

S:\RE\Projects\0158\BX10.400 - The Preserve at Barber Rock\BX10.400\Sheets\BX10_Site Plan Overall.dwg, OVERALL SITE PLAN, c:\ayr



LEGEND

PROP. CONCRETE SIDEWALK	
PROP. STORM DRAINAGE EASEMENT (SDE)	
PROP. SANITARY SEWER EASEMENT	
PROP. SIGHT TRIANGLE	
PROP. PUBLIC STREET RW	
PROP. LOT LINE	
PROP. BUILDING SETBACK	
PROP. RETAINING WALL	
PROP. 30' LANDSCAPE BUFFER	
PROP. 30' WETLAND BUFFER	
EXIST. WETLANDS	
PROP. PEDESTRIAN RAMP	
PROP. BMP EASEMENT	

DEVELOPMENT DATA FOR THE PRESERVE AT BARBER ROCK

TAX PARCEL:	003-00-068.00 & 003-00-063.01
ZONING:	R-30P CS00 (ORDINANCE #2014-1274) (CLUSTER SUBDIVISION OVERLAY DISTRICT)
SITE AREA:	35.13 AC.
COMMON OPEN SPACE PROVIDED:	18.80 AC. (53.5%)
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
NUMBER OF LOTS:	52
PROPOSED DENSITY:	1.48 D.U./AC.
MINIMUM LOT WIDTH (AT FRONT SETBACK):	50'
MINIMUM LOT SIZE:	5,000 SQ. FT.
SETBACKS:	
- FRONT YARD SETBACK:	20'
- SIDE YARD SETBACK:	5'
- REAR YARD SETBACK:	30'

STREET DATA FOR THE PRESERVE AT BARBER ROCK

CHALET LANE:	761 LF
GARDEN GATE DRIVE:	2,103 LF
JUNE BERRY PLACE:	220 LF

ALL STREETS FOR THE PRESERVE AT BARBER ROCK SHALL BE LOCAL RESIDENTIAL STREETS.

- SITE NOTES**
1. ALL RADII DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
 2. MINIMUM CROSS SLOPE ON ALL ASPHALT TO BE 1/4" PER FOOT.
 3. MINIMUM SLOPE ON CURB AND GUTTER SHALL BE 0.50%, UNLESS SPILL CURB IS INDICATED.
 4. ALL HANDICAP ACCESS RAMPS SHALL COMPLY WITH THE LATEST EDITION OF THE ADA ACCESSIBILITY GUIDELINES WHEN CONSTRUCTED.
 5. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
 6. NO OBSTRUCTIONS, PLANTINGS, OR FENCING SHALL BE PERMITTED WITHIN SIGHT TRIANGLES, STORM DRAINAGE EASEMENTS (SDE) AND SANITARY SEWER EASEMENTS.
 7. ALL SITE CONCRETE (SIDEWALKS, CURB & GUTTER, ETC.) SHALL NOT BE LESS THAN 3600 PSI STRENGTH AT 28 DAYS.
 8. LIGHTING PLAN TO BE DESIGNED BY OTHERS.



NO.	DATE	REVISION	BY

OVERALL SITE PLAN
THE PRESERVE AT BARBER ROCK
LANCASTER COUNTY, SC
TAYLOR MORRISON

PROJECT INFORMATION

PROJECT MANAGER:	SM
DESIGNED BY:	SLH
DRAWN BY:	BF
PROJECT NUMBER:	BX10.400
ORIGINAL DATE:	1/10/2020
SHEET:	C3.0

