

**Vicinity Map**  
Not To Scale

**Site Data:**

**Tax Parcels:** 5750000069 & 5750000070  
**Total Acreage:** 154.46 Acres  
**Location:** York County, SC

**Zoning:**  
**Existing:** RD-1, Scenic Overlay  
**Proposed:** TBD

<b>Total Lots:</b>	+/- 360 Lots
50' x 140'	+/- 162 Lots (45%)
60' x 140'	+/- 111 Lots (31%)
70' x 140'	+/- 87 Lots (24%)

**Density:** +/- 2.33 DU/AC

**Open Space:**  
**Required:** +/- 30.9 Acres (20%)  
**Provided:** +/- 30.9 Acres (20%)

**Existing Tree Canopy:** +/- 154.46 Acres  
**Tree Save Required:** +/- 30.9 Acres (20% of existing canopy)  
**Tree Save Provided:** +/- 30.9 Acres (20%)

**General Notes**  
 1. Base information provided by survey by CBS Surveying and Mapping, Inc., entitled "Boundary Survey for: Crescent Resources LLC, Surplus Tract No. as Shown, Index: CAT 198,218, Township: Bethel, Tax I.D.: 576 00 00 001, County: York, State: South Carolina, Date: 3/01/04, Job No.: 0304104" dated 3/01/04 and York County GIS Data and should be verified for accuracy.  
 2. All site plan, zoning, and wetland information utilized in the preparation of this Preliminary Concept Sketch 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 0177E, 0181E, and 0093E, effective date of study September 26, 2008.

**Stream/Wetland Information**  
 Stream/Wetland information is based on preliminary information provided to ESP by Bonum Road Site Preliminary Map prepared by Wetlands and Environmental Planning Group, dated August 15, 2014. For purposes of preparation of this Preliminary Concept Sketch, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Concept Sketch 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.

**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 York County Zoning Ordinance and applicable standards identified by SCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

**Open Space**  
 Open Space 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.

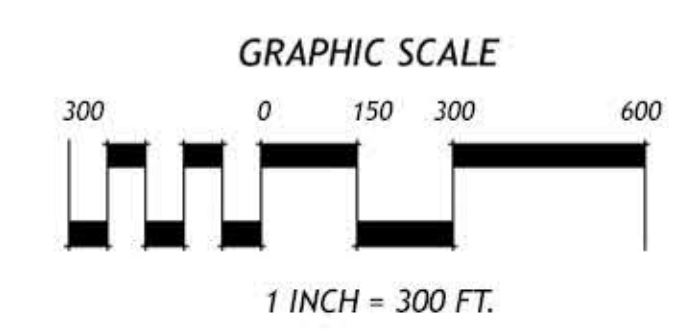
**Potential Stormwater Quality Areas**  
 Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

**Robinwood Lane Extension/Realignment/Abandonment**  
 Proposed extension, realignment, and abandonment of existing Robinwood Lane R.O.W. to be coordinated with appropriate agencies to confirm process and feasibility. Layout subject to change. Unit loss may occur.

**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.

**DRAFT**  
DO NOT RELY ON THIS DOCUMENT

**Brentwood Site (Bonum Road)**  
**Preliminary Concept Sketch D**



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