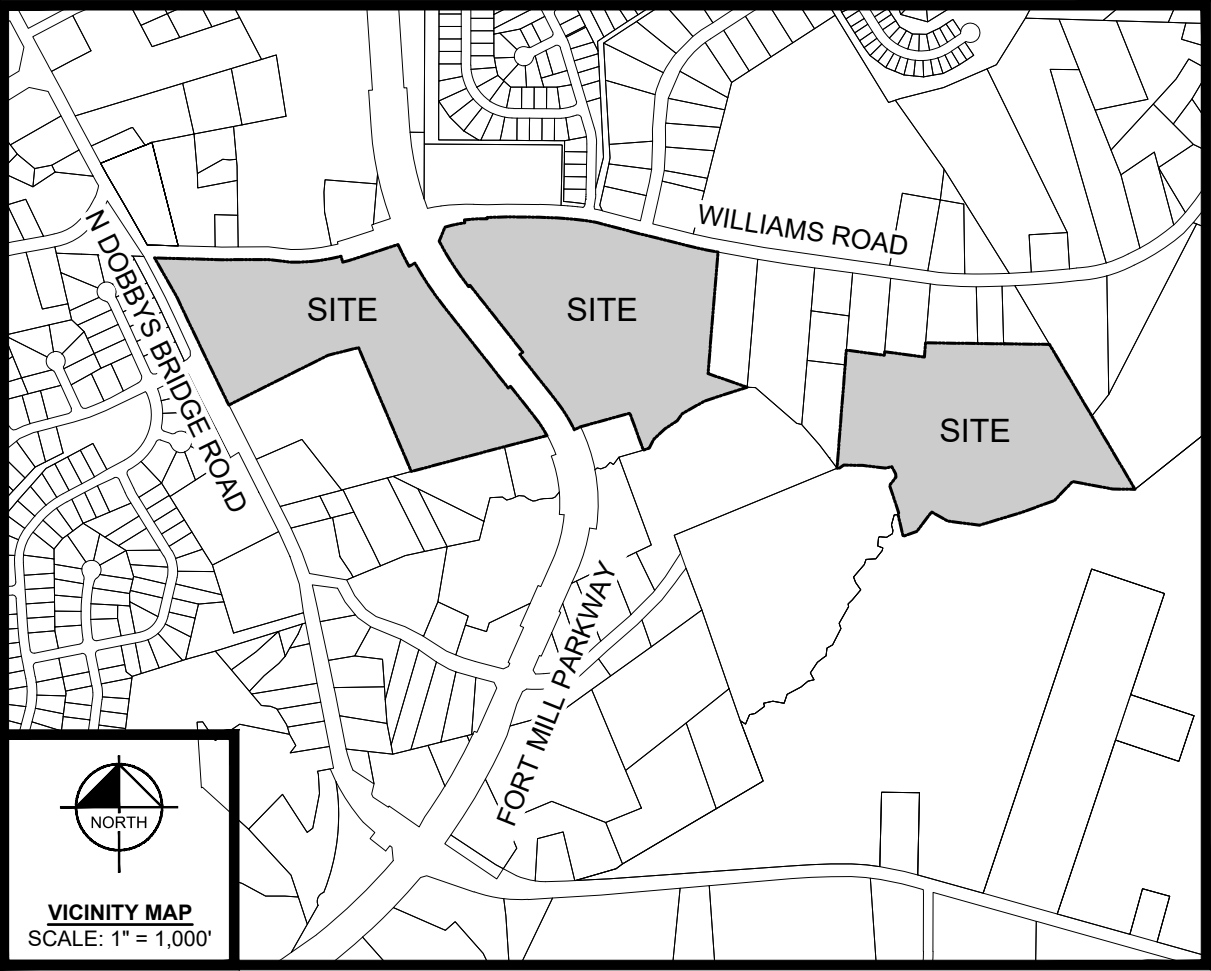
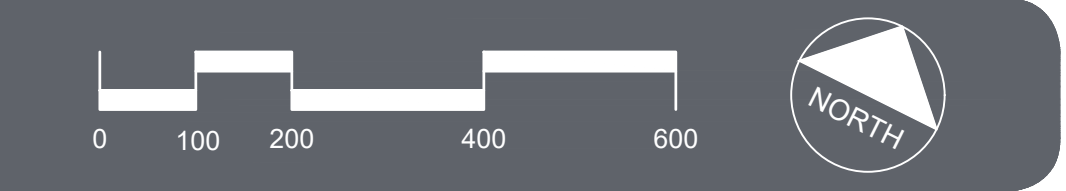
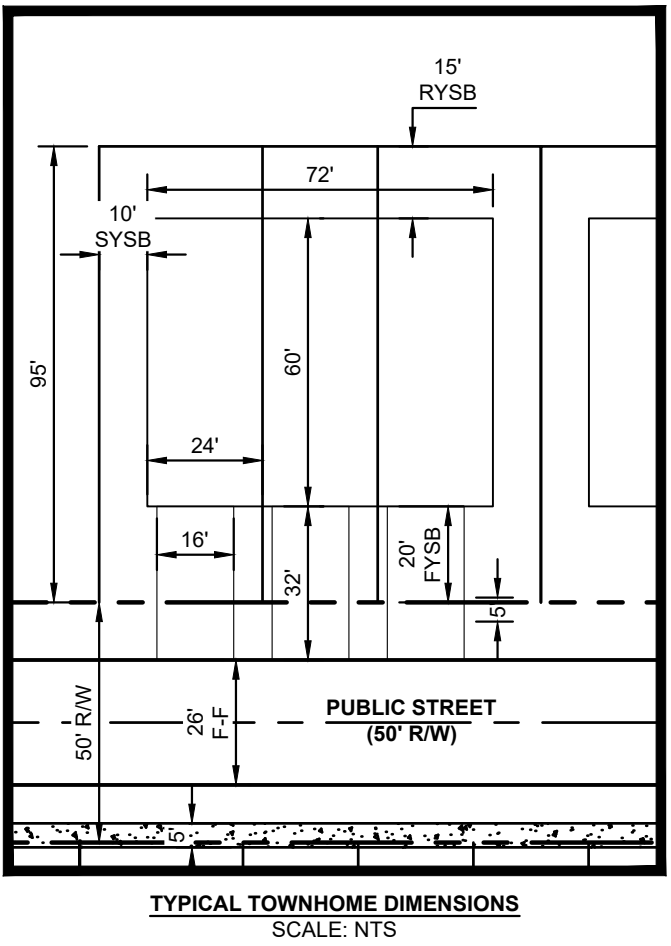
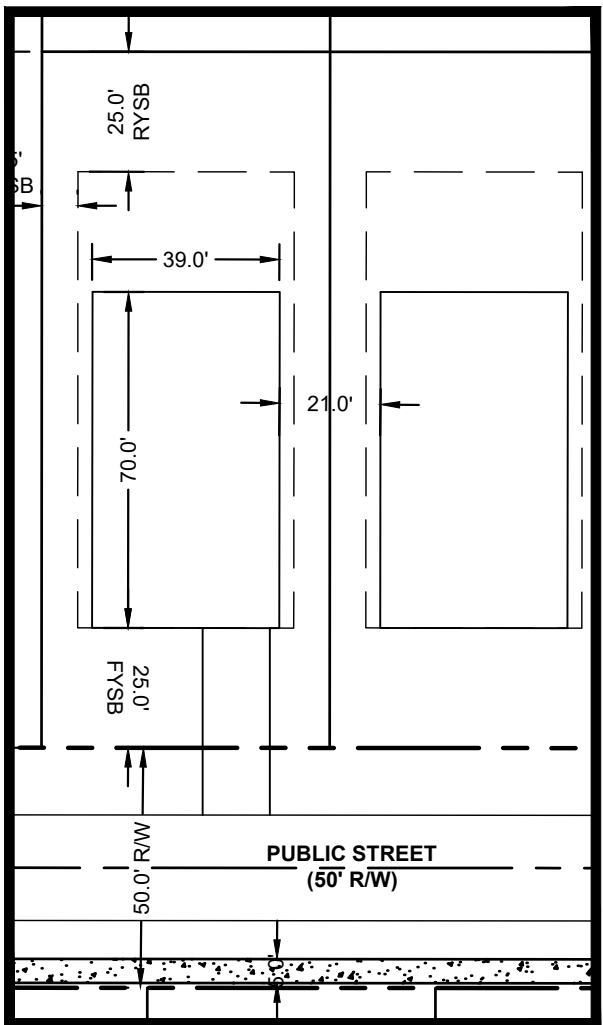


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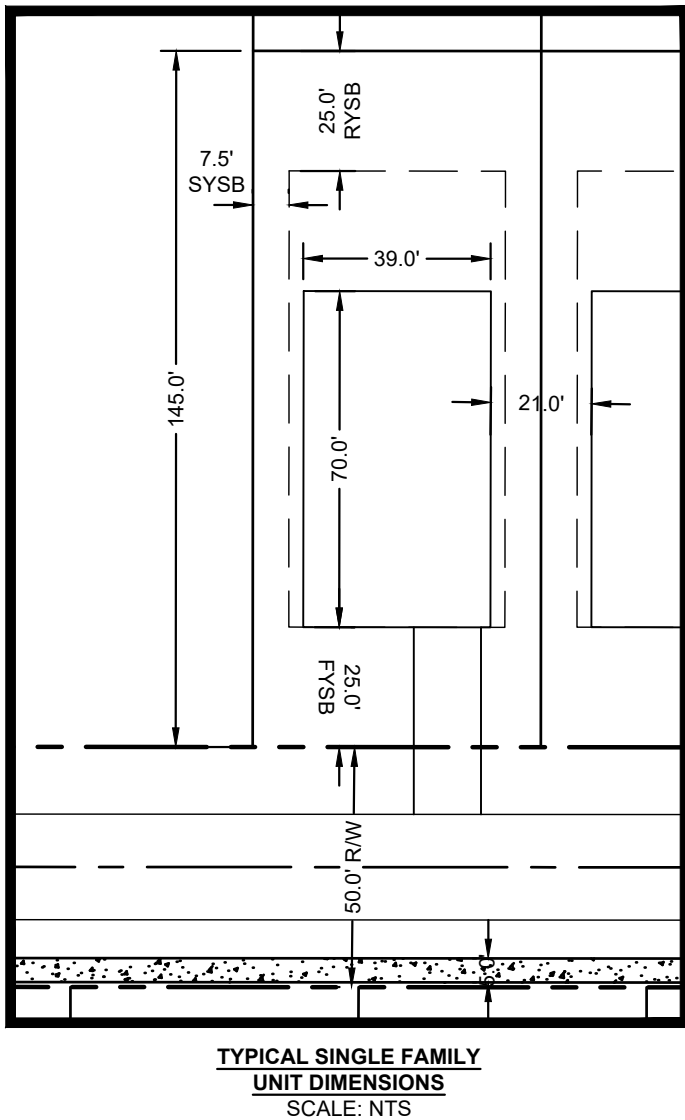
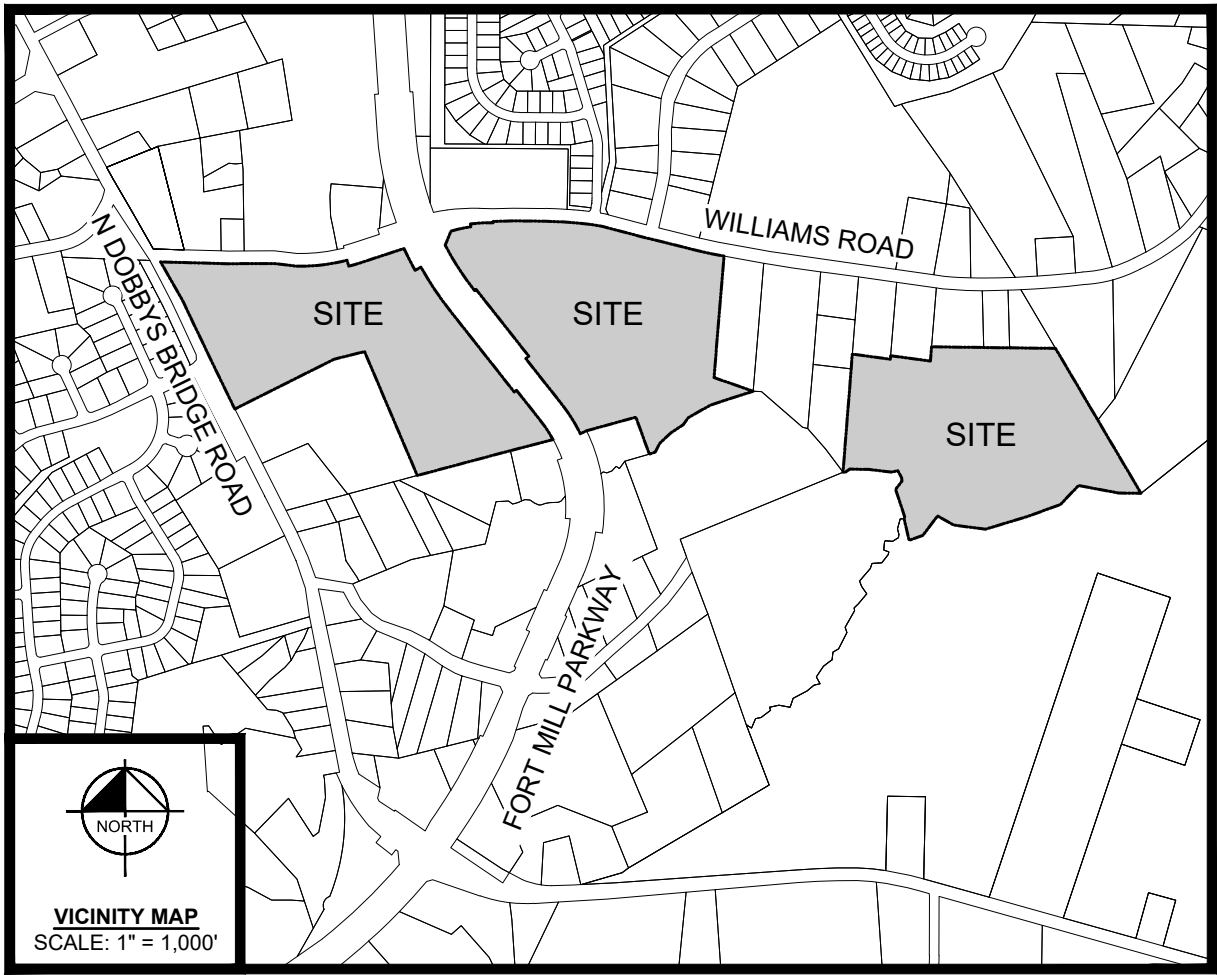
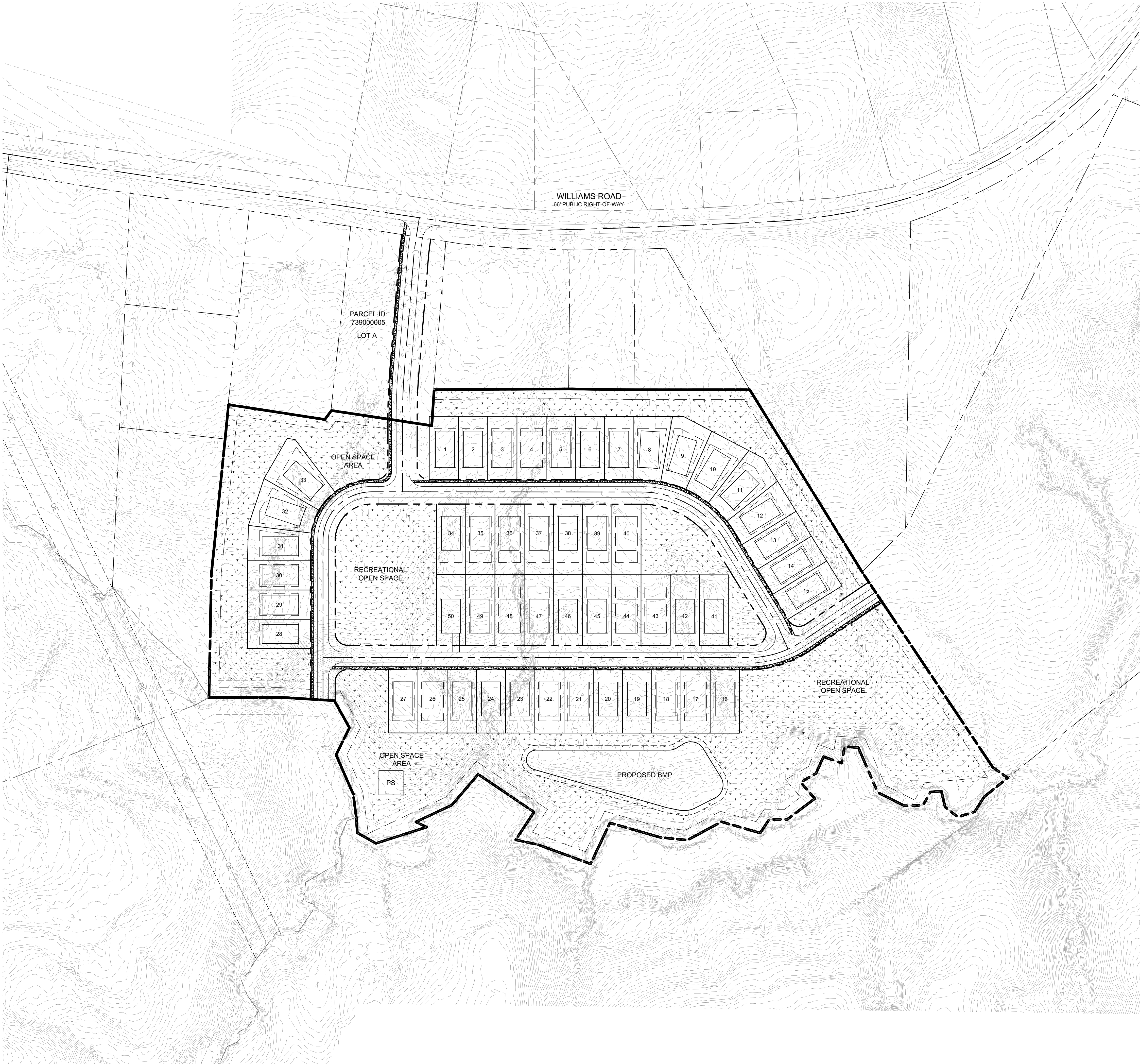


SITE DATA TABLE	
LAND USE:	
DEVELOPMENT DATA:	
TAX PARCEL ID:	0201701065 & 0201701064
EAST SF:	± 25.91 ACRES
WEST SF:	± 26.93 ACRES
EAST TH:	± 25.85 ACRES
TOTAL SITE AREA:	± 78.69 ACRES
ZONING DATA:	
FEMA FLOOD PANEL:	45091C0331F
ZONING DISTRICT:	PND
EXISTING LAND USE: RESIDENTIAL / VACANT	
SINGLE FAMILY EAST SIDE PARCEL	
PROPOSED LAND USE:	SINGLE FAMILY (DETACHED - 60' x 130')
AREA OF R.O.W:	3.20 AC
AREA OF LOTS:	9.58 AC
LOTS PROPOSED	50
SINGLE FAMILY WEST SIDE PARCEL	
PROPOSED LAND USE:	SINGLE FAMILY (DETACHED - 60' x 130')
AREA OF R.O.W:	3.29 AC
AREA OF LOTS:	12.44 AC
LOTS PROPOSED	65
RETIREMENT FACILITY AND TOWNHOMES PARCEL	
PROPOSED LAND USE:	TOWNHOMES (24' x 95')
UNITS PROPOSED	85
PROPOSED LAND USE:	RETIREMENT FACILITY
PROPOSED PARKING:	152
AREA OF R.O.W:	2.92 AC
AREA OF LOTS:	5.36 AC
OPEN SPACE:	
PROVIDED(41%):	32.59 AC
REQUIRED (35%):	27.54 AC
RECREATIONAL OPEN SPACE:	
PROVIDED:	11.53 AC
REQUIRED (408 435 SFI/LOT=136,680 SF):	3.13 AC
CONSERVATIONAL OPEN SPACE:	
PROVIDED(4.5%):	3.99 AC

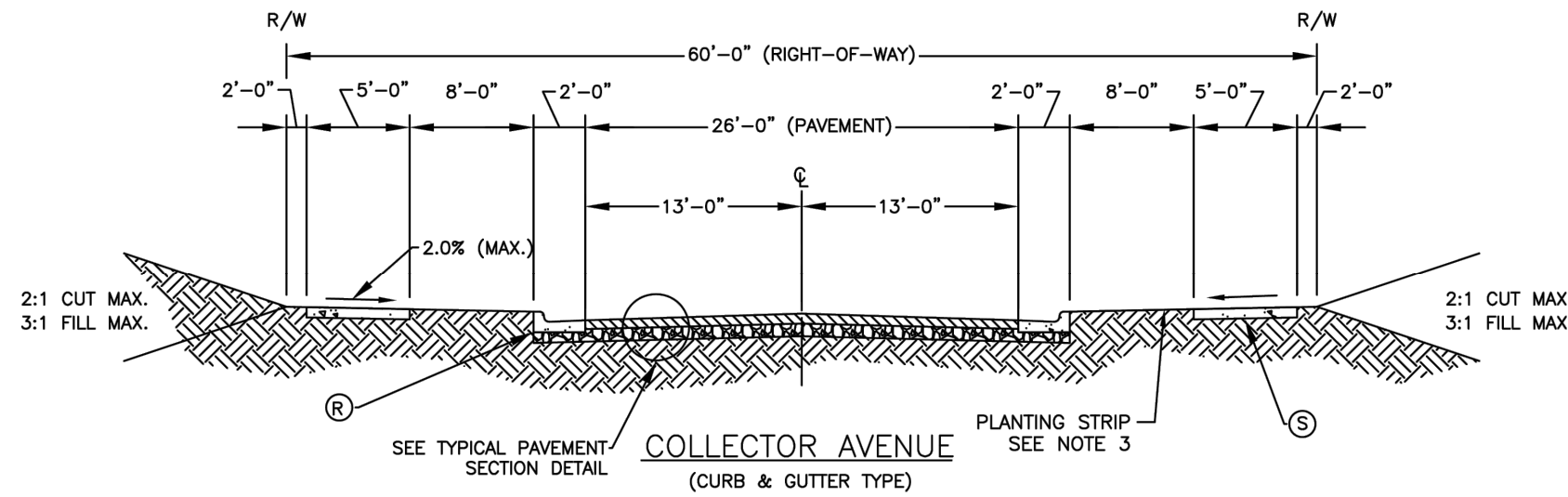
NOTE: AMENITY AREAS MAY INCLUDE BUT ARE NOT LIMITED TO DOG PARK, TOT LOT, POOL, CABANA, PICKLE BALL COURTS, BOCC, FIRE PITS, AND/OR GRILLING STATIONS.



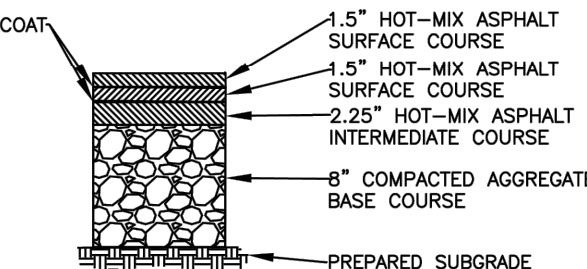
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SITE DATA TABLE	
DEVELOPMENT DATA:	
TAX PARCEL ID:	0201701065 & 07390000005
TOTAL SITE AREA:	25.91 ACRES
ZONING DATA:	
FEMA FLOOD PANEL:	45091C0331F
ZONING DISTRICT:	(TO BE DETERMINED)
EXISTING LAND USE:	RESIDENTIAL / VACANT
PROPOSED LAND USE:	SINGLE FAMILY (DETACHED - 60' x 130')
AREA OF R.O.W:	3.20 AC
AREA OF LOTS:	9.58 AC
LOTS PROPOSED:	50
DENSITY PROPOSED:	2.35 DU/AC (50 UNITS)
BUILDING SETBACKS:	
FRONT YARD:	25'
SIDE YARD:	7.5' - 15' (CORNER LOT)
REAR YARD:	25'
OPEN SPACE:	
SEE OVERALL SHEET	



- KEY
- 2'-0" STANDARD CURB AND GUTTER OR 2'-0" ROLLED GUTTER
 - 5'-0" 4" THICK CONCRETE SIDEWALK



ASPHALT SURFACE COURSE (FINAL LIFT):
1.5" HOT-MIX ASPHALT COURSE (MINIMUM) MEETING SECT. 403 OF THE SCDOT CONSTRUCTION MANUAL DESIGN STANDARDS TO BE APPLIED UPON MEETING ONE OF THE FOLLOWING CONDITIONS:
1) 80% DEVELOPMENT OCCUPANCY, OR
2) MINIMUM 18 MONTHS FROM 1ST LIFT OR INTERMEDIATE COURSE PLACEMENT.

ASPHALT SURFACE COURSE:
1.5" HOT-MIX ASPHALT COURSE (MINIMUM) MEETING SECT. 403 OF THE SCDOT CONSTRUCTION MANUAL DESIGN STANDARDS.

ASPHALT INTERMEDIATE COURSE:
2.25" HOT-MIX ASPHALT COURSE (MINIMUM) MEETING SECT. 402 OF THE SCDOT CONSTRUCTION MANUAL DESIGN STANDARDS.

AGGREGATE BASE COURSE:
8" COMPACTED AGGREGATE BASE COURSE MEETING SECT. 305 OF THE SCDOT CONSTRUCTION MANUAL DESIGN STANDARDS. PRIME COAT MAY BE REQUIRED IF PAVEMENT IS TO BE PLACED MORE THAN 72 HOURS AFTER AN APPROVED INSPECTION OR WHERE STREET SLOPES ARE 6% OR GREATER.

- NOTES
- THIS DETAIL IS APPLICABLE TO BOTH RESIDENTIAL AND NON-RESIDENTIAL COLLECTOR USES.
 - REFER TO SECT. 154.063 OF THE LAND DEVELOPMENT CODE FOR SIDEWALK REQUIREMENTS.
 - PLANTING STRIPS SHALL BE GRADED TO 1/4" PER FOOT (MAX.) UP TO 1/4" PER FOOT (MAX.), EXCEPT WHERE EXCESSIVE NATURAL GRADES MAKE THIS REQUIREMENT IMPRACTICAL. IN SUCH CASES, THE COUNTY ENGINEER MAY AUTHORIZE A SUITABLE GRADE.
 - PROVIDE THERMOPLASTIC PAVEMENT MARKINGS FOR TRAVEL LANES PER SCDOT/MUTCD STANDARDS.

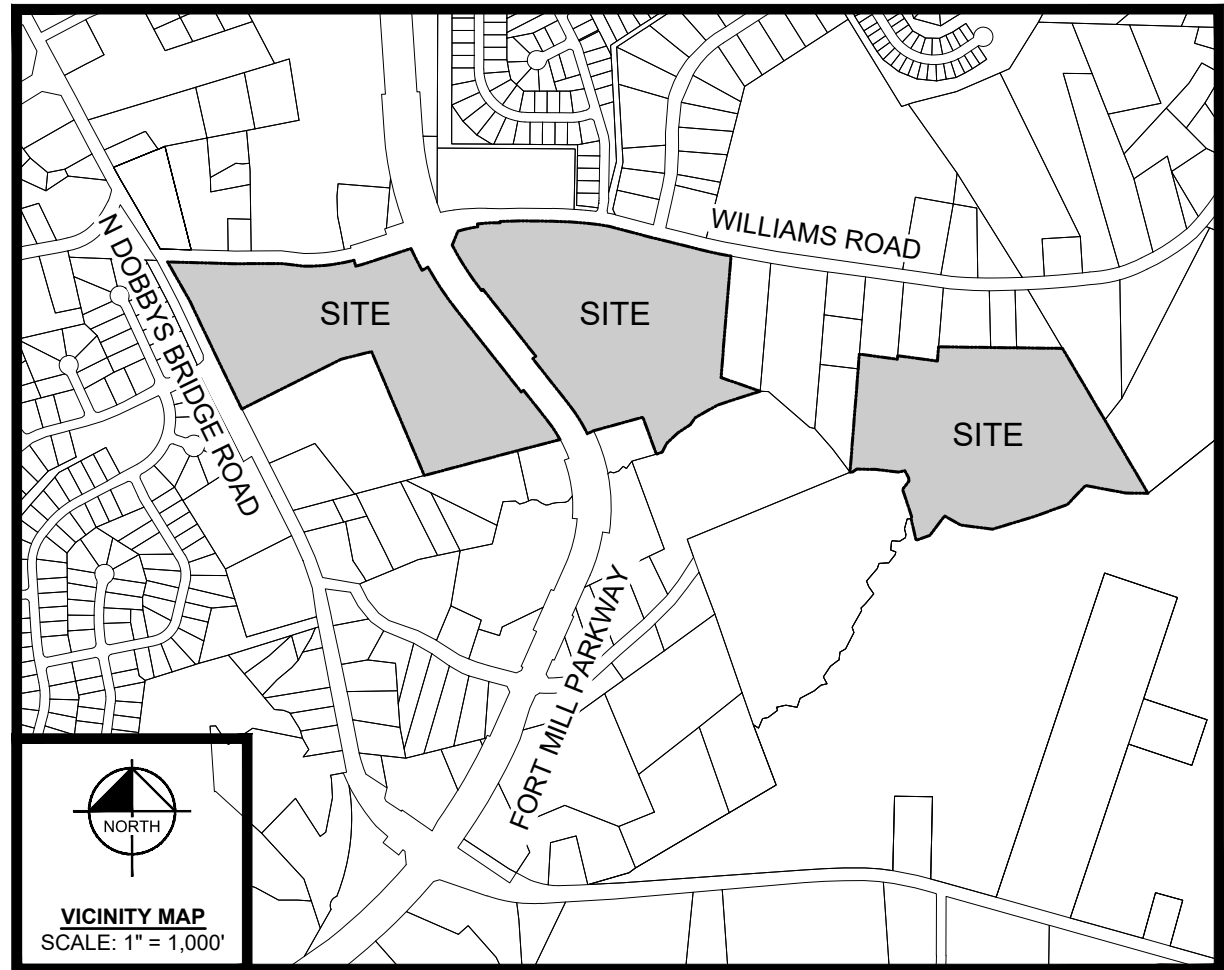
YORK COUNTY
LAND DEVELOPMENT STANDARDS

COLLECTOR AVENUE
TYPICAL CURB & GUTTER SECTION

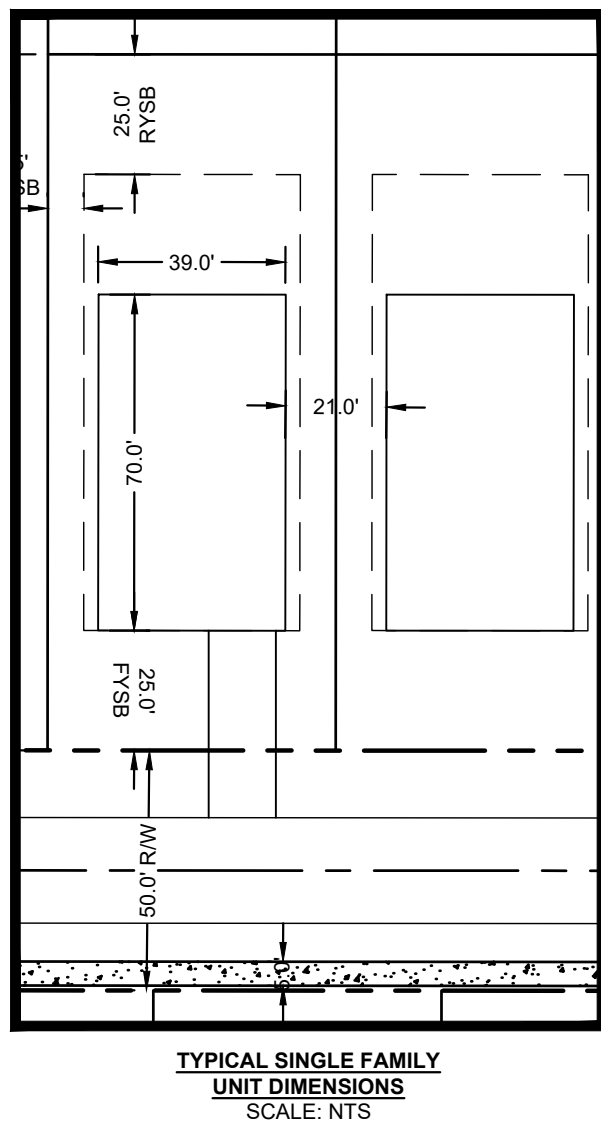
S.D. NO.	REV.
1.06	01
DATE	
02/22	



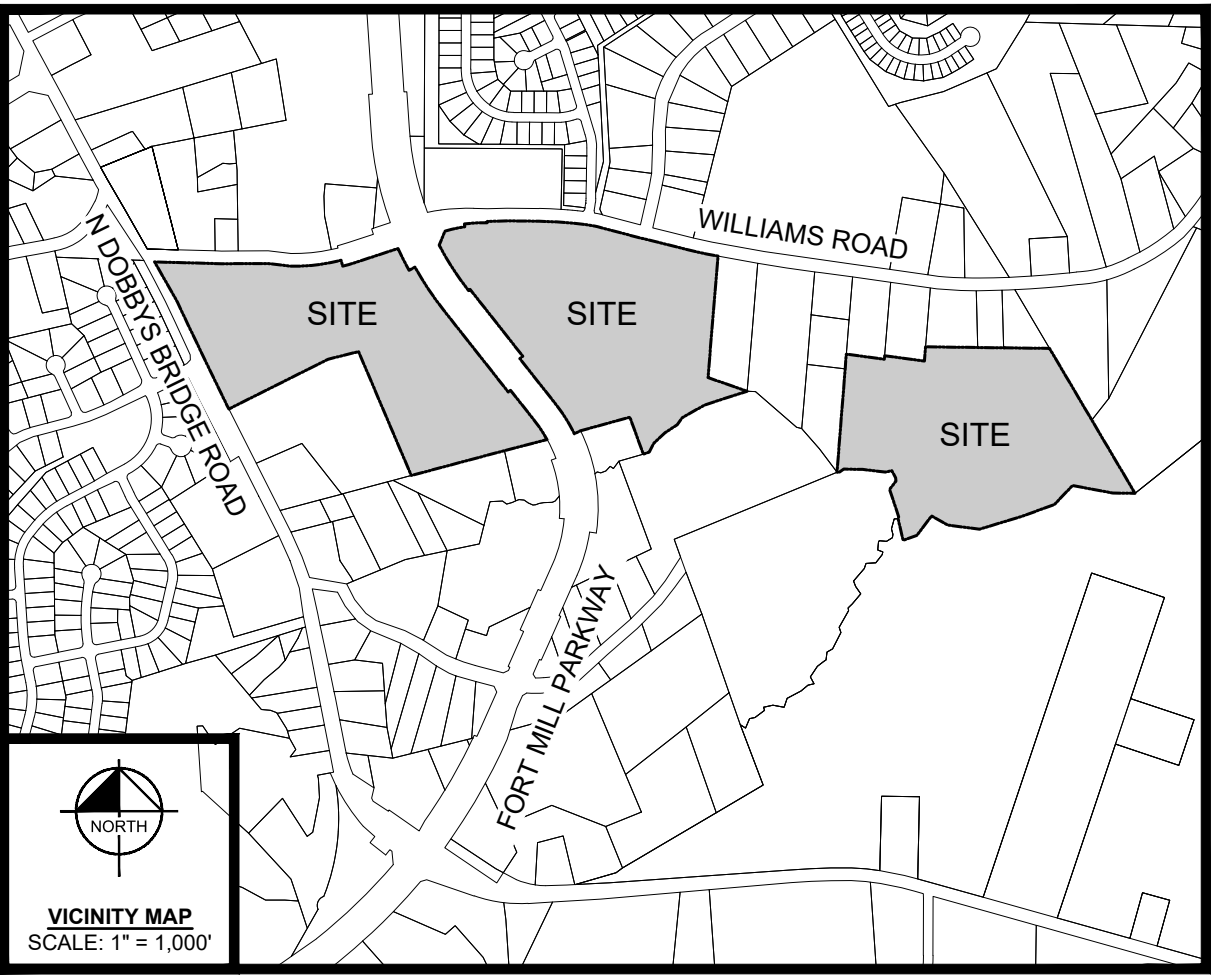
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SITE DATA TABLE	
DEVELOPMENT DATA:	
TAX PARCEL ID:	0201701064
TOTAL SITE AREA:	26.93 ACRES
ZONING DATA:	
FEMA FLOOD PANEL:	45091C0331F
ZONING DISTRICT:	(TO BE DETERMINED)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE FAMILY (DETACHED - 60' x 130')
AREA OF R.O.W.:	3.29 AC
AREA OF LOTS:	12.44 AC
LOTS PROPOSED:	65
DENSITY PROPOSED:	2.41 DU/AC (65 UNITS)
BUILDING SETBACKS:	
FRONT YARD:	25'
SIDE YARD:	7.5' - 15' (CORNER LOT)
REAR YARD:	25'
OPEN SPACE:	SEE OVERALL SHEET



Plotted By:Pouch, Tate Layout:EXH - EAST - Th September 13, 2024 03:46:54pm K:\CHL_PRL\01624010 Platte General Sketch\520 - Fort Mill By Pass - Williams Rd\02 - DWG\Reference\Site-V3.dwg



SITE DATA TABLE	
DEVELOPMENT DATA:	
TAX PARCEL ID:	0201701064
TOTAL SITE AREA:	25.85 ACRES
ZONING DATA:	
FEMA FLOOD PANEL:	45091C0331F
ZONING DISTRICT:	(TO BE DETERMINED)
RESIDENTIAL PARCEL	
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWNHOMES/RETIREMENT FACILITY
AREA OF R.O.W.:	2.92 AC
AREA OF LOTS:	5.36 AC
LOTS PROPOSED:	85
TOTAL SITE AREA:	21.23 ACRES
DENSITY PROPOSED:	3.29 DU/AC (85 UNITS)
BUILDING SETBACKS:	
FRONT YARD:	20'
SIDE YARD:	10'
REAR YARD:	15'
RETIREMENT FACILITY PARCEL	
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RETIREMENT FACILITY
TOTAL SITE AREA:	4.62 ACRES
PROVIDED PARKING:	152
OPEN SPACE:	SEE OVERALL SHEET

