

CONDITIONAL NOTES:

ARCHITECTURAL:

1. EXTERIOR BUILDING MATERIALS MAY INCLUDE VINYL SIDING, FIBER CEMENT, BRICK, STONE, STUCCO, WOOD OR COMBINATION THEREOF.
2. FRONT OF BUILDINGS SHALL BE BRICK, STONE OR HARDIE BOARD, OR A COMBINATION OF EACH.
3. VINYL SIDING IS NOT ALLOWED ON BUILDING FRONTS; HOWEVER, VINYL TRIM, WINDOWS AND DOORS ARE PERMITTED ON FRONT FACADES, SIDES AND REAR OF BUILDINGS MAY BE VINYL SIDING.
4. FRONT FACING GARAGE DOORS SHALL BE PROVIDED. GARAGE DOORS ARE TYPICALLY PROVIDED WITH WINDOWS AND CUSTOM HARDWARE.
5. NO SAME TWO MODELS OF HOME SHALL BE DIRECTLY ADJACENT TO EACH OTHER.
6. A VARIETY OF COLOR PATTERNS SHALL BE PROVIDED SUCH THAT NO TWO HOMES DIRECTLY ADJACENT TO EACH OTHER ARE OF THE SAME COLOR.
7. MINIMUM HEATED SQUARE FOOTAGE FOR EACH HOME SHALL BE NO LESS THAN 1,400 SQ. FT.
8. MIN. PERMITTED ROOF PITCH SHALL BE NO FLATTER THAN 5/12 PITCH (22.6 DEGREES).
9. PROJECTS LOCATED IN THE GATEWAY OVERLAY DISTRICT WILL REQUIRE CITY BOARD OF ARCHITECTURAL REVIEW PRIOR TO SITE PLAN APPROVAL.
10. ALL FENCING SHALL COMPLY WITH CITY OF YORK ZONING ORDINANCE REQUIREMENTS.

PERIMETER BUFFERS:

1. PERIMETER BUFFERS SHALL GENERALLY BE LEFT UNDISTURBED EXCEPT FOR ROADS, STORM, UTILITIES AND OTHER REQUIRED PUBLIC IMPROVEMENTS (TRAILS/SIDEWALKS).
2. DEVELOPER MAY TEMPORARILY ENCOACH INTO PERIMETER BUFFERS DURING CONSTRUCTION UNDER THE FOLLOWING CONDITIONS:
 - GRADING FOR SIDEWALK INSTALLATION ALONG MCFARLAND ROAD
 - EXISTING SEWER RELOCATION AS SHOWN ON THE PLAN
 - AREAS ARE RE-ESTABLISHED WITH VEGETATIVE COVER

STREETS:

1. ALL STREETS 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 PLANNED UNIT DEVELOPMENT:
3. STREET TREES SHALL BE PLANTED 40 FEET OC (AVERAGE) WHERE POSSIBLE ALONG BOTH SIDES OF ALL INTERNAL STREETS AND LOCATED OUTSIDE OF, BUT WITHIN 10 FEET OF THE PUBLIC RIGHT-OF-WAY (PLANTED WITHIN COMMON AREAS).
4. STREET TREES SHALL BE LARGE CANOPY VARIETIES AND BE MIN. 1-1/2 INCH CALIPER AT TIME OF PLANTING.

COMMON AREAS:

1. ACTIVE OPEN SPACE AREAS SHALL BE IMPROVED AND MAY CONTAIN TRAILS, BENCHES, GARDENS, GAZEBOS, PAVILIONS, PICNIC AREAS AND/OR PLAYGROUNDS.
2. NATURAL SURFACE TRAILS SHALL BE MIN. 48-INCHES IN WIDTH.
3. PASSIVE COMMON AREAS SHALL BE LEFT UNDISTURBED TO MAXIMUM EXTENT PRACTICAL.
4. ALL COMMON OPEN SPACES (PASSIVE AND ACTIVE) SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. SCREENING/LANDSCAPING TO BE PROVIDED WHERE LOTS BACK DIRECTLY ADJACENT TO ANOTHER LOT. AT A MINIMUM, DEVELOPER TO PROVIDE A MIN. 6 FEET IN HEIGHT AT TIME OF PLANTING. SMALL CANOPY TREES SHALL BE MINIMUM OF 1.5 INCH CALIPER. TREES MAY BE PLANTED ALONG SHARED PROPERTY LINES OR STAGGERED ON EACH SIDE OF THE PROPERTY LINE (LOTS 31-34 VLS LOT 35).

GENERAL:

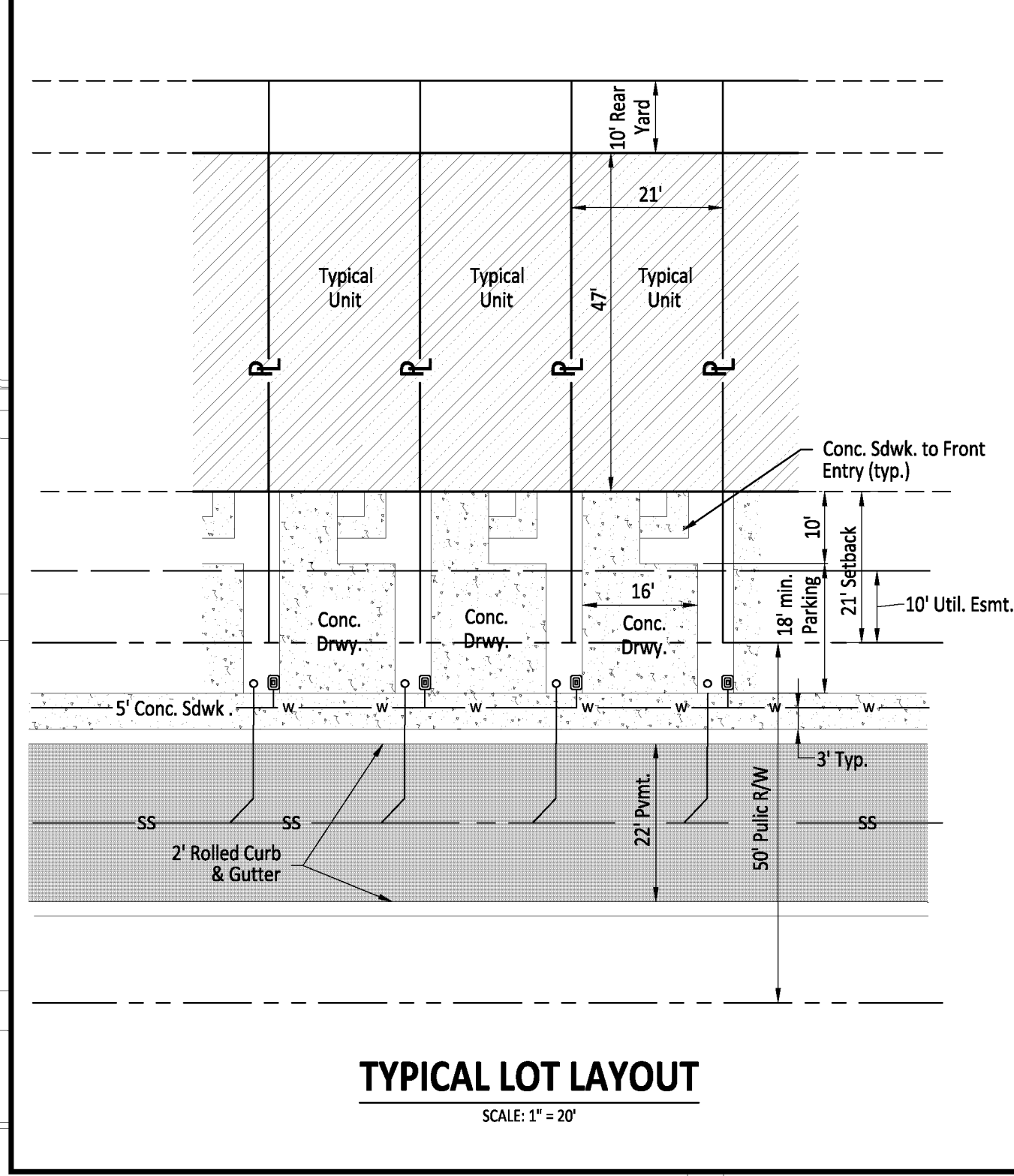
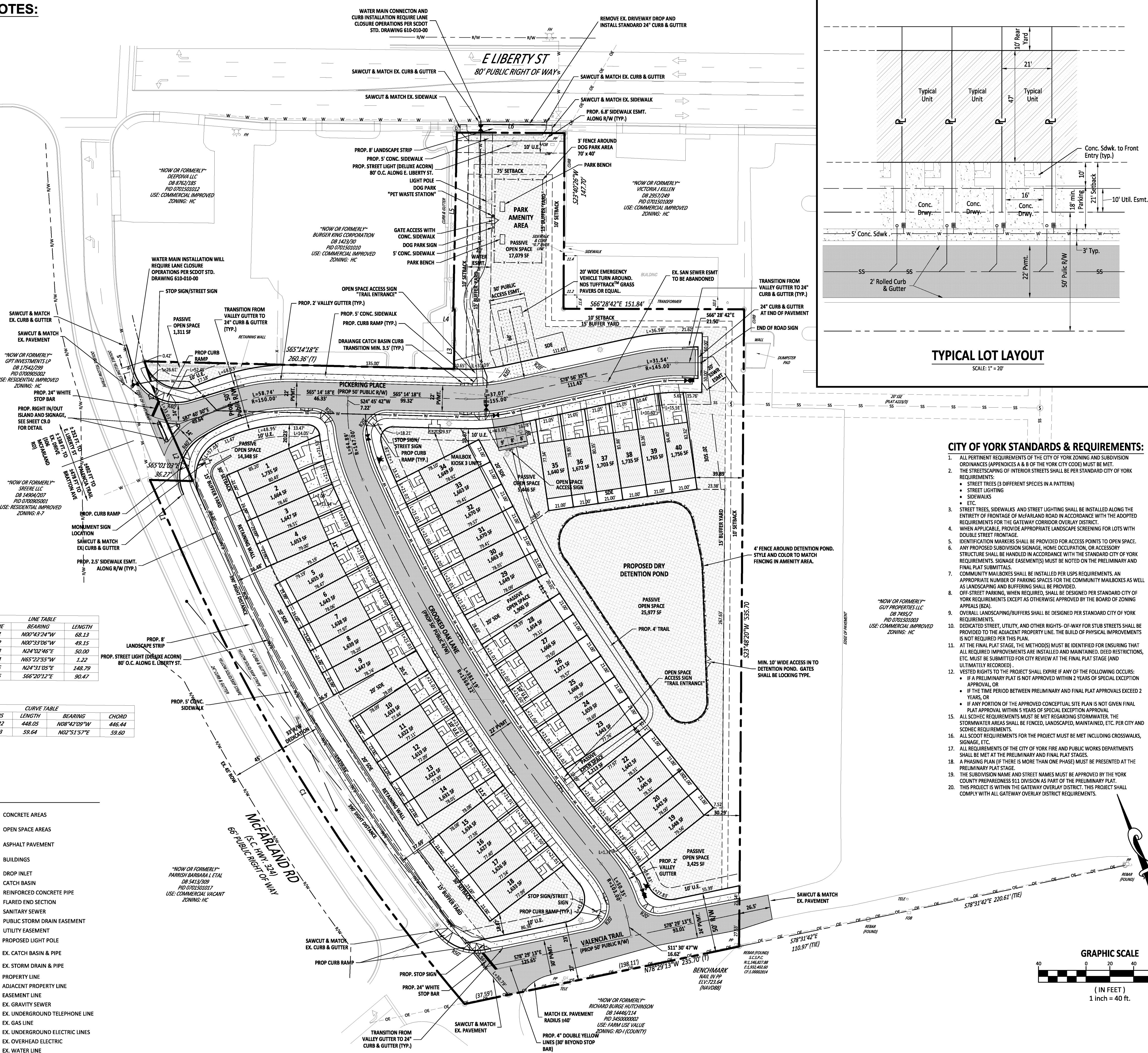
1. THE HOME OWNERS ASSOCIATION COVENANTS AND RESTRICTIONS SHALL CONTAIN LANGUAGE LIMITING THE TOTAL NUMBER OF RENTAL UNITS WITHIN THE DEVELOPMENT TO 10 PERCENT OF THE TOTAL UNIT COUNT.

LINE	BEARING	LENGTH
L1	N00°43'24"W	68.13
L2	N02°33'06"W	49.15
L3	N24°02'46"E	50.00
L4	N65°22'55"W	1.22
L5	N24°31'02"E	148.79
L6	S66°20'12"E	90.47

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	1577.22	448.05	N08°42'09"W	446.44
C2	459.93	59.64	N02°51'57"E	59.60

LEGEND

	CONCRETE AREAS
	OPEN SPACE AREAS
	ASPHALT PAVEMENT
	BUILDINGS
	DROP INLET
	CATCH BASIN
	REINFORCED CONCRETE PIPE
	FLARED END SECTION
	SANITARY SEWER
	PUBLIC STORM DRAIN EASEMENT
	UTILITY EASEMENT
	PROPOSED LIGHT POLE
	EX. CATCH BASIN & PIPE
	EX. STORM DRAIN & PIPE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	EX. GRAVITY SEWER
	EX. UNDERGROUND TELEPHONE LINE
	EX. GAS LINE
	EX. UNDERGROUND ELECTRIC LINES
	EX. OVERHEAD ELECTRIC
	EX. WATER LINE



TYPICAL LOT LAYOUT

SCALE: 1" = 20'

CITY OF YORK STANDARDS & REQUIREMENTS:

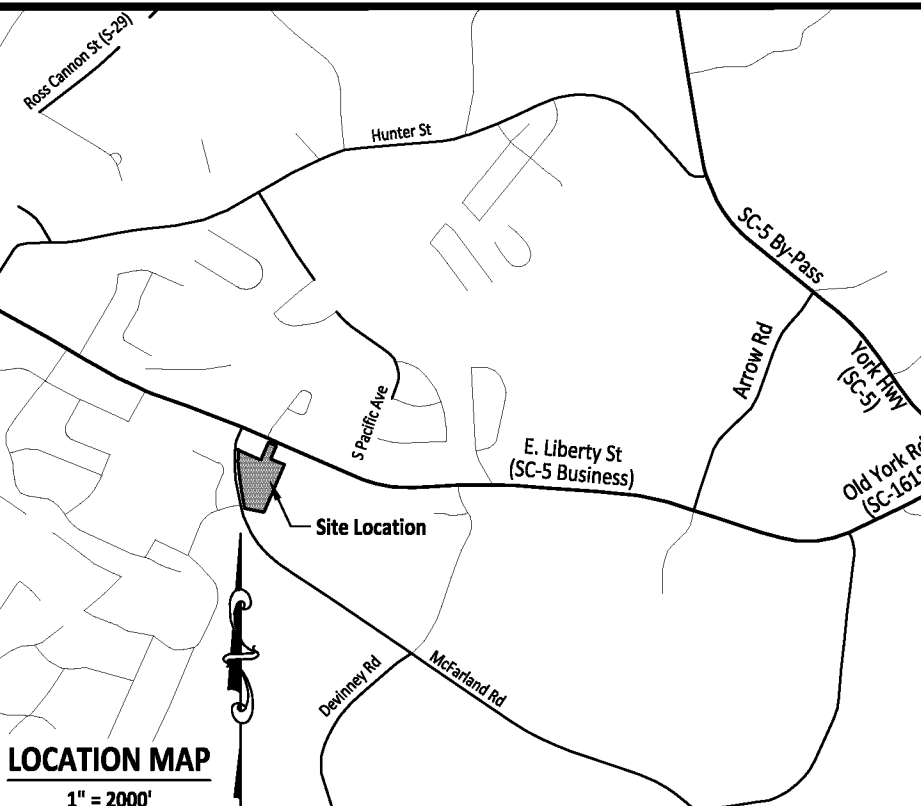
1. ALL PERTINENT REQUIREMENTS OF THE CITY OF YORK ZONING AND SUBDIVISION ORDINANCES (APPENDICES A & B OF THE YORK CITY CODE) MUST BE MET.
2. THE STREETSCAPING OF INTERIOR STREETS SHALL BE PER STANDARD CITY OF YORK REQUIREMENTS:
 - STREET TREES (3 DIFFERENT SPECIES IN A PATTERN)
 - STREET LIGHTING
 - SIDEWALKS
 - ETC
3. STREET TREES, SIDEWALKS AND STREET LIGHTING SHALL BE INSTALLED ALONG THE ENTIRETY OF FRONTAGE OF MCFARLAND ROAD IN ACCORDANCE WITH THE ADOPTED REQUIREMENTS FOR THE GATEWAY CORRIDOR OVERLAY DISTRICT.
4. WHEN APPLICABLE, PROVIDE APPROPRIATE LANDSCAPE SCREENING FOR LOTS WITH DOUBLE STREET FRONTAGE.
5. IDENTIFICATION MARKERS SHALL BE PROVIDED FOR ACCESS POINTS TO OPEN SPACE.
6. 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.
7. 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.
8. OFF-STREET PARKING, WHEN REQUIRED, SHALL BE DESIGNED PER STANDARD CITY OF YORK REQUIREMENTS EXCEPT AS OTHERWISE APPROVED BY THE BOARD OF ZONING APPEALS (BZA).
9. OVERALL LANDSCAPING/BUFFERS SHALL BE DESIGNED PER STANDARD CITY OF YORK REQUIREMENTS.
10. DEDICATED STREET, UTILITY, AND OTHER RIGHTS-OF-WAY FOR STUB STREETS SHALL BE PROVIDED TO THE ADJACENT PROPERTY LINE. THE BUILD OF PHYSICAL IMPROVEMENTS IS NOT REQUIRED PER THIS PLAN.
11. 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).
12. 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 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.
13. ALL SCHEIC REQUIREMENTS MUST BE MET REGARDING STORMWATER, THE STORMWATER AREAS SHALL BE FENCED, LANDSCAPED, MAINTAINED, ETC. PER CITY AND SCHEIC REQUIREMENTS.
14. ALL SCOOT REQUIREMENTS FOR THE PROJECT MUST BE MET INCLUDING CROSSWALKS, SIGNAGE, ETC.
15. ALL REQUIREMENTS OF THE CITY OF YORK FIRE AND PUBLIC WORKS DEPARTMENTS SHALL BE MET AT THE PRELIMINARY AND FINAL PLAT STAGES.
16. A PHASING PLAN (IF THERE IS MORE THAN ONE PHASE) MUST BE PRESENTED AT THE PRELIMINARY PLAT STAGE.
17. THE SUBDIVISION NAME AND STREET NAMES MUST BE APPROVED BY THE YORK COUNTY PREPAREDNESS 911 DIVISION AS PART OF THE PRELIMINARY PLAT.
18. THIS PROJECT IS WITHIN THE GATEWAY OVERLAY DISTRICT. THIS PROJECT SHALL COMPLY WITH ALL GATEWAY OVERLAY DISTRICT REQUIREMENTS.

GENERAL NOTES

1. UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE ROAD RIGHTS-OF-WAY OR WITHIN DEDICATED EASEMENTS (UNLESS OTHERWISE NOTED).
2. PROPOSED CELLULOSE BURIAL SITES SHALL BE LOCATED ON THE FINAL PLAT.
3. ROADS WILL BE PUBLICLY DEDICATED FOR MAINTENANCE AND ACCEPTANCE BY THE CITY OF YORK, SUBJECT TO THE CITY'S WARRANTY AND ACCEPTANCE POLICIES.
4. THE MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND STORMWATER MANAGEMENT CONTROLS, OUTSIDE THE ROAD RIGHT-OF-WAY, IS THE RESPONSIBILITY OF THE DEVELOPER OR HIS OR HER DESIGNEE. THE CITY OF YORK RESERVES THE RIGHT TO PERFORM WORK IN THESE AREAS SHOULD THE DEVELOPER OR HIS OR HER DESIGNEE NOT PROPERLY MAINTAIN THESE AREAS CAUSING POTENTIAL DANGER TO THE INTEGRITY OF THE ROADWAY. IN THIS EVENT, THE DEVELOPER OR HIS OR HER DESIGNEE WOULD BE BILLED FOR ANY COST INCURRED BY THE CITY OF YORK.
5. THE DEVELOPER HAS RECEIVED, READ, AND UNDERSTANDS THE CITY OF YORK SUBDIVISION ORDINANCE. ANY DEVIATION FROM THE SUBDIVISION ORDINANCE SHALL HAVE PRIOR WRITTEN APPROVAL FROM THE CITY OF YORK. FAILURE TO ADHERE TO THE CITY OF YORK SUBDIVISION ORDINANCE COULD RESULT IN NON-ACCEPTANCE OF ROADWAYS INTO THE CITY OF YORK ROAD MAINTENANCE SYSTEM AND DENIAL OF THE SUBDIVISION CONSTRUCTION PLAN AND FINAL PLAT APPROVAL.
6. THIS SUBDIVISION IS SUBJECT TO APPLICABLE REQUIREMENTS OF THE RESIDENTIAL TREE CONSERVATION SECTIONS OF THE ZONING CODE.
7. THE EXISTING CONDITION OF THE ENTIRE PROPERTY IS CLASSIFIED AS PARTIALLY WOODED.
8. ALL PROPOSED LOTS TO BE RE-RESIDENTIAL USE.
9. CLUSTER MAIL BOX UNITS (MAILBOX KIOSK) SHALL FOLLOW U.S. POSTAL SERVICE NATIONAL DELIVERY PLANNING STANDARDS HANDBOOK PD-632 APPROX 8 FOR MULTIPLE UNIT INSTALLATION. SEE SHEET C3.0 FOR DETAIL.
10. THE APPROVED AMENITIES PACKAGE INCLUDING COMMUNITY MAILBOX CENTER (AND COORDINATION OF STREET LIGHTING AND PARKING SPACES), BENCHES, STRUCTURES, PLAYGROUNDS, TRAILS, TRAIL SIGNAGE, LANDSCAPING/BUFFERING, ETC. MUST BE INSTALLED PRIOR TO FINAL PLAT APPROVAL FOR THE PROJECT. PRIOR TO INSTALLATION OF AMENITIES, A SITE PLAN MUST BE SUBMITTED SHOWING ALL OF THE REQUIRED IMPROVEMENTS FOR REVIEW/APPROVAL BY THE CITY.
11. FULL DEPTH PAVEMENT IS REQUIRED WITHIN SCOOT RIGHT OF WAY. SEE SHEET C3.0 FOR TYPICAL MINIMUM PAVEMENT SECTION.
12. NO TREES OR VEGETATION WILL REMAIN OR BE PLACED WITHIN THE SIGHT TRIANGLES.
13. ALL PAVEMENT MARKINGS WITHIN THE RIGHT OF WAY SHALL BE THERMOPLASTIC.
14. THE APPLICANT WILL SUBMIT A SITE PLAN SHOWING THE PROPOSED AMENITIES FOR REVIEW BY CITY STAFF PRIOR TO INSTALLATION.
15. THE APPLICANT SHALL INSTALL ALL AMENITIES BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED FOR ANY PROPERTY IN THE PROJECT.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



DEVELOPMENT DATA

PROPERTY NAME: E LIBERTY TOWNHOMES
PROPERTY OWNER: COLUSTRON ENTERPRISES INC.
PARCEL ID #: 070150-10-11 & 070-150-10-13
DEED BOOK & PAGE: DB 1913/2154
CURRENT ZONING: R-5 (THE CITY OF YORK)
OVERLAY DISTRICT: GATEWAY CORRIDOR
TOTAL PROPERTY ACREAGE: 5.36 ACRES
PUBLIC R/W DEDICATION AREA: 0.39 ACRES (MCFARLAND ROAD)
NET AREA AFTER R/W DEDICATION: 4.97 ACRES
TOTAL AREA IN TOWNHOME LOTS: 1.52 AC
AVERAGE AREA TOWNHOME LOTS: 1,659 SF
R/W AREA: 1.34 AC

SITE SETBACKS:

OVERALL DEVELOPMENT:
FRONT SETBACK: 25' (75' ALONG E. LIBERTY ST.)
SIDE YARD: 10'
REAR YARD: 10'
INTERIOR LOTS:
FRONT SETBACK: 25' FROM R/W LINE
SIDE YARD: 0'
REAR YARD: 10'

BUFFER YARDS:

MAXIMUM BUILDING HEIGHT: 35'

LENGTHS OF PROPOSED ROADS:

CROOKED OAK LANE: 520 FT
PICKERING PLACE: 456 FT
VALENCIA TRAIL: 219 FT

STORMWATER DETENTION ESMT. AREA:

0.60 AC

COMMON AREA (COS):

2.11 AC

OPEN SPACE (OS):

REQUIRED: 1.24 AC (25%)
PROVIDED: 1.61 AC (32%)

MAX. DENSITY ALLOWED:

8.00 DU/ACRE

DENSITY PROVIDED:

7.46 DU/ACRE

TOTAL TOWNHOME UNITS:

40

FIRE DISTRICT:

YORK FIRE DEPARTMENT

PROPOSED IMPERVIOUS AREA:

2.35 AC (47.3%)

E. Liberty Townhomes

E LIBERTY STREET
York, SC 29745

MODIFICATION LOG

1	9/14/21	Rev. Driveway Connection to E. Liberty St. and McFarland Rd.
2	9/24/21	Add General Notes 14 & 15

JOB NUMBER:	C200061
CHECKED BY:	BMF
DRAWN BY:	BV
DATE:	7-21-2021

SC CO #A 4729

AMERICAN Engineering

American Engineering Associates - Southeast, P.A.
8008 Corporate Center Dr - Suite 110
Charlotte, NC 28226

PRELIMINARY PLAT

SHEET:

C3.0