

Adkins Parcel

Site Acreage:	+/- 7.88 Acres (Per GIS)
Existing Zoning:	AGC (York County)
Proposed Zoning:	MXU (Fort Mill)
Total Potential Units:	+/- 54 Units
Potential Density:	+/- 6.9 DU/AC
* Density Based on Adkins Parcel Area of +/- 7.30 Acres	
Open Space Area:	+/- 1.1 Acres (20%)
Required:	+/- 1.1 Acres (20%)
Provided:	+/- 1.1 Acres (20%)

Cooper Parcel

Site Acreage:	4.48 Acres (Per Survey)
Existing Zoning:	MXU (Fort Mill)
Proposed Zoning:	MXU (Fort Mill)
Total Potential Units:	+/- 28 Units
Potential Density:	+/- 6.25 DU/AC
* Density Based on Cooper Parcel Area of 4.48 Acres	
Open Space Area:	+/- .89 Acres (20%)
Required:	+/- .89 Acres (20%)
Provided:	+/- .89 Acres (20%)

Vicinity Map
Not To Scale

Site Data:

Tax Parcels:	653000210 & A Portion of 0200901028
Total Acreage:	+/- 11.78 Acres
Location:	York County
Zoning:	AGC (York Co.) and MXU (Fort Mill)
Existing:	AGC (York Co.)
Proposed:	MXU (Fort Mill)
Watershed:	Steele Creek
Total Potential Units:	+/- 64 Units
Potential Density:	+/- 5.4 DU/AC
* Density Based on Overall Site Area of +/- 11.78 Acres	
Open Space Area:	+/- 2.36 Acres (20%)
Required:	+/- 2.36 Acres (20%)
Provided:	+/- 2.36 Acres (20%)

General Notes:
1. Basic information provided by York County GIS Data and "Town of Fort Mill Zoning Map" - information should be verified for accuracy. Acreage for "Cooper Parcel" based on "Pleasant Road" survey prepared for Atlantic Beach, Inc. developed by R.B. Pharr & Associates, PA, dated January 9, 2016.
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 Panel 420902021F effective date of study 01/16/2017.

Streams/Wetland Information:
Stream/Wetland information is based on preliminary information provided to ESP by York County GIS data. For purposes of preparation of this Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Concept Plan will need to be revised once all agencies approved on site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable means of accuracy and true north.

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 for utility or record minimum requirements established in the Town of Fort Mill Unified 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/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 specifications, and all other similarly dependent project components such as stormwater areas, wet and areas, utility features, and buffers. See application for this project as further 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 specifications, and all other proposed changes to the project as better defined. Layout and unit count subject to change based on final design of stormwater areas.

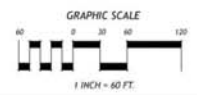
Public Information:
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

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**Pleasant Road Townhomes
Concept Plan F**

ESP Job #043.100 August 9, 2018



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