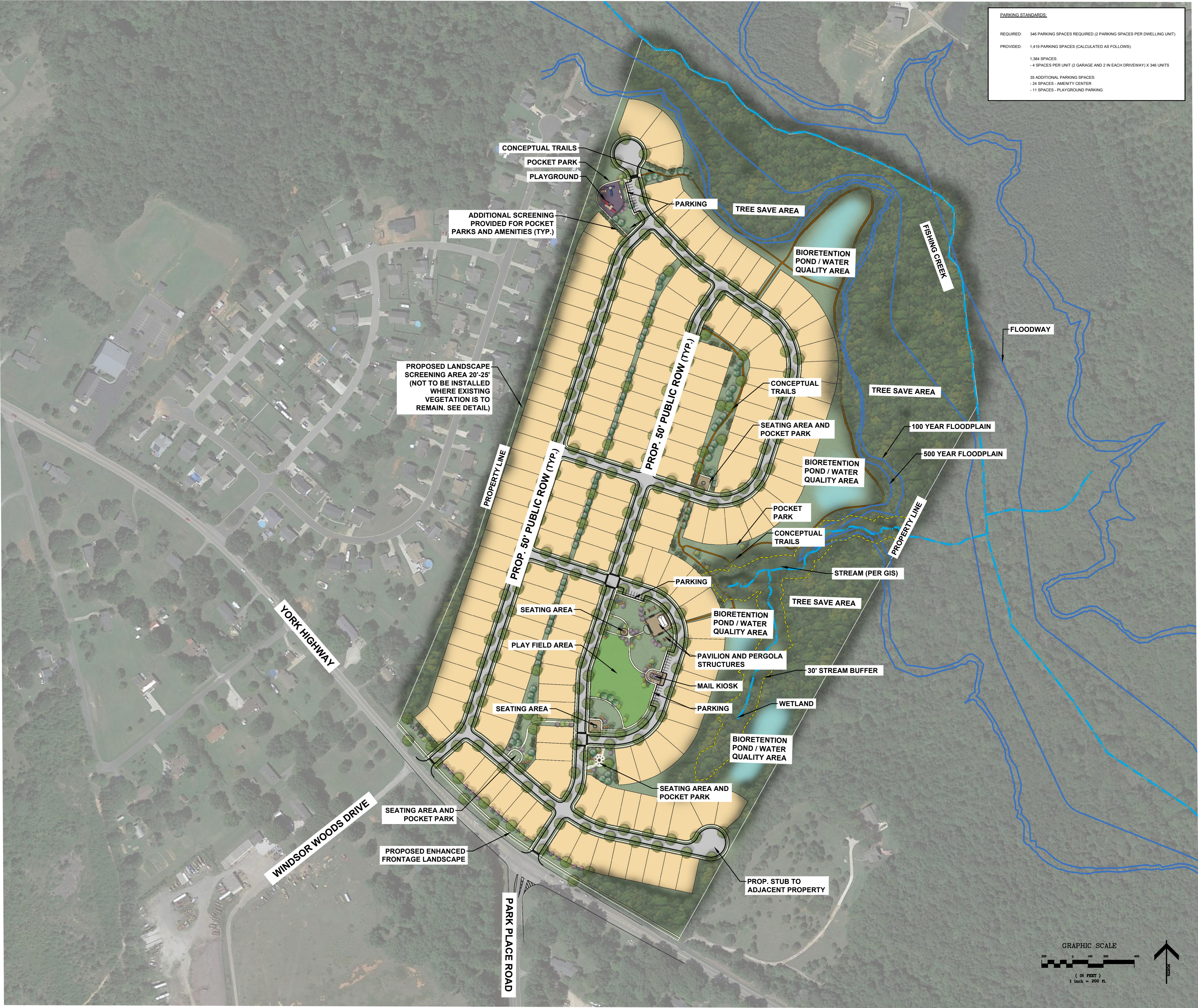
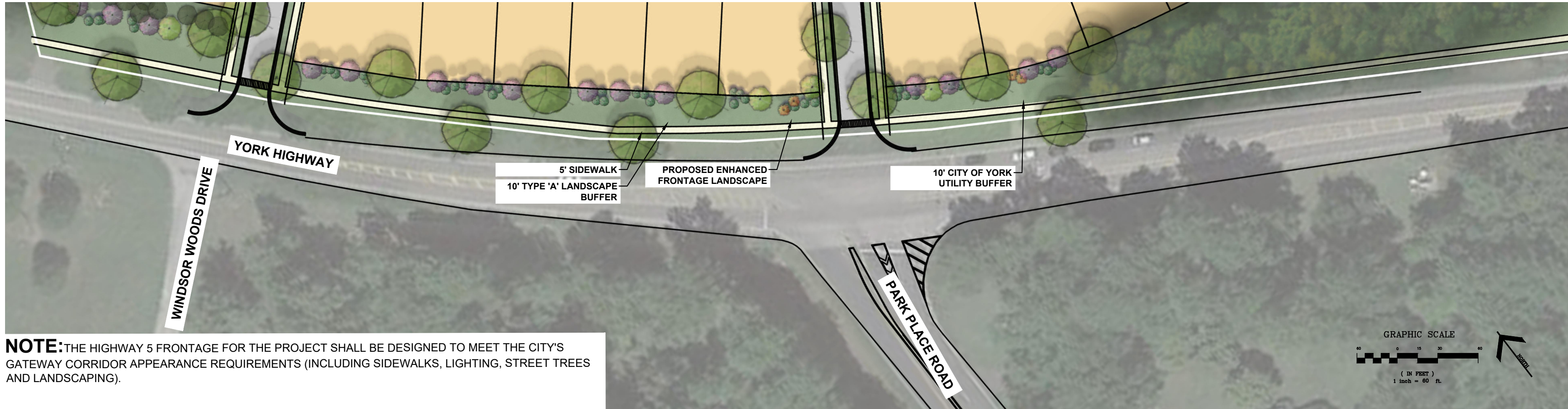


SITE PLAN:



ENTRANCE AREA:



NOTE:THE HIGHWAY 5 FRONTAGE FOR THE PROJECT SHALL BE DESIGNED TO MEET THE CITY'S GATEWAY CORRIDOR APPEARANCE REQUIREMENTS (INCLUDING SIDEWALKS, LIGHTING, STREET TREES AND LANDSCAPING).

SITE DEVELOPMENT DATA:

TAX PARCELS: 3960000002, 3960000027
ACREAGE: +/- 76.193 ACRES (PER SURVEY)

EXISTING ZONING: RUD (YORK COUNTY, SC)
PROPOSED ZONING: R-5

PROPOSED DENSITY: +/- 2.27 DU/AC

EXISTING USES: VACANT
PROPOSED USES: UP TO 173 SINGLE FAMILY DETACHED DWELLINGS

BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT UP TO 35' FROM FINISHED GRADE TO THE LOWER EAVE OF THE HOME.

MINIMUM OPEN SPACE REQUIRED: 25% (19.04 ACRES)
OPEN SPACE PROVIDED: 30% (22.00 ACRES)

DEVELOPMENT NOTES:

- GENERAL PROVISIONS**

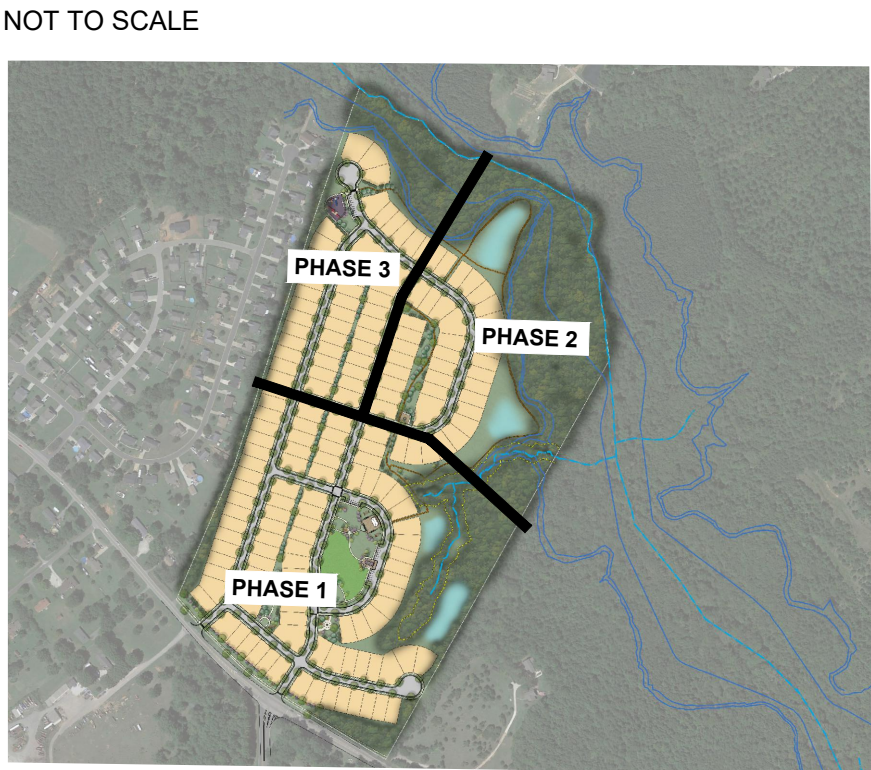
THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY MERITAGE HOMES (THE PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 76.193 ACRE SITE LOCATED ON THE NORTH SIDE OF YORK HIGHWAY AND NORTHEAST OF WINDSOR WOODS DRIVE., WHICH IS MORE PARTICULAR DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCELS 3960000002 AND 3960000027.

DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF YORK ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-5 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- PERMITTED USES AND MAXIMUM DEVELOPMENT**

THE SITE MAY BE DEVELOPED WITH UP TO 173 SINGLE-FAMILY DETACHED DWELLINGS, TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATED THERETO THAT ARE ALLOWED IN THE R-5 ZONING DISTRICT.
- TRANSPORTATION**
 - VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY THE CITY AS SCOOT FOR APPROVAL.
 - THE PETITIONER SHALL PROVIDE SIDEWALKS ALONG BOTH SIDES OF ALL INTERNAL STREETS.
 - UNLESS OTHERWISE STATED HEREIN, TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 100th CERTIFICATE OF OCCUPANCY FOR PRINCIPAL BUILDINGS WITHIN THE SITE.
- ARCHITECTURAL STANDARDS**
 - THE PRINCIPAL BUILDINGS USED FOR RESIDENTIAL USES CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR DWELLINGS MAY BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, BRICK VENEER, STONE, SIMULATED STONE, PRE-CAST CONCRETE, SYNTHETIC STONE, STUCCO, VINYL FOR TRIM, DOORS, GARAGE DOORS, RAILINGS, SOFFITS AND WINDOWS, CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), EIFS, OR WOOD
 - THE FRONT FACADE OF THE DWELLINGS SHALL INCLUDE:
 - 24" HIGH BRICK OR STONE WATER TABLE FROM THE BASE OF THE FOUNDATION
 - AT LEAST TWO MATERIALS LISTED ABOVE
 - A MINIMUM OF 30% STONE/MASONRY MATERIALS
 - ALL FRONT ELEVATIONS WILL HAVE VARIATIONS (I.E. RECESSES AND PROJECTIONS) SO AS NOT TO HAVE A FLUSH FRONT FACADE
 - MINIMUM HEATED SQUARE FOOTAGE OF DWELLINGS: 1,500 SQUARE FEET
 - MINIMUM ROOF PITCH SHALL BE SLOPED NO LESS THAN 4:12, EXCEPT THAT ROOFS FOR PORCHES, ATTACHED SHEDS AND GARAGE EXTENSION MAY NOT BE LESS THAN 2:12
 - THE SAME FRONT ELEVATION AND COLORS WILL NOT BE CONSTRUCTED ON AN ADJACENT LOT OR ACROSS THE STREET.
 - GARAGE DOORS WILL BE CARRIAGE STYLE WITH DECORATIVE ELEMENTS
 - ARCHITECTURAL SHINGLES WILL BE PROVIDED
 - COACH LIGHTS WILL BE PROVIDED ON THE FACADE OF THE BUILDINGS
 - A MINIMUM OF 10% OF LOTS SHALL BE ACCESSED FROM THE SIDE OR SIDE STREET WITH A SIDE LOADED GARAGE.
- OPEN SPACE**
 - THE PETITIONER SHALL PROVIDE A MINIMUM OF APPROXIMATELY 7.34 ACRES OR 10% OPEN SPACE OF THE PROJECT AREA THROUGHOUT THE SITE. THE REZONING PLAN ILLUSTRATES APPROXIMATELY 22.0 ACRES OR APPROXIMATELY 30% OF OPEN SPACE FOR THE SITE. IF NECESSARY, THE PETITIONER RESERVES THE RIGHT FOR THE SITE AND/OR LOT GRADING OR INSTALLATION OF RETAINING WALLS WITHIN THE OPEN SPACE.
 - THE PETITIONER SHALL PROVIDE A 20'-25' LANDSCAPE SCREENING AREA ALONG THE WESTERN PROPERTY LINE.
 - AMENITY PROGRAM SHALL INCLUDE A MINIMUM OF A COMMUNITY PARK AREA, POCKET PARK, VARIOUS SOFT SURFACE TRAILS, OUTDOOR COMMUNITY GATHERING ELEMENTS AND BENCHES TO BE LOCATED WITHIN OPEN SPACE AREAS SHOWN ON THE REZONING PLAN.
- LIGHTING**
 - LIGHTING WITHIN THE ORDINANCE WILL BE PROVIDED WITHIN THE SITE ALONG PUBLIC STREETS.
- AMENDMENTS TO REZONING PLAN**
 - FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.
- BINDING EFFECT OF THE REZONING DOCUMENT DEFINITIONS**

PETITIONER REQUESTS 5 YEARS OF VESTED RIGHTS TO THE PROJECT. PER NOTE 9J BELOW.
- CITY OF YORK STANDARDS**
 - 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 LOTS BACK DIRECTLY ADJACENT TO ANOTHER LOT. AT A MINIMUM, DEVELOPER TO PROVIDE A MIX OF EVERGREEN TREES AND SMALL MATURING TREES SPACED 30' ON-CENTER, IF APPLICABLE. EVERGREEN TREES SHALL BE A MIN. OF 6' IN HEIGHT AT TIME OF PLANTING AND SMALL CANOPY TREES SHALL BE MIN. 1.5" IN CALIPER. TREES MAY BE PLANTED ALONG SHARED PROPERTY LINES OR STAGGERED ON EACH SIDE OF THE PROPERTY LINE OR WITHIN THE COMMON OPEN SPACE LOCATED BETWEEN BACK TO BACK LOTS.
 - IDENTIFICATION MARKERS SHALL BE PROVIDED FOR ACCESS POINTS TO OPEN SPACE.
 - 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 THE CITY OF YORK REQUIREMENTS EXCEPT AS OTHERWISE APPROVED BY THE BOARD OF ZONING APPEALS (BZA).
 - OVERALL LANDSCAPING/BUFFERS SHALL BE DESIGNED PER STANDARD CITY OF YORK REQUIREMENTS (UNLESS SPECIFIED HEREIN).
 - 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 REZONING APPROVAL, OR
 - IF THE TIME PERIOD BETWEEN PRELIMINARY AND FINAL PLAT APPROVED EXCEED 2 YEARS, OR
 - IF ANY PORTION OF THE APPROVED MASTER PLAN IS NOT APPROVED AS A FINAL PLAT APPROVAL WITH 5 YEARS OF PLANNED UNIT DEVELOPMENT PLAN APPROVAL (REZONING)
 - ALL SCHEDULED SDHEC REQUIREMENTS MUST BE MET REGARDING STORMWATER. THE STORMWATER AREAS SHALL BE FENCED, LANDSCAPED, MAINTAINED, ETC. PER CITY AND SDHEC REQUIREMENTS.
 - ALL REQUIREMENTS OF THE CITY OF YORK FIRE, UTILITIES DEPARTMENT, AND PUBLIC WORKS DEPARTMENTS SHALL BE MET AT THE PRELIMINARY AND FINAL PLAT STAGES.
 - A PHASING AND/OR SUB-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.
 - PROPOSED FENCING SHALL COMPLY WITH CITY OF YORK ZONING ORDINANCE SECTION 13.1.9.

CONCEPTUAL PHASING PLAN:



ESP Associates, Inc.
P.O. Box 27020
Charlotte, NC 28241
3475 Lakemont Blvd
Fort Mill, SC 29708
704-583-1849 (NC)
803-502-2410 (SC)
www.espasociates.com

| BY | BM | BM | BM | BM | BM |
|----|----|----|----|----|----|
| | | | | | |

| NO. | DATE | REVISION |
|-----|------------|--|
| 1 | 12/06/2021 | LAYOUT MODIFICATIONS |
| 2 | 01/07/2022 | LAYOUT AND NOTE MODIFICATIONS PER CITY OF YORK |
| 3 | 02/23/2022 | LAYOUT AND NOTE MODIFICATIONS PER THE CITY OF YORK |
| 4 | 04/18/2022 | NOTE MODIFICATIONS PER CITY OF YORK |

CITY OF YORK ZONING PLAN
- MASTER PLAN -

BRIGHTON SPRINGS - HIGHWAY 5

MERITAGE HOMES

CITY OF YORK, SC

| PROJECT INFORMATION | |
|---------------------|------------|
| PROJECT MANAGER: | BM |
| DESIGNED BY: | DB |
| DRAWN BY: | DB |
| PROJECT NUMBER: | IS46-100 |
| ORIGINAL DATE: | 10/21/2021 |

SHEET:
1 OF 2

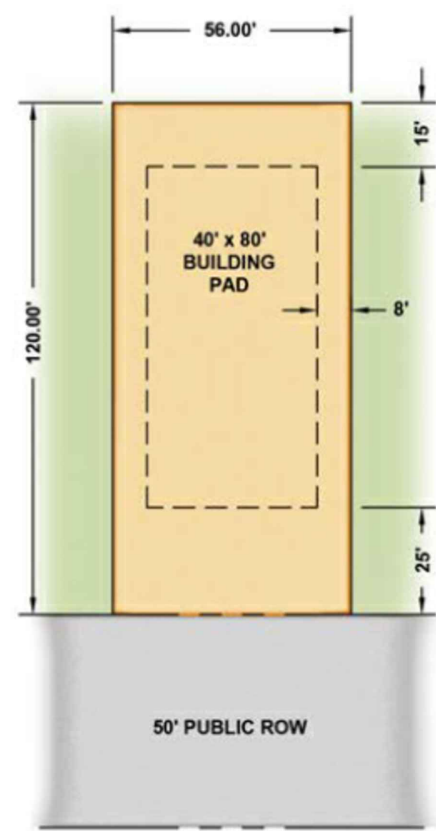
CONDITIONAL NOTES

- DESIGN AND CONSTRUCTION OF THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF YORK, SCDOT, AND SCDHEC STANDARDS AND SPECIFICATIONS.
- PROPOSED UTILITIES WILL BE SIZED ACCORDING TO SITE REQUIREMENTS DURING THE DESIGN PHASE (CONSTRUCTION DRAWINGS/PRELIMINARY PLAT).
- PROPOSED SEWER SHALL CONNECT TO EXISTING SANITARY SEWER SYSTEM, SUBJECT TO ANY DOWNSTREAM SEWER CAPACITY IMPROVEMENTS, IF CAPACITY IS INSUFFICIENT TO SUPPORT PROPOSED DEVELOPMENT.
- PROPOSED WATER SYSTEM SHALL CONNECT TO EXISTING WATERLINE WITHIN HIGHWAY 5.
- THE OPEN SPACE, BUFFER, STORMWATER CONTROLS, ETC. WILL BE MAINTAINED BY THE CONDITIONS, COVENANTS, AND RESTRICTIONS (CCRS) ESTABLISHED BY THE DEVELOPER AND ASSUMED BY THE HOMEOWNERS ASSOCIATION (HOA).
- IMPROVED AMENITY AREAS SHALL BE SPECIFIED DURING THE DESIGN PHASE AND OWNED/MAINTAINED BY THE HOA.
- ROADWAY LOCATIONS SHALL BE DESIGNED BASED ON CURRENT CITY OF YORK AND SCDOT STANDARDS AND SPECIFICATIONS.
- SIDEWALK LOCATIONS SHALL BE DESIGNED BASED ON CURRENT CITY OF YORK AND SCDOT STANDARDS AND SPECIFICATIONS.
- MINIMUM DESIGN STANDARDS FOR DWELLINGS/HOMES WILL BE AS FOLLOWS:
 - 1,500 SQ. FT. FLOOR SPACE WITH 2-CAR ATTACHED GARAGE & 2-CAR PARKING PAD FOR DETACHED HOMES
 - FRONT, SIDE, & REAR ELEVATIONS OF HOMES MAY CONSIST OF GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRE-CAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING, WIFS, OR WOOD
- VINYL SIDING IS PROHIBITED; HOWEVER, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM, AND RAILINGS.
- EXISTING, PRESERVED, BODIES OF WATER WILL BE PROTECTED. A DOUBLE ROW OF SILT FENCE WILL BE REQUIRED WHEN DISTURBANCE IS PROPOSED WITHIN 50 FEET OF WATER BODIES.
- PER SCDHEC, JURISDICTIONAL STREAMS ON SITE SHALL MAINTAIN A 30' STREAM SIDE ZONE AND A 15' UPLAND ZONE MEASURED FROM TOP OF BANK.
- LANDSCAPING AND PARKING WILL BE DESIGNED TO MEET THE CITY OF YORK STANDARDS.
- PITCHED ROOFS, IF PROVIDED, SHALL BE SLOPED NO LESS THAN 4:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- MAX. BUILDING HEIGHT SHALL BE 35 FEET.
- STANDARD ACCESSORY AND HOME OCCUPATION USES ALLOWED FOR RESIDENTIAL DWELLING UNITS IN ACCORDANCE WITH CCRS.
- SIGNAGE SHALL BE REGULATED PER SECTION 12 OF THE CITY OF YORK ZONING ORDINANCE.
- OPEN SPACES SHALL BE A MIXTURE OF PASSIVE (MINOR IMPROVEMENTS) AND

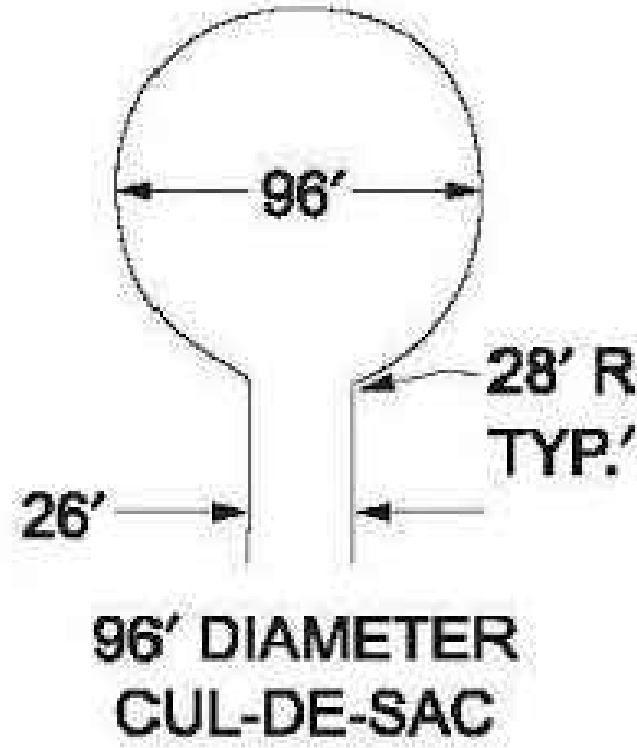
- NATURAL AREAS. THE POCKET PARK IS TO HAVE SOME COMBINATION OF OPEN PLAY AREA, BENCHES, AND COVERED GATHERING SPACE.
- THIS SUBDIVISION PLAN MUST BE APPROVED BY THE BOARD OF ZONING APPEALS AND SETS FORTH THE REQUIRED ZONING OBLIGATIONS AND PARAMETERS FOR THE DEVELOPMENT. DETAILED PRELIMINARY PLAN (FULL CONSTRUCTION DRAWINGS) MUST THEN BE APPROVED BY THE CITY OF YORK PLANNING COMMISSION.
- IF PHASED, DEAD END STREETS SHALL NOT EXCEED MORE THAN 150 FEET (NEAREST ROAD INTERSECTION TO END OF PAVEMENT) WITHOUT AN APPROVED TEMPORARY TURNAROUND UNLESS OTHERWISE APPROVED BY THE CITY OF YORK.
 - NATURAL SURFACE TRAILS SHALL BE A MINIMUM OF 48 INCHES WIDE.
 - PAVED SURFACE TRAILS SHALL BE A MINIMUM OF 60 INCHES WIDE.
 - ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - PROVIDE LANDSCAPING/SCREENING ALONG PROPERTY LINES SHARED WITH POCKET PARKS.
 - LANDSCAPING/SCREENING TO BE PROVIDED ALONG COMMON SPACE BEHIND LOTS
 - UTILITY LINES AND RIGHT-OF-WAY TO ADJACENT PROPERTY SHALL BE INSTALLED IN PROPOSED STUB CONNECTION.
 - PERIMETER BUFFERS SHALL GENERALLY BE LEFT UNDISTURBED EXCEPT FOR ROADS, STORM, UTILITIES AND OTHER REQUIRED PUBLIC IMPROVEMENTS. THE DEVELOPER MAY TEMPORARILY ENCROACH INTO PERIMETER BUFFERS DURING CONSTRUCTION SUBJECT TO CITY APPROVAL.
 - FRONT-FACING GARAGE DOORS SHALL BE PROVIDED WITH WINDOWS, CARRIAGE-STYLE HARDWARE, OR SEPARATED INTO ONE BAY GARAGE DOORS.
 - ALL SCDOT REQUIREMENTS FOR THIS PROJECT MUST BE MET INCLUDING CROSSWALK, SIGNAGE, ETC.
 - ALL PATHS AND TRAILS ARE CONCEPTUAL IN LOCATION AND MAY SHIFT WITH PLATTING AND FINAL DESIGN.
 - EXISTING ON-SITE POND WILL BE REMOVED WITH DEVELOPMENT.
 - THE AMENITY INSTALLATION TIMING (ALONG WITH A SURETY APPROVED BY THE CITY) MUST BE COORDINATED WITH THE PHASING PLAN AND REVIEWED FOR APPROVAL BY THE PLANNING COMMISSION AT THE CONCEPTUAL SITE PLAN AND PRELIMINARY PLAT STAGES. THE SUBMITTED PHASING CONCEPT WILL NEED TO BE REVIEWED REGARDING AMENITY, FIRE DEPARTMENT, ETC. INSTALLATION/TIMING, SPECIFICATION, ETC. REQUIREMENTS. COMPLETE ENGINEERED DESIGN FOR ANY PROPOSED RETAINING WALL, (INCLUDING GUARDRAILS/FENCING THAT MEET BUILDING CODE REQUIREMENTS, TREES/LANDSCAPING, STRUCTURAL DETAILS, DRAINAGE, ETC.) WILL BE PROVIDED. THE DESIGN MUST INCLUDE MINIMUM 42-INCH TALL, BLACK VINYL COATED CHAIN-LINK FENCE AND DECORATIVE TREES ALONG THE TOP EDGE OF THE WALL.

ADJACENT PROPERTY OWNERS

| Parcel | Adj. Owner Name | Mailing Address |
|---------------|--|--|
| 1 3950000025 | THOMAS ERIC JOSEPH & CHRISTINE | 1918 YORK HWY YORK, SC 29745 |
| 2 3950101006 | DEY VIRGIL C CO TRUSTEE DEY MARILYN J CO TRUSTEE | 11918 BROADWATER LN CHARLOTTE, NC 28273 US |
| 3 3950101007 | DAME NORMAN L | 752 CHIPMEADOW LANE YORK, SC 29745 |
| 4 3950101008 | STEELE LEWIS F & NATHALIA L | 756 CHIPMEADOW LANE YORK, SC 29745 |
| 5 3950101009 | HOFFMAN STEPHEN & ANNA | 760 CHIPMEADOW LANE YORK, SC 29745 |
| 6 3950101010 | VOGEL TAMELA | 764 CHIPMEADOW LANE YORK, SC 29745 |
| 7 3950101011 | MOORE SHIRLEY B | 768 CHIPMEADOW LANE YORK, SC 29745 |
| 8 3950101012 | POLINO WILLIAM R III & | 772 CHIPMEADOW LN YORK, SC 29745 |
| 9 3950101013 | FAULKENBERRY ZACKERY | 776 CHIPMEADOW LANE YORK, SC 29745 |
| 10 3950101014 | SIMPSON WARREN GREGG & LOIS A | 780 CHIPMEADOW LANE YORK, SC 29745 |
| 11 3950101015 | MOORE BRANTLEY & CRYSTAL | 784 CHIPMEADOW LANE YORK, SC 29745 |
| 12 3950101016 | DERUYSCHER JEFFREY & DONNA | 788 CHIPMEADOW LN YORK, SC 29745 |
| 13 3950101017 | QUINN PEGGY N | 792 CHIPMEADOW LANE YORK, SC 29745 |
| 14 3950101018 | COLEMAN DONNA N AKA DONNA N | 796 CHIPMEADOW LANE YORK, SC 29745 |
| 15 3950101019 | BLANTON KELSEY | 800 CHIPMEADOW LANE YORK, SC |
| 16 3950101020 | BURNETT CATHERINE K | 804 CHIP MEADOW DR YORK, SC 29745 |
| 17 3950101021 | SHEEHAN RYAN SHEEHAN BEVERLY FRAME | 808 CHIPMEADOW LN YORK, SC 29745 |
| 18 3950101022 | SOLOMON BLANCHE DEBRA | 812 CHIPMEADOW LN YORK, SC 29745 US |
| 19 3950101023 | MATHEWSON LARRY & SHARON A | 816 CHIPMEADOW LANE YORK, SC 29745 |
| 20 3950101024 | JOHNSON MERRY JOHNSON ERIC | 820 CHIPMEADOW LN YORK, SC 29745 US |
| 21 3950101025 | HACK STEVEN J & CHRISTINA L | 824 CHIPMEADOW LN YORK, SC 29745 |
| 22 7025010029 | NATION FORD LAND TRST | 116 E MAIN ST ROCK HILL, SC 29730-4540 |
| 23 3960000024 | GARRISON WALTER STEVEN & JEAN | 3065 MOONLIGHT RD YORK, SC 29745 |
| 24 3980000001 | JACKSON KAYLA JACKSON BRIAN | 2135 SOMERDALE RD ROCK HILL, SC 29732 US |
| 25 3980000025 | REINKE CHRISTIAN H & CHERYL M | 2050 YORK HWY YORK, SC 29745 |
| 26 3970000030 | SMITH TERRIE C | 8270 PARK PLACE RD YORK, SC 29745 US |
| 27 3970000039 | ROBINSON OAKS MANAGEMENT LLC | 6805-C FAIRVIEW RD CHARLOTTE, NC 28210 |
| 28 3970000002 | CODY LILLIAN J ETAL | 2660 BILLY WILSON RD ROCK HILL, SC 29732 |
| 29 3970000028 | CODY LILLIAN J & ODELL A CODY | P O BOX 318 YORK, SC 29745 |
| 30 3980000012 | FREEMAN MICHELLE BRATTON | 355 SILVER LN ROCK HILL, SC 29732 US |



TYPICAL LOT DETAIL
NTS



CUL-DE-SAC DETAIL PER 2018
INTERNATIONAL FIRE CODE (TYP.)
NTS

*LOT DEPTH MAY VARY BASED ON SITE
CONSTRAINTS

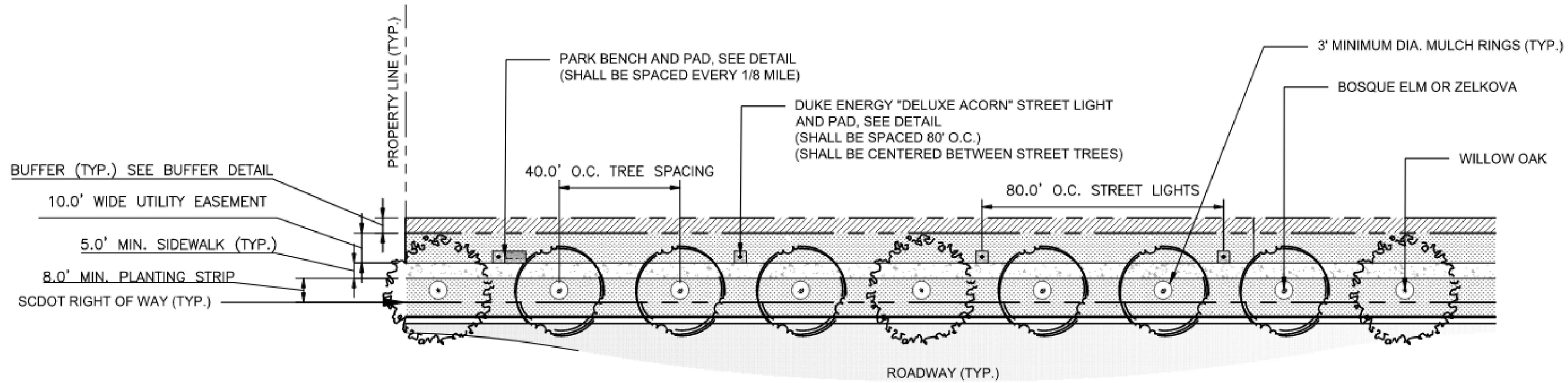
SETBACKS

| | |
|-----|-----|
| F: | 25' |
| S: | 8' |
| SC: | 15' |
| R: | 15' |

AMENITY AREA AND MAIL KIOSK
NTS

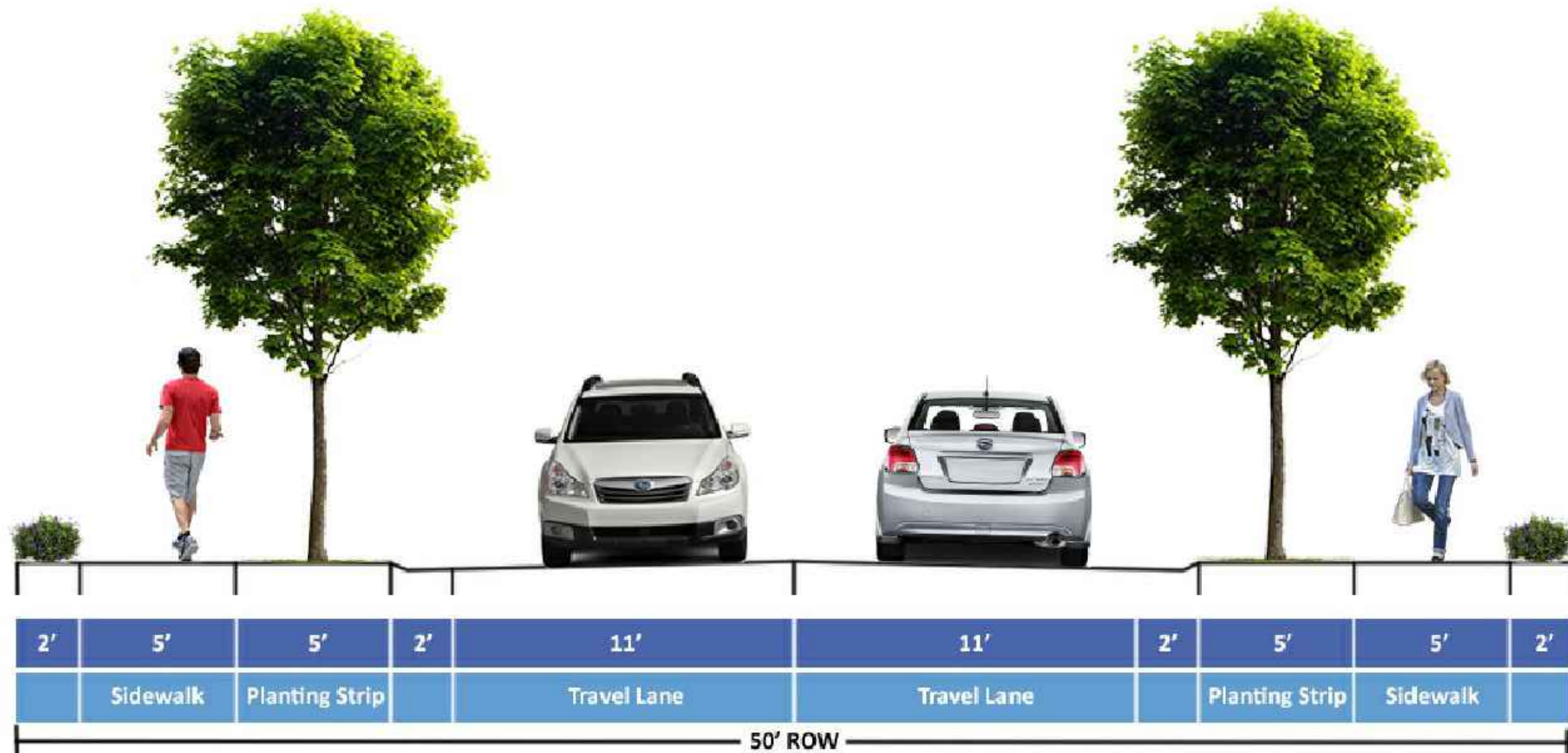


POCKET PARKS
NTS



CITY OF YORK REQUIRED GATEWAY FRONTAGE STANDARDS:

(Provided by City of York Per
City of York Gateway Corridor Guidelines: 07/03/18)
NTS



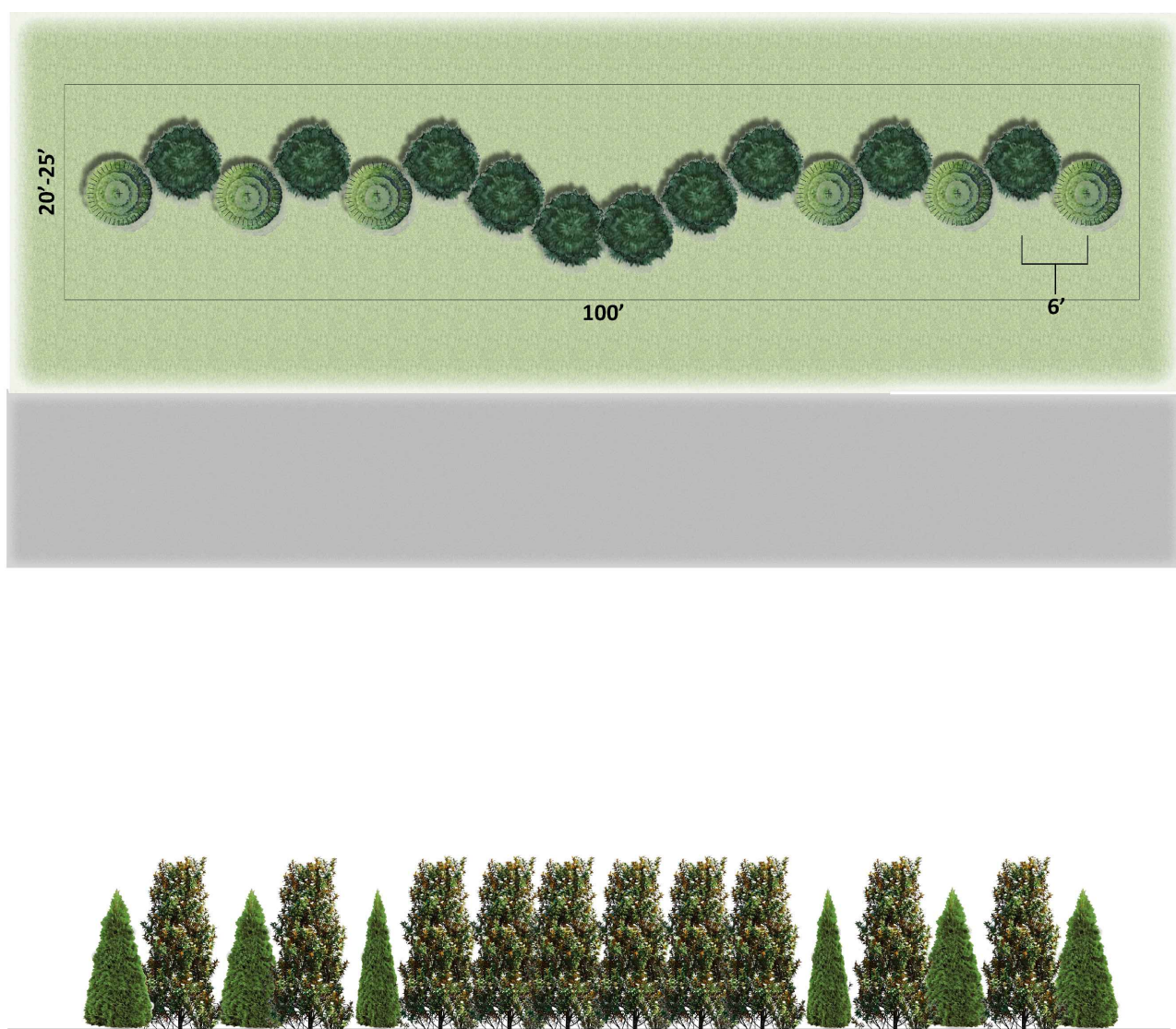
PROPOSED MAJOR STREET - 50' RIGHT OF WAY

26' ROADWAY SECTION (TYP.)

NTS

NOTES:

- ALL PUBLIC STREETS SHALL BE PAVED IN ACCORDANCE WITH CITY STANDARDS.



PROPOSED LANDSCAPE SCREENING AREA ALONG WESTERN

PROPERTY LINE (20'-25')

NTS

*NOT TO BE INSTALLED WHERE EXISTING TREES ARE TO
REMAIN



AMENITY AREA
-Benches
-Paths
-Enhanced Landscape



COMMUNITY PAVILION
-Main Park
-Offers Shade
-Gathering and Focal Point

- Wood Frame Structure
- Architectural Shingles
or Metal Roof



TOT LOT
-Community Playground Equipment
-Benches and Seating
-Soft Fall Surfaces

NOTE:
AMENITY IMAGES ARE CONCEPTUAL IN NATURE AND
ARE TO BE VERIFIED OR SUBSTITUTED BY MERITAGE.

ESP Associates, Inc.
P.O. Box 7020
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-0446 (NC)
803-802-2440 (SC)
www.espasociates.com

ESP

Meritage Homes

BY: BM BM BM BM

REVISION: LAYOUT MODIFICATIONS LAYOUT AND NOTE MODIFICATIONS PER CITY OF YORK LAYOUT AND NOTE MODIFICATIONS PER CITY OF YORK NOTE MODIFICATIONS PER CITY OF YORK

DATE: 12/06/2021 01/07/2022 02/25/2022 04/19/2022

NO: 1 2 3 4

CITY OF YORK ZONING PLAN
- AMENITY AND DETAILS -
BRIGHTON SPRINGS - HIGHWAY 5
CITY OF YORK, SC
MERITAGE HOMES

PROJECT INFORMATION
PROJECT MANAGER: BM
DESIGNED BY: DB
DRAWN BY: DB
PROJECT NUMBER: IS46.100
ORIGINAL DATE: 10/21/2021
SHEET:
2 OF 2