

BOUNDARY SURVEY PERFORMED BY R JOE HARRIS, INC. ON JANUARY 11, 2021
TOPOGRAPHIC INFORMATION SHOWN IS 2019 GIS TOPOGRAPHY FOR YORK COUNTY AND SHOWN AT ONE (1) FOOT CONTOUR INTERVALS. ACCURACY OF THIS INFORMATION HAS NOT BEEN VERIFIED.
PROPERTY IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA (SFHA) ZONE AE AS DEPICTED ON FEMA/FIRM PANEL 4509/00227E WITH EFFECTIVE DATE OF SEPTEMBER 26, 2008. FLOOD BOUNDARIES TAKEN FROM FEMA WEBSITE.

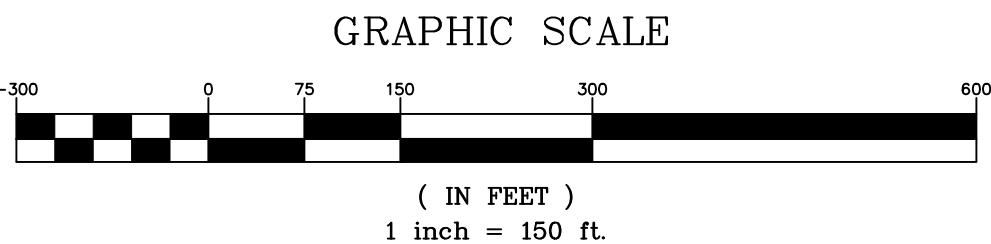
GENERAL INFORMATION:



PROJECT: SPRING LAKES
DEVELOPER: EASTWOOD HOMES
2587 WESTPORT ROAD
CHARLOTTE, NORTH CAROLINA 28208
OWNERS: SPRINGLAKE HOLDINGS LLC
PARCELS: 070-23-01-004, 070-23-01-005, & 070-23-01-007
ACREAGE: 63.51 ACRES±
EXISTING ZONING: R-15 & R-7
PROPOSED ZONING: R-5

DEVELOPMENT INFORMATION:

PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT
RESIDENTIAL UNITS: 93 - SINGLE FAMILY DETACHED (63' WIDE)
39 - SINGLE FAMILY DETACHED (70' WIDE)
21 - SINGLE FAMILY DETACHED (75' WIDE)
153 - TOTAL LOTS (2.41 UNITS/ACRE)
SINGLE FAMILY DETACHED:
- MIN. LOT WIDTH: 63 FT. (@ FRONT S.B.)
- MIN. LOT DEPTH: 120 FT.
- MIN. LOT SIZE: 7,560 SQ. FT.
- SETBACKS/YARDS: FRONT - 25 FT.
CORNER - 12 FT.
SIDE - 8 FT. - (6 FT. FOR 75' WIDE LOTS WITH
REQUIRED SIDE LOAD GARAGE)
REAR - 20 FT.

OPEN SPACE: PROPOSED - 17.20 ACRES± (27.1%)
(4.18 ACRES OF IMPROVED OPEN SPACE)
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 BOTH SIDES OF EACH STREET
-SIDEWALK TO EXTEND AROUND CUL-DE-SAC BULB
AND BE PLACED IN AN EASEMENT



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<div><p>Know what's below. Call before you dig.</p></div>																																								
Engineer:																																								
<div><p>R. Joe Harris & Associates, Inc.</p><p>Engineering • Land Surveying • Planning Management</p><p>1100 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799</p></div>																																								
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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.

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 BETWEEN THE FOLLOWING LOTS:
- LOTS 28; 29-30
- LOTS 149; 150-152
EVERGREEN TREES SHALL BE 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.
4.

STREET TREES AND LIGHTING SHALL BE INSTALLED ALONG THE ENTIRETY OF THE DEVELOPMENT FRONTAGE OF SPRING LAKES ROAD AND BLESSED HOPE ROAD PER GATEWAY CORRIDOR REQUIREMENTS.
5.

WHEN APPLICABLE, PROVIDE APPROPRIATE LANDSCAPE SCREENING FOR LOTS WITH DOUBLE STREET FRONTAGE.
6.

IDENTIFICATION MARKERS SHALL BE PROVIDED FOR ACCESS POINTS TO OPEN SPACE.
7.

ANY PROPOSED SUBDIVISION SIGNAGE, ACCESSORY STRUCTURE, OR HOME OCCUPATION 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.
8.

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.
9.

OFF-STREET PARKING, WHEN REQUIRED, SHALL BE DESIGNED PER STANDARD CITY OF YORK REQUIREMENTS EXCEPT AS OTHERWISE APPROVED BY PLANNING COMMISSION AND BOARD OF ZONING APPEALS.
10.

OVERALL LANDSCAPING/BUFFERS SHALL BE DESIGNED PER STANDARD CITY OF YORK REQUIREMENTS.
11.

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.
12.

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).
13.

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 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 SPECIAL EXCEPTION CONCEPTUAL SITE PLAN APPROVAL
14.

ALL SCDHEC REQUIREMENTS MUST BE MET REGARDING STORMWATER. THE STORMWATER AREAS SHALL BE FENCED, LANDSCAPED, MAINTAINED, ETC. PER CITY AND SCDHEC REQUIREMENTS.
15.

ALL SCDOT REQUIREMENTS FOR THE PROJECT MUST BE MET INCLUDING CROSSWALKS, SIGNAGE, ETC.
16.

ALL REQUIREMENTS OF THE CITY OF YORK FIRE, PUBLIC WORKS, AND UTILITIES DEPARTMENTS SHALL BE MET AT THE PRELIMINARY AND FINAL PLAT STAGES.
17.

A PHASING PLAN MUST BE PRESENTED AT THE PRELIMINARY PLAT STAGE, WHEN APPLICABLE.
18.

THE SUBDIVISION NAME AND STREET NAMES MUST BE APPROVED BY THE YORK COUNTY PREPAREDNESS 911 DIVISION AS PART OF THE PRELIMINARY PLAT.

CONDITIONAL NOTES:

- ARCHITECTURALS:
1.

EXTERIOR BUILDING MATERIALS MAY INCLUDE FIBER CEMENT, BRICK, STONE, STUCCO, WOOD OR COMBINATION THEREOF. A MINIMUM OF 30% OF THE FRONT FACADE SHALL BE COVERED WITH EITHER BRICK OR STONE. VINYL SHALL ONLY BE USED FOR DOORS & TRIM.
2.

A BRICK OR STONE WATER TABLE SHALL EXTEND A MINIMUM OF 18" ABOVE GRADE ON ALL SIDES.
3.

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).
4.

75' WIDE LOTS SHALL HAVE SIDE LOAD GARAGES.
5.

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.
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 1,800 SQ. FT FOR 1-STORY HOMES AND NO LESS THAN 2,000 SQ. FT FOR 2-STORY HOMES.
8.

MIN. PERMITTED ROOF PITCH SHALL BE NO FLATTER THAN 5/12 PITCH (22.6 DEGREES).
9.

A MINIMUM OF 75% OF THE HOMES DIRECTLY ADJACENT TO THE GOLF COURSE SHALL HAVE AT LEAST ONE OF THE FOLLOWING ARCHITECTURAL FEATURES; A COVERED PATIO, A SCREENED IN PORCH, OR A BUMP OUT TO PROVIDE A VISUAL BREAK IN THE REAR ELEVATION.

- 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 ENCROACH INTO PERIMETER BUFFER/YARDS DURING CONSTRUCTION UNDER THE FOLLOWING CONDITIONS:
- NO LESS THAN 15-FEET 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.

STREET TREES SHALL BE PLANTED 40-FEET O.C. (AVERAGE) ALONG BOTH SIDES OF ALL INTERNAL STREETS AND LOCATED OUTSIDE OF, BUT WITHIN 10-FEET OF THE PUBLIC RIGHT-OF-WAY (PLANTED WITHIN LOTS OR COMMON
4.

ALL LOTS SHALL CONTAIN AT LEAST ONE (1) STREET TREE.
5.

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. A DETAILED PRESENTATION REGARDING SPECIFICATION FOR AND TIMING OF AMENITY INSTALLATION WILL BE PROVIDED FOR CONSIDERATION / APPROVAL AT THE TIME OF PRELIMINARY PLAT REVIEW BY THE PLANNING COMMISSION.
2.

AMENITY AREA SHALL BE IMPROVED AND SHALL CONTAIN A MINIMUM JR. OLYMPIC SIZED POOL & MINIMUM 900 SF CABANA.
3.

NATURAL SURFACE TRAILS SHALL BE MIN. 48-INCHES IN WIDTH.
4.

PAVED SURFACE TRAILS SHALL BE MIN. 60-INCHES IN WIDTH.
5.

PASSIVE COMMON AREAS SHALL BE LEFT UNDISTURBED TO MAXIMUM EXTENT PRACTICAL.
6.

ALL COMMON OPEN SPACES (PASSIVE AND ACTIVE) SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7.

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.

- 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 CITY OF YORK ZONING ORDINANCE SECTION 13.1.9
2.

REAR YARD FENCING ADJACENT TO GOLF COURSE SHALL BE 48" BLACK ALUMINUM FENCING OR EQUAL.
3.

42" BLACK CHAIN LINK FENCE OR APPROVED EQUAL TO BE PROVIDED AROUND ALL STORMWATER PONDS.



10-INCH THICK COMPACTED AGGREGATE BASE COURSE WITH WOVEN GEOTEXTILE FABRIC INSTALLED BETWEEN SUBGRADE AND AGGREGATE BASE COURSE (ABC)



CONCRETE GRASS PAVERS SET ON MIN. 6-INCHES COMPACTED AGGREGATE BASE COURSE



EXAMPLE PRODUCTS

EXAMPLES ARE FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SHOWN TO REPRESENT TYPES AND STYLE GATES

ACTUAL GATE MAY VARY BUT SHALL MEET OR EXCEED STYLE OF GATES SHOWN.



EMERGENCY ACCESS DRIVE - ALTERNATE MATERIALS

1.

EMERGENCY ACCESS DRIVE SHALL BE NO GREATER THAN 20-FT IN WIDTH
2.

ALTERNATE SURFACE MATERIAL SELECTION AS DIRECTED BY THE CITY OF YORK
3.

EMERGENCY ACCESS GATES TO BE PROVIDED ON EACH END OF EMERGENCY ACCESS DRIVE


DATE

ISSUED FOR

REV



Engineer:



R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1166 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

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FOR INFORMATION ONLY

Project Manager

Drawn

J. Murdock

J. Murdock

Department Manager

Checked

P. Murphy

B. Pridemore

Print/Plot Date

September 8, 2021

Asbuilt Drawn

Asbuilt Date

-

-

Client

EASTWOOD HOMES

2587 WESTPORT ROAD

CHARLOTTE, NC 28208

P: 803-701-7170

Project:

Spring Lake

Drawing Title:

REZONING PLAN

(SPECIAL EXCEPTION)

Project No.

4433

DWG File Name:

4433 - Rezoning (Special Exception)

Drawing No.

RZ-2