



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)

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

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CLIENT

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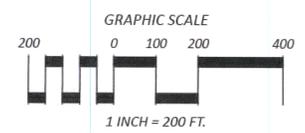
PROJECT

Avondale

SHEET TITLE

Existing Features

PROJECT LOCATION Lancaster County, SC



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
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)