

GENERAL INFORMATION:

PROJECT: YORK MEADOWS
PLANNED UNIT DEVELOPMENT

DEVELOPER: NVR INC.
13924 PROFESSIONAL CENTER DRIVE
SUITE 100
HUNTERSVILLE, NC 28078

PROPERTY OWNER: T&T, LLC

PARCEL: 070-18-01-114

ACREAGE: 30.00 TOTAL ACRES±
(0.34 Acres in SCDOT R/W)
29.66 NET ACRES±

EXISTING ZONING: HIGHWAY COMMERCIAL (HC)

PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD)

DEVELOPMENT INFORMATION:

PROPOSED USE: ATTACHED RESIDENTIAL & COMMERCIAL
4.98 Acres in Commercial
24.68 Acres in Residential

RESIDENTIAL UNITS: 84 - 2 Story Units (1-Car Garage)
24 - 3 Story Alley Road Units (2-Car Garage)
47 - 3 Story Units (2-Car Garage)
155 - Total Units (6.28 Units/Acre - 24.68 Parcel Acres)

COMMERCIAL: 1 OUTPARCEL (4.98 Acres)

TOWN HOMES:

- MIN. LOT WIDTH: 20 Ft. at Min. Req. Setback
- MIN. LOT DEPTH: 80 Ft.
- MIN. LOT SIZE: 1,600 Sq.Ft.
- SETBACKS/YARDS: FRONT - 25 Ft.
CORNER - 20 Ft.
REAR - 15 Ft.
BETWEEN BUILDINGS - 15 Ft.

COMMERCIAL:

- SETBACKS/YARDS: FRONT - 50 Ft.
SIDE (EXTERIOR) - 15 Ft.
SIDE (INTERIOR) - 0 Ft.
REAR - 15 Ft.

OPEN SPACE: REQUIRED - 7.41 ACRES± (25% of Net Acreage)
PROPOSED - 14.39 ACRES± (48.5%)

- does not include potential open space on commercial
- 10.25 acres of common area
- 3.37 acres in dedicated buffers
- 0.77 acres for central amenity

BUFFERYARDS: AS DEPICTED ON PLAN

STORMWATER: STORM DRAIN SYSTEM DESIGNED FOR 10-YEAR
STORM
DETENTION FOR 2 & 10-YEAR STORM EVENTS

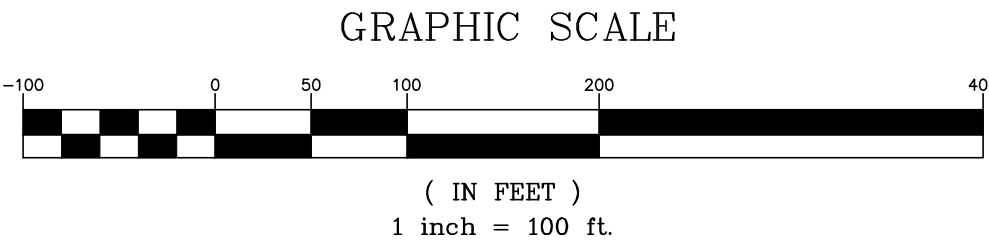
STREETS: 22 FT. PAVED ROADS W/2FT VALLEY CURB
MIN. CENTERLINE RADIUS OF 150 FT.
5' SIDEWALK ON 2-SIDES OF EACH STREET

DEVELOPMENT PHASING:

PHASE I - 82 UNITS
PHASE II - 73 UNITS

AMENITY CENTER CONSTRUCTION

- IF AMENITY CENTER IS NOT CONSTRUCTED PRIOR TO RECORDATION OF PHASE I, IT MUST BE BONDED AT 150% OF THE ESTIMATED CONSTRUCTION VALUE (AS PROVIDED BY CONSULTING CIVIL ENGINEER).
- AMENITY CENTER MUST BE BUILT PRIOR TO RECORDATION OF PHASE 2 (CITY WILL RELEASE AMENITY BOND UPON COMPLETION OF THE AMENITY).



DATE	ISSUED FOR	REV
3/1/22	Submission to City	0
3/23/22	Address Planning Comments	1



Engineer:



R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning
Management

1186 Stonemaster Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799 F: (803) 802-0886

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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
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**REZONING ONLY
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Project Manager B. Pridemore	Drawn -
Department Manager -	Checked -

Print/Plot Date
March 23, 2022

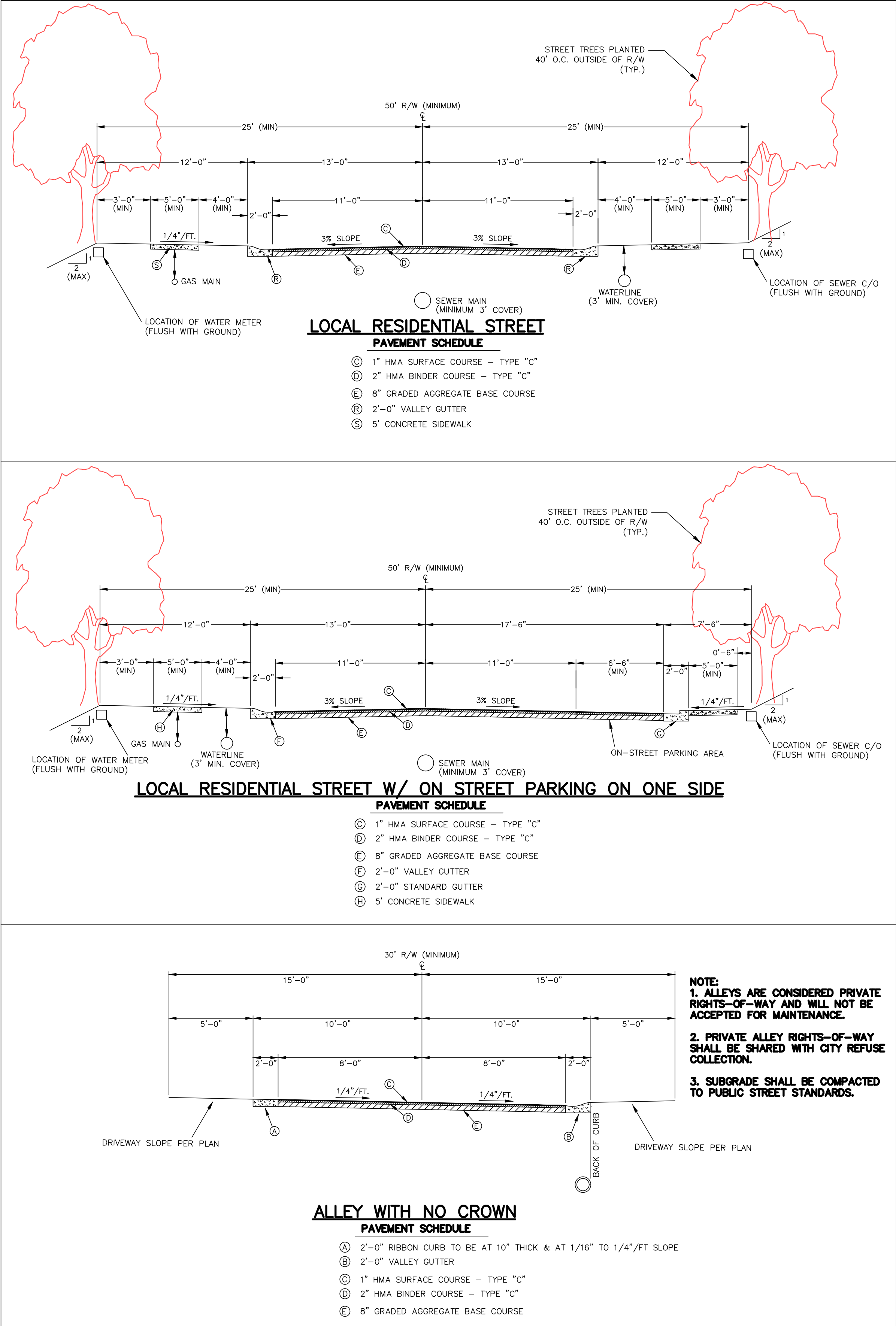
Client
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P: 704-254-3137

Project:
**YORK MEADOWS
PLANNED UNIT DEVELOPMENT**

Drawing Title:
**REZONING MASTER PLAN
PUD Rezoning Plan**

Project No. 4972 - Rezoning Plan DWG File Name: Alexander Love Highway Rezo	Drawing No. PUD-1
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CITY OF YORK STANDARDS & REQUIREMENTS:

- ALL PERTINENT REQUIREMENTS OF THE CITY OF YORK ZONING AND SUBDIVISION ORDINANCES (APPENDICES A & B OF THE YORK CITY CODE) MUST BE MET.
- THE STREETSCAPING OF INTERIOR STREETS SHALL BE PER STANDARD CITY OF YORK REQUIREMENTS: - STREET TREES (3 DIFFERENT SPECIES IN A PATTERN) - STREET LIGHTING - SIDEWALKS - ETC.
- SCREENING/LANDSCAPING TO BE PROVIDED WHERE TOWNHOME LOTS ARE ADJACENT TO AMENITY AREA. DEVELOPER SHALL PLANT EVERGREEN TREES 20' ON CENTER FOR LENGTH OF TOWNHOME LOT. APPROVED PLANTS MAY INCLUDE:
 - ARBORVITAE
 - LEYLAND CYPRESS
 - AMERICAN HOLLY
 - OTHER SPECIES CAN BE PROPOSED AT PRELIMINARY PLATEVERGREEN TREES SHALL BE MIN. OF 6' IN HEIGHT AT TIME OF PLANTING.
- STREET TREES AND LIGHTING SHALL BE INSTALLED ALONG THE ENTIRETY OF THE DEVELOPMENT FRONTAGE OF ALEXANDER LOVE HWY. THESE IMPROVEMENTS SHALL NOT BE REQUIRED FOR THE COMMERCIAL OUTPARCEL FRONTAGE UNTIL CONSTRUCTION OF THE COMMERCIAL DEVELOPMENT HAS COMMENCED (COMMERCIAL PLAN DESIGN).
- ANY PROPOSED SUBDIVISION SIGNAGE, HOME OCCUPATION, OR ACCESSORY STRUCTURE SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD CITY OF YORK REQUIREMENTS.
- SIGNAGE EASEMENT(S) MUST BE NOTED ON THE PRELIMINARY AND FINAL PLAT SUBMITTALS.
- COMMUNITY MAILBOXES SHALL BE INSTALLED PER USPS REQUIREMENTS. AN APPROPRIATE NUMBER OF PARKING SPACES FOR THE COMMUNITY MAILBOXES AS WELL AS LANDSCAPING AND BUFFERING SHALL BE PROVIDED.
- OFF-STREET PARKING, WHEN REQUIRED, SHALL BE DESIGNED PER STANDARD CITY OF YORK REQUIREMENTS EXCEPT AS OTHERWISE APPROVED BY CITY COUNCIL.
- OVERALL LANDSCAPING/BUFFERS SHALL BE DESIGNED PER STANDARD CITY OF YORK REQUIREMENTS.
- 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 CITY REVIEW AT THE FINAL PLAT STAGE (AND ULTIMATELY RECORDED).
- VESTED RIGHTS TO THE PROJECT SHALL EXPIRE IF ANY OF THE FOLLOWING OCCURS: - IF A PRELIMINARY PLAT IS NOT APPROVED WITHIN 2 YEARS OF PUD CONCEPTUAL SITE PLAN APPROVAL, OR - IF THE TIME PERIOD BETWEEN PRELIMINARY AND FINAL PLAT APPROVALS EXCEED 2 YEARS, OR - IF ANY PORTION OF THE APPROVED CONCEPTUAL SITE PLAN IS NOT GIVEN FINAL PLAT APPROVAL WITHIN 5 YEARS OF PUD CONCEPTUAL SITE PLAN APPROVAL
- ALL SCOEHC REQUIREMENTS MUST BE MET REGARDING STORMWATER. THE STORMWATER AREAS SHALL BE FENCED, LANDSCAPED, MAINTAINED, ETC. PER CITY AND SCOEHC REQUIREMENTS.
- ALL SCDOT REQUIREMENTS FOR THE PROJECT MUST BE MET INCLUDING CROSSWALKS, SIGNAGE, ETC.
- ALL REQUIREMENTS OF THE CITY OF YORK FIRE AND PUBLIC WORKS DEPARTMENTS SHALL BE MET AT THE PRELIMINARY AND FINAL PLAT STAGES.
- A PHASING PLAN MUST BE PRESENTED AT THE PRELIMINARY PLAT STAGE.
- THE SUBDIVISION NAME AND STREET NAMES MUST BE APPROVED BY THE YORK COUNTY PREPAREDNESS 911 DIVISION AS PART OF THE PRELIMINARY PLAT.
- COMMERCIAL PARCEL SHALL COMPLY WITH HIGHWAY COMMERCIAL (HC) DISTRICT ZONING AND USE REQUIREMENTS
- COMMERCIAL AND RESIDENTIAL PARCELS WITHIN 500' OF THE ALEXANDER LOVE HIGHWAY RIGHT OF WAY SHALL COMPLY WITH GATEWAY CORRIDOR OVERLAY DISTRICT REQUIREMENTS.
 - THE MINIMUM BUILDING SIZE REQUIREMENT OF 2,000 SQ.FT. SHALL ONLY APPLY TO COMMERCIAL BUILDINGS

CITY OF YORK STANDARD DEVELOPMENT NOTES:

- IDENTIFICATION MARKERS SHALL BE PROVIDED FOR ACCESS POINTS TO OPEN SPACE (AS APPLICABLE).
- SUBDIVISION SIGNAGE MUST BE APPLIED FOR THROUGH THE SPECIAL EXCEPTION APPROVAL PROCESS OR CURRENT APPROVAL REQUIREMENTS AT TIME OF APPLICATION FOR SIGNAGE (CAN BE DONE SEPARATELY FROM SUBDIVISION PLANS).
- THE LAYOUT FOR THE MAIN AMENITY AREA INCLUDING THE PLAYGROUND, PAVILION AND COMMUNITY MAILBOX SHALL BE DETERMINED AT PRELIMINARY PLAT STAGE. THE MAILBOX LOCATION SHOULD BE APPROPRIATELY SEPARATED FROM THE PLAYGROUND AND PAVILION AREAS.
- A DEDICATED EASEMENT FOR POTENTIAL CITY OF YORK WELCOME SIGNAGE SHALL BE COORDINATED AND PROVIDED FOR AT TIME OF PRELIMINARY PLAT, IF SO REQUESTED BY THE CITY. THE CITY WILL BE RESPONSIBLE FOR THE ACTUAL DESIGN AND BUILD OF THE WELCOME SIGNAGE.
- SCREENING/LANDSCAPING SHALL BE PROVIDED WHERE LOTS BACK DIRECTLY ADJACENT TO ANOTHER LOT (SHARED LOT LINES) OR ARE DIRECTLY ADJACENT (WITHIN 20-FT) TO OVERFLOW PARKING LOTS, STORMWATER PONDS, AMENITY AREAS, TRAIL, ETC.
 - AT A MINIMUM, DEVELOPER SHALL PROVIDE A MIX OF EVERGREEN TREES AND SMALL MATURING TREES AT 30-FEET ON CENTER
 - EVERGREEN TREES SHALL BE A MINIMUM OF 6-FT IN HEIGHT AT TIME OF PLANTING
 - SMALL MATURING TREES SHALL BE MINIMUM OF 1-5 INCH CALIPER
 - TREES MAY BE PLANTED ALONG SHARED PROPERTY LINES OR STAGGERED ALONG EACH SIDE OF THE PROPERTY LINE
- AS THE RESIDENTIAL SECTION IS DEVELOPED, STREET TREES SHALL BE PROVIDED ALONG THE RESIDENTIAL FRONTAGES OF ALEXANDER LOVE HIGHWAY AND LINCOLN ROAD FRONTAGES. COMMERCIAL ROAD FRONTAGE SHALL BE PLANTED UPON DEVELOPMENT OF THE COMMERCIAL PARCEL.
 - STREET TREES MAY BE OMITTED IF UNDISTURBED BUFFER IS MAINTAINED ADJACENT TO THE HIGHWAY RW AND PLANTING OF NEW STREET TREES WOULD SERVE NO PURPOSE
- A 26-FT PAVED STREET WIDTH WITH 2-FT VALLEY CURB SHALL BE PROVIDED FOR DEAD-END STREETS (CUL-DE-SACS OR STUB STREETS) EXCEEDING 500-FT IN LENGTH
 - DEAD END STREET SHALL BE MEASURED FROM THE INTERSECTION OF NEAREST STREET TO THE CENTER OF THE CUL-DE-SAC OR END OF PAVED STUB STREET
 - STREET STUBS MUST PROVIDE EMERGENCY VEHICLE TURNAROUND (IF NO CUL-DE-SAC IS PROPOSED)
- IF APPLICABLE, PROVIDE COMPLETE ENGINEERED DESIGN FOR ANY PROPOSED RETAINING WALLS (INCLUDING GUARDRAILS/FENCING THAT MEETS THE BUILDING CODE REQUIREMENTS, TREES/LANDSCAPING, STRUCTURAL DETAILS, DRAINAGE, ETC.). THE DESIGN MUST INCLUDE A MINIMUM 42-INCH TALL BLACK VINYL COATED CHAIN-LINK FENCE (DECORATIVE BLACK ALUMINUM FENCE IS ACCEPTABLE) AND DECORATIVE TREES ALONG THE TOP EDGE OF THE WALL. RETAINING WALL DESIGNS TO BE PROVIDED AS PART OF PRELIMINARY PLAT.

CONDITIONAL NOTES:

ARCHITECTURALS:

- FIBER CEMENT, BRICK, STONE, STUCCO, WOOD OR COMBINATION THEREOF. VINYL SHALL ONLY BE USED FOR WINDOWS, DOORS AND TRIM.
- FRONT FACING GARAGE DOORS, WHEN PROVIDED, SHALL BE PROVIDED WITH WINDOWS, CARRIAGE STYLE HARDWARE, OR SEPARATED INTO 1-BAY GARAGE DOORS (NOT A SINGLE 2-CAR GARAGE DOOR).
 - 1-CAR GARAGES SHALL BE PERMITTED AS SPECIFIED FOR LOCATIONS ON THE REZONING SITE PLAN (ALL OTHER UNITS MUST PROVIDE 2-CAR GARAGE
 - ALL THIS MUST PROVIDE 2 PARKING SPACES PER UNIT (INCLUDING GARAGE AND DRIVEWAYS) AND OVERFLOW PARKING OPPORTUNITIES
- VARIETY OF COLORS AND ARCHITECTURAL FEATURES SHALL BE PROVIDED FOR EACH TOWNHOME BUILDING STRING (ALL UNITS IN A SINGLE BUILDING SHALL NOT HAVE THE SIDING PATTERN OR COLOR)
- MINIMUM HEATED SQUARE FOOTAGE FOR EACH TOWNHOME SHALL BE NO LESS THAN 1,420 SQ. FT.
- MIN. PERMITTED ROOF PITCH SHALL BE NO FLATTER THAN 6/12 PITCH (18.4 DEGREES).

PERIMETER BUFFERS:

- PERIMETER BUFFERS SHALL GENERALLY BE LEFT UNDISTURBED EXCEPT FOR ROADS, STORM, UTILITIES AND OTHER REQUIRED PUBLIC IMPROVEMENTS (TRAILS/SIDEWALKS).
- DEVELOPER MAY TEMPORARILY ENCOACH INTO PERIMETER BUFFERYARDS DURING CONSTRUCTION UNDER THE FOLLOWING CONDITIONS:
 - COMMERCIAL FRONTAGE MAY BE DISTURBED AND RE-PLANTED (1 LARGE CANOPY TREE PER 40' OF FRONTAGE - TO BE PLANTED UPON DEVELOPMENT OF COMMERCIAL PROPERTY)
 - INTERNAL BUFFERS BETWEEN COMMERCIAL AND RESIDENTIAL USES MY BE DISTURBED AND RE-PLANTED IN ACCORDANCE WITH CITY OF YORK'S TYPE B BUFFER STANDARDS
 - NO LESS THAN 15-FEET REMAINS UNDISTURBED FOR ALL OTHER PERIMETER BUFFERS SHOWN
 - ALL DISTURBED AREAS ARE RE-ESTABLISHED WITH VEGETATIVE COVER (1 EVERGREEN TREE AT 30' O.C. AS SUPPLEMENTAL BUFFERING TO EX. TREES)
 - UNDISTURBED BUFFERS DO NOT REQUIRE ADDITIONAL PLANTING UNLESS VOID OF TREES AND WILL REQUIRE A TREE BE PLANTED NO LESS THAN 1-TREE PER 20'

STREETS:

- ALL ROADS WILL BE PUBLICLY DEDICATED FOR MAINTENANCE AND ACCEPTANCE BY THE CITY OF YORK, SUBJECT TO THE CITY'S WARRANTY AND ACCEPTANCE POLICIES.
- THE MINIMUM REQUIREMENTS AS SPECIFIED WITHIN THIS CONDITIONAL PLAN FOR PLANNED UNIT DEVELOPMENT.
- STREET TREES SHALL BE PLANTED APPROX. 40-FEET O.C. (ADJUST FOR DRIVEWAYS AND INFRASTRUCTURE AS NEEDED) ALONG BOTH SIDES OF ALL INTERNAL STREETS AND LOCATED OUTSIDE OF 10- FEET OF THE PUBLIC RIGHT-OF-WAY (PLANTED WITHIN LOTS OR COMMON AREAS)
- STREET TREES SHALL BE LARGE CANOPY VARIETIES AND BE MIN. 1-1/2 INCH CALIPER AT TIME OF PLANTING.

COMMON AREAS:

- AMENITY AREA SHALL BE IMPROVED AND PROVIDED WITH A MIN. 400-SF COVERED PAVILION W/PICNIC TABLES, GRILLING AREA AND 8-12 PERSON CHILDREN'S PLAYGROUND.
- PASSIVE COMMON AREAS SHALL BE LEFT UNDISTURBED TO MAXIMUM EXTENT PRACTICAL.
- ALL COMMON OPEN SPACES, INCLUDING PERIMETER BUFFERS, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- COMMUNITY MAILBOXES FOR THE RESIDENTIAL DEVELOPMENT SHALL BE LOCATED ON THE CENTRAL AMENITY SITE. FINAL LOCATION AND PARKING WILL BE DETERMINED WITH AMENITY SITE DESIGN. MAILBOXES FOR COMMERCIAL PARCEL SHALL BE SEPARATE AND WILL BE LOCATED ON THE COMMERCIAL PARCEL. ACTUAL LOCATION WILL BE DETERMINED WITH FINAL COMMERCIAL DESIGN.

BUILDING HEIGHTS:

- MAX BUILDING HEIGHT FOR TOWNHOMES SHALL BE 45- FEET (FRONT ENTRY GRADE TO PEAK OF PRIMARY ROOF)
- MAX BUILDING HEIGHT FOR COMMERCIAL SHALL BE 35- FEET (FRONT ENTRY GRADE TO PEAK OF PRIMARY ROOF)

FENCING:

- ALL FENCING SHALL COMPLY WITH CITY OF YORK ZONING ORDINANCE SECTION 13.1.9
- MIN. 42" TALL BLACK OR GREEN ALUMINUM FENCE SHALL BE PROVIDED AROUND ALL STORMWATER DETENTION FACILITIES


SPECIAL CONDITIONS:

- ALEXANDER LOVE HIGHWAY FRONTAGE
- SIDEWALK WILL NOT BE REQUIRED ALONG STREET FRONTAGE FOR SAFETY PURPOSES
 - DEVELOPER IS REQUIRED TO PROVIDE STREET LIGHTS
 - DEVELOPER MUST PROVIDE STREET TREES AT 40' ON-CENTER IF THERE ARE NO EXISTING TREES LOCATED WITH 10' OF THE RW (OR IF GAPS EXIST)

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Project Manager B. Pridemore	Drawn -
Department Manager -	Checked -
Print/Plot Date March 23, 2022 Client	
NVR, INC. 13924 PROFESSIONAL CENTER DRIVE SUITE 100 HUNTERSVILLE, NC 28078 P: 704-254-3137	
Project: YORK MEADOWS PLANNED UNIT DEVELOPMENT	
Drawing Title: REZONING MASTER PLAN Conditions & Details	
Project No. 4972 - Rezoning Plan DWG File Name: Alexander Love Highway Rezo	Drawing No. PUD-2

SAMPLE AMENITY FEATURES

POTENTIAL PAVILIONS WITH PICNIC TABLES AND GRILLING STATIONS



MIN. STANDARDS:

- COVERED PAVILION SHALL BE NO LESS THAN 400 SQ.FT. (UNDER ROOF)
- MIN. OF 4 ALL WEATHER PICNIC TABLES
- MIN. OF 2 FIXED GRILLING STATIONS

ILLUSTRATIONS ARE EXAMPLES OF POTENTIAL TYPES OF PAVILION THAT WILL BE PROVIDED AND ACTUAL SIZE AND MATERIALS TO BE DETERMINED (NO LESS THAN MIN. REQUIREMENTS SPECIFIED WITHIN THIS REZONING PLAN

POTENTIAL CHILDREN'S PLAYGROUND SETS



MIN. STANDARDS:

- 8-12 PERSON CHILDREN'S PLAYGROUND TO BE PROVIDED AT CENTRAL AMENITY LOCATION
- PLAYGROUND WILL BE PROVIDED WITH FALL PROTECTIVE SURFACE AS RECOMMENDED BY PLAYGROUND MANUFACTURER

ILLUSTRATIONS ARE EXAMPLES OF POTENTIAL TYPES OF PLAYGROUND SETS THAT WILL BE PROVIDED AND ACTUAL SIZE AND EQUIPMENT TO BE DETERMINED (NO LESS THAN MIN. REQUIREMENTS SPECIFIED WITHIN THIS REZONING PLAN

SAMPLE BUILDING ELEVATIONS

THE MENDELSSOHN 3-STORY, 2-CAR FRONT ENTRY



THE MOZART 3-STORY, 2-CAR ALLEY ENTRY



THE ODESSA 2-STORY, 1 CAR FRONT ENTRY

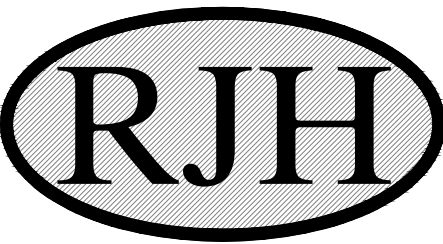


ELEVATIONS ARE A SINGULAR SAMPLE OF EACH PRODUCT TYPE AND FINAL BUILT PRODUCTS MAY VARY, SUBJECT TO MEETING MIN. ARCHITECTURAL REQUIREMENTS SET FORTH WITHIN THE REZONING MASTER PLAN.

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REZONING MASTER PLAN
Sample Elevations
Sample Amenity Features

Project No.

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DWG File Name:

Alexander Love Highway Rezo

Drawing No.

PUD-3