

**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

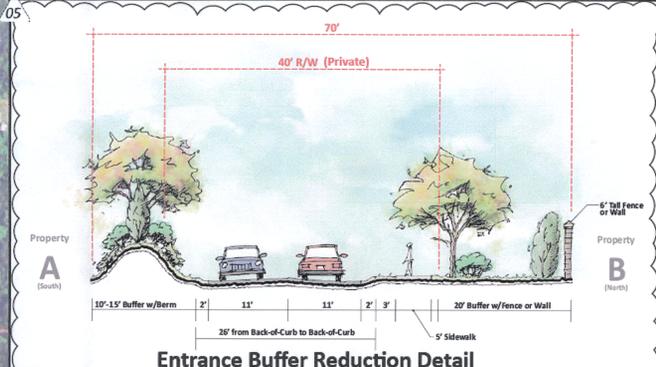
**Total Acreage:** up to 179.35 Acres

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



**Notes:**  
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.  
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 SCDOT 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.

**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"

This drawing and/or the design shown are the property of ESP Associates, P.A. The reproduction, alteration, copying, or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.  
ESP Associates, P.A.

SINACORI BUILDERS  
P.O. Box 471785  
Charlotte, NC 29247

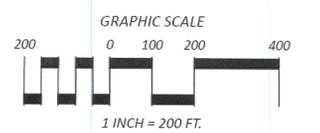
PROJECT LOCATION: Lancaster County, SC

# Avondale

## Preliminary Master Plan

### PDD-27

PROJECT LOCATION: Lancaster County, SC



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)