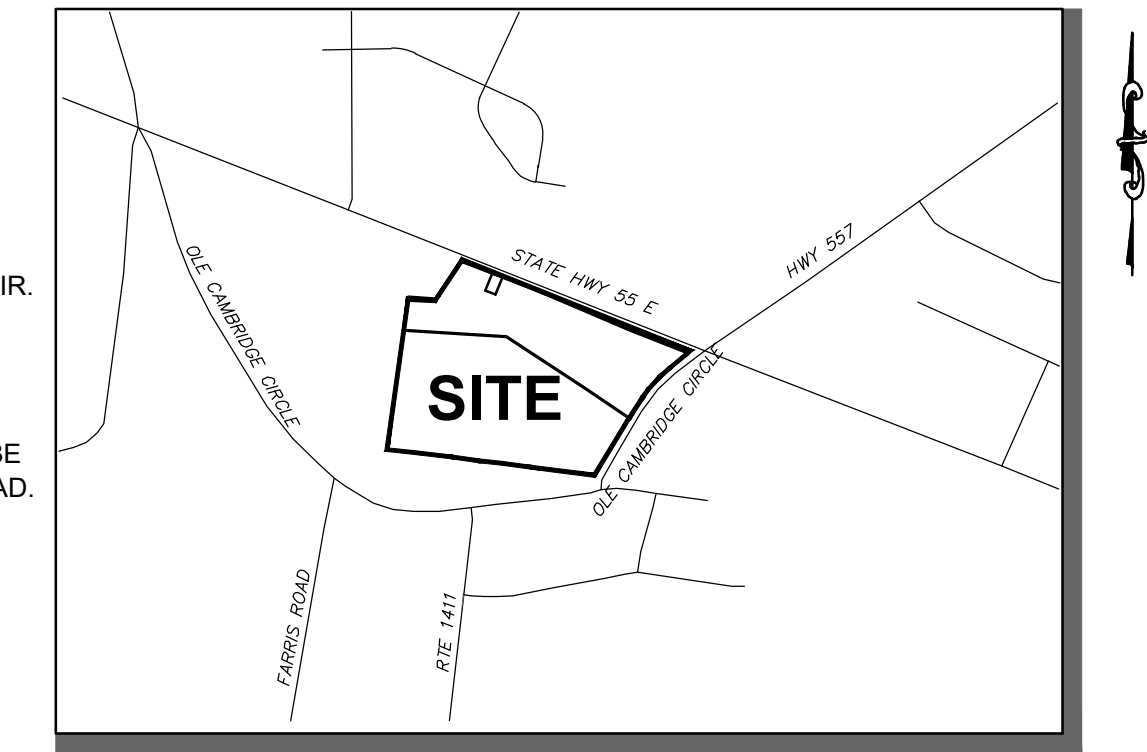


APPROVAL NOTE:
THE ARBORS PDD-2021-01 APPROVED BY
ORDINANCE 21-25 ON DECEMBER 13, 2021

VICINITY MAP 1" = 1000'



- NOTES:**
- ARTICLE 7 OF THE TOWN OF CLOVER ZONING AND LAND DEVELOPMENT ORDINANCE (ZLDO) WILL BE ADHERED TO EXCEPT AS MODIFIED BY THIS PDD.
 - SITE LAYOUT SHOWN IS ONLY ONE POTENTIAL OPTION. FINAL ENGINEERING DRAWINGS WILL VARY AND WILL MEET PDD REQUIREMENTS.
 - FINAL DRIVEWAY LOCATIONS WILL DEPEND ON FINAL SITE ENGINEERING AND SCDOT REVIEW. A TIA THAT CONFORMS TO SCDOT ARMS MANUAL WILL BE COMPLETED AND THE DEVELOPER AGREES TO INSTALL THE IMPROVEMENTS REQUIRED BY SAID TIA IN ORDER TO OBTAIN DRIVEWAY PERMITS.
 - ONLY ONE FULL ACCESS DRIVEWAY IS TO BE PERMITTED ON HWY 55.
 - ONLY ONE FULL ACCESS DRIVEWAY IS TO BE PERMITTED ON OLE CAMBRIDGE CIR.
 - COMMERCIAL OUTPARCELS SHALL BE ACCESSED OFF OF INTERNAL PRIVATE ROADS.
 - SITE IS NOT LOCATED WITHIN A FLOODPLAIN.
 - PROPOSED DUMPSTER LOCATION TO BE SCREENED AND NOT VISIBLE FROM EXISTING ROADWAY RWS. NO DUMPSTERS OR DUMPSTER ENCLOSURES WILL BE LOCATED WITHIN 20' OF THE R/W ALONG SC HWY 55 E AND OLE CAMBRIDGE ROAD.

PARKING SUMMARY:
PARKING REQUIRED:
TOWNHOUSES: 3 SPACES PER UNIT x 159 UNITS = 477 SPACES
TOTAL REQUIRED = 477 SPACES
PARKING PROVIDED:
TOWNHOUSES: PARKING REQUIREMENT WILL BE MET WITH A COMBINATION OF GARAGE PARKING, DRIVEWAY PARKING, AND ON-STREET PARKING.
93 ON-STREET PARKING SPACES ARE SHOWN ON THIS PLAN.
NOTE: PARKING OTHER THAN IN TOWNHOME DRIVEWAYS, GARAGES, OR STRIPED PARKING SPACES IS STRICTLY PROHIBITED.
NOTE: A MINIMUM OF 50% OF THE PARKING FOR THE COMMERCIAL AREAS WILL BE TO THE SIDE OR REAR OF THE BUILDINGS.

NOTE:
ROADWAY LOCATIONS AND ALIGNMENT ARE CONCEPTUAL IN NATURE AND SUBJECT TO FINAL DESIGN AND ENGINEERING. THE FINAL LOCATION AND ALIGNMENT OF THE INTERSECTION OF PROPOSED ROAD 'A' AND HIGHWAY 55 E AND PROPOSED ROAD 'B' AND OLE CAMBRIDGE CIRCLE MUST MEET YORK COUNTY AND SCDOT MINIMUM CURB-CUT SPACING REQUIREMENTS BETWEEN EXISTING ROADS AND COMMERCIAL ACCESS.

DEVELOPMENT NORTH OF THIS LINE IS PERMITTED TO BE COMMERCIAL/RETAIL/OFFICE AND DEVELOPMENT SOUTH OF THIS LINE IS PERMITTED TO BE RESIDENTIAL. REFER TO APPROVED USES ON SHEET 3 OF THIS PLAN.

SYMBOL: DA DA

* INDICATES REQUIREMENT FOR BRICK/STONE WATERTABLE ON FRONT AND SIDE OF UNIT PER NOTE ON PAGE 4 OF 4 (TYP)

WILLIS CHRISTOPHER D & DEVIN LYN JUNT WROS
PID 0100601113
ZONING: RC-1 (YORK COUNTY)
RESIDENTIAL USE

PROPOSED 6-UNIT FRONT-LOAD TOWNHOUSE BUILDING (TYP.)

PROPOSED 4-UNIT FRONT-LOAD TOWNHOUSE BUILDING (TYP.)

MOJA MWAJUMU & BUA
PID 3810000116
ZONING: RC-1 (YORK COUNTY)
RESIDENTIAL USE

WOODS RUSSELL V
PID 3810000117
ZONING: RC-1 (YORK COUNTY)
RESIDENTIAL USE

WILSON BRIDGET NICOLE
PID 3810000084
ZONING: RC-1 (YORK COUNTY)
RESIDENTIAL USE

HAGANS PATRICK MILES
PID 3810000028
ZONING: RC-1 (YORK COUNTY)
RESIDENTIAL USE

CURRENCE WILLIAM FRANKLIN
PID 3810000058
ZONING: RC-1 (YORK COUNTY)
RESIDENTIAL USE

BAILEY LISA G
PID 3810000059
ZONING: RC-1 (YORK COUNTY)
RESIDENTIAL USE

AMMONS PERRY JR
PID 3810000030
ZONING: RC-1 (YORK COUNTY)
RESIDENTIAL USE

FERRELL CLARENCE A HARVEY & DONNA MARIE B FERRELL LIFE EST
PID 3810000031
ZONING: RC-1 (YORK COUNTY)
RESIDENTIAL USE

REV.	DESCRIPTIONS	DATE
5	APPROVED AT TOWN COUNCIL - ORDINANCE 21-25	12/13/21
4	ADDRESSED TOWN COMMENTS	11/30/21
3	ADDRESSED TOWN COMMENTS	10/14/21
2	ADDRESSED TOWN COMMENTS	08/30/21
1	ADDRESSED TOWN COMMENTS	08/13/21

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SC License# C-00453
www.mckimcreed.com

The Arbors

**THE ARBORS
OLE CAMBRIDGE CIRCLE
CLOVER, SOUTH CAROLINA**

PDD SITE PLAN

DATE: 08/30/2021
MCE PROJ.#: 07780-0011
DRAWN: JCB, JLM
DESIGNED: JCB
CHECKED: KJC
PROJ. MGR.: KJC

SCALE
HORIZONTAL: 1" = 60'
VERTICAL: N/A

1 OF 4
DRAWING NUMBER
5
REVISION

STATUS: **PLANNED DEVELOPMENT PLAN
NOT FOR CONSTRUCTION**

**THE ARBORS
PD - CONDITIONAL NOTES AND COMMENTS**

1. GENERAL PROVISIONS

TO ESTABLISH A PLANNED DEVELOPMENT DISTRICT ZONING CLASSIFICATION FOR THE SUBJECT PROPERTY THAT WILL ALLOW A MIX OF USES, WITH (1) SINGLE-FAMILY TOWNHOME DEVELOPMENT ONLY IN A DESIGNATED RESIDENTIAL AREA OF THE PROPERTY, AND (2) A SPECIFIED SMALL SCALE COMMERCIAL RETAIL SERVICE AND OFFICE USES IN THE COMMERCIAL AREA OF THE PROPERTY.

THE DEVELOPMENT DEPICTED ON THE PLANNED DEVELOPMENT (PD) CONCEPTUAL SITE PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE FINAL CONFIGURATION OF ROADS AND LOTS MAY VARY AS FINAL ENGINEERING PLANS ARE COMPLETED. STREET ALIGNMENT AND LOT LAYOUT WIDTH AND LOT DEPTH DIMENSIONS MAY BE MODIFIED IN ORDER TO ACCOMMODATE FINAL BUILDING LAYOUT AND LOT LOCATIONS, SO LONG AS THE CONNECTIVITY SHOWN ON THE PD PLAN IS MET, PROVIDED THE TOTAL NUMBER OF LOTS FOR THE ENTIRE RESIDENTIAL DEVELOPMENT DOES NOT EXCEED THE MAXIMUM TOTAL NUMBER PERMITTED.

DEVELOPMENT STANDARDS NOT SPECIFICALLY LISTED WITH THE PLANNED DEVELOPMENT DOCUMENT SHALL DEFER TO THE APPLICABLE TOWN OF CLOVER ZONING AND LAND DEVELOPMENT ORDINANCE ("ZLDO") REGULATIONS.

2. PERMITTED USES

ANY USE NOT SPECIFICALLY LISTED ON THE PERMITTED USE TABLE IS DEEMED PROHIBITED--REFER TO THE PERMITTED LAND USE TABLES ON SHEET 3 OF 4.

3. STREETS

MINIMUM DIMENSIONS AND DESIGN STANDARDS FOR EACH STREET TYPE SHALL FOLLOW A CONSISTENT STANDARD. THE STANDARDS FOR EACH STREET SHALL FOLLOW ONE OF THE FOLLOWING:

- A.) PRIVATE RESIDENTIAL STREET
PRIVATE STREETS SHALL BE IN PRIVATE EASEMENTS AND CONSTRUCTED IN ACCORDANCE WITH THE TOWN STANDARDS.
 - MINIMUM 22' PAVEMENT WIDTH
 - MINIMUM 2' CONCRETE VALLEY GUTTER
 - MINIMUM 75' CENTERLINE RADII
 - MINIMUM 50' CENTERLINE TANGENT LENGTHS
 - MINIMUM 100' CENTERLINE SEPARATION (EXCLUSIVE OF STREETS ADJACENT TO OPEN SPACE)
- B.) PRIVATE RESIDENTIAL ALLEY
PRIVATE ALLEYS SHALL BE IN PRIVATE EASEMENTS AND CONSTRUCTED IN ACCORDANCE WITH THE TOWN STANDARDS.
 - MINIMUM 20' PAVEMENT WIDTH
 - MINIMUM 2' CONCRETE VALLEY GUTTER
 - MINIMUM 75' CENTERLINE RADII
 - MINIMUM 50' CENTERLINE TANGENT LENGTHS
 - MINIMUM 100' CENTERLINE SEPARATION (EXCLUSIVE OF STREETS ADJACENT TO OPEN SPACE)
- C.) SIDEWALKS MUST BE A MINIMUM OF 5' WIDE AND ON BOTH SIDES OF THE STREET. THE HOA (OR OTHER PRIVATE ENTITY) IS RESPONSIBLE FOR THE MAINTENANCE OF ALL SIDEWALKS AND BICYCLE/ PEDESTRIAN TRAILS.
- D.) PARKING WITHIN THE TRAVEL LANES OF THE PRIVATE STREETS IS PROHIBITED.
- E.) ON-STREET PARKING IS ONLY PERMITTED IN STRIPED DESIGNATED SPACES.

4. VEHICULAR ACCESS AND ROAD IMPROVEMENTS

- A.) VEHICULAR ACCESS
ACCESS SHALL BE PROVIDED TO SC HIGHWAY 55 E AND OLE CAMBRIDGE ROAD, IN THE GENERAL LOCATIONS SHOWN ON THE PD CONCEPT PLAN. MINOR ADJUSTMENTS MAY OCCUR AS REQUIRED BY TIA MITIGATION REQUIREMENTS.
- B.) FINAL DRIVEWAY LOCATIONS WILL DEPEND ON FINAL SITE ENGINEERING AND SCDOT REVIEW. A TIA THAT CONFORMS TO SCDOT ARMS MANUAL WILL BE COMPLETED AND THE DEVELOPER AGREES TO INSTALL THE IMPROVEMENTS REQUIRED BY SAID TIA IN ORDER TO OBTAIN DRIVEWAY PERMITS.
- C.) ONLY ONE FULL ACCESS DRIVEWAY IS TO BE PERMITTED ON HWY 55.
- D.) ONLY ONE FULL ACCESS DRIVEWAY IS TO BE PERMITTED ON OLE CAMBRIDGE CIR.
- E.) COMMERCIAL OUTPARCELS SHALL BE ACCESSED OFF OF INTERNAL PRIVATE ROADS.

5. LANDSCAPE CORRIDORS OR BUFFER YARDS

- A.) BUFFER YARDS
PERIMETER BUFFER WILL MEET THE REQUIREMENTS AS GENERALLY DEPICTED ON THE PD CONCEPT PLAN.
- B.) BUFFERS BETWEEN COMMERCIAL AND ROADWAYS WILL BE INSTALLED PER REQUIREMENTS OF ZLDO.
- C.) FRONT OF ALL TOWNHOMES AND SIDE YARDS OF CORNER UNITS WILL BE 100% SOD LANDSCAPE PACKAGE.
- D.) STREET TREES WILL BE INSTALLED PER SECTION 4.3-5 #4 OF ZLDO. IN SAME FASHION IF PUBLIC STREETS
- E.) FOUNDATIONS PLANTINGS WILL BE INSTALLED PER SECTION 4.3-5#5 OF ZLDO.

6. OPEN SPACE

COMMON OPEN SPACE WILL BE PROVIDED, TO BE PLATTED AND RECORDED SEPARATELY FROM OTHER USES. OPEN SPACE WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION (HOA). A MINIMUM OF 15% OF THE TOTAL SITE WILL BE MAINTAINED AS PRESERVED OPEN SPACE, OR BUILT OPEN SPACE AND PARKS. THESE OPEN SPACES MAY INCLUDE AMENITY CENTERS, TRAILS, WALKWAYS AND STORMWATER FACILITIES**.

NOTE - STORMWATER FACILITIES MAY ONLY ACCOUNT FOR 40% OF THE OPEN SPACE REQUIREMENTS. A CALCULATION WILL BE PROVIDED AT THE TIME OF PRELIMINARY PLAT INDICATING COMPLIANCE WITH THIS REQUIREMENT.

7. ACCESS TO LOTS

ACCESS (CURB CUTS) TO EACH PLATTED LOT MUST COMPLY WITH STANDARDS SET FORTH IN THE TOWN OF CLOVER ZLDO. ACCESS TO COMMERCIAL LOTS MUST BE FROM INTERNAL ROADS.

8. SIGNAGE

TWO MONUMENT SIGNS WITHIN SHARED SIGNAGE EASEMENTS ARE PROPOSED, WHICH WILL BE PERMITTED SEPARATELY AND BE CONSISTENT WITH THE REGULATION OF SIGNS SHOWN ON THE TABLE ON SHEET 3 OF 4 AND IN ACCORDANCE WITH SECTION 2.7 AND 5.3 OF THE TOWN OF CLOVER ZLDO.

ADDITIONAL SIGNAGE WILL ALSO BE PERMITTED AS SHOWN ON EXHIBIT 1. THREE FREE STANDING RESIDENTIAL SIGNS, ONE FREESTANDING SIGN PER COMMERCIAL OUTPARCEL AND COMMERCIAL BUILDING SIGNAGE TO BE ALLOWED.

9. IMPROVEMENTS

THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLATION OF ALL REQUIRED RESIDENTIAL STREETS, UTILITIES, COMMON AREAS, AMENITY IMPROVEMENTS, OPEN SPACE AND BUFFERS WHICH PERTAIN SPECIFICALLY TO THE PROJECT.

10. FENCING

RESIDENTIAL LOT FENCING WILL BE VINYL, UNIFORM, AND DETERMINED BY THE HOA AS THE FENCE BEST SUITED TO THE BUILDING'S EXTERIOR FROM THE FOLLOWING OR SIMILAR CHOICES. PERIMETER BUFFER FENCING WILL BE UNIFORM, 8' EARTHTONE VINYL FENCE. FENCE WILL BE LOCATED AS SHOWN ON THE ATTACHED PLAN.



11. SUBMITTALS

THE DEVELOPER UNDERSTANDS THAT SUBMITTALS MUST BE MADE TO AND APPROVALS OBTAINED FROM APPLICABLE AGENCIES PRIOR TO GRADING OR CONSTRUCTION.

12. CHANGES

- A.) PETITIONER UNDERSTANDS THAT UPON APPROVAL OF THE PLANNED DEVELOPMENT BY THE TOWN OF CLOVER COUNCIL, ANY CHANGES PROPOSED WHICH ARE DEEMED MINOR, AS DEFINED WITHIN THE ZLDO, MAY BE APPROVED BY TOWN STAFF THROUGH AN ADMINISTRATIVE REVIEW PROCESS.
- B.) PETITIONER UNDERSTANDS THAT UPON APPROVAL OF THE PLANNED DEVELOPMENT BY THE TOWN OF CLOVER COUNCIL, ANY CHANGES PROPOSED WHICH ARE DEEMED MAJOR, AS PROVIDED WITHIN IN THE TOWN OF CLOVER ZLDO, SHALL BE APPROVED BY THE TOWN COUNCIL THROUGH THE MAJOR AMENDMENT PROCESS.

13. CONSTRUCTION SCHEDULE AND PHASING

THIS DEVELOPMENT MAY BE CONSTRUCTED IN PHASES, AS DETERMINED BY THE DEVELOPER AND MARKET DEMAND. PHASING WILL BE DETERMINED AT THE TIME OF PRELIMINARY PLAT.

14. DEVELOPMENT STANDARDS

- A.) TOWNHOME DEVELOPMENT
 - MINIMUM FRONT BUILDING SETBACKS (FROM STREET R/W): 25 FEET (MINIMUM 20' FROM SIDEWALK)
 - MINIMUM SIDE YARD: 5 FEET
 - **ROOF OVERHANG ENCROACHMENT OF 12" IS ACCEPTABLE WITHIN SIDE YARDS- SUBJECT TO FIRE REVIEW
 - MINIMUM SIDE YARD AT CORNER LOTS (FROM STREET R/W): 10 FEET
 - **ROOF OVERHANG ENCROACHMENT OF 12" IS ACCEPTABLE WITHIN SIDE YARDS- SUBJECT TO FIRE REVIEW
 - MINIMUM REAR YARD: 15 FEET/ 5' FOR LOTS WITH ACCESS TO AN ALLEY
 - MAXIMUM BUILDING HEIGHT: 40 FEET
 - MAXIMUM IMPERVIOUS AREA RATIO: 55%
 - MAXIMUM DENSITY: 16 UNITS/ACRE
 - VINYL SIDING AND TRIM WILL NOT BE AN APPROVED MATERIAL FOR THE PROJECT. SEE REPRESENTATIONS OF SAMPLE BUILDING ELEVATIONS ON SHEET 4 OF 4.
- B.) INFRASTRUCTURE DESIGN STANDARDS:
 - UTILITIES WILL BE INSTALLED IN A MANNER CONSISTENT WITH THE TOWN OF CLOVER AND SERVICE PROVIDER STANDARDS.
 - MAY OCCUR WITHIN BUFFERS IDENTIFIED.
 - INCIDENTAL DRAINAGE WAYS BETWEEN LOTS: 10' MAXIMUM.
 - SHARED UTILITY CORRIDOR EASEMENTS: 10' MAXIMUM.
- C.) COMMERCIAL DEVELOPMENT
 - MINIMUM FRONT SETBACK ALONG HWY 55 (FROM HWY 55 C/L): 75'
 - MINIMUM FRONT SETBACK ALONG OLE CAMBRIDGE (FROM STREET R/W): 25'
 - MINIMUM REAR BUILDING SETBACKS (FROM STREET R/W): 25'
 - MINIMUM SIDE BUILDING SETBACKS (FROM STREET R/W): 15'
 - MAXIMUM BUILDING HEIGHT: 40 FEET
 - MAXIMUM IMPERVIOUS AREA RATIO: 65%
 - MAXIMUM DENSITY: NO MAXIMUM. DENSITY IS DETERMINED BY ALLOWABLE SPACE AFTER MEETING ZLDO REQUIREMENTS.
- D.) DEVELOPMENT STANDARDS NOT SPECIFICALLY ADDRESSED WITHIN THIS PDD PLAN WILL MEET THE TOWN OF CLOVER ZLDO.

15. MODEL HOMES/SALES CENTER

MODEL HOMES/SALES CENTER MAY BE CONSTRUCTED WITHIN RESIDENTIAL AREAS AT THE DEVELOPER'S DISCRETION.

16. AMENITIES

AMENITIES WILL BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO THE TOWN ISSUING THE 100TH C.O.

- AMENITIES MAY CONSIST OF THE FOLLOWING:
- PARK BENCH ALONG WALKING TRAIL AS DEPICTED ON THE PLAN SHEET.
- A PLAYGROUND AS DEPICTED ON THE PLAN SHEET.
- A COVERED PAVILION TO BE NO LESS THAN 14' X 30'
- A GRILL AREA
- OUTDOOR SEATING AREA
- CLUBHOUSE
- BARK PARK

17. WATER AND SEWER

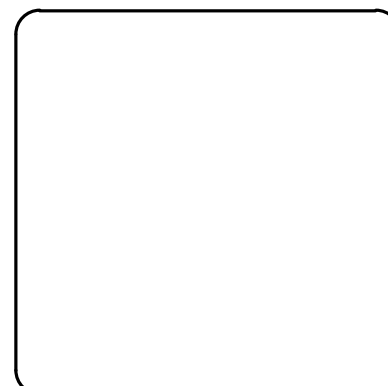
PETITIONER AGREES TO HAVE DESIGNED AND CONSTRUCTED TO TOWN STANDARDS, THE NECESSARY ONSITE AND OFFSITE WATER AND SEWER UTILITIES TO FACILITATE CONNECTION OF THIS PROJECT TO THE TOWN'S UTILITY SYSTEM. PETITIONER AGREES TO CONVEY ALL OF THE COMPLETED ON SITE AND OFF SITE UTILITIES TO THE TOWN UPON COMPLETION. DEVELOPER IS AWARE THAT THE CONNECTION POINTS MAY NOT BE AS SHOWN ON THE SITE PLAN AND UNDERSTANDS AN ALTERNATIVE ROUTE MAY BE REQUIRED. PERMANENT UTILITY EASEMENTS WILL BE PROVIDED TO THE TOWN OF CLOVER FOR MAINTENANCE, SERVICE, AND RECONSTRUCTION OF UTILITIES.

18. THE PROJECT WILL STRICTLY ADHERE TO ALL EROSION CONTROL STORMWATER REQUIREMENTS. A THIRD PARTY INSPECTOR WILL BE RETAINED TO ENSURE THAT THE APPROVED PLANS ARE ADHERED TO THAT WILL BE DESIGNED TO EXCEED THE REQUIREMENTS SET FORTH BY SCDHEC AND OTHER APPLICABLE REGULATIONS. DOWNSTREAM ANALYSIS WILL BE COMPLETED TO ENSURE DRAINAGE LEAVING THE SITE IS NOT IN EXCESS OF THE CURRENT CONDITIONS.

ALL UNITS SHALL HAVE DOWNSPOUTS THAT ARE ROUTED TO PERMANENT STORMWATER MEASURES.

APPROVAL NOTE:
THE ARBORS PDD-2021-01 APPROVED BY
ORDINANCE 21-25 ON DECEMBER 13, 2021

REV. NO.	DESCRIPTIONS	DATE
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**THE ARBORS
OLE CAMBRIDGE CIRCLE
CLOVER, SOUTH CAROLINA**

PDD CONDITIONAL NOTES

DATE: 08/30/2021	SCALE	2 OF 4 DRAWING NUMBER 5 REVISION
MCE PROJ. # 07780-0011	HORIZONTAL: N/A	
DRAWN JCB, JLM	VERTICAL: N/A	
DESIGNED JCB		
CHECKED KJC		
PROJ. MGR. KJC		
STATUS: PLANNED DEVELOPMENT PLAN NOT FOR CONSTRUCTION		

PERMITTED COMMERCIAL LAND USES

PERMITTED RESIDENTIAL LAND USES

Land Uses	NAICS	PDD (Sec 2.5)	Required Off-street Parking (a)
Sector 11: Agriculture, Forestry, Fishing and Hunting			
Sector 22: Utilities			
Sector 23: Construction			
Sector 31-33: Manufacturing (Sec. 3.1)			
Craft Breweries (Sec. 3.17)	312120	C	1 per 1,000 GFA
Sector 44-45: Retail Trade			
Furniture & home furnishings	442	P	1 per 1,000 GFA
Electronics & Appliances	443	P	1 per 1,000 GFA
Building materials, garden supplies	444		
Paint & Wallpaper stores	44412	P	1.7 per 1,000 GFA
Hardware Stores	44413	P	1.7 per 1,000 GFA
Other Building Material Dealers	44419	P	1.7 per 1,000 GFA
Lawn & garden equipment & supplies stores	4442	P	1.7 per 1,000 GFA
Food & Beverage stores	445	P	1 per 350 GFA
Convenience Stores	44512	P	1 per 350 GFA
Fruit & Vegetable	44523	P	1 per 350 GFA
Liquor	4453	P	1 per 350 GFA
Health & Personal Care	446	P	1.7 per 1,000 GFA
Gasoline stations	447	P	1 per 600 GFA
Clothing & Accessory Stores	448	P	1.7 per 1,000 GFA
Sporting Goods, Hobbies, Books, Music	451	P	1.7 per 1,000 GFA
General Merchandise stores	452	P	1.7 per 1,000 GFA
Miscellaneous retail	453	P	1.7 per 1,000 GFA
Non-store retailers	454	C	1.7 per 1,000 GFA
Sector 48-49: Transportation and Warehousing			
Sector 51: Information			
Broadcasting, except Internet	515	P	1 per 500GFA
Telecommunications*	*SEE NOTE	P	1 per 500 GFA
Other Information Services	519	P	1 per 500 GFA
Libraries	51912	P	1 per 400 GFA
Sector 52: Finance & Insurance			
Monetary authorities – Banks	521	P	1 per 350 GFA
ATM Machines	52211	P	2 Spaces
Security & investments	523	P	1 per 350 GFA
Insurance Carriers & related activities	524	P	1 per 350 GFA
Funds, Trust, & other financial vehicles	525	P	1 per 350 GFA

Land Uses	NAICS	PDD (Sec 2.5)	Required Off-street Parking (a)
Sector 53: Real Estate & Rental & Leasing			
Real Estate *	*SEE NOTE	P	1 per 350 GFA
Rental & Leasing Services	532	P	1 per 500 GFA
Sector 54: Professional, Scientific, and Technical Services			
Professional and Technical Services	541	P	1 per 300 GFA
Display Advertising – Signs (Article 5)	54185	C	
Veterinary Services (No Overnight Boarding Internal only)	54194	P	1 per 350 GFA
Sector 55: Management of Companies And Enterprises			
Sector 56: Administrative & Waste Services			
Sector 61: Educational Services			
Business Schools, Computer, & Management Training	6114-5	P	8 per classroom, plus 2 per office
Other Schools and instruction	6116	P	8 per classroom, plus 2 per office
Educational Support Services	6117	P	1 per 500 GFA
Sector 62: Health Care and Social Assistance			
Ambulatory Health Care Services	621		
Offices of Physicians, Health Practitioners	6211-3	P	1 per 200 GFA
Out Patient Care Centers	6214	P	1 per 300 GFA
Medical & Diagnostic Labs	6215	P	1 per 400 GFA
Home Health Care Services	6216	P	1 per 500 GFA
Vocational Rehabilitation services	6243	P	1 per 350 GFA
Child Day Care services	6244	P	1 per 600GFA
Sector 71: Arts, Entertainment, and Recreation			
Performing Arts, Spectator Sports (except motorized racetracks) & Related Industries	711	P	By individual review
Museums, Historical sites	71211-2	P	1 per 800 GFA
Nature parks, public parks	71219	P	By Individual Review
Amusement & Recreation, except gambling	713		
Fitness and Recreational Sport Centers	71394	P	1 per 500 GFA
Bowling Centers	71395	P	5 per lane
All other Amusement and Recreation Indus.	713990	P	1 per 500 GFA
Special Food Services	7223	P	1 per 150 GFA
Drinking Places, alcoholic beverages	7224	P	1 per 150 GFA
Restaurants and other eating places	7225	P	1 per 350 GFA

Land Uses	NAICS	PDD (Sec 2.5)	Required Off-street Parking (a)
Sector 81: Other Services (except Public Administration)			
Personal Care Services -Beauty, Barber, etc	8121	P	2.5 per chair
Other personal care, e.g. Body Piercing, Tattoo, Day Spas, & Tanning	812199	P	1 per 350 GFA
Dry Cleaning & Laundry services	8123	P	1 per 500 GFA
Other Personal Services	8129	P	1 per 1000 GFA
Pet Care (enclosed facility only)	812910	P	1 per 1,000 GFA
Photo finishing	81292	P	1 per 500 GFA
All Other Personal Services (Specify)	81299	P	1 per 350 GFA
Religious, Fraternal, Civic, Professional, Political and Business Organizations	813		
Religious organizations	8131	P	1 per 4 seats in largest general assembly area
All Other organizations	8132-9	P	1 per 500 GFA
Sector 92: Public Administration			
Executive, Legislative, & General Government	921	P	1 per 350 GFA
Justice, Public Order & Safety	922	P	1 per 350 GFA
Administration Human Resource programs	923	P	1 per 350 GFA
Administration Environmental/ Housing	924-5	P	1 per 350 GFA
Administration of Economic Programs	926	P	1 per 350 GFA

Land Uses	NAICS	PDD (Sec 2.5)	Required Off-street Parking (a)
Residential Uses			
Townhouses (Sec. 3.6) – in residential area only	N/A	P	2 spaces per unit + Guest Parking on/off street
Residential units above Commercial	N/A	P	3 spaces per unit
Accessory Uses to Residential Uses (Section 8.5)			
Swimming pool, tennis courts	N/A	P	None
Home Occupation (Sec. 3.10)	N/A	P	Sec 3.10
Horticulture, gardening	N/A	P	
Satellite dishes, etc.	N/A	P	
Accessory Uses to Non-Residential Uses (Section 8.5)			
Buildings, structures	N/A	P	None
All Temporary Uses (Sec. 3.12)	N/A	C	By Individual Review

NOTE: ITEMS NOT SPECIFICALLY LISTED ARE PROHIBITED. ALSO PROHIBITED ARE TELECOMMUNICATIONS TOWERS AND ANTENNAE) AND REAL ESTATE WITH NAICS 531130 (MINI-WAREHOUSE/SELF-STORAGE).

NOTE: ITEMS NOT SPECIFICALLY LISTED ARE PROHIBITED.

PERMITTED SIGNAGE REGULATIONS

KEY MAP

SCALE: 1" = 500'

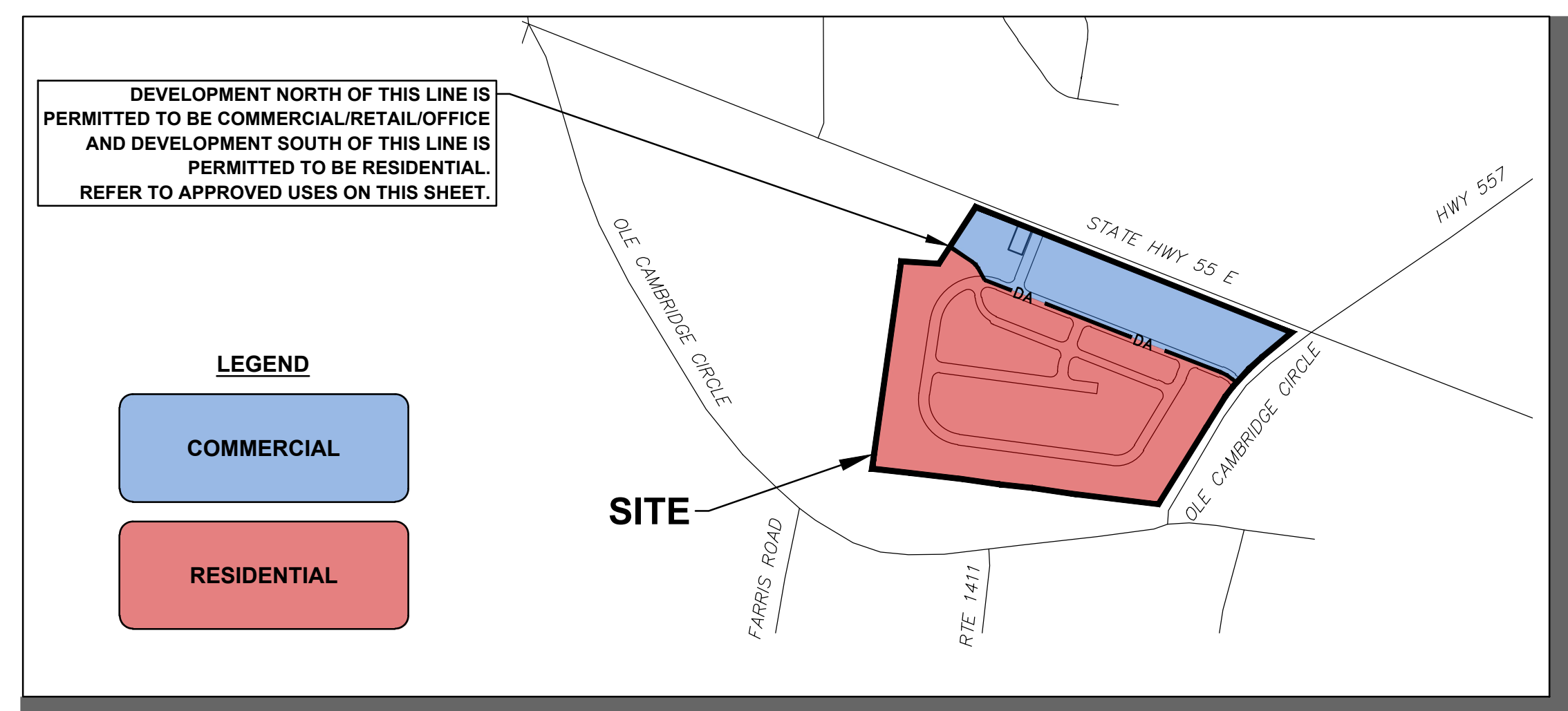


EXHIBIT 1 REGULATION OF SIGNS A=Allowed P=Permit Required N=Not Allowed		
District	Residential	Commercial
Permanent Signs		
Freestanding		
Residential	A	A
Other	N	P
Incidental	A	A
Building		
Canopy	N	P
Identification	A	A
Incidental	N	A
Marquee	N	P
Monument	P	P
Murals (see Sec. 5.6)	N	P
Projecting	N	P
Residential	A	A
Roof	N	P
Roof, Integral	N	P
Wall	N	P
Window	N	A
Historically Significant	A	A
Temporary Signs (See Section 5.5)		
A-Frame/Sandwich	N	P
Banners	N	P
Posters	A	A
Yard	A	A
Portable	N	P
Inflatable	N	P
Pennant	N	P
Identification	A	A
Political	A	A
Flags – governmental, institutional	A	A
Flags, Feather	N	P
Sign Characteristics		
Animated	N	P
Digital/Changeable copy	N	P
Illumination Indirect	A	A
Illumination Internal	A	A

Number, Dimension, and Location of Permitted Signs, By Use Type		
Freestanding Signs	Residential	Commercial
Residential (C)	3	2 shared
Other (C)	N/A	1 per lot
Maximum Sign Area (s.f.)	24 SF	75
Minimum Setback from Property Line	5'	5'
Maximum Height (E)	8.5'	8.5'
Building Signs		
Number Permitted	N/A	1 per building
Maximum Sign Area (s. f.)	N/A	40 SF
Temporary Signs	See Section 5.5	See Section 5.6

NOTE: THE FINAL SIGNAGE WILL NEED TO BE APPROVED AS A COMMON SIGNAGE PLAN PER SECTION 5.3 OF THE CLOVER TOWN ORDINANCE.

REVNO.	DESCRIPTIONS	DATE
5	APPROVED AT TOWN COUNCIL - ORDINANCE 21-25	12/13/21
4	ADDRESSED TOWN COMMENTS	11/30/21
3	ADDRESSED TOWN COMMENTS	10/14/21
2	ADDRESSED TOWN COMMENTS	08/30/21
1	ADDRESSED TOWN COMMENTS	08/13/21

MCKIM & CREED
8020 Tower Point Drive
Charlotte, North Carolina 28227
Phone: (704) 841-2588, Fax: (704) 841-2567
SC License# C-00453
www.mckimcreed.com

The Arbors

THE ARBORS
OLE CAMBRIDGE CIRCLE
CLOVER, SOUTH CAROLINA

PDD PERMITTED USES

DATE:	08/30/2021
MCE PROJ. #	07780-0011
DRAWN	JCB, JLM
DESIGNED	JCB
CHECKED	KJC
PROJ. MGR.	KJC

SCALE	HORIZONTAL: N/A	VERTICAL: N/A
3 OF 4	DRAWING NUMBER	5
	REVISION	

STATUS: **PLANNED DEVELOPMENT PLAN NOT FOR CONSTRUCTION**

APPROVAL NOTE:
 THE ARBORS PDD-2021-01 APPROVED BY
 ORDINANCE 21-25 ON DECEMBER 13, 2021



IMAGE 1: POTENTIAL ELEVATION FOR COMMERCIAL USE



IMAGE 5: POTENTIAL ELEVATION FOR COMMERCIAL USE



IMAGE 8: POTENTIAL ELEVATION FOR FRONT LOAD TOWNHOME



IMAGE 2: POTENTIAL ELEVATION FOR COMMERCIAL USE



IMAGE 6: POTENTIAL ELEVATION FOR COMMERCIAL USE



IMAGE 9: POTENTIAL ELEVATION FOR FRONT LOAD TOWNHOME



IMAGE 3: POTENTIAL PLAYGROUND



IMAGE 7: POTENTIAL ELEVATION FOR COMMERCIAL USE



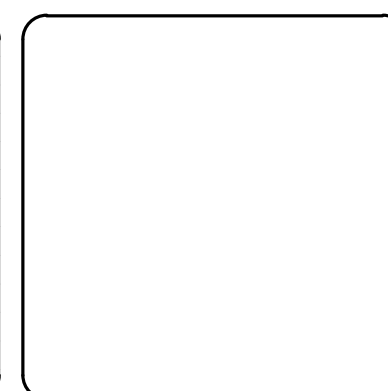
IMAGE 10: POTENTIAL ELEVATION FOR REAR LOAD TOWNHOME



IMAGE 4: POTENTIAL BENCH FOR WALKING TRAIL

- NOTES:**
- THE ELEVATIONS SHOWN ON THIS SHEET ARE POTENTIAL RENDERINGS ONLY AND ARE REPRESENTATIONS OF SOME OF THE APPROVED USES. THE FINAL DESIGN ELEVATIONS COULD VARY BASED ON THE TYPE OF BUILDING, BUT SHALL MATCH THE THEME OF THESE ELEVATIONS WITH:
 - FIBER CEMENT SIDING AND BRICK/STONE ACCENT OPTIONS.
 - UNITS MARKED WITH A STAR ON SITE PLAN (HIGH VISIBILITY UNITS) REQUIRE MIN. 24" TALL BRICK/STONE WATERTABLE ON FRONT AND SIDE OF UNIT
 - STAGGERED ROOFLINES FROM ADJACENT UNIT
 - MINIMUM SQUARE FOOTAGE OF 1,459 SF
 - MORE THAN ONE WINDOW ON SIDE OF ALL END UNITS
 - COVERED FRONT PORCH
 - 1 OR 2 CAR GARAGES WITH WINDOWS AND UPGRADED HARDWARE
 - VARIATION OF PRODUCT PER ZLDO TO BE MET BY SLIGHT VARIATIONS IN COLOR PER BUILDING AND NOT PER UNIT. COLOR SCHEME WILL BE COORDINATED TO PROVIDE A COMMON ELEMENT THROUGH THE COMMERCIAL AND RESIDENTIAL DEVELOPMENT.

REV. NO.	DESCRIPTIONS	DATE
5	APPROVED AT TOWN COUNCIL - ORDINANCE 21-25	12/13/21
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THE ARBORS
OLE CAMBRIDGE CIRCLE
CLOVER, SOUTH CAROLINA

PDD POTENTIAL ELEVATIONS

DATE: 08/30/2021	SCALE	4 OF 4 DRAWING NUMBER 5 REVISION
MCE PROJ. # 07780-0011	HORIZONTAL: N/A	
DRAWN JCB, JLM	VERTICAL: N/A	
DESIGNED JCB		
CHECKED KJC		
PROJ. MGR. KJC		
STATUS: PLANNED DEVELOPMENT PLAN NOT FOR CONSTRUCTION		