

VICINITY MAP - N.T.S.

**GENERAL INFORMATION:**

PROJECT: VILLAGE DRIVE PLANNED DEVELOPMENT (PD)

DEVELOPER: US DEVELOPMENTS  
5925 CARNEGIE BOULEVARD, SUITE 200  
CHARLOTTE, NORTH CAROLINA 28209  
P | 704.576.0022

OWNERS: (1) SECOND BAPTIST CHURCH OF CHESTER  
(2) JOSE EFRAIN ORTEZ

PARCELS: (BY OWNER) (1) 079-04-02-020-000, 079-00-00-032-000 (Portion)  
(2) 079-04-02-088-000

ACREAGE: 92.10 ACRES± (RESIDENTIAL)  
8.99 ACRES± (MULTIFAMILY)  
10.83 ACRES± (COMMERCIAL)  
111.92 ACRES± (TOTAL)

EXISTING ZONING: LC & RG-1

PROP. ZONING: PLANNED DEVELOPMENT (PD)

**DEVELOPMENT INFORMATION:**

PROPOSED USE: SINGLE FAMILY DETACHED, MULTIFAMILY, COMMERCIAL

MAX. DENSITY: (ALLOWED) SINGLE FAMILY LOTS - 266 (2.89 UNITS/AC)  
MULTIFAMILY UNITS - 215 (24 UNITS/AC)  
MAX. ALLOWED - 483 DWELLING UNITS

COMMERCIAL: PER REZONING NOTES

**SINGLE FAMILY LOTS:**

- MIN. LOT WIDTH: 50 FT. @ FRONT S.B.
- MIN. LOT DEPTH: 120 FT.
- MIN. LOT SIZE: 6,000 FT.
- SETBACKS/YARDS: FRONT S.B. - 20 FT.  
CORNER YD. - 10 FT.  
SIDE YARD - 5 FT.  
REAR YARD - 25 FT.

**MULTI-FAMILY | ATTACHED UNITS:**

- MIN. LOT WIDTH: 20 FT. @ FRONT S.B.
- MIN. LOT DEPTH: 95 FT.
- MIN. LOT SIZE: 1,900 FT.
- SETBACKS/YARDS: FRONT S.B. - 20 FT.  
REAR YARD - 15 FT.  
- MIN. 20' BUILDING SEPARATION  
- MIN. 20' FROM SIDE STREETS (CORNER)

**MULTI-FAMILY | APARTMENTS:**

- MIN. LOT WIDTH: 100 FT.
- MIN. LOT SIZE: 1 ACRE (43,560 SQ.FT.)
- SETBACKS/YARDS: FRONT S.B. - 30 FT. (VILLAGE DRIVE)  
SIDE YARD - 20 FT. (RESIDENTIAL)  
- 10 FT. (MULTIFAMILY)  
- 10 FT. (NON-RESIDENTIAL)  
REAR YARD - 20 FT.

**COMMERCIAL PARCELS:**

- MIN. LOT WIDTH: 100 FT.
- MIN. LOT SIZE: 1 ACRE (43,560 SQ.FT.)
- SETBACKS/YARDS: ROAD SETBACK - 30 FT.  
SIDE YARD - 20 FT. (RESIDENTIAL)  
- 10 FT. (ALL OTHERS)  
REAR YARD - 20 FT.

OPEN SPACE: RESIDENTIAL - 20% OF GROSS ACREAGE  
MULTIFAMILY - 10% OF GROSS ACREAGE  
COMMERCIAL - N/A

(SEE OTHER SHEETS FOR ADDITIONAL CONDITIONS AND NOTES)

**GRAPHIC SCALE**

0 100 200 400 800  
IN FEET  
1 inch = 200 ft.

DATE: 5/14/21 ISSUED FOR: Submittal to Chester County REV: -

Engineer:   
R. Joe Harris & Associates, Inc.  
Engineering • Land Surveying • Planning Management  
1186 Stonemont Boulevard, Fort Mill, S.C. 29708 Phone | 803-802-1799

www.rjoe Harris.com

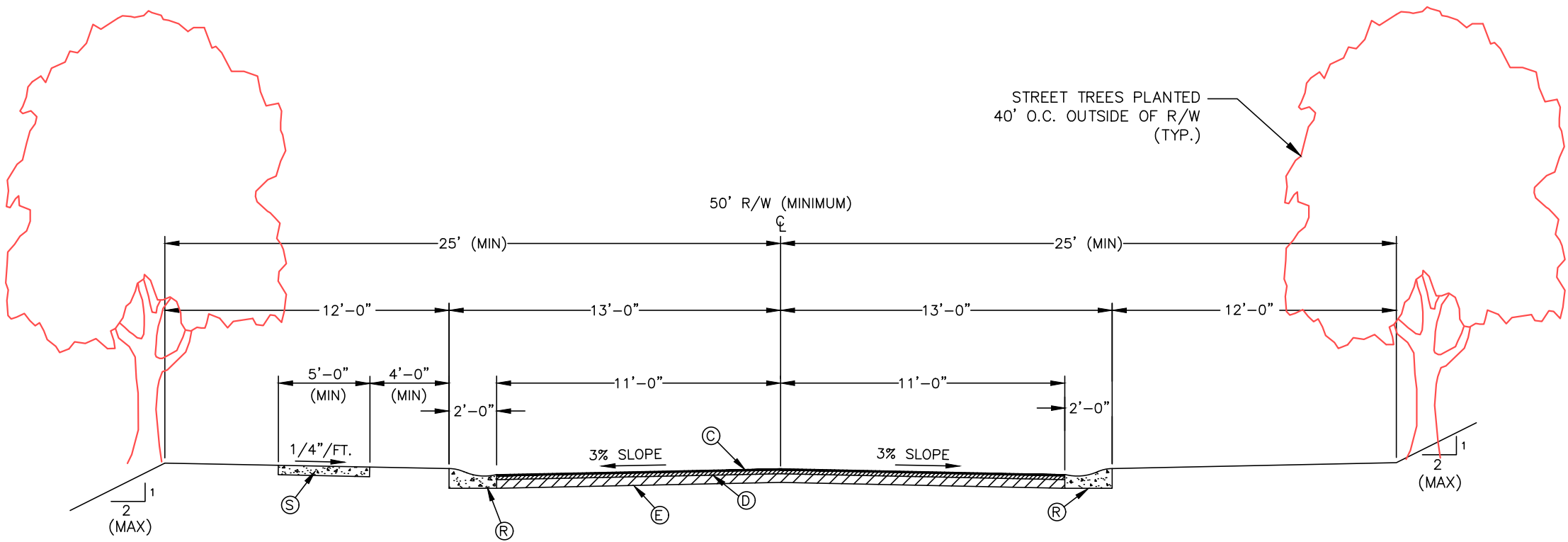
This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal:   
Engineer's Seal:

**REZONING PURPOSES ONLY  
NOT FOR CONSTRUCTION**

Project Manager	Drawn
-	B. Pridemore
Department Manager	Checked
-	-
Print/Plot Date	
May 14, 2021	
Client	
US DEVELOPMENTS 5925 CARNEGIE BOULEVARD, SUITE 200 CHARLOTTE, NORTH CAROLINA 28209 P: 704-576-0022	
Project:	
VILLAGE DRIVE PLANNED DEVELOPMENT	
Drawing Title:	
PD REZONING MASTER PLAN	
Project No.	Drawing No.
4549/Rezoning Plan DWG File Name:	RZ-1
4549-Village Drive PD_V1.0	





### LOCAL RESIDENTIAL STREET

#### PAVEMENT SCHEDULE

- 1" HMA SURFACE COURSE - TYPE "C"
- 2" HMA BINDER COURSE - TYPE "C"
- 8" GRADED AGGREGATE BASE COURSE
- 2'-0" VALLEY GUTTER
- 5' CONCRETE SIDEWALK

### ZONING INFORMATION | GENERAL PROVISIONS:

- THIS REZONING PLAN SHALL TAKE PRECEDENCE OVER ANY CONFLICTS WITH THE CHESTER COUNTY ZONING ORDINANCE AND CHESTER COUNTY LAND DEVELOPMENT STANDARDS.
- THE ORDINANCES IN PLACE AT TIME OF REZONING APPROVAL SHALL GOVERN THE PROJECT UNTIL COMPLETION AND PROJECT SHALL NOT BE SUBJECT TO ANY CHANGES IN THE CHESTER COUNTY ORDINANCES, UNLESS SUCH CHANGES ARE THE RESULT OF COMPLIANCE WITH STATE AND/OR FEDERAL LAWS.
- UNLESS OTHERWISE SPECIFIED WITHIN THIS REZONING PLAN, THE CHESTER COUNTY ZONING ORDINANCE AND CHESTER COUNTY LAND DEVELOPMENT STANDARDS IN PLACE AT TIME OF REZONING APPROVAL, WILL GOVERN THE PLANNING, DESIGN AND CONSTRUCTION OF THE PROJECT.
- SUB-PHASING OF THE PROJECT WILL BE PERMITTED AND MUST BE PROPOSED AT TIME OF PRELIMINARY PLAT (CONSTRUCTION DRAWINGS) FOR EACH RESPECTIVE DEVELOPMENT AREA (ALSO CONSIDERED MASTER PHASES).
- MINOR AMENDMENTS TO THE REZONING PLAN WILL NOT REQUIRE APPROVAL BY THE PLANNING COMMISSION OR CITY COUNCIL AND MAY INCLUDE, BUT NOT BE LIMITED TO:
  - CHANGES TO INTERNAL ROAD CONFIGURATIONS
  - INCREASE IN MIN. REQUIRED LOT SIZES
  - CONVERSION OF MULTI-FAMILY AREA TO SINGLE FAMILY RESIDENTIAL USE
  - CHANGE IN PHASING/SUB-PHASING
  - ADJUSTMENT OF OPEN SPACES AND SINGLE FAMILY LOT LINES SO LONG AS MIN. OPEN SPACE REQUIREMENT FOR EACH AREA ARE MET
- MAJOR AMENDMENTS TO THE REZONING PLAN WILL REQUIRE APPROVAL BY THE PLANNING COMMISSION AND CITY COUNCIL AND WILL INCLUDE:
  - CHANGES IN USES NOT OTHERWISE PERMITTED UNDER MINOR AMENDMENTS
  - INCREASE IN RESIDENTIAL DENSITIES
  - REDUCTION OF MIN. LOT SIZE BELOW APPROVED REZONING STANDARDS
  - REDUCTION OF OPEN SPACES BELOW THE MIN. OPEN SPACE STANDARDS SET FORTH IN THIS REZONING
- DRAFT OF COVENANTS, CONDITIONS AND RESTRICTIONS (CCRs) SHALL BE PROVIDED TO CHESTER COUNTY FOR REVIEW AND MUST BE RECORDED AT TIME OF 1st SUBDIVISION RECORDATION.

### MAX. PERMITTED DENSITIES | PERMITTED USES:

- DENSITIES FOR RESIDENTIAL USES SHALL NOT EXCEED THOSE SPECIFIED ON SHEET RZ-1.
- PERMITTED USES FOR EACH DEVELOPMENT AREA ARE AS FOLLOWS:
  - SINGLE FAMILY AREAS | SINGLE FAMILY DETACHED DWELLINGS
  - MULTIFAMILY AREAS | APARTMENTS, CONDOMINIUMS, ATTACHED SINGLE FAMILY (TOWNHOMES)
  - COMMERCIAL AREAS | USES ALLOWED UNDER GENERAL COMMERCIAL ZONING DISTRICT (GC)
- IMPROVED OPEN SPACES (AMENITIES, TRAILS, PLAY FIELDS, PARKS/PLAYGROUNDS), PASSIVE (LAWNS, SITTING AREAS, LANDSCAPED AREAS) OPEN SPACES AND NATURAL AREAS SHALL BE PERMITTED IN ANY DISTRICT

### OPEN SPACES:

- OPEN SPACES (IMPROVED, PASSIVE OR NATURAL) ARE PERMITTED IN ANY DEVELOPMENT AREA
- OPEN SPACES MAY INCLUDE IMPROVED AMENITIES (EVEN IF ON A DEDICATED AMENITY LOT), ACTIVE OPEN SPACES, PASSIVE OPEN SPACES, NATURAL AREA OPEN SPACES AND STORMWATER DETENTION PONDS.
- OPEN SPACES SHALL BE MAINTAINED BY EITHER A MASTER PROPERTY OWNERS ASSOCIATION (POA) OR SUB-HOMEOWNERS ASSOCIATION (HOA) FOR EACH RESPECTIVE DEVELOPMENT AREA.

### STREETS & TRAFFIC:

- DEVELOPMENT SHALL INCLUDE AND BE RESPONSIBLE FOR ANY TRAFFIC IMPROVEMENTS OUTLINED IN THE TRAFFIC STUDY PROVIDED AS PART OF THIS REZONING OR SUBSEQUENT PRELIMINARY PLAT, AS APPLICABLE AND AS APPROVED BY CHESTER COUNTY AND THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT).
- TRAFFIC IMPROVEMENTS, IF REQUIRED BY THE TRAFFIC STUDY, MAY BE PHASED AS APPROVED BY CHESTER COUNTY AND SCDOT (MAY REQUIRE A PHASING STUDY AFTER COMPLETION OF INITIAL TRAFFIC STUDY AND SHALL BE PROVIDED BY DEVELOPER AT NO COST TO CHESTER COUNTY).
- APPROVAL OF THE TRAFFIC STUDY DOES NOT RELIEVE DEVELOPER OR ASSIGNS TO SUBMIT FOR DRIVEWAY PERMITS TO CHESTER COUNTY AND/OR SCDOT.
- ALL INTERIOR DEVELOPMENT ROADS SHALL PROVIDE THE FOLLOWING:
  - 50-FT PUBLIC RIGHT-OF-WAY
  - 22'-FT PAVED ROADWAY SURFACE (11-FT PAVED LANES)
  - 24-INCH VALLEY CURB ON EACH SIDE
  - MIN. 4-FT PLANTING STRIP BETWEEN BACK OF CURB AND NEAREST EDGE OF PUBLIC SIDEWALK (NOT REQUIRED AT MAILBOX KIOSK LOCATIONS WHERE PARALLEL PARKING IS PROVIDED)
  - 5-FT CONCRETE SIDEWALK ON AT LEAST 1-SIDE OF ALL ROADS (CAN TERMINATE AT BULB OF CUL-DE-SACS)
  - MIN. 150-FT CENTERLINE RADIUS
  - PARALLEL PARKING SHALL BE PERMITTED ADJACENT TO MAILBOX KIOSK LOCATIONS (MIN. 8-FT PAVED LANES)
- ALL INTERIOR ROADS SHALL BE DEDICATED FOR PUBLIC USE AND ACCEPTANCE BY CHESTER COUNTY FOR OWNERSHIP AND MAINTENANCE, SUBJECT TO ROAD ACCEPTANCE POLICIES.
- NO SIDEWALKS ARE PROPOSED NOR REQUIRED ALONG VILLAGE DRIVE

### PARKING & OFF-STREET LOADING:

- PARKING AND OFF-STREET LOADNIG PER CHAPTER 5 OF THE CHESTER COUNTY ZONING ORDINANCE EXCEPT AS FOLLOWS:
  - PARKING AISLES MAY BE REDUCED TO 22-FT OF TRAVEL SURFACE
  - OFF-STREET LOADING AREAS FOR COMMERCIAL AREAS MAY BE WAIVED BY THE PLANNING DIRECTOR IF PROPOSED USES ARE FOUND NOT TO NEED AN OFF-STREET LOADING SPACE
  - OFF-STREET LOADING AREAS WILL NOT BE REQUIRED FOR MULTIFAMILY DEVELOPMENT IF SUFFICIENT TURNAROUNDS OR VEHICULAR CIRCULATION PATTERNS ARE PROVIDED FOR MOVING TRUCKS AND/OR EMERGENCY VEHICLES (TURNAROUNDS MAY INCLUDE T-TURNAROUNDS, CIRCULAR TRAFFIC PATTERNS AND OTHER DESIGNS)

### SIGNAGE:

- SIGNAGE PER CHAPTER 5 OF THE CHESTER COUNTY ZONING ORDINANCE.

### LANDSCAPING & TREE SAVE:

- EXISTING ROAD FRONTAGES SHALL BE PROVIDED WITH A 15-FT LANDSCAPED BUFFER AS MEASURED FROM EXISTING RIGHT-OF-WAY AND EXTENDING LANDWARD INTO THE PROPERTY AND PROVIDE PLANTINGS IN ACCORDANCE WITH BUFFER TYPE "A" FOUND IN SECTION 5-301 OF THE CHESTER COUNTY ZONING ORDINANCE (12-SHRUBS, 2-EVERGREEN TREES PER 100-FT OF STREET FRONTAGE) - APPLIES TO FRONTAGE ALONG VILLAGE DRIVE AND J.A. COCHRAN BYPASS
- NO BUFFERS ARE REQUIRED BETWEEN DEVELOPMENT AREAS INTERIOR TO THE PLANNED DEVELOPMENT DISTRICT
- TREE SAVE, WHILE ENCOURAGED, IS NOT REQUIRED FOR ANY PORTION OF THIS PLANNED DEVELOPMENT DISTRICT
- EXISTING TREES AND NATURAL GROWTH MAY BE USED TO SATISFY ANY REQUIRED BUFFERS
- PLANT SUBSTITUTIONS AS PERMITTED BY CHESTER COUNTY ZONING ORDINANCE
- FOR INTERIOR STREETS, STREET TREES SHALL BE PROVIDED GENERALLY AT 40-FT ON-CENTER AND MUST BE LOCATED OUTSIDE OF THE STREET RIGHT-OF-WAY
  - SHALL BE MIN. 2-INCH CALIPER AT TIME OF PLANTING AND SHALL BE LARGE DECIDUOUS TREE
  - SHALL BE PLANTED WITHIN 5-FT OF THE RIGHT-OF-WAY AND MIX OF TREE SPECIES IS ENCOURAGED
  - TREES MAY BE OMITTED WHEN IN CONFLICT WITH UTILITIES, DRIVEWAYS AND SIGHT DISTANCE TRIANGLES AT INTERSECTIONS

### WATER AND SEWER:

- PUBLIC WATER AND SEWER SHALL BE PROVIDED FOR ALL USES ON THE PROJECT, SUBJECT TO EXTENSION POLICIES OF SERVICE PROVIDER

### STORMWATER:

- STORM DRAINAGE SYSTEMS SHALL BE DESIGNED FOR THE 2 & 10-YEAR STORMWATER RAINFALL EVENTS
- OPEN CULVERTS SHALL BE DESIGNED FOR THE 25-YEAR STORMWATER RAINFALL EVENT
- STORMWATER DETENTION WAIVERS, AS REVIEWED AND APPROVED BY SCDHEC, WILL BE PERMITTED SO LONG AS STORMWATER DISCHARGES ARE RELEASED TO DEFINED DRAINAGE WAYS AND REGULATED FLOODPLAINS/FLOODWAYS (SPECIAL FLOOD HAZARD AREAS - SFHA)

### START OF CONSTRUCTION:

- UPON APPROVAL OF THE PRELIMINARY PLAT (CONSTRUCTION DRAWINGS) BY THE CHESTER COUNTY PLANNING COMMISSION AND OBTAINING NOTICE OF INTENT (NOI) FROM SCDHEC, LAND DISTURBANCE MAY BEGIN ON THE PROJECT.

DATE	ISSUED FOR	REV
5/14/21	Submission to Chester County	-

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