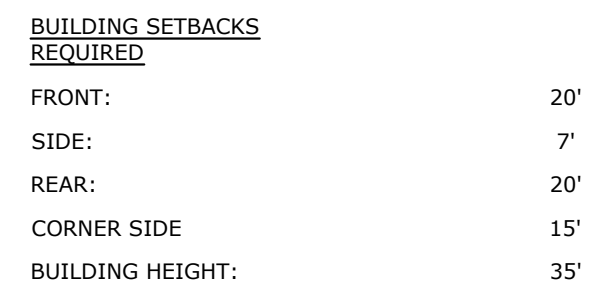
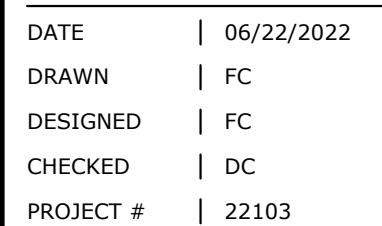


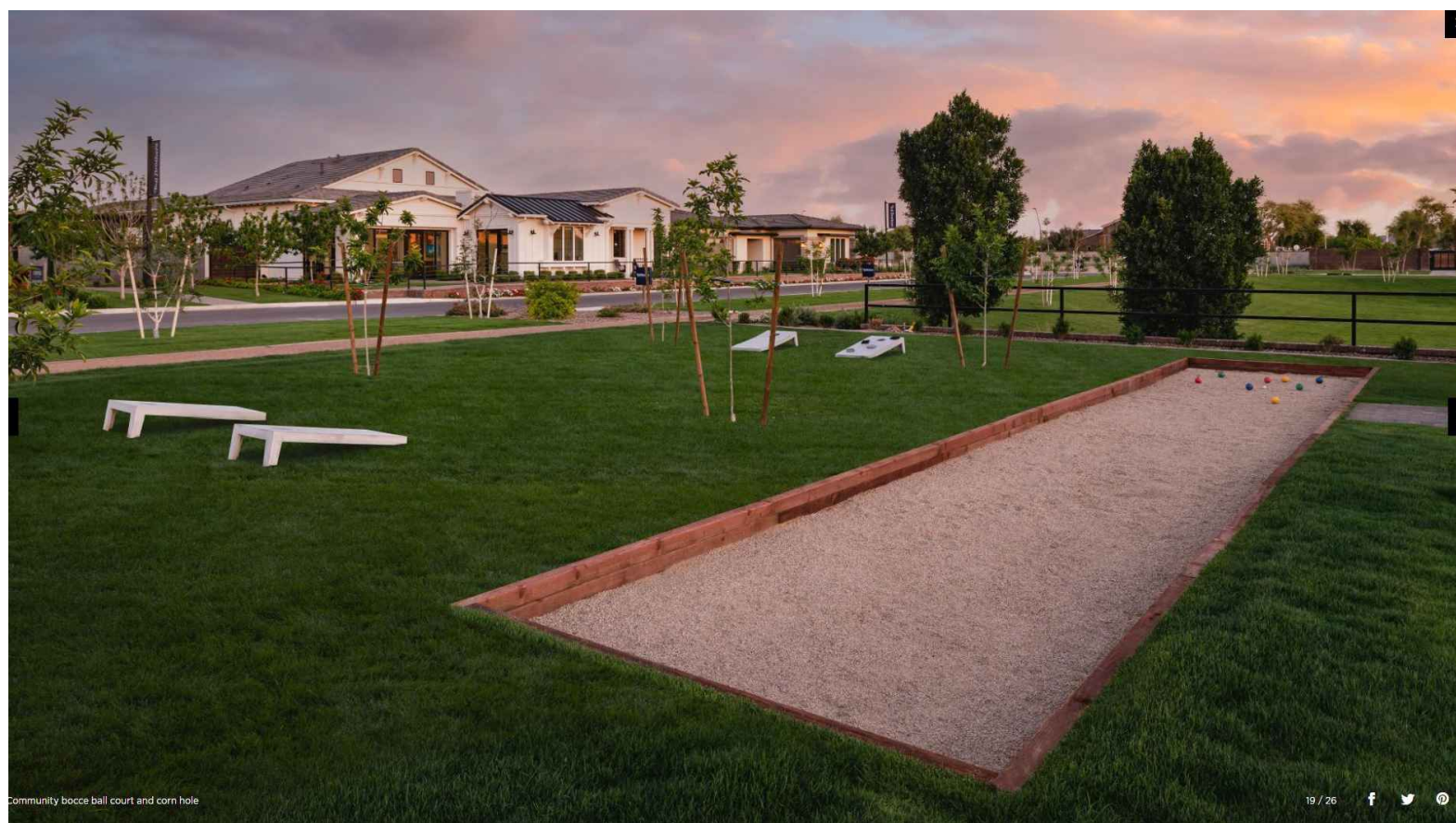
<u>STREET LENGTHS</u>		
STREET A	3,291 ±	LF
STREET B	1,547 ±	LF
STREET C	517 ±	LF
STREET D	582 ±	LF
STREET E	592 ±	LF
TOTAL STREET LENGTHS	6,529±	LF



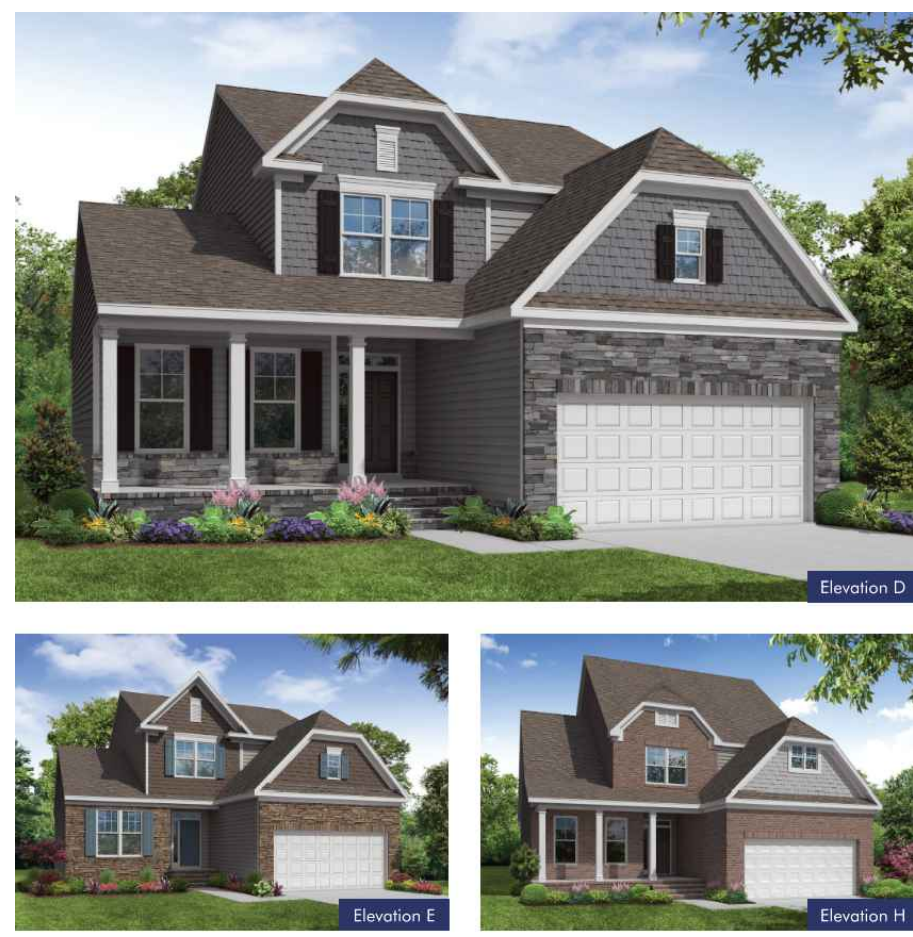
CONCEPTUAL SITE PLAN
RATLIFF HEIGHTS
EASTWOOD HOMES
YORK, YORK COUNTY SOUTH C

[illegible]

RZ-1



REPRESENTATIVE PICTURES OF PROPOSED AMENITIES FOR ACTIVE OPEN SPACE



REPRESENTATIVE PICTURES OF PROPOSED HOME ELEVATIONS

CITY OF YORK STANDARDS AND REQUIREMENTS

1. ALL PERTINENT REQUIREMENTS OF THE CITY OF YORK ZONING AND SUBDIVISION ORDINANCES (APPENDICES A & B OF THE YORK CITY CODE) MUST BE MET
2. THE STREETSCAPING OF INTERIOR STREETS SHALL BE PER STANDARD CITY OF YORK REQUIREMENTS: STREET TREES (THREE DIFFERENT SPECIES IN A PATTERN)
STREET LIGHTING
SIDEWALKS
ETC.
3. SCREENING/LANDSCAPING IS TO BE PROVIDED WHERE LOTS BACK DIRECTLY ADJACENT TO ANOTHER LOT. AT A MINIMUM DEVELOPER TO PROVIDE A MIX OF EVERGREEN TREES AND SMALL MATURING TREES SPACED AT 30' ON-CENTER.
4. EVERGREEN TREES SHALL BE A MINIMUM OF 6' IN HEIGHT AT THE TIME OF PLANTING. SMALL CANOPY TREES SHALL BE A MINIMUM OF 1.5" CALIPER. TREES MAY BE PLANTED ALONG THE SHARED PROPERTY LINES OR STAGGERED ON EACH SIDE OF THE PROPERTY LINE.
5. STREET TREES AND SIDEWALKS SHALL BE INSTALLED ALONG THE ENTIRETY OF THE FRONTAGE OF KINGS MOUNTAIN STREET AND CARROLL AVENUE IN ACCORDANCE WITH THE ADOPTED REQUIREMENTS FOR THE GATEWAY CORRIDOR OVERLAY DISTRICT. NOTE: DEVELOPMENT IS NOT LOCATED WITHIN THE GATEWAY CORRIDOR OVERLAY STANDARDS, BUT FRONTAGE ROAD STANDARDS ARE TO BE APPLIED ON THE DEVELOPMENT SIDE ONLY.
6. STREET/SIDEWALK LIGHTING TO BE ALONG THE ENTIRE FRONTAGE OF KINGS MOUNTAIN STREET ON THE DEVELOPMENT SIDE ONLY.
7. WHEN APPROPRIATE LANDSCAPE SCREENING IS TO BE PROVIDED FOR LOTS WITH DOUBLE STREET FRONTAGE.
8. IDENTIFICATION MARKERS SHALL BE PROVIDED FOR ACCESS POINTS TO COMMON OPEN SPACE.
9. ANY PROPOSED SUBDIVISION SIGNAGE, HOME OCCUPATION OR ACCESSORY STRUCTURE SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD CITY OF YORK REQUIREMENTS. SIGNAGE EASEMENTS SHALL BE NOTED ON THE PRELIMINARY AND FINAL PLAT SUBMITTALS.
10. COMMUNITY MAILBOXES SHALL BE INSTALLED PER UPS REQUIREMENTS. AN APPROPRIATE NUMBER OF PARKING SPACES FOR THE COMMUNITY MAILBOXES AS WELL AS LANDSCAPING AND BUFFERING SHALL BE PROVIDED.
11. OFF-STREET PARKING WHEN REQUIRED, SHALL BE DESIGNED PER THE CITY OF YORK REQUIREMENTS EXCEPT AS OTHERWISE APPROVED BY THE BOARD OF ZONING APPEALS (BZA).
12. OVERALL LANDSCAPING/BUFFERS SHALL BE DESIGNED PER THE CITY OF YORKS REQUIREMENTS.
13. DEDICATED STREET, UTILITY, AND OTHER RIGHTS-OF-WAY FOR STUB STREETS SHALL BE PROVIDED TO ADJACENT PROPERTY LINES. THE BUILD OF PHYSICAL IMPROVEMENTS IS NOT REQUIRED FOR THIS PLAN. AT THE FINAL PLAT STAGE, THE METHOD(S) MUST BE IDENTIFIED FOR ENSURING THAT ALL REQUIRED IMPROVEMENTS ARE INSTALLED AND MAINTAINED. DEED RESTRICTIONS, ETC. MUST BE SUBMITTED FOR THE CITY REVIEW AT THE FINAL PLAT STAGE TO ULTIMATELY BE RECORDED.
14. VESTED RIGHTS TO THE PROJECT SHALL EXPIRE IF ANY OF THE FOLLOWING OCCURS:
IF A PRELIMINARY PLAT IS NOT APPROVED WITHIN 2 YEARS OF SPECIAL EXCEPTION APPROVAL, OR
IF THE TIME PERIOD BETWEEN THE PRELIMINARY AND FINAL PLAT APPROVALS EXCEEDS 2 YEARS,
OR
IF ANY PORTION OF THE APPROVED CONCEPTUAL SITE PLAN IS NOT GIVEN FINAL PLAT APPROVAL WITHIN 5 YEARS OF SPECIAL EXCEPTION APPROVAL.
15. ALL SCDOHC REQUIREMENTS MUST BE MET REGARDING STORMWATER. THE STORMWATER AREAS SHALL BE FENCED, LANDSCAPED, MAINTAINED, ETC. PER THE CITY AND SCDOHC REQUIREMENTS.
16. ALL SCOOT REQUIREMENTS FOR THE PROJECT MUST BE MET INCLUDING CROSSWALKS, SIGNAGE, ETC.
17. ALL REQUIREMENTS OF THE CITY OF YORK UTILITIES DEPARTMENT, FIRE, AND PUBLIC WORKS DEPARTMENT SHALL BE MET AT THE PRELIMINARY AND FINAL PLAT STAGES.
18. A PHASING PLAN MUST BE PRESENTED AT THE PRELIMINARY PLAT STAGE.
19. THE SUBDIVISION NAME AND STREET NAMES MUST BE APPROVED BY THE YORK COUNTY PREPAREDNESS 911 DIVISION AS PART OF THE PRELIMINARY PLAT. THE APPLICANT WILL PROVIDE WRITTEN VERIFICATION OF YORK COUNTY APPROVAL WITH THE PRELIMINARY PLAT SUBMITTAL.

CONDITIONAL NOTES

ARCHITECTURAL

1. FRONT-FACING GARAGE DOORS SHALL BE PROVIDED WITH WINDOWS, CARRIAGE STYLE HARDWARE, OR SEPARATED INTO 1-BAY GARAGE DOORS (NOT A SINGLE 2-CAR GARAGE DOOR).
2. EXTERIOR BUILDING MATERIALS MAY INCLUDE GLASS, CEMENTITIOUS SIDING, BRICK OR BRICK VENEER, STONE OR STONE VENEER, STUCCO, WOOD OR A COMBINATION THEREOF. A MINIMUM OF 30% OF THE EXTERIOR FRONT FAÇADE SHALL BE COVERED WITH EITHER BRICK OR STONE. VINYL SHALL ONLY BE USED FOR WINDOWS, DOORS, AND TRIM.
3. NO SAME TWO MODELS OF HOME SHALL BE DIRECTLY ADJACENT TO EACH OTHER OR LOCATED DIRECTLY ACROSS THE STREET FROM EACH OTHER UNLESS MODEL ELEVATIONS ARE SUBSTANTIALLY DIFFERENT FROM EACH OTHER VISUALLY.
4. A VARIETY OF COLOR PATTERNS SHALL BE PROVIDED SUCH THAT NO TWO HOMES DIRECTLY ADJACENT TO EACH OTHER ARE OF THE SAME COLOR.
5. MINIMUM HEATED SQUARE FOOTAGE FOR EACH HOME SHALL BE NO LESS THAN 1,800 SQ.FT FOR 1-STORY HOMES AND NO LESS THAN 2,000 SQ. FT FOR 2-STORY HOMES.
6. MINIMUM PERMITTED ROOF PITCH SHALL BE NO FLATTER THAN 5/12 PITCH (22.6 DEGREES).
7. PERIMETER BUFFERS:
PERIMETER BUFFERS SHALL GENERALLY BE LEFT UNDISTURBED EXCEPT FOR ROADS, STORM, UTILITIES, AND OTHER REQUIRED PUBLIC IMPROVEMENTS (TRAILS/SIDEWALKS).
8. DEVELOPER MAY TEMPORARILY ENCRoACH INTO PERIMETER BUFFER YARDS DURING CONSTRUCTION UNDER THE FOLLOWING CONDITIONS: - NO LESS THAN 15-FT REMAINS UNDISTURBED FOR ALL OTHER PERIMETER BUFFERS SHOWN - ALL DISTURBED AREAS ARE RE-ESTABLISHED WITH VEGETATIVE COVER

STREETS:

1. ALL ROADS WILL BE PUBLICLY DEDICATED FOR MAINTENANCE AND ACCEPTANCE BY THE CITY OF YORK, SUBJECT TO THE CITY'S WARRANTY AND ACCEPTANCE POLICIES.
2. THE MINIMUM REQUIREMENTS AS SPECIFIED WITHIN THIS CONDITIONAL PLAN FOR SPECIAL EXCEPTION DEVELOPMENT.
3. ALL LOTS SHALL CONTAIN AT LEAST ONE (1) STREET TREE.

COMMON AREAS:

1. ACTIVE OPEN SPACE AREAS SHALL BE IMPROVED AND WILL CONTAIN A COMBINATION OF TRAILS, BENCHES, GARDENS, GAZEBOS, PAVILIONS, PICNIC AREAS, AND/OR PLAYGROUNDS. A DETAILED PRESENTATION REGARDING THE SPECIFICATIONS OF TYPE OF IMPROVEMENTS AND INSTALLATION WILL BE PROVIDED FOR CONSIDERATION / APPROVAL AT THE TIME OF PRELIMINARY PLAT REVIEW BY THE PLANNING COMMISSION. AMENITIES WILL BE INSTALLED WITH THE PHASE 1 IMPROVEMENTS. SMALLER POCKET PARK/BENCH AREA, DESIGN FEATURES ALONG KINGS MOUNTAIN STREET FRONTAGE TO REFLECT THE HISTORIC NATURE OF THE AREA. POTENTIAL DIVERSIVE FENCING AROUND POND AREA TO BE REVIEWED AT CONSTRUCTION DRAWING PHASE OF DESIGN.
2. PASSIVE COMMON AREAS SHALL BE LEFT UNDISTURBED TO THE MAXIMUM EXTENT PRACTICAL.
3. ALL COMMON OPEN SPACES (PASSIVE AND ACTIVE) SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
4. COMMUNITY MAILBOXES FOR THE RESIDENTIAL DEVELOPMENT SHALL BE LOCATED ON THE CENTRAL AMENITY SITE. THE FINAL LOCATION AND PARKING WILL BE DETERMINED WITH AMENITY SITE DESIGN.

BUILDING HEIGHTS:

1. MAX BUILDING HEIGHT FOR RESIDENTIAL SHALL BE 35 FEET AND IF BUILDINGS EXCEED 30 FEET IN HEIGHT, ROADS SHALL INCREASE TO 26 FEET CLEAR WIDTH PER INTERNATIONAL FIRE CODE.

FENCING:

1. ALL FENCING SHALL COMPLY WITH THE CITY OF YORK ZONING ORDINANCE SECTION 13.1.9

OFF-SITE SIDEWALK

1. EASTWOOD HOMES WILL COMMIT TO FEES-IN-LIEU FOR THE OFF-SITE SIDEWALK FROM THE RATLIFF PROPERTY TO HILLCREST DRIVE OF \$150,000 AS APPROVED BY THE CITY COUNCIL.
2. THE COST FOR DESIGN OF THE SIDEWALK, \$32,400 PLUS AN APPROXIMATELY 50% OVERAGE (ROUNDED TO \$50,000) WILL BE PAID TO THE CITY OF JACKSON ONCE THE PRELIMINARY PLAT IS APPROVED. ANTICIPATED DATE TO BE AROUND MARCH OF 2024. WE ANTICIPATE THE NEIGHBORHOOD WILL BE BUILT IN 2 PHASES. FIFTY PERCENT (\$50,000) OF THE BALANCE WILL BE PAID AS A CONDITION TO THE APPROVAL OF FINAL PLAT FOR THE FIRST PHASE OF THE SUBDIVISION WHICH WE EXPECT COULD BE SEPTEMBER OF 2024. THE REMAINING BALANCE (\$50,000) WILL BE PAID AS A CONDITION TO APPROVAL OF THE FINAL PLAT OF THE SECOND PHASE OF THE PROJECT. HOWEVER, THE CITY OF JACKSON HAS STATED THAT THE DATES ARE NOT SET. IF PAYMENTS WILL BE TRIGGERED ON THE PRELIMINARY AND FINAL PLAT APPROVALS AS STATED.

RANCH WITH 1 1/2 FLOOR OPTION
A MINIMUM OF 10% OF HOMES WILL BE PROVIDED WITH THIS OPTION

