by the South Carolina Department of Natural Resources.
4. Boundary information obtained from "Recombination/Minor Subdivision Plat of Tax Parcel 0010-00-061.00 being 311.615 Acres Total" prepared by ESP Associates, PA dated 07/15/2013.
5. Developer to provide and install road signs for this subdivision.
6. Centralized mail kiosks to be provided for USPS mail delivery.

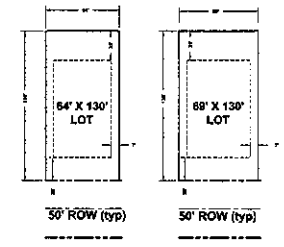
Floodplain Information

1. Floodplain information obtained from FEMA FIRM Map Number 45057C0060D effective date of study June 16, 2011. Stream information obtained from Lancaster County GIS Data.

Hoelsplitter Buffer

Approximate location of 100' and 200' buffers along streams are based on section 2.1.3 of the Unified Development Ordinance for Lancaster County and delineation prepared by Tom Bafou dated May 23, 2007.

Typcial Lot Details:



ENGINEERING FIRM: ESP ASSOCIATES, P.A.
ADDRESS: 3478 LAKEMONT BLVD. PORT MILL, SC 29708
PHONE: (803) 362-2443
FAX: (803) 362-2315
CONTACT: MATT LEVESQUE, RLA

DEVELOPER: PULTE HOME CORP.
ADDRESS: 1121 CARMEL COMMONS BLVD, SUITE 450 CHARLOTTE, NC 28226
PHONE: (704) 543-4822
FAX: (704) 414-7080
CONTACT: BRETT MANERY

REVIEW AGENCY: LANCASTER COUNTY
ADDRESS: 101 NORTH MAIN STREET, SUITE 105 LANCASTER, SC 29720
PHONE: (803) 285-6005

ESP Associates, P.A.
P.O. Box 7030
Charlotte, NC 28241
3478 Lakemont Blvd.
Port Mill, SC 29708
704.583.4949 (Tel)
803.362.2443 (Fax)
www.espassociates.com

SOUTH CAROLINA LANCASTER COUNTY 146-C ESP ASSOCIATES, P.A.

State of South Carolina 928 MATTHEW J. LEVESQUE 12-8-13

NO.	DATE	REVISION	BY

PRELIMINARY PLAN (OVERALL)

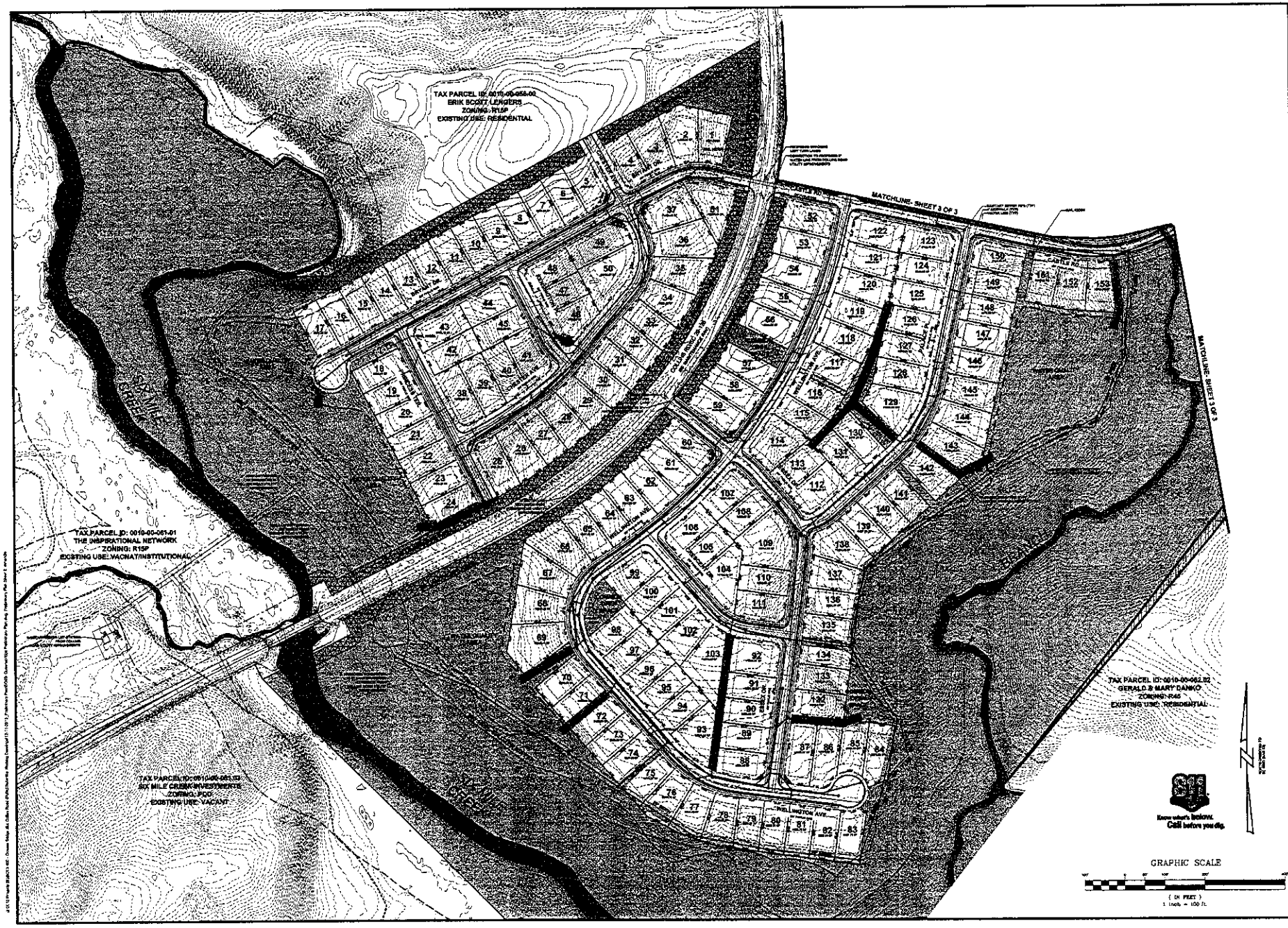
QUEENSBRIDGE

LANCASTER COUNTY, SC

PULTE HOME CORP.

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MM
DRAWN BY:	MM
PROJECT NUMBER:	6009.100
ORIGINAL DATE:	12/13/2013

SHEET 1 OF 3



ESP Associates, P.A.

SOUTH CAROLINA 148-C ESP ASSOCIATES, P.A.

State of South Carolina 928 MATTHEW J. LEVESQUE

12-15-19

NO.	DATE	REVISION	BY

PRELIMINARY PLAN (SHEET 2 OF 3)

QUEENSBRIDGE

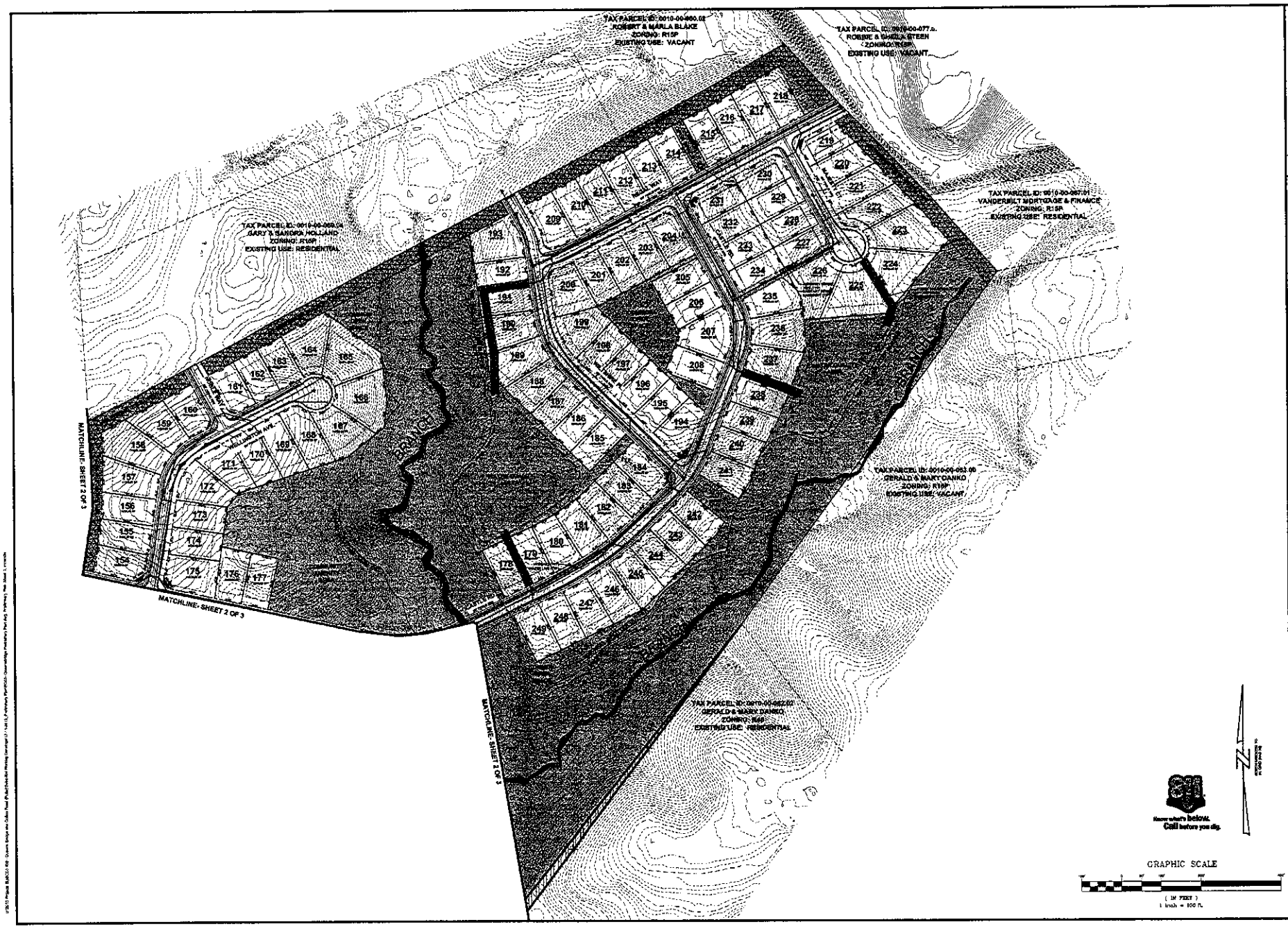
PULTE HOME CORP.

LANCASTER COUNTY, SC

PROJECT INFORMATION	
PROJECT MANAGER:	MK
DESIGNED BY:	MM
DRAWN BY:	MM
PROJECT NUMBER:	BC03.100
ORIGINAL DATE:	12/13/2013

SHEET:

2 OF 3



ESP Associates, P.A.
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ESP

SOUTH CAROLINA
145-C
ESP ASSOCIATES, P.A.

State of South Carolina
MATTHEW J. LEVESQUE
12-15-13

NO.	DATE	REVISION	BY

PRELIMINARY PLAN (SHEET 3 OF 3)

QUEENSBRIDGE

PULTE HOME CORP.

LANCASTER COUNTY, SC

PROJECT INFORMATION	
PROJECT MANAGER:	MI
DESIGNED BY:	MM
DRAWN BY:	MM
PROJECT NUMBER:	BOD1.100
ORIGINAL DATE:	12/13/2013

SHEET:
3 OF 3