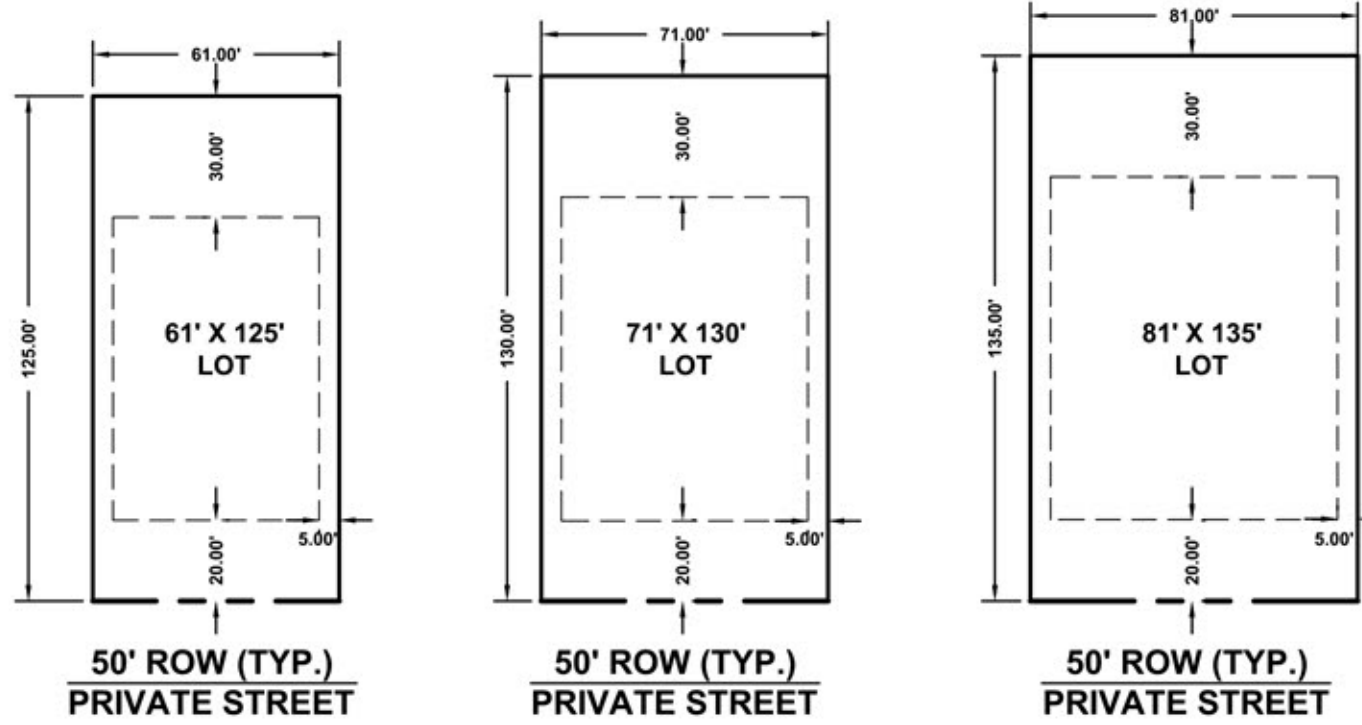


Typical Lot Details: N.T.S.



Road Names & Lengths:

Harbor Bay Drive	+/- 1,113.4 LF
Kingswood Drive	+/- 1,433.4 LF
Birch Arbor Place	+/- 663.9 LF
Vintage Avenue	+/- 1,573.9 LF
Hope Run Court	+/- 433.9 LF
Thayer Way	+/- 280.0 LF
Oliver Terrace	+/- 507.6 LF
Total Length of Proposed Roads:	+/- 6,011.1 LF

General Notes:

- Preliminary Plan is subject to minor revisions during the design process as may be required.
- See Sheets 1-4 for detailed lot dimensions.
- Applicant to provide and install road signs for this subdivision.
- Applicant to install central mail kiosks for this community. Locations shown on Preliminary Plan are conceptual and subject to final approval from USPS. Location and number of kiosks is subject to change.
- All roads within The Overlook at Barber Rock CSOD are to be privately maintained and have a minimum pavement width of 22' as per Lancaster County Ordinance No. 2014-1285.
- Developer agrees to grant easement over private street road ROW after construction to LCWSD for access to water and sewer infrastructure.
- Although streets will be private, water, sewer, and hydrants will be public and maintained by LCWSD.
- Proposed locations of water and sewer lines shown on Preliminary Plan are preliminary and have not been designed. Design and details of water and sewer systems shall be provided during construction document phase.
- Road grading and profile is to be determined during construction document phase.
- Site grading, cut, and fill to be determined during construction document phase.
- Detailed landscape planting plans, outlining landscaping and buffer plantings, to be provided during construction document phase.
- Location and size of Potential Stormwater Management Areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will be determined during construction document phase.
- Signage and monumentation details, including sizing and locations, will be determined upon the submittal of Construction Documents. Monumentation and signage to be permitted separately. Monumentation to be installed outside of sight triangles & sight distance lines.
- Street signs to be consistent with SCDOT details or approved equivalent. Decorative street signs may be installed as long as they meet or exceed the minimum specifications established by SCDOT.
- Sight distance plan & profiles to be provided at construction document phase for project entrance as requested by SCDOT.
- Proposed sewer easements shall have no steeper than 4:1 slope as requested by LCWSD.
- Sanitary sewer manholes that are located in floodplain to be water tight.
- Fire hydrants to be spaced and installed to ensure that each phase of construction of development has adequate hydrant protection. Phasing to be determined at construction documentation phase, hydrant locations to be adjusted to provide coverage based on phasing.
- Based on meeting with Lancaster County on 7/29/15 applicant agrees to install street trees outside of 3' planting strip behind sidewalk. Street trees to be located 3'-4' behind back of sidewalk. Exact locations to be determined at construction documents to avoid conflicts with utilities and driveways.
- Applicant agrees to provide an increased curb radius located at the entrance from Barberville Road (in lieu of deceleration lane). Exact curb radius size to be provided as specified by SCDOT. Size to be coordinated during construction document phase.

Greenway Dedication

- Applicant agrees to voluntary dedication of a minimum 50-foot wide, up to a maximum of 100-foot wide strip of land within the stream buffer area along the western property boundary of the Site, extending from the Site's southwestern property boundary with Lancaster County Tax Parcel 737000184 and running in a northerly direction along the Site's western boundary to the Site's northern property boundary with Lancaster Tax Parcel 0006-00-052.02, to Lancaster County for the county's future use as a greenway. Per the Development Agreement, Section 4.01C, the portion of the easement that is less than 100' wide cannot exceed 35% of the total easement length. An additional area is also proposed for dedication near the southwestern reach of the property near Highway 160. The areas have been shown with cross-hatching. Dedication will occur not later than the date the Developer submits its first application to the Planning Department for final plat approval. Dedication is subject to any encumbrances and easements related to the FEMA regulated floodway or floodplain and applicant gives no assurances with regard to the County's ability to construct a greenway trail within the designated areas. Applicant shall be under no obligation to fund, construct, maintain or otherwise manage any portion of the proposed greenway. The area to be dedicated shall be considered part of the Site for calculations regarding density, open space and tree save and other ordinance requirements.

Existing FEMA Floodplain:

Existing FEMA floodplain line depicted on this preliminary plan is based on FEMA firm panel 45057C0020D. The proposed lots shown in the existing floodplain are based on preliminary proposed fill areas which are to be removed from the FEMA floodplain by method of LOMR-F or similar revision to the FEMA map for this area after construction. The design and elevations for these areas have not been evaluated at this time of this preliminary plan and shall be designed and determined during the Construction Document phase of the project.

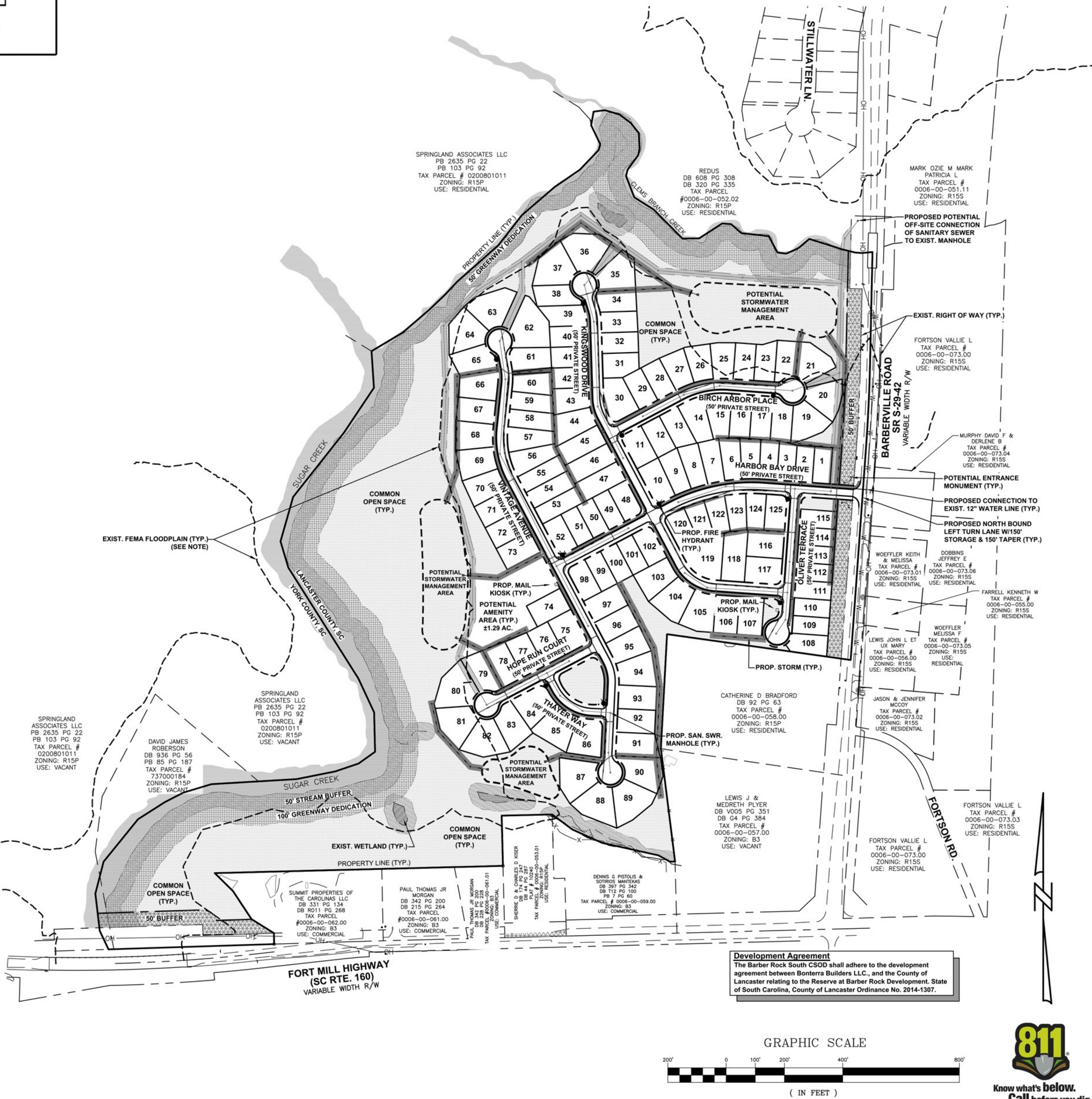
ENGINEERING FIRM: ESP ASSOCIATES, P.A.
ADDRESS: 3475 LAKEMONT BLVD. FORT MILL, SC 29708
PHONE: (803) 802-2440
FAX: (803) 802-2515
CONTACT: PETER TATGE

DEVELOPER: BONTERRA BUILDERS
ADDRESS: 5615 POTTER ROAD MATTHEWS, NC 28104
PHONE: (704) 821-8020
CONTACT: MR. MIKE KISSEL

REVIEW AGENCY: LANCASTER COUNTY
ADDRESS: 101 NORTH MAIN STREET, SUITE 108 LANCASTER, SC 29720
PHONE: (803) 285-6005

THE OVERLOOK AT BARBER ROCK

LOCATED IN LANCASTER COUNTY, SOUTH CAROLINA



Development Data:

Tax Parcels: 0006-00-053.00, 0006-00-053.01, & 0006-00-053.02
Site Area: 83.82 Acres
Location: Lancaster County, SC
Land Use: Existing: Single Family Detached Residential; Proposed: Single-Family Detached Residential
Zoning: R-15P CSOD (Ordinance #2014-1280) (Cluster Subdivision Overlay District)

Total Lots:	125 Lots
61'x125' Lots	42 Lots (33.6%)
71'x130' Lots	41 Lots (32.8%)
81'x135' Lots	42 Lots (33.6%)

Total Dwelling Units Allowed = Total Parcel multiplied by Maximum Dwelling Units per Acre
 TU = (TP)DUA
 TU = Total Units Allowed (dwelling units)
 TP = Total Parcel (acres)
 DUA = Maximum Dwelling Units per Acre (dwelling units/acres)
 TU = (83.82)(1.5)
 TU = 125.73 Total Lots or Dwelling Units Allowed

Proposed Density:	1.49 DU/AC
Total Open Space Proposed:	+/- 42.79 Acres
Primary Conservation Areas:	+/- 11.46 Acres

Total Open Space Proposed = Total Parcel minus Primary Conservation Areas multiplied by Open Space Percentage then added to Primary Conservation Areas
 TO = ((TP-PC)OSP)+PC
 TP = Total Parcel (Acres)
 PC = Primary Conservation Area (Acres)
 OSP = Open Space Percentage (% of Site Acreage excluding PC)
 TO = ((83.82 - 11.46) .25) + 11.46
 TO = 29.55 Acres of Total Open Space Required

Note: The Overlook at Barber Rock CSOD shall include provisions for the protection of trees and other natural amenities within the areas designated for open space in accordance with Section 6F9 of the Lancaster County CSOD Ordinance.

Proposed Fire Hydrants: 10 Hydrants

Connectivity Index (Links/Nodes):
 Required: 1.0*
 Provided: 1.1 (17 Links / 15 Nodes)
 * Refer to Development Agreement, Ordinance No. 2014-1307, Article III, Section 3.01A

R-15P CSOD Lot Standards:

- Minimum Lot Width: 50'
- Minimum Lot Area: 5,000 sf
- Smallest Lot Provided: 7625.00 sf
- Minimum Setbacks:
 Front: 20'
 Side: 5'
 Rear: 30'
- * If side yards are five feet (5'), then the following conditions must be met:
 - Dwelling units must have fire resistant siding as approved by the Lancaster County Building Official
 - Vented soffits must be avoided for dwellings less than 10' from an adjacent dwelling unit or structure.
 - Windows of dwelling units must be offset from windows of adjacent units.
- ** Where a lot fronts on any corner, front-yard setbacks shall be in accordance with Lancaster County UDO Section 5.4.4b.

Boundary Information
 Boundary information obtained from survey by ESP Associates, P.A. entitled "Boundary Survey of Tax Parcel 6-00-053.00 Being 83.820 Acres Total" dated 2/12/14.

Topographic Information
 Topographic information obtained from survey by ESP Associates, P.A. entitled "Topographic Survey of Tax Parcel 6-00-053.00 Being 35.135 Acres Total" dated 4/15/14.

Floodplain Information:
 Floodplain information obtained from FEMA Firm Panel 45057C0020D effective date of June 16, 2011.

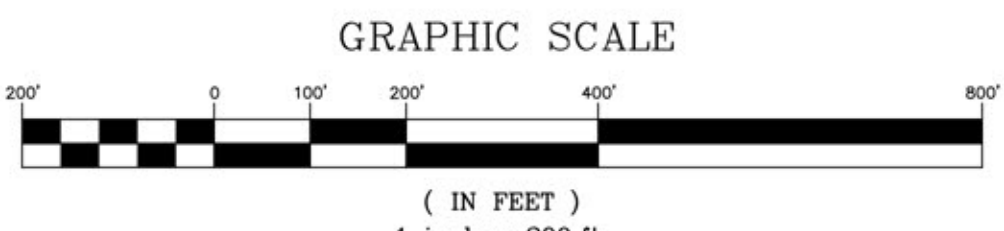
Stream and Wetland Information
 Stream and wetland information obtained from survey by ESP Associates, P.A. entitled "Wetland Survey of Tax Parcels 6-00-053.00, 6-00-053.01 & 6-00-053.02 Being 83.820 Acres Total" dated 02/25/2014.

Road Improvement
 Road improvements are subject to available right of way and coordination with SCDOT during driveway permitting process.

Off Site Utility Improvements
 Final alignment of all off site utility improvements to be determined during design phase in coordination with LCWSD.

Total Open Space Proposed
 Total Open Space Proposed includes property buffers, pocket parks, natural areas and water quality areas as well as Primary Conservation Areas.

Development Agreement
 The Barber Rock South CSOD shall adhere to the development agreement between Bonterra Builders LLC, and the County of Lancaster relating to the Reserve at Barber Rock Development, State of South Carolina, County of Lancaster Ordinance No. 2014-1307.



PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY	ADH	AC
1	01/14/2015	REVISIONS PER DRC COMMENTS			
2	02/02/2015	REVISED TO ADD NOTES BASED ON 1/20/15 PLANNING COMMISSION MEETING			

PRELIMINARY PLAN (OVERALL)
THE OVERLOOK AT BARBER ROCK
 LANCASTER COUNTY, SC
 BONTERRA BUILDERS

PROJECT INFORMATION

PROJECT MANAGER:	PT
DESIGNED BY:	MM
DRAWN BY:	AH
PROJECT NUMBER:	BX09.400
ORIGINAL DATE:	12/03/2014
SHEET:	OVERALL