

**GENERAL NOTES**

1. SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING CONDITIONS.
2. SURVEY PREPARED WITH INTENT TO REFLECT THE SURVEYED PROPERTY AS SHOWN ON ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, EASEMENTS, BURIED UTILITIES, PIPES, TANKS, MINERAL RIGHTS, TRAMMER RIGHTS, AND LANDS. WHETHER OR NOT SHOWN ON THE PLAN AND WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS.
3. UNDERGROUND UTILITIES WERE NOT LOCATED EXCEPT AS SHOWN WHERE SHOWN BY OBSERVED EVIDENCE ONLY UNLESS OTHERWISE NOTED.
4. BOUNDARIES SHOWN HEREON ARE BASED ON MEASUREMENTS AND CALCULATIONS AND NOT ON ANY EXISTING RECORDS, UNLESS OTHERWISE INDICATED.
5. THERE IS A 20' DRAINAGE AND UTILITY EASEMENT ALONG ALL ROAD RIGHT OF WAY AND 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 AOC AND RUD-1. SETBACKS PER RESTRICTIVE COVENANTS: FRONT 20' (SEE COMMON LOTS); SIDE 15' (SEE COMMON LOTS); REAR 10' (SEE COMMON LOTS). (ALSO SEE REAR DRIVEWAY). NOTE: LANDSCAPE MAINTENANCE MAY BE GRANTED BY DEVELOPER IN ACCORDANCE WITH RESTRICTIONS.
8. PHASE 1 IS NOT AFFECTED BY A FLOOD HAZARD AREA, REF. FEMA FIRM 15070C010E, EFFECTIVE 8/20/00 (ZONE X).
9. EACH LOT TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM INSTALLED IN ACCORDANCE WITH ALL APPLICABLE YORK COUNTY AND STATE REQUIREMENTS.
10. THE DEVELOPER, INDIVIDUAL LOT OWNER, OR THEIR REPRESENTATIVE SHALL NOT PIPE OR PILE, RATHER THAN INTO ROADSIDE DITCHES, ENCLOSED ROAD DRAINAGE SYSTEMS, OR ROAD RIGHTS-OF-WAY WITHOUT SUBMITTING A ROAD ENDEAVORMENT PLAN TO YORK COUNTY FOR APPROVAL. THIS INCLUDES INCLUDING CONSTRUCTION OR PLACEMENT OF ANY COLLARS, BANS, OR EROSION CONTROL MEASURES.
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 IS:  
- TOTAL AREA IN LOTS - 21.98 ACRES  
- TOTAL COMMON OPEN SPACE - 3.33 ACRES  
- TOTAL AREA IN COMMON OPEN SPACE - 3.33 ACRES  
- TOTAL AREA - 25.31 ACRES
13. FARMING ACTIVITIES MAY OCCUR ON ADJACENT PARCELS THAT MAY CREATE DUST, NOISE, ODORS AND VIBRATIONS, AND CAUSE PESTICIDES, FERTILIZERS, (SMELL), CROSS PROPERTY LINES, AND CAN TEMPORARILY AFFECT AIR AND WATER QUALITY. HOURS OF OPERATION HEAVY MACHINERY AND LATE NIGHT ACTIVITIES OR OPERATING HEAVY MACHINERY AND HOIST EQUIPMENT, IN ADDITION, WE UNDERSTAND THE FOLLOWING: FARMING ACTIVITIES CREATE BRUISED OR DAMAGED LANDS, NO ADDITIONAL LANDS ARE PLACED ON THE TABLES OR SCHEDULE NO OBLIGATION TO ACCORDANCE OUR DESIGN TO BE ADJACENT TO HIS OR HER FARM, AND NO COUNTY LAWS OR ORDINANCES EXIST TO RESTRICT OR IMPROVE THESE ACTIVITIES.
14. THIS PLAN IS CONSIDERED PART OF A LARGER COMMON PLAN AND WILL BE SUBJECT TO OTHER REQUIREMENTS, ALL ASSOCIATED PERMITS, PLANS, FEES, ETC., MUST BE OBTAINED PRIOR TO THE DISTURBANCE OF ANY LAND ASSOCIATED WITH THIS PLAN AND/OR BUILDING PERMITS.
15. A WRITTEN STATEMENT FROM OREC INDICATING APPROVAL OF THE USE OF INDIVIDUAL WELLS & SEPTIC SYSTEMS (INDIVIDUAL SEPTIC SYSTEMS) IS REQUIRED FOR EACH PROPOSED LOT. THE FINAL PLAN (REGARDING INSTRUMENTS) SHALL INCLUDE ONLY THOSE PARCELS OF LAND THAT HAVE BEEN DESIGNED BY OREC FOR INDIVIDUAL SEPTIC SYSTEMS AS INDICATED BY OREC IF APPLICABLE.
16. COMMON OPEN SPACE WITH STORMWATER CONTROL MEASURES, EXISTING LANDSCAPE AREA, ANY DRAINAGE EASEMENTS AND ENTRANCES WITH ROAD RIGHTS-OF-WAY AND UTILITIES SUCH AS STREET LIGHTING AND ENTRANCE PAVEMENT 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 AS ADDITIONAL MEASURES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IF STORMWATER IS RESULT OF ROADWAY RUNOFF.
18. COMMON OPEN SPACE AREAS SHOWN ARE TO BE MAINTAINED AS NATURAL BUFFERS OR NATURAL OCEAN BUFFERS WITH THE EXCEPTION OF THE AREA AT ENTRANCE. THESE AREAS WILL BE MAINTAINED AS NATURAL BUFFERS AND ACTIVITY IN PERMETER 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 ACCESSIBLE FROM THE NEW STREETS.
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 THE HOMEOWNER. YORK COUNTY RESERVES THE RIGHT TO REPAIR WORKS IN THESE AREAS SHOULD THE DEVELOPER OR HOMEOWNER NOT MAINTAIN THESE AREAS. IN THIS EVENT, THE DEVELOPER OR HOMEOWNER SHOULD BE HELD FOR ANY COST INCURRED BY YORK COUNTY.
23. INDIVIDUAL LOT PAVEMENT SYSTEMS WILL NOT BE PERMITTED TO BE INSTALLED WITHIN THE ROAD RIGHT OF WAY.
24. NO CEMETERY BURIAL AREAS SHOWN ON PROJECT.
25. NO CELLULAR BUREL AREAS EXIST ON PROJECT.
26. PERMETER BUFFERS:  
FOR A 10' PERMETER WITH BUFFERING, EVERY 170' LINEAR FEET OR PORTION THEREOF, A MINIMUM OF 200' MINIMUM OF THESE SHALL BE PROVIDED. ONLY TREES MEASURING 2" CALIPER OR LARGER CAN BE COATED.
27. MAINTENANCE OF BUFFERING ON INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF INDIVIDUAL PROPERTY OWNERS. THESE AREAS ARE NOT TO BE DISTURBED BY GRADING, CLEARING, TREE REMOVAL, ETC., UNLESS APPROVED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
28. THE DEVELOPER OR HOMEOWNER IS RESPONSIBLE FOR KEEPING ALL RIGHT DISTANCE EASEMENTS CLEAR OF ALL BUSHES, VEGETATION, AND OTHER OBSTACLES THAT MAY BLOCK DRIVERS' LINE OF SIGHT.

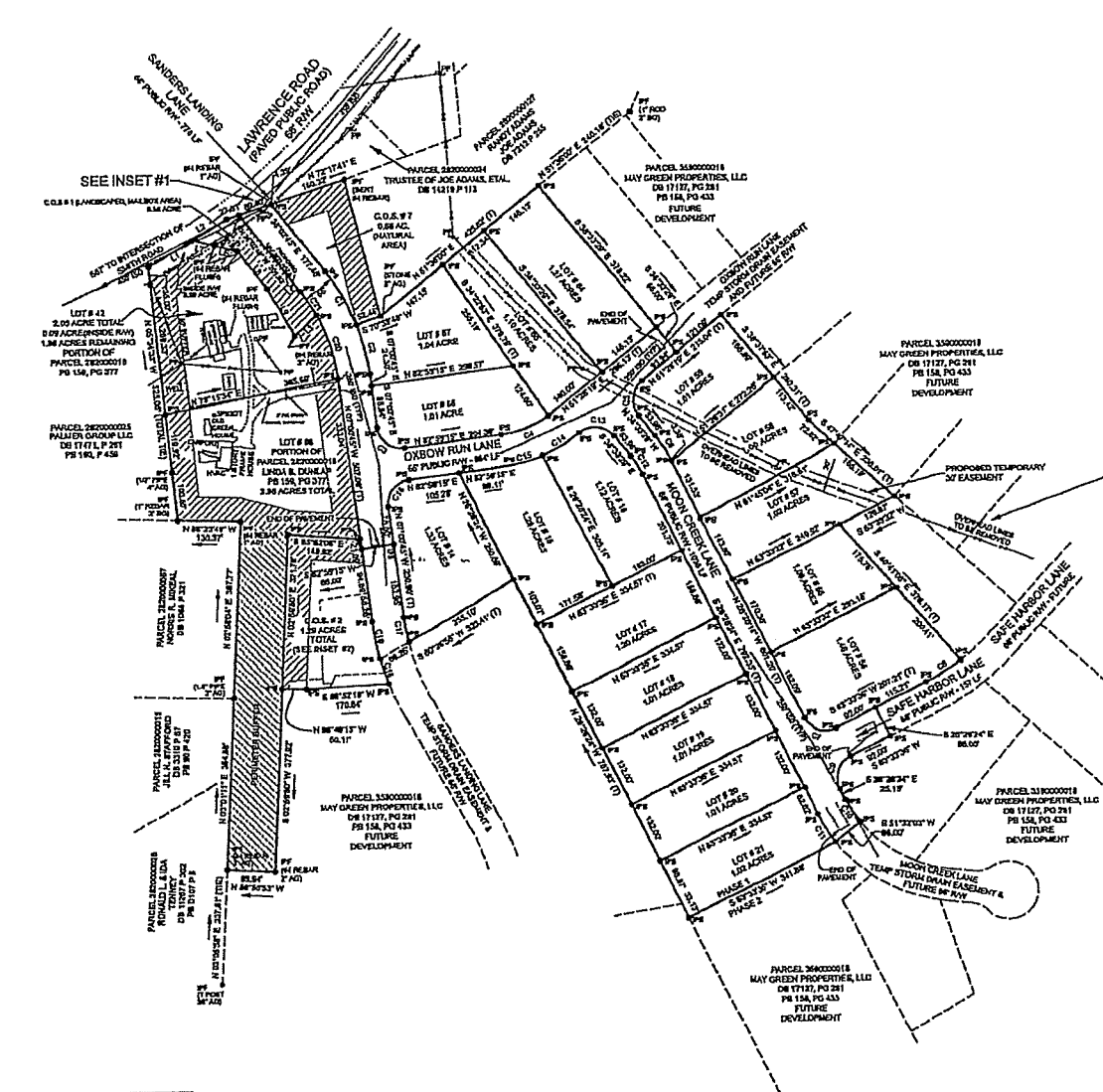
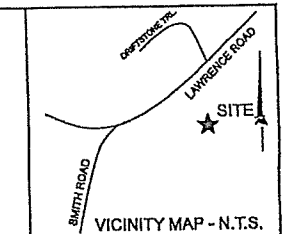
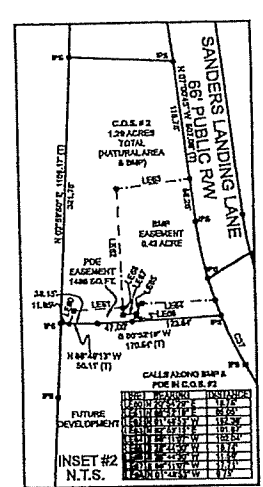
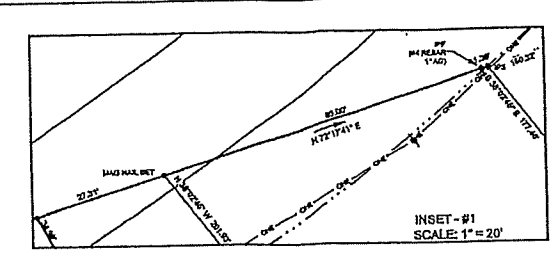
I HEREBY STATE THAT ON THE 1<sup>ST</sup> DAY OF MAY 2019 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE NEEDED FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS PROVIDED THEREIN; ALSO, THERE ARE NO VISIBLE ENCUMBRANCES OR PROJECTIONS OTHER THAN SHOWN.

JOSEPH A. GRAY, P.E.  
DATE: 1 MAY 2019



LOT	CULVERT SIZE
14	24"
15	18"
16	18"
17	18"
18	18"
19	18"
20	18"
21	18"
22	18"
23	18"
24	18"
25	18"
26	18"
27	18"
28	18"
29	18"
30	18"
31	18"
32	18"
33	18"
34	18"
35	18"
36	18"
37	18"
38	18"
39	18"
40	18"

LOT	MIN. NUM. OF TREES	REQ. CUMULATIVE INCHES
14	8	PRORATED
15	8	PRORATED
16	8	PRORATED
17	8	PRORATED
18	8	PRORATED
19	8	PRORATED
20	8	PRORATED
21	8	PRORATED
22	8	PRORATED
23	8	PRORATED
24	8	PRORATED
25	8	PRORATED
26	8	PRORATED
27	8	PRORATED
28	8	PRORATED
29	8	PRORATED
30	8	PRORATED
31	8	PRORATED
32	8	PRORATED
33	8	PRORATED
34	8	PRORATED
35	8	PRORATED
36	8	PRORATED
37	8	PRORATED
38	8	PRORATED
39	8	PRORATED
40	8	PRORATED



FLAT LARGE RECORDING FEES \$10.00  
2019022830  
PREPARED & RECORDED  
05-10-2019 04:02:37 PM  
BK: PLAT 165  
PG: 170

FINAL PLAN APPROVAL  
DATE: 05/10/19  
BY: [Signature]

COURSE	ANGLE	BEARING	LENGTH
C1	105.101	S 81° 23' 52" E	131.87
C2	105.101	S 81° 23' 52" E	131.87
C3	78.547	S 20° 04' 06" E	101.17
C4	105.101	S 81° 23' 52" E	131.87
C5	78.547	S 20° 04' 06" E	101.17
C6	105.101	S 81° 23' 52" E	131.87
C7	78.547	S 20° 04' 06" E	101.17
C8	105.101	S 81° 23' 52" E	131.87
C9	78.547	S 20° 04' 06" E	101.17
C10	105.101	S 81° 23' 52" E	131.87
C11	78.547	S 20° 04' 06" E	101.17
C12	105.101	S 81° 23' 52" E	131.87
C13	78.547	S 20° 04' 06" E	101.17
C14	105.101	S 81° 23' 52" E	131.87
C15	78.547	S 20° 04' 06" E	101.17
C16	105.101	S 81° 23' 52" E	131.87
C17	78.547	S 20° 04' 06" E	101.17
C18	105.101	S 81° 23' 52" E	131.87
C19	78.547	S 20° 04' 06" E	101.17
C20	105.101	S 81° 23' 52" E	131.87
C21	78.547	S 20° 04' 06" E	101.17

Course	Bearing	Distance
L1	N 89° 10' 33" E	108.17
L2	N 90° 10' 33" E	85.87
L3	S 47° 12' 45" W	81.72
L4	NOT USED	
L5	NOT USED	
L6	N 75° 50' 17" W	48.89
L7	N 75° 50' 17" W	48.19
L8	S 33° 04' 06" E	100.17
L9	S 29° 50' 06" E	112.20

**LEGEND**  
 - - - - - 10' PERMETER BUFFER  
 - - - - - EASEMENT LINES  
 - - - - - ROAD RIGHTS-OF-WAY LINE  
 - - - - - UNAPPROVED LOTS (OWNERS RESPONSIBILITY)  
 - - - - - SURVEYED LOTS  
 - - - - - OVERHEAD ELECTRIC LINE  
 - - - - - BURIED LINES  
 - - - - - ABOVE GROUND BELOW GROUND  
 - - - - - POWER POLE  
 - - - - - INTERSECTION RIGHT DISTANCE  
 - - - - - 10' PERMETER BUFFER

0 150 300 450  
**FINAL PLAN OF:**  
**SANDERS LANDING - PHASE 1**  
 PROPERTY OF / DEVELOPED BY:  
**MAY GREEN PROPERTIES LLC**  
 6121 CHARLOTTE HIGHWAY  
 YORK, SC 29745  
 YORK COUNTY, SOUTH CAROLINA  
 KINGS MOUNTAIN TOWNSHIP  
 SCALE: 1" = 150'  
 DEED REF: 04 17127 P 281  
 DATE: 1 MAY 2018  
 PID: 2019-080-444 MAY GREEN SANDER LANDING PHASE 1 L2HW  
 JOB: 2018-080-444 MAY GREEN SANDER LANDING PHASE 1 L2HW