

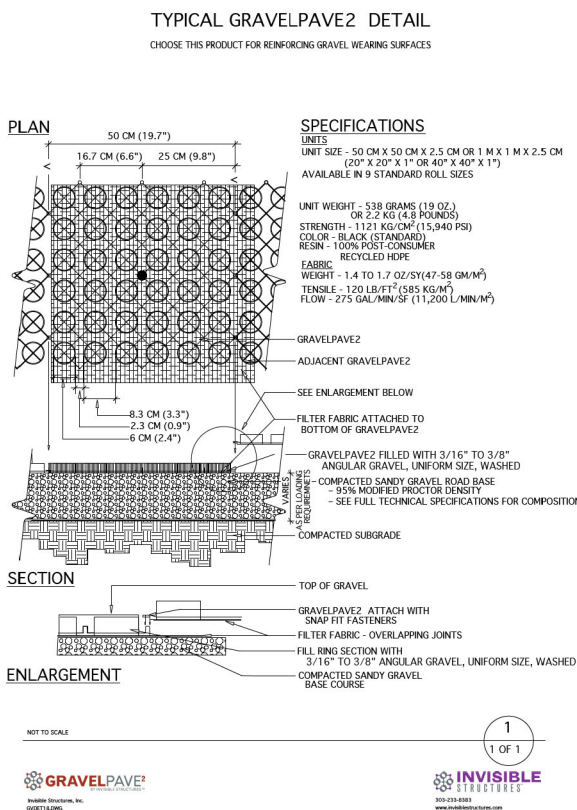
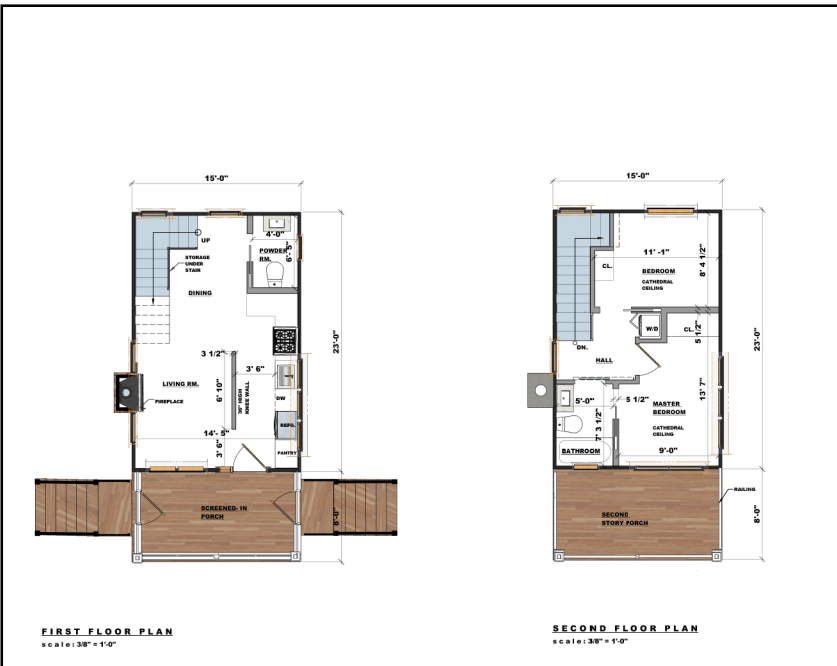
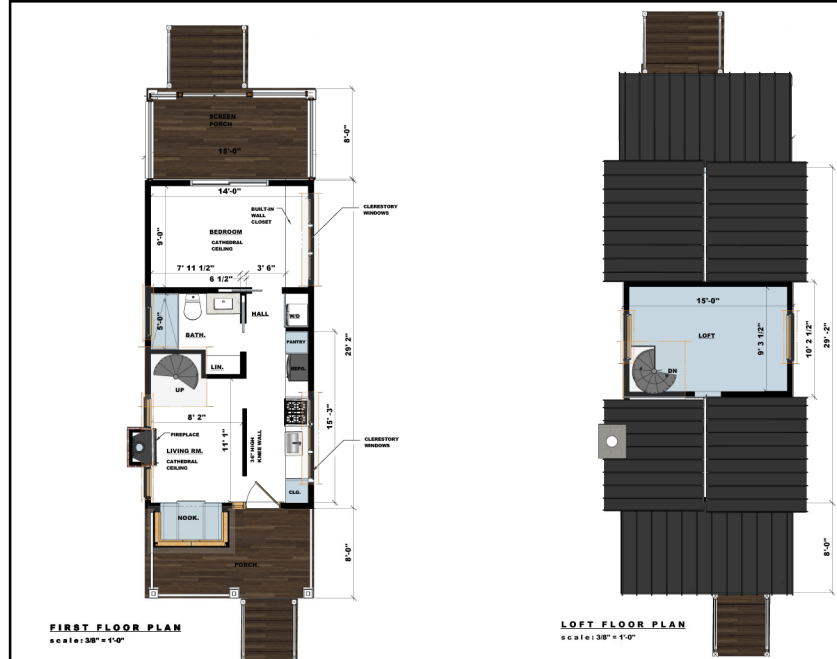


Developer
AMY HUTCHINS
14 DUCK HOOK LANE
LAKE WYLIE, S.C. 29710
Phone 843-442-3717

Proposed Use: Single Family

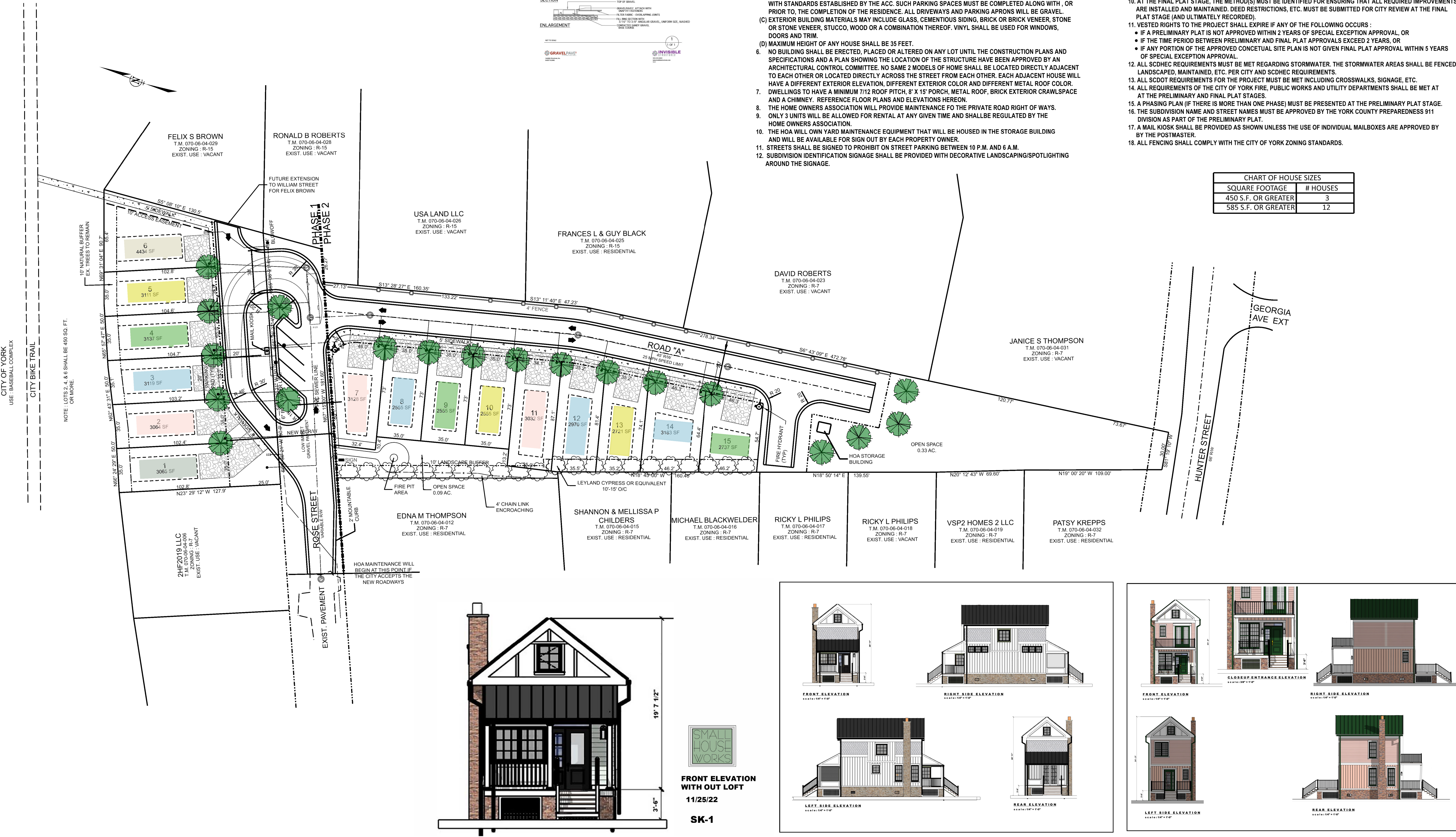
Rear: 10

Fire District: York
Cable TV: Comporium Communications



1. NO PART OF ANY MAIN BUILDING OR ACCESSORY BUILDING MAY BE LOCATED NEARER THAN TWENTY FIVE (25) FEET FROM A STREET ON THE FRONT.
2. NO PART OF ANY MAIN BUILDING OR ACCESSORY BUILDING MAY BE LOCATED NEARER THAN EIGHT (8) FEET FROM A SIDE PROPERTY LINE.
3. NO PART OF ANY MAIN BUILDING OR ACCESSORY BUILDING MAY BE LOCATED NEARER THAN TWENTY (10) FEET FROM A REAR PROPERTY LINE.
4. ALL DRAINAGE, UTILITY EASEMENTS, OTHER EASEMENTS AND RIGHTS OF WAY AS SHOWN ON THE ABOVE MENTIONED PLAT SHALL BE APPLICABLE AS SHOWN HEREIN. IN ADDITION, A TEN (10) FOOT EASEMENT FROM THE FRONT, SIDE AND REAR PROPERTY LINE IS RESERVED OVER EACH LOT FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.
5. ALL RESIDENCE AND ACCESSORY BUILDINGS ERECTED OR PERMITTED TO REMAIN ON ANY OF THE LOTS HEREIN MUST COMPLY TO THE FOLLOWING MINIMUM REQUIREMENTS:
 - (A) THERE SHALL BE A MINIMUM OF FOUR HUNDRED FIFTY (450) SQUARE FEET OF HEATED LIVING SPACE. (THE TERM "HEATED LIVING SPACE" SHALL NOT BE INTERPRETED SO AS TO INCLUDE BASEMENTS, ACCESSORY BUILDINGS, TERRACES, DECKS, OPEN OR SCREENED PORCHES, OR GARAGES).
 - (B) EACH LOT OWNER MUST PROVIDE SPACE FOR AUTOMOBILE PARKING OF PUBLIC TRUCKS IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE ACC. SUCH PARKING SPACES MUST BE COMPLETED ALONG WITH, OR PRIOR TO, THE COMPLETION OF THE RESIDENCE. ALL DRIVEWAYS AND PARKING APRONS WILL BE GRAVEL.
 - (C) EXTERIOR FINISHING MATERIALS MAY INCLUDE GLASS, CEMENTIOUS STUCCO, BRICK OR BRICK VENEER, STONE OR STONE VENEER, STUCCO, WOOD OR A COMBINATION THEREOF. VINYL SHALL BE USED FOR WINDOWS, DOORS AND TRIM.
 - (D) MAXIMUM HEIGHT OF ANY HOUSE SHALL BE 35 FEET.
6. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLANS AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED BY AN ARCHITECTURAL CONTROL COMMITTEE. NO SAME 2 MODELS OR HOME SHALL BE LOCATED DIRECTLY ADJACE TO EACH OTHER OR LOCATED DIRECTLY ACROSS THE STREET FROM EACH OTHER. EACH ADJACENT HOUSE AND LOT MUST BE IDENTIFIED BY DIFFERENT ELEVATION, DIFFERENT EXTERIOR COLOR AND DIFFERENT MATERIAL ROOF COLOR. DWELLINGS TO HAVE A MINIMUM 7/12 ROOF PITCH, 8' X 15" PORCH, MANT, ROOF, BRICK EXTERIOR CRAWLSPACE AND A CHIMNEY. REFERENCE FLOOR PLANS AND ELEVATIONS HEREON.
7. THE HOME OWNERS ASSOCIATION WILL PROVIDE MAINTENANCE FO THE PRIVATE ROAD RIGHT OF WAYS.
8. ONLY 3 UNITS WILL BE ALLOWED FOR RENTAL AT ANY GIVEN TIME AND SHALLBE REGULATED BY THE HOME OWNERS ASSOCIATION.
9. THE HOA WILL OWN YARD MAINTENANCE EQUIPMENT THAT WILL BE HOUSED IN THE STORAGE BUILDING AND SHALL BE AVAILABLE FOR SIGN OUT BY EACH PROPERTY OWNER.
10. STREETS SHALL BE SIGNED TO PROHIBIT ON STREET PARKING BETWEEN 10 P.M. AND 6 A.M.
11. SUBDIVISION IDENTIFICATION SIGNAGE SHALL BE PROVIDED WITH DECORATIVE LANDSCAPING/SPOTLIGHTING AROUND THE SIGNAGE.

CHART OF HOUSE SIZES	
SQUARE FOOTAGE	# HOUSES
450 S.F. OR GREATER	3
585 S.F. OR GREATER	12



APPROVALS		PREPARED BY		SEALS		PROJECT		SHEET TITLE		<table><tr><td>NO.</td><td>DATE</td><td>REVISIONS</td><td>BY</td></tr><tr><td>1</td><td>11/8/22</td><td>PER CITY OF YORK</td><td>DER</td></tr><tr><td>2</td><td>11/14/22</td><td>PER CITY OF YORK</td><td>DER</td></tr><tr><td>2</td><td>12/5/22</td><td>PER CITY OF YORK</td><td>DER</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>		NO.	DATE	REVISIONS	BY	1	11/8/22	PER CITY OF YORK	DER	2	11/14/22	PER CITY OF YORK	DER	2	12/5/22	PER CITY OF YORK	DER																												
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Project Engr: _____ Drawn By: _____ Checked By: _____		<div><div><div>W</div></div><div>JOEL E. WOOD & ASSOCIATES PLANNING • ENGINEERING • MANAGEMENT P.O. BOX 296 CLOVER, SC 29710 (803) 684-3390</div></div>		PRELIMINARY DRAWING - FOR REVIEW ONLY		STELLA ROSE SUBDIVISION		OVERALL SITE PLAN		SCALE: 1" = 20' DATE: AUGUST 15, 2022 JOB NO.: 220508 SHEET C300																																													
Review: _____ Bid: _____ Construction: _____						CITY OF YORK PREPARED FOR AMY HUTCHINS																																																	