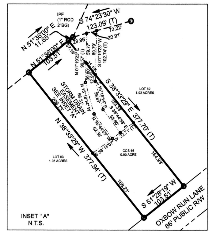
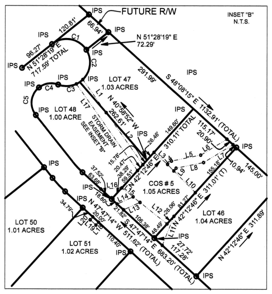
GENERAL NOTES

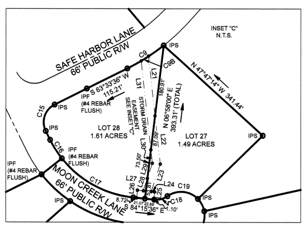
1. SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING CONDITIONS.
2. SURVEY PREPARED WITHOUT BENEFIT OF TITLE ABSTRACT. THE SURVEYED PROPERTY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, SETBACK LINES, BURIED UTILITIES, PIPES, TANKS, MINERAL RIGHTS, TIMBER RIGHTS, AND LANDFILLS WHETHER OR NOT SHOWN ON THIS PLAT AND WHETHER OR NOT RECORDED IN THE PUBLIC RECORD.
3. UNDERGROUND UTILITIES WERE NOT LOCATED EXCEPT AS SHOWN. WHERE SHOWN, BY OBSERVED EVIDENCE ONLY, UNLESS OTHERWISE NOTED.
4. BEARINGS SHOWN HEREON ARE DEGREES, MINUTES, AND SECONDS AND DISTANCES ARE INTERNATIONAL FOOT, UNLESS OTHERWISE INDICATED.
5. THERE IS A 20' DRAINAGE AND UTILITY EASEMENT ALONG ALL ROAD R/W AND A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES UNLESS ADDITIONAL DRAINAGE AREA IS SHOWN.
6. THERE IS A 10' EASEMENT FOR RE-SURVEYS CENTERED ON ALL PROPERTY LINES.
7. PROPERTY IS ZONED RUD-1
   SETBACKS PER RESTRICTIVE COVENANTS:
   FRONT: 50'
   SIDE: 15' (25' ON CORNER LOTS)
   REAR: 50' (ALSO SERVES AS NATURAL BUFFER)
   NOTE: HARDSHIP VARIANCE MAY BE GRANTED BY DEVELOPER IN ACCORDANCE WITH RESTRICTIONS.
8. FEMA FIRM MAP 45091C0155E, EFFECTIVE 9/26/2008 - ZONE "AE" GRAPHICALLY PLOTTED HEREON.
9. EACH LOT TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM INSTALLED IN ACCORDANCE WITH ALL APPLICABLE YORK COUNTY AND SC DHEC REQUIREMENTS.
10. THE DEVELOPER, INDIVIDUAL LOT OWNER, OR THEIR REPRESENTATIVE SHALL NOT PIPE OR FILL ROADSIDE DITCHES NOR DISCHARGE LOT OR ROOF DRAINAGE SYSTEMS INTO ROADSIDE DITCHES, ENCLOSED ROAD DRAINAGE SYSTEMS, OR ROAD RIGHTS-OF-WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO YORK COUNTY FOR APPROVAL. THIS INCLUDES INCLUDES CONSTRUCTION OR PLACEMENT OF ANY COLUMNS, MASONRY STRUCTURE, OR IRRIGATION.
11. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THEIR OWN STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES ASSOCIATED WITH ANY LAND DISTURBANCE ACTIVITY ON THEIR LOT.
12. -TOTAL NUMBER OF LOTS: 24
    -TOTAL AREA IN LOTS - 37.80 ACRES
    -TOTAL COMMON OPEN SPACE LOTS - 4
    -TOTAL AREA IN COMMON OPEN SPACE - 4.16 ACRES
    - 4 NEW ROADS DEDICATED FOR THIS PHASE - 4.45 ACRES
    -TOTAL AREA - 46.41 ACRES
13. FARMING ACTIVITIES MAY OCCUR ON ADJACENT PARCELS THAT MAY CREATE DISTURBING ODORS AND NOISE. LIVESTOCK AND POULTRY (MAKE NOISES, CROSS PROPERTY LINES, SMELL, CAUSE INSECTS), ORGANIC PESTICIDES (MANURE AND COMPOST) AND INORGANIC FERTILIZER (SMELL, CROSS PROPERTY LINES, AND CAN TEMPORARILY AFFECT AIR AND WATER QUALITY), HOURS OF OPERATION (EARLY MORNING AND LATE NIGHT ACTIVITIES OCCUR INVOLVING HEAVY MACHINERY AND NOISY EQUIPMENT). IN ADDITION, WE UNDERSTAND THE FOLLOWING: NORMAL FARMING ACTIVITIES CREATE SITUATIONS DEEMED NUISANCES BY INDIVIDUALS NOT FAMILIAR WITH RURAL LIVING, NO ADDITIONAL LIABILITIES ARE PLACED ON THE FARMER; HE OR SHE HAS NO OBLIGATION TO ACCOMMODATE OUR DECISION T0 MOVE ADJACENT TO HIS OR HER FARM, AND NO COUNTY LAWS OR ORDINANCES EXIST TO ASSIST US IN HAVING THESE ISSUES STOPPED.
14. THIS PLAT IS CONSIDERED PART OF A LARGER COMMON PLAN AND WILL BE SUBJECT TO NPDES REQUIREMENTS. ALL ASSOCIATED PERMITS, PLANS, FEES, ETC., MUST BE EXECUTED PRIOR TO THE DISTURBANCE OF ANY LAND ASSOCIATED WITH THIS PLAT AND/OR BUILDING PERMITS.
15. A WRITTEN STATEMENT FROM DHEC INDICATING APPROVAL OF THE USE OF INDIVIDUAL WELLS & SEPTIC TANKS (INDIVIDUAL DISPOSAL SYSTEMS) IS REQUIRED FOR EACH PROPOSED LOT. THE FINAL PLAT (RECORDING INSTRUMENT) SHALL INCLUDE ONLY THOSE PARCELS OF LAND THAT HAVE BEEN DEEMED SUITABLE FOR INDIVIDUAL SEPTIC TANK SYSTEMS AS INDICATED BY DHEC (IF APPLICABLE).
16. COS (COMMON OPEN SPACE) WITH STORMWATER CONTROL MEASURES, ENTRANCE LANDSCAPING AREA, ANY DEDICATED DRAINAGE EASEMENTS ASSOCIATED WITH ROAD RUNOFF, MAIL KIOSK, FENCING, AND OTHER SUCH APPURTENANCES ASSOCIATED WITH COMMON OPEN SPACE, AND UTILITIES SUCH AS STREET LIGHTING AND ENTRANCE IRRIGATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
17. INDIVIDUAL LOTS MAY BE SUBJECT TO EASEMENTS FOR ADDITIONAL STORMWATER CONTROL MEASURES AS NEEDED. SUCH ADDITIONAL MEASURES WILL BE THE RESPONSIBLITY OF THE PROPERTY OWNERS ASSOCIATION IF STORMWATER IS THE RESULT OF ROADWAY RUNOFF.
18. COMMON OPEN SPACE AREAS SHOWN ARE TO SERVE AS NATURAL BUFFERS OR NATURAL CREEK BUFFERS. BUFFER STANDARDS AND ACTIVITY IN PERIMETER BUFFERS ARE REGULATED BY YORK COUNTY. THESE AREAS TO BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION.
19. UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE RIGHTS OF WAY UNLESS OTHERWISE NOTED.
20. ALL PROPOSED LOTS ON EXISTING STREETS WILL BE ACCESSED FROM THE NEW STREET(S).
21. NEW ROADS SHOWN ARE TO BE PROPOSED FOR ACCEPTANCE INTO THE YORK COUNTY ROADWAY SYSTEM.
22. 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 DESIGNEE. YORK COUNTY RESERVES THE RIGHT TO PERFORM WORK IN THESE AREAS SHOULD THE DEVELOPER OR HIS DESIGNEE NOT PROPERLY MAINTAIN THESE AREAS CAUSING POTENTIAL DANGER TO THE INTEGRITY OF THE ROADWAY. IN THIS EVENT, THE DEVELOPER OR HIS DESIGNEE WOULD BE BILLED FOR ANY COST INCURRED BY YORK COUNTY.
23. INDIVIDUAL LOT IRRIGATION SYSTEMS WILL NOT BE PERMITTED TO BE INSTALLED WITHIN THE ROAD RIGHTS OF WAY.
24. NO CEMETERY BURIAL AREAS KNOWN IN PROJECT.
25. NO CELLULOSIC BURIAL AREAS KNOWN TO EXIST ON PROJECT.
26. THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGNS, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVERS' LINE OF SIGHT.

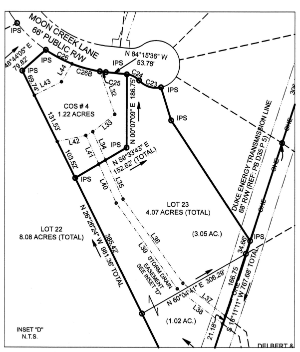
GRAY SURVEYING CO., INC
144 W. MOUNTAIN ST-SUITE 1, PO BOX 1781
KINGS MOUNTAIN, NC 28086
704-739-1644
www.graysurvey.com
SC COA 4364

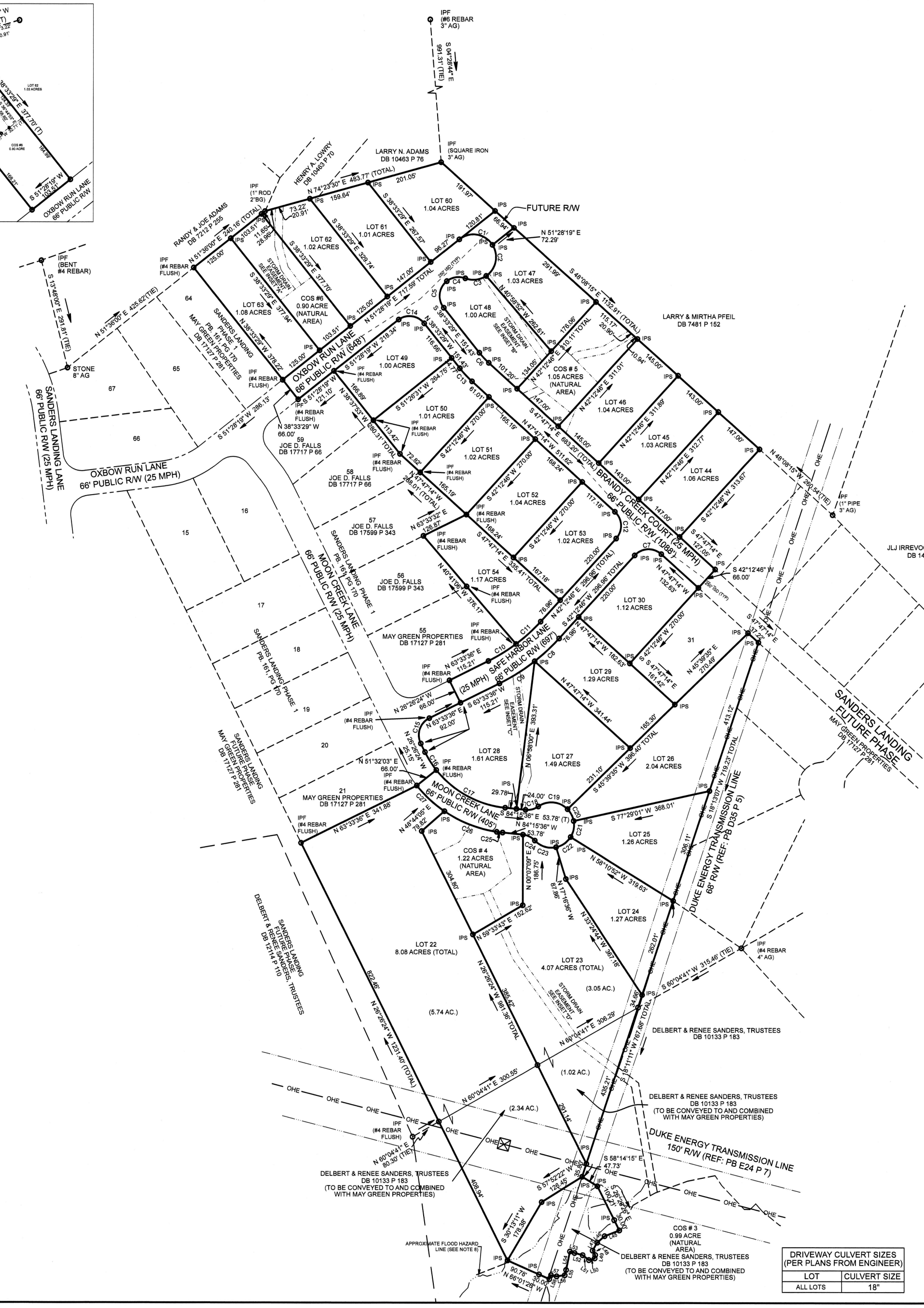
SC GRID

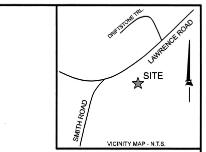












2019038628
PLAT LARGE
RECORDING FEES $25.00
PRESENTED & RECORDED:
09-11-2019 01:18:56 PM
BK: PLAT 162
PG: 160
DAVID HAMILTON
CLERK OF COURT
YORK COUNTY, SC
BY: HEATHER CHAPMAN CLERK

FINAL PLAT APPROVAL
The subdivision plat shown hereon has been found to comply with the York County subdivision Regulations and has been approved for recording in the office of the Clerk of Court of York County, South Carolina.
Melissa Scoggins 9/10/19
Date
Subdivision admn.
Title

LEGEND

IPF ●	IRON PIN FOUND (TYPE NOTED)
IPS ●	IRON PIN SET #4 REBAR SET FLUSH (UNLESS OTHERWISE NOTED)
●	UNMARKED POINT
AG	ABOVE GROUND
BG	BELOW GROUND
	POWER POLE
ISD	INTERSECTION SIGHT DISTANCE
—OHE—OHE—OHE—	OVERHEAD ELECTRIC LINE
	SURVEYED LINE
	UNSURVEYED LINE (WHEN BEARING & DISTANCE NOT SHOWN)
	ROAD RIGHT-OF-WAY LINE
	EASEMENT LINES

LINE	BEARING	DISTANCE
L1	S 35°25'45" E	103.54'
L2	S 35°25'45" E	161.88'
L3	S 48°40'05" E	46.21'
L4	N 49°30'48" E	13.37'
L5	N 78°31'37" E	75.98'
L6	N 58°43'34" E	78.35'
L7	S 58°43'34" W	87.90'
L8	S 78°31'37" W	71.92'
L9	S 39°17'27" W	8.98'
L10	S 44°54'30" E	78.15'
L11	S 21°48'46" W	79.54'
L12	N 51°45'19" W	88.12'
L13	S 65°45'36" W	46.24'
L14	N 65°45'36" E	44.54'
L15	N 51°45'19" W	36.69'
L16	N 86°37'45" E	53.61'
L17	N 35°25'45" W	270.15'
L18	S 42°12'46" W	10.00'
L19	N 47°47'14" W	20.00'
L20	N 42°12'46" E	10.00'
L21	S 06°18'34" E	153.28'
L22	S 06°18'34" E	123.43'
L23	S 18°05'47" W	73.85'
L24	S 84°15'36" E	8.39'
L25	S 05°44'24" W	19.50'
L26	N 05°44'24" E	19.50'
L27	S 84°15'36" E	15.11'
L28	N 18°05'47" E	33.06'
L29	N 18°05'47" E	40.85'
L30	N 06°18'34" W	34.34'
L31	N 06°18'34" W	227.97'
L32	S 19°29'22" E	115.75'
L33	S 51°33'08" W	71.89'
L34	S 24°16'50" E	78.90'
L35	S 24°22'46" E	109.06'
L36	S 35°41'08" E	263.26'
L37	S 52°35'05" E	136.97'
L38	N 52°35'05" W	146.91'
L39	N 35°41'08" W	268.21'
L40	N 24°22'46" W	108.92'
L41	N 24°22'46" W	79.83'
L42	S 78°06'42" W	75.08'
L43	N 63°33'36" E	77.29'
L44	N 30°53'10" E	52.80'
L45	S 68°38'51" W	41.81'
L46	S 48°30'15" W	26.03'
L47	S 29°47'34" W	24.36'
L48	S 30°22'31" E	13.51'
L49	S 09°06'20" W	8.76'
L50	S 73°19'54" W	15.96'
L51	N 52°10'08" W	20.96'
L52	N 75°08'50" W	22.40'
L53	N 71°35'33" W	12.60'
L54	S 11°42'48" W	49.60'
L55	S 14°29'45" W	14.60'
L56	S 82°05'43" W	21.65'
L57	N 78°59'22" W	15.16'
L58	S 23°58'34" W	11.01'

CURVE	RADIUS	ARC	BEARING	CHORD
C1	60.00'	100.26'	S 80°39'31" E	88.99'
C2	60.00'	92.52'	S 11°23'03" W	83.62'
C3	60.00'	57.90'	S 83°12'11" W	55.68'
C4	50.00'	51.84'	S 81°08'43" W	49.55'
C5	50.00'	78.54'	S 06°26'31" W	70.71'
C6	227.00'	36.56'	S 43°10'21" E	36.53'
C7	50.00'	78.54'	S 87°12'46" W	70.71'
C8	533.00'	88.45'	S 46°58'01" W	88.35'
C9	533.00'	110.13'	S 57°38'25" W	109.94'
C9B	533.00'	22.19'	S 58°02'30" W	22.19'
C10	467.00'	85.75'	N 58°17'59" E	85.63'
C11	467.00'	88.24'	N 47°37'34" E	88.11'
C12	50.00'	78.54'	N 02°47'14" W	70.71'
C13	293.00'	47.20'	N 43°10'21" W	47.14'
C14	50.00'	75.39'	N 81°29'22" W	68.45'
C15	50.00'	78.54'	S 18°33'36" W	70.71'
C16	267.00'	56.04'	S 32°27'11" E	55.94'
C17	267.00'	213.40'	S 61°21'46" E	207.77'
C18	50.00'	35.79'	N 75°13'58" E	35.03'
C19	60.00'	84.75'	S 84°48'27" E	77.88'
C20	60.00'	35.52'	S 27°22'57" E	35.00'
C21	60.00'	44.24'	S 10°41'50" W	43.24'
C22	60.00'	48.32'	S 54°53'24" W	47.02'
C23	60.00'	61.57'	N 72°38'32" W	58.90'
C24	50.00'	35.79'	N 63°45'10" W	35.03'
C25	333.00'	15.68'	N 82°54'41" W	15.68'
C26	333.00'	150.10'	N 68°38'59" W	148.83'
C26B	333.00'	73.84'	S 75°12'35" E	73.69'
C27	333.00'	100.38'	N 47°06'05" W	100.00'

DRIVEWAY CULVERT SIZES (PER PLANS FROM ENGINEER)	
LOT	CULVERT SIZE
ALL LOTS	18"

0 150 300 450

I HEREBY STATE THAT ON THE 6TH DAY OF SEPTEMBER 2019 TO BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

JOSEPH A. GRAY, PLS   6 SEPT. 2019
DATE

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
GRAY SURVEYING COMPANY, INC.
NO. 4364

FINAL PLAT OF:
SANDERS LANDING - PHASE 1B
PROPERTY OF:
MAY GREEN PROPERTIES
6121 CHARLOTTE HIGHWAY, YORK, SC 29745
DELBERT & RENEE SANDERS
2761 WINDSWEPT COVE, YORK, SC 29715
DEVELOPED BY:
MAY GREEN PROPERTIES
6121 CHARLOTTE HIGHWAY, YORK, SC 29745

YORK COUNTY, SOUTH CAROLINA
KINGS MOUNTAIN TOWNSHIP
SCALE: 1" = 150'
DEED REF: DB 17127 P 281
DATE: 6 SEPTEMBER 2019
PID: 3590000018, 2840000016
JOB: 2018-080-MAY GREEN-SANDERS LANDING-PHASE 1B.DWG