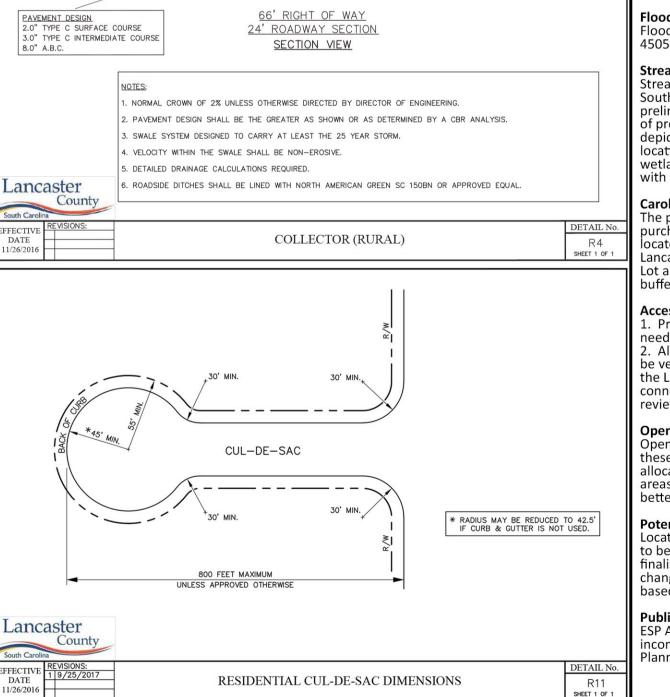


Setbacks:

Front: 30'

Rear: 25'



is considered to be preliminary in nature and subject to change and final verification.

3. Draft - Do not rely on this document.

Floodplain Information

Floodplain information obtained from FEMA FIRM Panels 45057C0079E & 45057C0085E effective date of study 5/16/2017.

Stream/Wetland Information

Stream/Wetland information is based on "Providence Estate Tract - Lancaster County, South Carolina" produced by Newkirk Environmental, Inc., dated 05-25-2021 and preliminary information provided to ESP by Lancaster County GIS data. For purposes of preparation of this Exhibit, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Exhibit will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified

Carolina Heelsplitter Overlay

with acceptable levels of accuracy- unit loss may occur. The property is located with the HSO – Heelsplitter overlay . Credits may be purchased from the USFWS for qualified activities within projects that are ocated within the HSO. Credits to be purchased are based on criteria agreed to by the lacksquareLancaster County Planning Commission and US Fish and Wildlife Service.

Lot areas, related improvements and BMP's illustrated within portions of the HSO buffer shall require further evaluation to qualify for these types of credits.

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 UDO and applicable standards identified by SCDOT. Street connections are conceptual and may be subject to change based on agency input and

Open Space /Tree Save
Open Space and Tree Save areas 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 areas, utility features, and buffers, (as applicable) for this project are

Potential Stormwater Quality Areas 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 areas.

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.



This Rezoning Plan EXHIBIT is provided as a Conceptual Illustration

for stakeholders and Agencies involved with providing feedback on

of the Applicant's proposed request to rezone the property from LDR- MDR. It is being provided to assist with design communication

the Applicant's proposed Rezoning to straight MDR – Medium

Density Residential.

200.00' Carolina Heelsplitter Buffer (typ.)



Prop. Water

Quality Area

Arbor Walk Rezoning Plan Exhibit

Existing Perennial Stream

June 30, 2022 ESP Job #JM11

