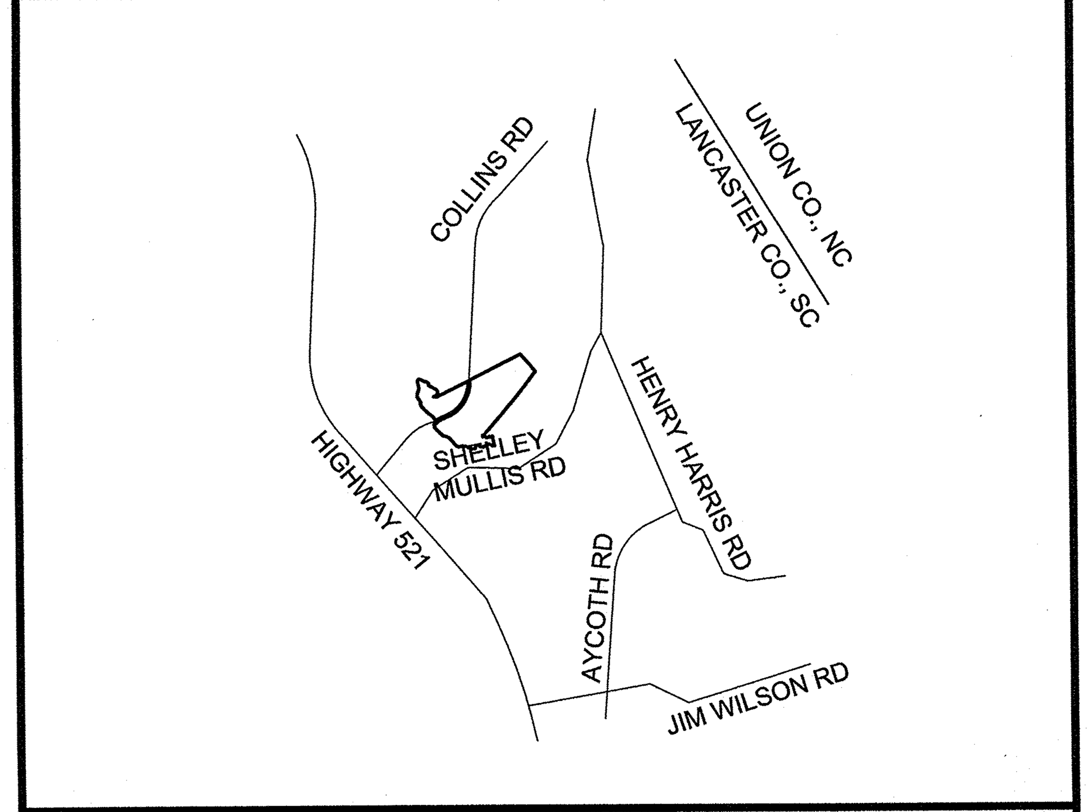
QUEENSBRIDGE

LOCATED IN

LANCASTER COUNTY, SOUTH CAROLINA



VICINITY MAP — NOT TO SCALE

VILLAGES A, B, C, & D- Proposed Units:
Queensbridge Preliminary Plan Unit Summary:

A) Approved PDD-26 Zoning Villages A, B, C, D, E	**510 Units**
B) Queensbridge Preliminary Plan Villages A, B, C, & E	**249 Lots**
C) Remaining Units (per zoning)	**261 Lots**

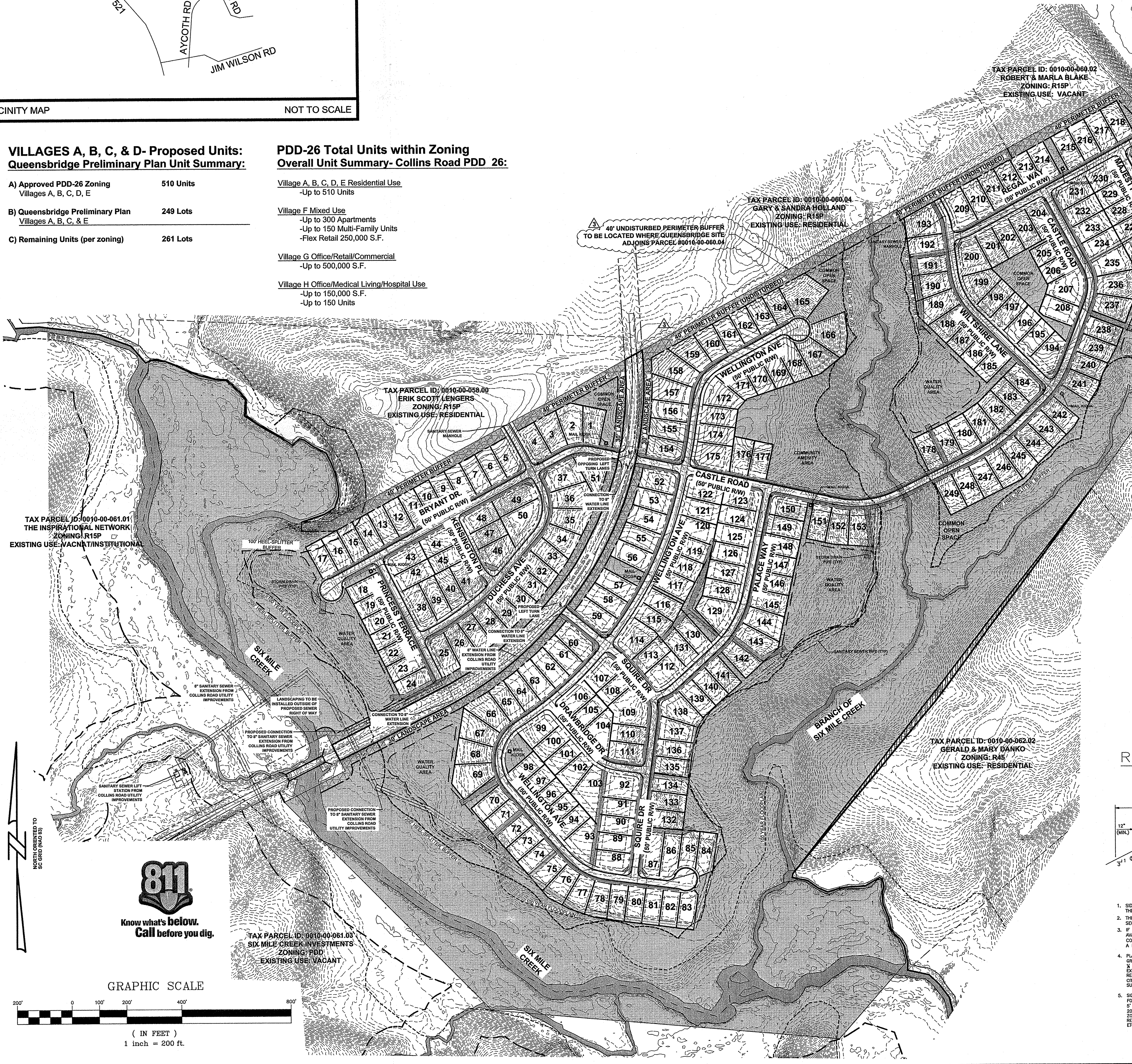
PDD-26 Total Units within Zoning
Overall Unit Summary- Collins Road PDD 26:

Village A, B, C, D, E Residential Use
- -Up to 510 Units

Village F Mixed Use
- -Up to 300 Apartments
- -Up to 150 Multi-Family Units
- -Flex Retail 250,000 S.F.

Village G Office/Retail/Commercial
- -Up to 500,000 S.F.

Village H Office/Medical Living/Hospital Use
- -Up to 150,000 S.F.
- -Up to 150 Units



811 Know what's below. Call before you dig.

GRAPHIC SCALE

200' 0 100' 200' 400' 800'

(IN FEET)
1 inch = 200 ft.

Development Data:

Tax Parcel:	0010-00-061.06, 0010-00-061.00, 0010-00-061.04, & portion of 0010-00-061.03
Site Area:	+/-156.22 Acres
Location:	Lancaster County, SC
Land Use: Existing:	Vacant
Land Use: Proposed:	Single-Family Residential
Zoning: Existing:	PDD-26
Zoning: Proposed:	PDD-26
Total Lots:	249 Lots
Proposed Density:	1.59 DU/AC
Proposed Common Open Space:	+/-85.16 Acres
Proposed Area in Public R/W:	+/- 15.15 Acres
Proposed Fire Hydrants:	16 Hydrants
Connectivity Index (Links/Nodes): Required:	~~1.0~~
Provided:	1.375 (33 Links/24 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	1,188.70 LF
Duchess Avenue	1021.56 LF
Kensington Place	292.23 LF
Princess Terrace	498.65 LF
Castle Road	2,457.27 LF
Wellington Avenue	2,957.83 LF
Squire Drive	1,127.06 LF
Drawbridge Drive	462.64 LF
Palace Way	922.66 LF
Wiltshire Lane	832.19 LF
Regal Way	775.98 LF
Majesty Court	275.86 LF
Total Length of Proposed Roads:	12,812.63 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

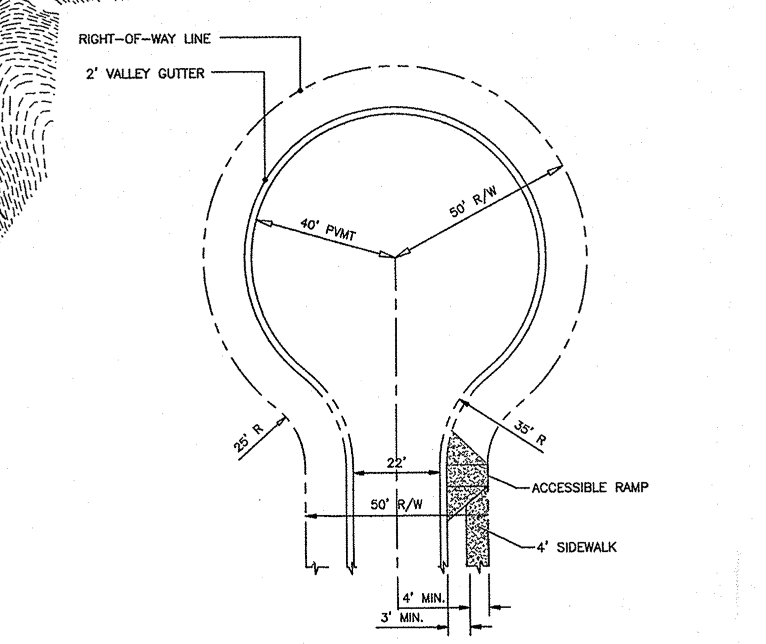
1. Floodplain information obtained from FEMA FIRM Map Number 45057C0080D effective date of study June 16, 2011. Stream information obtained from Lancaster County GIS Data.

Heelsplitter Buffer

Approximate location of 100' and 200' buffers along streams are based on section 2.1.5 of the Unified Development Ordinance for Lancaster County and delineation prepared by Tom Ballou dated May 23, 2007.

Carolina Thread Trail Connection

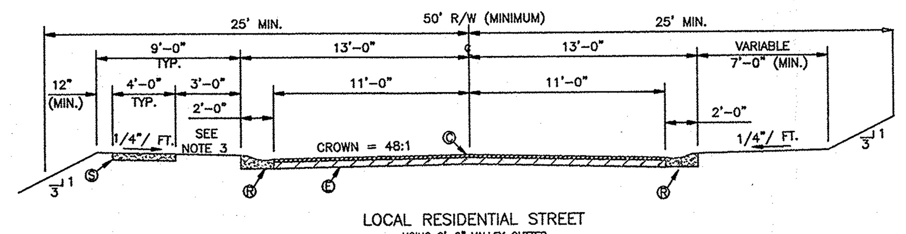
Applicant to provide internal neighborhood trail connection to the Carolina Thread Trail located along Six Mile Creek. The location of internal neighborhood trail & connection point to Carolina Thread Trail along Six Mile Creek to be determined during Construction Document Preparation for Queensbridge. Carolina Thread Trail along Six Mile Creek to be designed and installed by others.



STANDARD CUL-DE-SAC

NOTES:
1. THE CROWN FOR PAVEMENT SHALL BE 48:1 PER FT. FROM THE CENTER OF THE CUL-DE-SAC.
2. PAVEMENT SCHEDULE SAME AS LOCAL RESIDENTIAL STREET.

RESIDENTIAL CUL-DE-SAC DETAIL
N.T.S.



LOCAL RESIDENTIAL STREET
USING 2'-0" VALLEY GUTTER

1. SIDEWALK SHALL BE PROVIDED ON ONE SIDE OF THE STREET A MINIMUM OF 3 FROM THE BACK OF CURB.
2. THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTIONS ON THIS SHEET IS 48:1 PER FT.
3. IF EXISTING PUBLIC STREET RIGHT-OF-WAY IS NOT AVAILABLE, THE SIDEWALK IS REQUIRED TO BE CONSTRUCTED OUTSIDE THE STREET RIGHT-OF-WAY ON A PERMANENT EASEMENT.
4. PLANTING STRIP ADJACENT TO SIDEWALK SHALL BE GRADED TO ¼ INCH PER FOOT (MIN.) UP TO 1 ¼ INCH PER FOOT (MAX.), EXCEPT WHERE EXCESSIVE NATURAL GRADES MAKE THIS REQUIREMENT IMPRACTICAL. IN SUCH CASES, THE CITY/COUNTY ENGINEER MAY AUTHORIZE A SUITABLE GRADE.
5. SIDEWALK WIDTHS SHALL BE A MINIMUM OF FOUR (4) FEET UNLESS OTHERWISE SPECIFIED. A 5' X 5' SIDEWALK IS REQUIRED AT LEAST EVERY 200' AS REQUIRED BY ADA FOR A PASSING ZONE UNLESS OTHERWISE PROVIDED BY RESIDENTIAL DRIVEWAYS, INTERSECTING SIDEWALK, ETC.

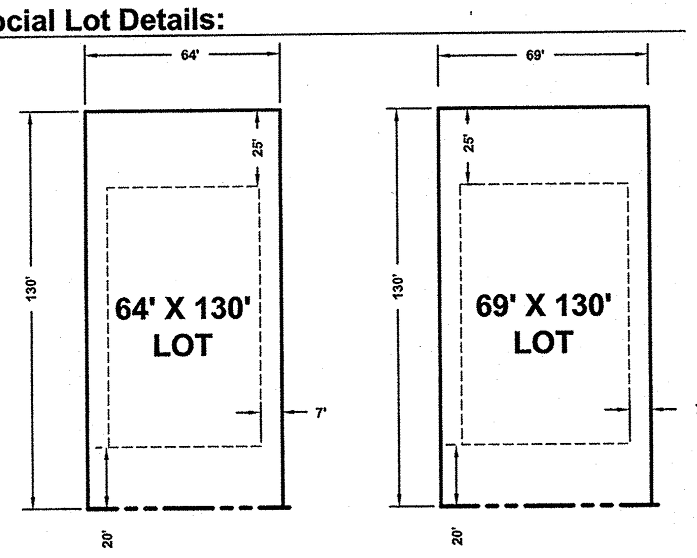
PAVEMENT SCHEDULE
- Ⓒ 1-1/2" BITUMINOUS CONCRETE OVERLAY, SCDOT TYPE C
- Ⓒ 2" BITUMINOUS CONCRETE SURFACE COURSE, SCDOT TYPE C
- Ⓔ 6" COMPACTED AGGREGATE BASE COURSE
- Ⓡ 2'-0" VALLEY GUTTER
- Ⓢ 4' CONCRETE SIDEWALK

*NOTE: OVERLAY TO BE INSTALLED UPON 80% BUILDOUT

SIDEWALK LOCATIONS
1. SIDEWALK SHALL BE PROVIDED ALONG BOTH SIDES OF MAJOR ROADS AND COMMUNITY ENTRANCE ROADS. SIDEWALK SHALL PROVIDED ALONG BOTH SIDES OF THE FOLLOWING ROADS:
   - ~~-CASTLE ROAD~~
   - -SQUIRE DRIVE
   - ~~-BRYANT DRIVE~~
1. SIDEWALK TO BE PROVIDED ALONG ONE SIDE OF SECONDARY STREETS IN THE QUEENSBRIDGE DEVELOPMENT

LOCAL RESIDENTIAL STREET
N.T.S.

Typcial Lot Details:



ENGINEERING FIRM:	**ESP ASSOCIATES, P.A.**
ADDRESS:	**3475 LAKEMONT BLVD. FORT MILL, SC 29708**
PHONE:	**(803) 802-2440**
FAX:	**(802) 802-2515**
CONTACT:	**MATT LEVESQUE, RLA**
DEVELOPER:	**PULTE HOME CORP.**
ADDRESS:	**1121 CARMEL COMMONS BLVD, SUITE 450 CHARLOTTE, NC 28226**
PHONE:	**(704) 543-4922**
FAX:	**(704) 414-7099**
CONTACT:	**BRETT MANERY**
REVIEW AGENCY:	**LANCASTER COUNTY**
ADDRESS:	**101 NORTH MAIN STREET, SUITE 108 LANCASTER, SC 29720**
PHONE:	**(803) 285-6005**

ESP Associates, P.A.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORP. 145-C ESP ASSOCIATES, P.A.

State of South Carolina REGISTERED LANDSCAPE ARCHITECT 928 MATTHEW J. LEVESQUE 5-14-14

NO.	DATE	REVISION	BY
1	01/20/2014	REVISED WATER & SEWER LINES, FIRE HYDRANT LOCATIONS, STREET NAMES, MAIL KIOSK, & THREAD TRAIL CONNECTION PER STAFF COMMENTS ADDED CAROLINA THREAD TRAIL NOTE AND REMOVED NOBLE WAY STREET CONNECTION PER PLANNING COMMISSION WORKSHOP	MM
2	02/03/2014	REVISED PER PLANNING COMMISSION COMMENTS.	MM
3	05/14/2014	UPDATED TO SHOW 40' UNDISTURBED BUFFER ALONG THE HOLLAND PROPERTY	MM

PRELIMINARY PLAN (OVERALL)

QUEENSBRIDGE

LANCASTER COUNTY, SC

PULTE HOME CORP.

RECEIVED 5-14-14

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MM
DRAWN BY:	MM
PROJECT NUMBER:	BO03.100
ORIGINAL DATE:	12/13/2013

SHEET:
1 OF 3

U:\2013 Projects (B)\BO03.400 - Queens Bridge aka Collins Road (Pulte)\Submittal Working Drawings\05-14-2014_Preliminary Plan 5th SBO03- Queensbridge Preliminary Plan.dwg, Preliminary Plat- Overall, mmandle