

Note:
A reduction in the proposed buffer width near the entrance located on Harrisburg Road in the southeastern most vicinity of Parcel ID # 0005-00-074.03. Proposed Buffer reduction to include a 10'-20' foot buffer area supplemented by a Fence/Berm or Wall with sufficient additional landscaping to meet or exceed landscape planting requirements specified as part of the Buffer Yard Requirements for a Planting Yard Type 1 buffer as further outlined in Table 12-2 of Section 12.8 of the UDO. (See note #1 below.)

Notes:
1. Buffers - Except as otherwise specifically provided on the Master Plan, the PDD Ordinance or within the Development Agreement, the Development shall comply with the buffer requirements set out in Section 13.12 of the UDO. Notwithstanding the foregoing, a variance from the buffer standards has been provided through the Development Agreement to allow a reduction in the width of the required buffer located in Village C adjacent to the southernmost access road into the Development from Harrisburg Road. More specifically, the minimum width of this buffer shall range from 10 feet to 20 feet as more particularly depicted on the Master Plan due to the width of that portion of the Property, requirement for access as further depicted in the "Entrance Buffer Reduction Detail" illustrated above.
2. Village A - In the event that the County does not accept the dedication and conveyance of Village A as more particularly described in Section 26 of the PDD-27 Ordinance, Village A may be incorporated into Village B and Village A may be developed with a freestanding building containing a maximum of 6,500 square feet of gross floor area devoted to commercial, retail and service uses that are accessory to and in support of the senior uses as further described in the PDD-27 Ordinance. Should this event occur, a 30' wide Landscape Buffer with 6' foot wide sidewalks will be provided along Harrisburg Road along with a 40' wide undisturbed buffer along the westernmost property line of the PDD abutting the Harrisburg Elementary School.
3. Acreages - The proposed Avondale Master Plan indicates preliminary acreage assignments for the various Villages which may change to accommodate final agency design criteria and requirements, along with potential applicant phasing preferences to address market demand for certain lot/product assignments, proposed road and open space locations, along with requisite SCOD approvals for planned driveway entrances, final geometric configuration and design of Calvin Hall Road, Harrisburg Road frontage/ Right of Way dedications, required turn lane improvements, along with other required interior roads, etc. Any proposed acreage modifications will be compliant with required Density allocations as further specified in the PDD-27 Ordinance.



Vicinity Map
Not To Scale

Site Data

Tax Parcels: 0005-00-093.05, 0005-00-078.00, 0005-00-089.01, 0005-00-089.00, 0005-00-076.00, 0005-00-077.00, 0005-00-093.04, 0005-00-092.00, 0005-00-091.03, 0005-00-083.00, 0005-00-091.00, 0005-00-075.01, 0005-00-075.00, 0005-00-079.01, & a portion of 0005-00-074.03

Total Acreage: up to 179.35 Acres

Location: Lancaster County, SC

Zoning:
Existing: B-3 (General Commercial District)
R-15P (Moderate Density Residential/
Agricultural Panhandle District)
Proposed: PDD-27

Civic/Institutional/Park Site	Village Density:
Village A: 4 Acres	n/a
Senior Uses (see Note #2)	
Senior Residences	
Village B: up to 17 Acres	up to 8.0 DU/AC
Maximum Building Height: 50'	
Senior Day Center: up to 6,000 SF	
Senior Residences: up to 200 Units	
Senior Village Density: up to 8.0 DU/AC	
Residential Villages "C, D, E, & F"	Village Density:
Multi-Family Attached (Townhomes)	
Village C: up to 165 Units	up to 6.6 DU/AC
Maximum Building Height: 50'	
Single-Family Detached	
Village D:	up to 3.5 DU/AC
55' Front Loaded Lots: up to 122 Lots	
57' Front Loaded Lots: up to 40 Lots	
Maximum Building Height: 35'	
Village E:	up to 3.5 DU/AC
55' Front Loaded Lots: up to 52 Lots	
57' Front Loaded Lots: up to 18 Lots	
Maximum Building Height: 35'	
Village F:	up to 3.5 DU/AC
61' Front Loaded Lots: up to 98 Lots	
70' Front Loaded Lots: up to 35 Lots	
Maximum Building Height: 35'	
Total Residential Villages:	up to 530 Units

Open Space:
Minimum Required: +/- 35.87 Acres (+/- 20%)
Provided: +/- 35.87 Acres (+/- 20%)

Connectivity Index (Links/Nodes):
Required: 1.4
Provided: 1.4 (70 Links/49 Nodes)

Roads/Streets:
All internal roadways will be private streets and constructed in accordance with the minimum standards outlined in the PDD-27 Development Ordinance.

Legend

- Potential Site Access
- Secondary Site Access
- Primary Village Access
- Potential Stub Street
- Calvin Hall Road Realignment
- Civic/Institutional Village "A"
- Mixed-Use Village "B"
- Village "C"
- Village "D"
- Village "E"
- Village "F"

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ESP Associates, P.A.

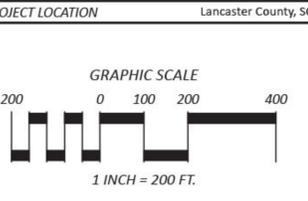
PROJECT

Avondale

SHEET TITLE

Preliminary Master Plan

PDD-27



PROJECT LOCATION: DO18.100
DRAWING NAME: PDD Master Plan.psd
DATE: July 1, 2015
DRAWN BY: AB/GW/MK
CHECKED BY: MM/MK/PT

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
01	5-29-15	GW	omit parcel 0005-00-090.00, update tabular and project acreage
02	7-1-15	GW	revise development program (sheet 1 of 3)
03	8-3-15	GW	Planning Board conditions (7-21-15)
04	8-25-15	GW	revised PDD ordinance per staff comments (8-11-15)
05	11-2-15	GW	updated layout and tabular per discussions with staff (10-27-15)
06	11-11-15	GW	revised per staff comments (memo 11-6-15)



Vicinity Map
Not To Scale



Site Data

Tax Parcels: 0005-00-093.05, 0005-00-078.00, 0005-00-089.01, 0005-00-089.00, 0005-00-076.00, 0005-00-077.00, 0005-00-093.04, 0005-00-092.00, 0005-00-091.03, 0005-00-083.00, 0005-00-091.00, 0005-00-075.01, 0005-00-075.00, 0005-00-079.01, & a portion of 0005-00-074.03

Total Acreage: up to 179.35 Acres
Senior Village: up to 21 Acres
Residential Area: up to 158.35 Acres

Location: Lancaster County, SC

Zoning:
Existing: B-3 (General Commercial District)
 R-15P (Moderate Density Residential/
 Agricultural Panhandle District)

CLIENT



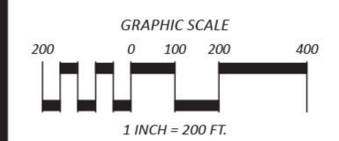
PROJECT

Avondale

SHEET TITLE

Existing Features

PROJECT LOCATION Lancaster County, SC



Legend

- Property Line**
Property Lines on sheets 1 and 2 have been illustrated with distances and dimensions drawn to scale.
- Tree Cover/Wooded Areas**
The project area consists of forested land areas that are denoted by the legend. Typical overstory vegetation includes sweetgum (*Liquidambar styraciflua*), ironwood (*Carpinus caroliniana*), white oak (*Quercus alba*), and American sycamore (*Platanus occidentalis*). Common understory species found on site include Eastern red cedar (*Juniperus virginiana*), American holly (*Ilex opaca*), Christmas fern (*Polystichum acrostichoides*), ground cedar (*Diphasiastrum digitatum*), Japanese honeysuckle (*Lonicera japonica*), muscadine (*Vitis rotundifolia*), poison ivy (*Toxicodendron radicans*), and sticky willy (*Galium aparine*), with approximate average diameters ranging from 2" to 30".
- Stream/Wetland**
Stream/Wetland information is based on preliminary information obtained from "Approximate Depiction of Waters and Wetlands", prepared by Huysman & Bandy, Inc., dated July 8, 2015. There does not appear to be floodplain on the property.
- Vehicle Accommodation Areas**
Existing driveways and circulation identified per available Lancaster County aerial imagery.
- Above Ground Utility Lines**
Existing utility lines identified per Lancaster County aerial imagery.
- Existing Structures**
Existing structures located per available Lancaster County aerial imagery and consist of single-family residences, outbuildings, and industrial buildings that range in size from approximately 300 to 8000 SF.
- Zoning District Line**
Zoning District Boundaries are based on information obtained from Lancaster County GIS data.
- Uses of Adjoining Properties**
 Single-Family Residential
 Vacant
 Commercial
 School

PROJECT LOCATION	DO18.100
DRAWING NAME	PDD Master Plan.psd
DATE	July 1, 2015
DRAWN BY	GW
CHECKED BY	MK/PT

AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION
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