



Vicinity Map
Not To Scale

Site Data:

Tax Parcels:	009-00-015.00
Total Acreage:	+/- 112.476 Acres (per Survey)
Location:	Lancaster County, SC
Zoning:	Low Density Residential (LDR)
Existing:	Medium Density Residential (MDR)
Proposed:	Carolina Heelsplitter Overlay
Total Potential Lots:	+/- 179 Lots (70' x 143')
Potential Density:	+/- 1.59 DU/AC
Open Space:	+/- 22.50 Acres (20%) MIN.
Required:	+/- 22.50 Acres (20%)
Park Space:	+/- 5.62 Acres (5%) MIN.
Required:	+/- 5.62 Acres (5%)
Connectivity Index:	1.3
Required:	1.5 (23 Links/15 Nodes)
Provided:	
Watershed:	Catawba

General Notes

1. Base information provided by Lancaster County GIS Data and preliminary ALTA Boundary Survey by ESP Associates, and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan 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 with acceptable levels of accuracy-unit loss may occur.

Carolina Heelsplitter Overlay

The property is located within the HSO - Heelsplitter overlay. Credits may be purchased from the USFWS for qualified activities within projects that are located within the HSO. Credits to be purchased are based on criteria agreed to by the Lancaster 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 review.

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 better defined.

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.

