Vicinity Map

Not To Scale

NORTH

Site Data:

Tax Parcels:	152-00-00-246
Total Acreage:	+/- 8.65 Acres (per GIS)
Location:	Town of Summerville, SC
Zoning: Existing:	PUD
Watershed:	Santee

General Notes:

1. Base information provided by Dorchester County GIS Data and should be verified for accuracy.
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 45035C0404E effective date of study 07/18/2017.

Stream/Wetland Information
Stream/Wetland information is based on preliminary information provided to ESP by "Subdivision Plat of Tract A - Residual, " prepared by THomas & Hutton on 11/10/2016. For purposes of preparation of this Preliminary 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 Preliminary 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 levels of accuracy- until less 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 Awendaw Code of Ordinances 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.

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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NORTH

Flood Heirs Road Site

Preliminary Concept Plan

ESP Job # KX04 January 10, 2022

Graphic Scale

60 0 30 60 120

1 INCH = 60 FT.

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