## SITE DATA

| | |
|---|---|
| TOTAL ACREAGE: | ± 95.85 AC |
| TAX PARCEL NUMBERS: | 0007-00-015.00, 0007-00-22.00, 0007-00-022.01, 0007-00-022.02, 0007-00-022.03, 0007-00-022.04, 0007-00-023.06 |
| EXISTING ZONING: | LDR, LOW DENSITY RESIDENTIAL |
| PROPOSED ZONING: | MDR, MED. DENSITY RESIDENTIAL |
| EXISTING USES: | VACANT / SINGLE FAMILY RESIDENTIAL |
| PROPOSED USE: | SINGLE FAMILY RESIDENTIAL |
| MAXIMUM DENSITY: | 2.50 DUA |
| PROPOSED DENSITY: | 1.98 DUA |
| MAXIMUM BUILDING HEIGHT: | 35' |
| PROPOSED DWELLING UNITS: | 196 UNITS |
| MINIMUM LOT AREA: | 8,400 SF |
| MINIMUM LOT WIDTHS: | 70' WIDTH |
| TYPICAL LOT SIZE: | 70' X 120' |

## OPEN SPACE

| | |
|---|---|
| REQUIRED OPEN SPACE: | 20% (19.17 AC) |
| PROVIDED OPEN SPACE: | 19.17 AC MINIMUM (20%) |

## BUFFERS

| | |
|---|---|
| PUBLIC STREET BUFFER: | 50' |
| STREAM BUFFER 20 AC - 1 SQ MILE: | 30' |
| STREAM BUFFER > 1 SQ MILE: | 50' |
| WATER QUALITY BUFFER 1 AC - 2.5 AC: | 30' |
| WATER QUALITY BUFFER > 2.5 AC: | 50' |

## SETBACKS

| | |
|---|---|
| FRONT SETBACK: | 20' |
| REAR YARD: | 30' |
| SIDE YARD: | 7.5' |
| STREET SIDE YARD: | 15' |

## IMPERVIOUS AREA

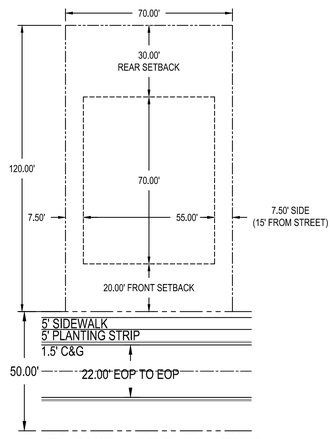
| | |
|---|---|
| MAX. IMPERVIOUS AREA: | 55% (52.71 AC) |

## PARKING

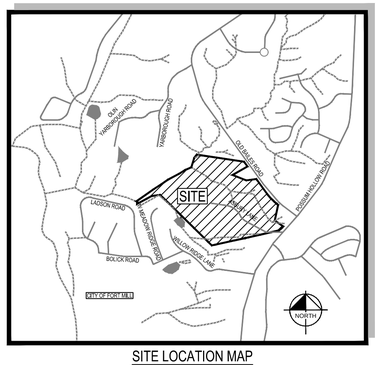
| | |
|---|---|
| SPACES REQUIRED: | 196 SPACES (196 UNITS x 1 SPACES\UNIT) |
| SPACES PROPOSED: | 784 SPACES |
| GARAGE SPACES: | 392 SPACES |
| DRIVEWAY SPACES: | 392 SPACES |

## SITE NOTES

1. SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATIONS TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS.
2. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT) AND LANCASTER COUNTY PUBLIC WORKS.
3. INTERNAL ROAD DESIGN BASED ON LANCASTER COUNTY RESIDENTIAL STREET STANDARDS.
4. ALL HOMES SHALL BE SERVED BY LANCASTER COUNTY WATER AND SEWER DISTRICT.
5. THIS DEVELOPMENT MAY BE CONSTRUCTED IN PHASES.
6. TREE PRESERVATION AREAS SHALL BE PROVIDED WHEREVER POSSIBLE ON SITE, AT THE DEVELOPER'S DISCRETION. TREE SAVE AREAS SHALL MEET THE GUIDELINES OF COUNTY UDO SECTION 7.1.2.
7. TO THE EXTENT PRACTICAL, DEVELOPER WILL MAINTAIN EXISTING VEGETATION WITHIN THE 50' BUFFER ADJACENT TO EXISTING OLD BAILES ROAD AND POSSUM HOLLOW ROAD. WHERE THE BUFFER IS DISTURBED, DEVELOPER WILL INSTALL MITIGATION TREES PER THE UDO.
8. EROSION CONTROL AND STORMWATER MEASURES, THROUGH THE USE OF BEST MANAGEMENT PRACTICES, SHALL BE DESIGNED AND MAINTAINED TO MEET AND/OR EXCEED LOCAL, STATE, AND FEDERAL RULES AND REQUIREMENTS. THE DESIGN OF THESE STRUCTURES SHALL BE SUCH THAT ADJACENT STREAMS, CHANNELS, AND DRAINAGE WAYS ARE PROTECTED AS REQUIRED BY THESE REGULATIONS. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL.




TYPICAL LOT LAYOUT
SCALE: 1" = 30'




SITE LOCATION MAP
NOT TO SCALE

N

0 100' 200' 400'
SCALE: 1" = 200'

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

| REV | DATE | DESCRIPTION |
|---|---|---|
| | | |

DESIGNED BY: AH
DRAWN BY: AH
REVIEWED BY: WSM

BGE
1111 METROPOLITAN AVE, SUITE 250
CHARLOTTE, NC 28204
WWW.BGEINC.COM
NC LICENSE #C-4397
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D·R·HORTON America's Builder
801 ARROWRIDGE BLVD.
CHARLOTTE, NC 28273

ASBURY LANE
LANCASTER COUNTY / NC / 29707

SKETCH PLAN

NOT FOR CONSTRUCTION
FILE NUMBER: 7734-05
DATE: 06/09/2022

G:\NCAC\Projects\DR Horton\7734-05 - DR Horton - Asbury Lane\03 - DWG\PlanSheets\Sketch\2022-0608-Asbury Lane - Sketch Plan.dwg Layout: Concept Plotted: 6/8/2022 3:30:29 PM